

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**HELD AT THE GUILDHALL, WREXHAM ON**  
**MONDAY 6 DECEMBER 2010**

**MEMBERS**

Councillor M.G. Morris, Chair  
Councillor Paul H. Pemberton, Vice-Chair

|            |   |                        |            |                      |
|------------|---|------------------------|------------|----------------------|
| Councillor |   | I. David Bithell, MBE  | Councillor | D.J. Griffiths       |
| "          | * | Mrs. Beryl L Blackmore | "          | G.W. Griffiths       |
| "          |   | R.W. Caldecott         | "          | Carrie Harper        |
| "          | * | Peter Davies           | "          | * Hugh Jones         |
| "          | * | Ron Davies             | "          | Marc Jones           |
| "          |   | R. Mark Davies         | "          | Howard Moysen        |
| "          |   | Mike Edwards           | "          | * Ronnie Prince      |
| "          | * | Terry Evans            | "          | Gwyneth Roberts      |
| "          | * | Keith Gregory          | "          | * Mrs J.M.B. Roberts |

\* Absent

Also Present: Councillors T Alan Edwards, R. Alun Jenkins, David Kelly, Barrie Price, Paul Rogers and Phil Wynn.

**64     APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors Peter Davies, Ron Davies, Terry Evans, Keith Gregory, Hugh Jones, Ronnie Prince and Mrs J.M.B. Roberts.

**65     MINUTES**

The Minutes of the Meetings held on 1 November 2010 and 12 November 2010 were submitted.

**RESOLVED – That the Minutes of the Meetings held on 1 November 2010 and 12 November 2010 be received and confirmed as a correct record.**

**66     APPLICATION FOR APPROVAL OF DETAILS OF PRIOR NOTIFICATION OF PROPOSAL TO DEMOLISH 1 – 4 GRENVILLE TERRACE, STATION ROAD, RUABON, WREXHAM**

The Chief Planning Officer submitted a report (CPLO/48/10 pages 76 – 80) together with a further addendum report in respect of the above-mentioned application.

Charlene Sussums (representing applicant) spoke in support of the application.

The adjoining Local Member (Councillor Barrie Price) commented that there was the likelihood that bats could be present within the buildings and requested that, prior to any demolition work, a bat survey should be undertaken and submitted to the Local Planning Authority.

During consideration of the application several Members commented that the Local Planning Authority should be satisfied that there were no protected species on site prior to the approval of demolition details. Therefore, they recommended that, in order to protect wildlife interests which are afforded special protection, further consideration of the application be

- (iii) That the making of a Direction under Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 be confirmed and that the permission granted by Article 3 of the Order shall not apply to all the classes of development listed in paragraphs (a) to (j) inclusive of Article 4(5) of the Order to Grenville Terrace within the Ruabon Conservation Area, be approved, and that the Chief Planning Officer be authorised to carry out the statutory procedure in connection with the making of the Direction.

**71 OVERTON CONSERVATION AREA: CHARACTER ASSESSMENT AND MANAGEMENT PLAN AND INTRODUCTION OF AN ARTICLE 4(2) DIRECTION**

The Chief Planning Officer submitted a report (CPLO/56/10) which enabled consideration to be given to the Overton Conservation Area Character Assessment and Management Plan including the introduction of an Article 4(2) Direction prior to final determination by the Executive Board.

**RESOLVED - To recommend to the Executive Board**

- (i) That the Overton Conservation Area Character Assessment and Management Plan as set out in Appendix 2 of report CPLO/56/10 be adopted.
- (ii) The making of a Direction under Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 be confirmed and that the permission granted by Article 3 of the Order shall not apply to all the classes of development listed in paragraphs (a) to (j) inclusive of Article 4(5) of the Order within the Overton Conservation Area be approved, and that the Chief Planning Officer be authorised to carry out the statutory procedures in connection with the making of the Direction.

**72 LOCAL PLANNING GUIDANCE NOTE 17 - TREES AND DEVELOPMENT**

The Chief Planning Officer submitted a report (CPLO/51/10) which advised the Committee of the results of the public consultation on the revised Local Planning Guidance Note 17 "Trees and Development" and sought Members' views on the revisions prior to final determination by the Executive Board.

**RESOLVED – To recommend to the Executive Board that the revised Local Planning Guidance Note 17: Trees and Development as set out in report CPLO/51/10 be adopted.**

**73 WREXHAM LOCAL DEVELOPMENT PLAN 2006 - 2021 - DEPOSIT CONSULTATION**

The Chief Planning Officer submitted a report (CPLO/54/10) which enabled consideration to be given to proposed changes to the Wrexham Local Development Plan following the Deposit Plan consultation and recommendations of the Planning Policy Panel prior to consideration of the Plan by the Executive Board:

With reference to the proposed New Gypsy and Traveller Site at Ruthin Road (Policy 10) the Local Member (Councillor T Alan Edwards) sought clarification for the recommendation to exclude the word 'extension' in the reasoned justification for the policy as, in his opinion, the proposed site was an extension of the existing Ruthin Road site and would concentrate

gypsy and traveller accommodation in one area.

The Principal Planning Policy Officer together with the Chief Planning Officer reported that Policy P10 provided for 15 new social-rented pitches at a new site at Ruthin Road for gypsy and traveller accommodation. The site had been through a lengthy and robust site selection process involving the consideration of over 700 sites for gypsy and traveller accommodation and the Chief Planning Officer reminded Members of the discussions previously held on this issue at the Planning Policy Panel, Planning Committee, Executive Board and Full Council in reaching a decision on this site. This new site had been selected due to it having no significant detrimental impacts on the landscape or transport networks and for its close proximity to a range of community facilities.

The Committee concurred with the views expressed by the Chief Planning Officer.

**RESOLVED – To make the following recommendations to the Executive Board:**

a) Spatial Distribution of Development:

**That no change be made to the spatial strategy.**

b) Housing Issues (SP3, P3, P4, P5 and P6)

- i) **That the overall housing figure of 8065 remains as per the Deposit Plan;**
- ii) **That Policy P4 remain to allow for the possibility of maximising affordable housing BUT that the 640 units expected to be delivered from this policy are taken away from the overall housing total and that any affordable units that are delivered from this policy be treated as exceptions;**
- iii) **That policy P6 remain BUT that the 100% affordable housing requirement on all infill and windfall sites is substituted by the 30% threshold on all sites and that financial contributions are accepted in lieu of on site provision for the development of sites with less than 3 units (this will be set out in SPG);**
- iv) **That policy P3 requiring a 30% affordable housing quota on general market sites of 3 dwellings or more be retained;**
- v) **That no change be made to policy P5.**

c) Gypsy and Traveller Accommodation (P10)

- i) Proposed New Gypsy and Traveller Site at Ruthin Road (P10):  
**That the allocation at Ruthin Road (Policy P10) be retained as a site for gypsy and traveller accommodation and that the wording of the reasoned justification for the policy excludes the word 'extension'.**

- ii) Policy P10 sub-section 2: Private Gypsy and Traveller Accommodation:

**That the policy remains unchanged other than to clarify the following (*italic*) minor word changes to the policy:**

**'Proposals for new gypsy and traveller sites generated by local need will be permitted on privately owned single pitch sites, up to a maximum of seven pitches in total during the Plan period, subject to satisfying the following criteria:**

- a) **the proposal would not *have a detrimental visual impact* and**

- incorporates screening provisions to enhance the landscaping of the site where necessary;
- b) the proposal is *reasonably* well related to existing community, social, educational and other facilities;
- c) the proposal is environmentally acceptable and would not *have a detrimental impact upon the amenities* of neighbouring properties
- d) as per the Plan.

d) Mixed Use Regeneration site: Flexsys

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That the site remains allocated for mixed use with an allocated housing requirement of 465 units (Policy P1) and that the policy is split and amended (*italics*) to reflect the differing requirements of the former Flexsys and Air Products sites as follows:

Policy P2:

- 3) 'The former Flexsys site, Cefn Mawr is safeguarded for comprehensive mixed-use development that will include residential, employment, community, leisure, *tourism and heritage conservation* and local need retail uses'
- 4) 'The former Air Products site, Cefn Mawr is safeguarded for comprehensive mixed-use development that will include residential, employment, community, leisure and local need retail uses'

e) Housing in the Countryside (P7)

- i) That the last 2 sentences of the current reasoned justification contained in paragraph 6.11 be amended to read as follows to reflect the changes agreed to the windfall policy (P6) above:‘

*The 30% affordable housing requirement contained in policy P6 will apply to all housing developments contained in the policy below apart from rural enterprise and replacement dwellings. Details of specific policy requirements for housing in the countryside are contained in national planning policy and Supplementary Planning Guidance and will be subject to compliance with policy SP1 – General Development Principles’.*

- ii) That policy P7 be amended as below, including the additions of criteria c) and d) as follows:

- a) insert '*rural*' before enterprise;
- b) as per the policy but add *or* following this criteria; *or*;
- c) *it involves the conversion of an existing structurally sound building which retains the footprint and any architectural features of merit contained in the building without extensive rebuilding tantamount to the erection of a new dwelling; or*;
- d) *sensitive infill housing of one or two dwellings in a small gap along a continuously developed highway frontage*;

f) Extra Care Accommodation (P9):

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- i) That policy P9 remains and that the following be inserted into paragraph 6.13 after the second sentence '*The plan encourages the provision of Extra Care Housing which is considered to be purpose built accommodation in*