

[REDACTED]

From: Bryan Apsley [REDACTED]
Sent: 05 April 2020
To: Wales
Subject: Section 78 appeal at: LAND NORTH OF GATEWEN ROAD, NEW BROUGHTON, WREXHAM, P/2018/0674

Dear Madam/Sir,

I wish to add my comments regarding the above appeal and state that I am a member of WCBC Planning Committee and was present at meetings of that Committee on the 1st and 29th of July 2019.

At the meeting of the 1st of July, the applicant's agent spoke in favour of the application and a local resident and Councillor Alan Edwards spoke against the application along with several other Councillors present at the meeting. I was annoyed at that meeting because the Council Planning Officer and the Chair did not display good listening skills when Councillors spoke but were alert enough when the applicant's agent spoke. They ignored the advice of the Highways Officer, Peter Douthwaite a man of great experience, which to me was an embarrassment to all involved with WCBC as it was being webcast and there were more than the average members of the public present in the Council Chamber. The application was turned down by Committee and the reasons were written in the minutes as follows:-

RESOLVED – That permission be REFUSED.

Reasons The Council consider that the additional traffic generation from the proposed development will cause a significant detrimental impact upon the local highway network. This will result in significant queuing issues at the Gatewen road B5433 junction with Berse road (B5101) and Berse road (N) B5101/ Rhyd Broughton Lane/ Berse road (W) roundabout during AM and PM peak hour movements.

To allow the development would be contrary to Wrexham Unitary Development Plan policy GDP1 (d) The proposed development lies outside defined settlement limits and represents inappropriate development for sites within Green Barriers. To allow the development would therefore conflict with Wrexham Unitary Development Plan policies PS1 and EC1.

At the meeting on the 29th of July, I and others including Councillor Alan Edwards, objected to the minutes because they had missed out references to the access to the site which had been forcibly stated on the 1st of July but were ignored in the minutes and the Planning Officer's report. I timed the debate at 25 minutes before the minutes were changed to reflect a fair reflection of what had been stated on the 1st of July. The Chair was adamant that the minutes were a fair reflection but was outvoted by the Councillors present.

29th July 2019

47 CONFIRMATION OF MINUTES The Minutes of the meeting held on 1 July were submitted. Addition to Minutes 1 July 2019 – Minute 36 – P/2018/0674 In addition to the

reasons for refusal, some members, when considering the application, had also expressed concerns about access to the site. RESOLVED – That, subject to the above, the Minutes of the meeting held on 1 July 2019 be signed as a correct record.

I feel there was a bias against those speaking against the application and this view can be supported by the time taken at both meetings and in particular over the minutes on the 29th of July.

The LDP has not been accepted by Inspectors at this point and so any reference to it should be ignored and references to GDP1, PS1 and EC1 and access to site issues should be the guidelines for decision making.

Regards,

Bryan Apsley

Councillor for Llay Ward, Wrexham