

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD AT THE GUILDHALL, WREXHAM (FOLLOWING A VISIT TO THE SITE) ON FRIDAY,
13 JULY 2012

MEMBERS

Councillor M G Morris, Chair
 Councillor *Mike Edwards, Vice-Chair

Councillor	Andrew Bailey	Councillor	Paul Pemberton
"	I. David Bithell, MBE	"	* Ronnie Prince
"	* Terry Evans	"	John Pritchard
"	* Keith Gregory	"	Graham Rogers
"	* G.W. Griffiths	"	Paul Rogers
"	* Kevin Hughes	"	Barbara Roxburgh
"	* David Kelly	"	Malcolm Taylor
"	J.A. Kelly, KSG	"	Andy Williams
"	Bernie McCann	"	Phil Wynn

* Absent

26 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Mike Edwards, Terry Evans, G.W. Griffiths, Kevin Hughes and David Kelly.

27 TWO-STOREY REAR AND SIDE EXTENSION AT MILLBROOK HOUSE,
OVERTON ROAD, BANGOR-ON-DEE, WREXHAM **(APPLICATION CODE NO**
P/2012/0239).

(Councillor J R Skelland was present as Local Member).

The Head of Community Wellbeing and Development submitted a report in respect of the above-mentioned application and the Planning Control Manager explained the proposal to Members of the Committee. He reported that a response had been received from the Highway Department with regard to the off-street car parking arrangements and he drew Members' attention to its content.

The Local Member commented upon the car parking provision on site, the congested nature of the local highway network and that planning permission had been granted for a further extension to the rear of the property. He indicated his objection to the application as, in his opinion, the proposed development, due to its height and scale would have a detrimental impact on the residential amenity of School House, the adjoining property. Furthermore, the proposed side extension was out of keeping with the surrounding street scene and would not preserve or enhance the character and appearance of the Conservation Area at this location.

During consideration of the application several Members suggested that the application be refused due to the detrimental impact the proposed development would have on the residential amenity of School House and on the Conservation Area.

After hearing the views of Members it was

RESOLVED – That permission be REFUSED.

Reasons

1. The proposed side extension by virtue of its height and scale would have a visually

overbearing impact upon School House, the adjoining property. To allow the proposed development would have a detrimental impact upon neighbouring residential amenity and it would not make a positive contribution to the appearance of the nearby locality, contrary to Policy GDP1 (a) of the adopted Wrexham Unitary Development Plan.

2. The site lies within a designated Conservation area and the proposed side extension by virtue of its visual impact upon the street scene does not preserve or enhance those elements which contribute to the unique character of the area. To allow the development would be contrary to Policy EC7 of the adopted Wrexham Unitary Development Plan.

Councillor M G Morris
Chair