

# **OVERTON COMMUNITY COUNCIL MINUTES OF AN EXTRAORDINARY COUNCIL MEETING TUESDAY 15<sup>th</sup> FEBRUARY 2011**

**PRESENT:** Cllr J Maskall (Chairman), Cllr E Broad, Cllr D Burton (Vice-Chairman), Cllr C Hellingman, Cllr R Lawrenson, Cllr L Pugh, Cllr C Starkey and Cllr H Toone

K Chalk (Clerk)

## **1. COMMENTS & QUERIES FROM MEMBERS OF THE PUBLIC**

A resident from Bramblewood Close (Mr Philips) spoke to the members, advising them of his, and other residents of the Close, concerns and objections to the consideration of sites O20AS and O13LDPAS. Residents have responded to the consultation. The Chairman asked that the Community Council are kept up to date with any further communications between residents and Wrexham County Borough Council Planning Department.

## **2. APOLOGIES FOR ABSENCE**

Cllr D Hughes – work commitments

## **3. DISCLOSURE OF PERSONAL & PECUNIARY INTERESTS IN ANY ITEMS DISCUSSED IN THE MTG**

None disclosed

## **4. TO DISCUSS THE CONSULTATION FOR ALTERNATIVE SITES WITHIN OVERTON UNDER THE LOCAL DEVELOPMENT PLAN**

Councillors considered and voted on the consultation and the following observations and comments were made: -

O19AS – Trotting Mare Garage – Alternative site for residential

- The A528 is a fast, busy main road, and exiting from this site would be dangerous and difficult as it is located close to a blind bend in the road.
- If approved this could set a precedent for other applications for infill towards the village.
- This location is outside the development boundary.

**Councillors unanimously voted against this alternative site.**

O20AS – Rear of 1-4 Deva Terrace, School Lane - Alternative site for residential

- Increase in traffic, which would be exiting onto a road (B5069), which has a high volume of vehicles already using this route.
- Insufficient road network to cope with extra traffic.
- Loss of Biodiversity within the Orchard.

**Councillors voted as follows: 1 in favour, 6 against.**

O09LDPAS – Land at Fairleigh, Station Road – Alternative site for residential

- Approval of this site would open up the possibility of potential development opposite Fairleigh along Station Road and behind the aforementioned property.
- The approval of this site would enable the possibility of extending the building line in Overton-on-Dee
- Current sewage system is currently at full capacity.
- Exiting this site could be difficult as this site is located on a busy road, close to sharp corners.

**Councillors voted as follows: 1 in favour, 7 against**

O13LDPAS – St Mary's Aided School, School Lane – Inclusion of land within settlement limit for Education

- This application is currently the schoolyard. If this site was included and developed the school would not have direct access to the current Playingfield.
- Detrimental to the village, butts up against the Conservation Area.

**Councillors voted as follows: - 7 against, 1 abstention.**

**Action: The Clerk will clarify with the Planning Department at Wrexham County Borough Council whether or not this site will be developed for educational use or residential.**

Meeting closed at 7.55pm