

Overton Community Council

Minutes of Planning Committee Meeting 21st April 2023 Held in person

Present: Cllr Pugh (Chair), Cllr Kellaway, Cllr Ashton and Clerk

- 1) 2023.06 Apologies
Cllr Roberts
- 2) 2023.07 To disclose personal and pecuniary interests in item of business to be discussed at the meeting
– Cllr Whittaker did not attend as he has a personal interest in application P/2023/1086
- 3) 2023.08 Questions or comments from members of the public
– no representations made
- 4) 2023.09 To discuss the recent planning applications: -

Planning Application No	Address of Application	Brief Details	Date Applied For	Status
P/2023/0132	Cloy Bank Farm, Cloy Lane, Overton, Wrexham, LL13 OHR	Conversion of agricultural building to holiday let (05.04.23)	05/04/23	No Objection*
P/2023/0186	Land Off, St Marys Avenue, Overton, Wrexham, LL13 OES	Erection of 45 dwellings, associated access, landscaping and supporting infrastructure (12.04.23)	12/04/23	Approval for the development - agreed

P2023/0132

The committee agreed the new build meets the necessary criteria, with the outline structure the same and in keeping with a barn conversion.

*The Committee had no objections with the proviso that this is a change of use to a holiday let and not a permanent residence.

P2023/0186

The Committee were in favour of the development and with the following stipulations: -

- Local Development Plan (LDP) – the Committee highlighted that the details put forward in this planning application are based on the Local Development Plan which has NOT yet been adopted by WCBC
- The Committee noted that the following are included in the planning statement: -

“Under the emerging LDP, the site is allocated for residential development as part of the emerging allocation in the LDP (Site 15 – Land off St Mary’s Avenue), which allocates the site for 40 residential units. Once the LDP is adopted, the site will be located within the adopted settlement boundary”

“Erection of 45 no. dwellings and associated access, landscaping and supporting infrastructure”

Clarification is needed as to the numbers of houses proposed

- With regard to item 3.16 in the planning statement, the Planning Committee would prefer the application NOT to include the current vehicular access to the land North of the site, as recorded on the site plan
For reference: -
3.16 *Plans submitted within this application also indicate where a potential connection to a future site could be situated, subject to further consultation with the council and the allocation of additional land to the north of the site.*

- With regard to the issue of Phosphate discharge into local water course, two points were noted
 - i) Capacity currently exists for the planned new development, but the developers need to consider recently recorded sewerage discharges into the River Dee at Overton-on-Dee

 - ii) A phosphate permit will be needed for the water treatment plant in Overton-on-Dee

Chair closed the meeting at 12:45 hrs.