

Overton Community Council

**Minutes of Planning Committee March 4th 2025 at 7:00 pm
Held in Parish Room**

Present: Cllr Pugh (Chair), Cllr Coles, Cllr Hellingman, Cllr Herbert, Cllr Lynch, and Clerk

1) 2025.13 Apologies

Cllr Whittaker

2) 2025.14 To disclose personal and pecuniary interests in item of business to be discussed at the meeting
– none

3) 2025.15 Questions or comments from members of the public

– 12 members of the public attended

Issued raised as follows

- No designated car parking. Six flats and their occupants may require parking space for an estimated 12 extra vehicles. These vehicles would have to be parked on the high street or the village car park reducing currently available parking considerably.
- Did the application refer to any relevant Biodiversity concerns?
- Individual flats listed lacked facilities. One flat had no toilet, another no window.
- The possibility of retaining the building as a Community Pub was raised.

Joules have explored all avenues to retain it as a Pub and even now still left the door open should the community want to take it on. They continue to offer advice and further correspondence has been placed on the application documents.

Although alternative options for the building are important, the business of the meeting was solely to consider the application(s) under review.

4) 2025.16 To discuss the recent planning applications: -

Planning Application No	Address of Application	Brief Details	Date Applied For	Status
P/2025/0080	White Horse, 21 High Street, Overton, Wrexham, LL130DT	Conversion of Public House into 6 no apartments	14.02.25	No objection
P2025/0081	White Horse, 21 High Street, Overton, Wrexham, LL130DT	Listed building consent for conversion of Public House into 6 no apartments	14.02.25	No objection
P2025/0161	Carreg y Franc, Bangor Road, Overton, Wrexham LL13 0HL	Construction of 2 no silage clamps and all associated works	27.02.25	No objection
P2025/0167	Trotting Mare Caravan Park, Knolton,	Replacement of 18 no touring pitches with 18 no static caravans with all associated works	27.02.25	No objection

	Overton, Wrexham, LL13 OLE			
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P/2025/0080 and P/2025/0081

Although the Planning Committee had no overall objection there were several issues of concern, listed as follows

- The number of flats should be reduced, as 6 was considered too many by the committee.
- A minimal amount of exterior alterations should be made. This is a fine old building and replacement materials must be like for like. The integrity of the features must be maintained on all sides of the building, not just the front facing the high street, for example, the chimneys.
- The wheelie bins for storage of rubbish and recycled materials would have to be stored and collected on the ground floor with space and access issues.
- The Committee re-emphasised concerns regarding car parking as raised by the public in attendance.
- The proposed layout of the flats was poor, windows presently frosted would be clear and looking into windows of buildings in close proximity. One flat had no window and one flat no toilet (this was also raised by the public in attendance).

P/2025/0161

No objection

P/2025/0167

No objection. It was noted that the static caravans should not be used as permanent residences and perhaps limits on the number of consecutive days occupied within the 12 months period, could be placed.

Further updates

P/2024/1674

Bryn-y-Pys Home Farm, Wrexham Road, Overton, LL13 0HG
Erection of industrial unit (class B1/B8) including parking provision

There is an amendment to the original plan to which had no objection from the Planning Committee. The committee noted the amendments and welcomed the screening landscape plan.

Chair closed the meeting at 19:45 hrs.