

Overton Community Council

**Minutes of Planning Committee Wednesday 24th September 2025 at 7pm
Held in the Parish Room**

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

1) 2025.29 Apologies

Cllr Lynch, Cllr Whittaker

2) 2025.30 To disclose personal and pecuniary interests in item of business to be discussed at the meeting
– none

3) 2025.31 Questions or comments from members of the public
– no representations made

4) 2025.32 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, LL13 0HT	Conversion of Public House into 6 apartments	08.09.25	Comments noted

Notes from the public meeting held on Wednesday 17th September at 6pm - Attended by the Clerk

- There were 13 attendees including County Councillor McCusker
- The main objection raised was the lack of parking available for the extra cars owned by new residents. The High Street is busy now and all present had concerns over the lack of space for parking. Those present were encouraged to write to WCBC and raise the parking issue ASAP.
- There were discussions and suggestions as to the potential use of the building as a pub/community pub. Several attendees noted the past failure of several recent pub landlords, lack of customers, COVID issues, clientele, lack of food provision, drab and non-inviting interior.
- Attendees agreed that it would be disappointing to lose the pub and this attractive building.
- Overall, the attendees felt that the chances of reviving a pub/community pub and preventing the development of the flats was slim.

P/2025/0080

The planning committee felt that this fine building needs to be preserved and had no objection to the conversion to living accommodation in principle.

They also felt that it was unlikely that the building would be developed as a community space such as a community pub.

The planning committee noted the following: -

- The historical, external appearance of the building on all sides must not be compromised.
- The ground and first floor flats (1-4) have more allocated space than the second floor (flats 5 and 6). The layout of flats 5 and 6 are certainly compromised by the smaller space and may be better suited to a single flat.
- Serious attention needs to be given to the amount of natural light, windows, access and layout where necessary, in all areas.
- Waste disposal needs careful consideration and bin stations need to be allocated on the ground floor.
- The issue regarding spaces projected for the parking of vehicles associated with the residences was reiterated.

Other applications

P2025/0465 Peel Close – works to trees in conservation area, no objections by WCBC

P2025/0534 and P/2025/0537 But 'n Ben – replacement windows in a listed building, no objection from WCBC

Chair closed the meeting at 7:35 pm.