

Overton Community Council

Minutes of Planning Committee Tuesday 2nd December 2025 at 7pm Held in Parish Room

Present: Cllr Pugh (Chair), Cllr Lynch, Cllr Walker, Cllr Whittaker and Clerk

1) 2025.37 Apologies

Cllr Coles, Cllr Herbert Absent: Cllr Hellingman

2) 2025.38 To disclose personal and pecuniary interests in item of business to be discussed at the meeting – none

3) 2025.39 Questions or comments from members of the public

- The planning applicants, Steve and Natalie Heighway gave a brief presentation on the proposed development
- Local residents spoke on the proposed development adding their comments

Applicant's comments

Natalie made reference to: -

- Ecological considerations, included a positive impact on the immediate environment e.g. woodland.
- The glamping pods were primarily aimed at couples and families.
- Careful consideration to the treatment and disposal of waste.
- Job opportunities that would be created by the proposed glamping site.
- Provisional support for the project from "This is Wrexham" - from a local tourism and economic development perspective.
- The applicant's partnership with successful existing glamping projects in the UK.

Question to the applicants from the planning committee established that: -

- Strictly no dogs would be allowed on the site.
- There would be 8 car parking spaces created, including a disabled space.
- Employees at the site could park at the yard in the adjoining farm, if necessary.

Local resident's comments

- Robin, owner of Ego Xcentric local hairdressers, commented that an existing camping site (6 Tepees) close to his residence had not proven disruptive.
- Tony Kokic (resident at Queensbridge) raised concerns that some of the glamping pods were close to the properties near the site. Although, the specification stated 180 metres, Tony suggested they were closer (50 metres away) to neighbouring gardens.

Rachel Percival (resident at Queensbridge) listed several concerns: -

- Access to the site would be adjacent to the established access road to the Queensbridge residences. The main road (A528) running parallel to the site is a busy road and care has to be taken when turning on to the A528 from the site junction. The existing access road is used by up to 14 cars, owned by local residents. It was suggested that cars using the site may drive up to the residential area by mistake and then have to turn around near the houses.
- Concerns were voiced regarding the boundaries of the site and security and privacy for the local residents. Not having "hard" boundaries could allow the visitors easy access through to adjoining properties from the site.
- It was noted that the site would be operated as a franchise.
- The site could create more noise in the immediate area as visitors socialise outdoors in the garden or hot tub. Cooking on barbecues would also create more smoke and the aroma of food in the area.
- Up to 32 visitors would use the glamping site when fully booked. Concerns were raised as to the number of employees at the site.

Steve Heighway confirmed there would be up to 7 part-time employees on site to cover administration, maintenance and site management. The site manager would respond to any complaints from the residents with regard to noise complaints.

- Caroline Bellingham (resident at Queensbridge) also raised concerns about potential noise issues.
- Mark Williams (local farmer renting the field at the site) highlighted the positive impact of a local glamping site.
- Jack, the manager at the Buck House Hotel (Bangor-on-dee) highlighted the positive impact of more regular visitors to the area and the commercial advantages.

4) 2025.40 To discuss the recent planning applications: -

Planning Application No	Address of Application	Brief Details	Date Applied For	Status
P/2025/0854	Land south of Queensbridge farm, Overton, Wrexham, LL13 0LE	Change of use of land to create glamping site (seven units)	04.11.25	Supported - comments noted

P/2025/0854

Cllr Pugh (Chair) noted: -

- The documents accompanying the application were comprehensive and pre-application advice had been taken by the applicant e.g. Ecological issues.
- There are a general lack of similar holiday lets in the area and the glamping site would provide increased choice and create local jobs.
- Many questions raised have been addressed in the application documents.
- The proposed landscaping should be redesigned to afford better privacy cover for adjoining properties.
- The boundary should be more secure to prevent any movement from the site into adjoining properties.
- The car park entrance should have visible warning prior to destination, suggested applicant discuss this with WCBC.
- WCBC to consider placing a time curfew at night.

Cllr Whittaker noted: -

- Whilst it was understandable there were concerns, as the development will be close to residences, there were clear benefits of the new development.
- It is important that screening of the site ensures as much privacy and security as reasonable.
- Site access issues would be resolved by specialists at WCBC.

Cllr Lynch noted: -

- Ultimately the decision on the development would be taken at a higher level, by the WCBC Planning Department.
- Consideration should be given to both residents and applicants.
- The lighting on the site will be muted.

Summary by the Planning Committee

The planning committee members present all supported the development of a glamping site and had no major objections.

However, it is important that the comments recorded are addressed.

The Chair closed the meeting at 7.25pm