Have your say

Your views will be taken into account before a planning application is decided by the Council. Please quote the application number (if you know it) when you contact us.

How can I make my views known?

There are 4 ways to make your views known:

- Visit our website to view the application and submit your comments online. If you are making a comment online please note that this facility will ‘Timeout/Expire’ after approximately 15 minutes. www.wrexham.gov.uk/planning

- Contact the Head of Environment and Planning.

- Talk to your local Wrexham Councillor.

- Speak at the Planning Committee, subject to certain conditions.

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh which will not lead to a delay.

What issues can I raise?

The Council cannot refuse planning permission simply because people object to an application, or approve it because many people are in support or if no-one objects.

The Council’s decision must be in line with the Wrexham Development Plan and any issues or concerns you raise must involve planning matters such as:

- Impact of the development on the character and appearance of an area (e.g. position, size, grouping, height or design)

- Impact on residential amenity (e.g. hours of use, overlooking, over dominance, noise, traffic)

- Impact on highway safety (e.g. poor visibility, pedestrian safety, parking)

- The planning policies and proposals written in the Wrexham Unitary Development Plan (‘UDP’) which identifies where development can take place

- Government planning advice (e.g. Technical Advice Notes) and previous appeal decisions
What can’t be submitted?

Little or no weight can be given to non-planning matters or purely private interests such as:

● The personal characteristics of the applicant

● Disputes over the ownership of the land, private rights of way, private drains and other private easements or legal covenants

● The effect of the proposal on property values or competition between rival companies, shops, restaurants etc.

● Structural stability, drainage, fire precautions, hygiene and internal space. These are dealt with under other legislation such as the Building Regulations

Comments of a racist nature will not be considered and may be referred to the Police for investigation.

What will happen when I send my comments to the Council?

Consideration by the Planning Case Officer:

We will let you know when we receive your comments and pass them to the Planning Officer dealing with the application. Your comments will be placed on the files for anyone to read or copy.

The officer will visit the application site to see what impact the proposal will have on the local area.

The officer may negotiate changes to improve the proposal with the developer. If these are important, the Council will notify any neighbours again and invite them to view the plans and make further comments. The original comments will still be considered, but in the light of the changes made.

The officer will prepare a report taking into account the views made by consultees (e.g. the Highway Authority or local community council) and comments made by the applicant and neighbours. This report will usually be prepared between 4 to 8 weeks from the date that the application was submitted to the Council and the neighbours were first notified.

Consideration by the Head of Environment and Planning:

The Head of Environment and Planning will consider the application together with any comments made and the officer’s recommendation. A decision will be made to approve or refuse the application or a report is submitted for consideration by the Planning Committee.

An application is only normally referred to Committee when someone has contacted us during the 3-week publicity period with opposing views to the officers’ recommendation. You may contact the planning service towards the end of this 3-week period to see if the application is going to the Committee for a decision.

Consideration by the Elected Councillors:

If the application is referred to the Planning Committee for a decision to be made, an agenda will be publicised, and those who have asked to speak will be notified.

The Committee will meet to discuss the application and will normally make a decision on the night, but occasionally it is deferred to a later meeting or for a site inspection.
How can I arrange to speak to the Planning Committee?

You cannot speak at the Committee as of right. The invitation to speak is at the discretion of the Chair of the Planning Committee.

The Planning Committee meeting is held at the Guildhall, Wrexham and usually starts at 4.00 p.m. on a Monday every 4 weeks. The Guildhall entrance is adjacent to the Library and parking is available on Llwyn Isaf off Chester Road (the junction opposite the entrance to Waterworld).

You may only speak if the Planning Application is on the Planning Committee agenda and subject to the points set out below:

- You must notify the Planning Service of your request to speak either by email, telephone or in writing. You must do this as soon as possible, but by 4.30 p.m. on the Friday before the date of the Committee meeting at the latest. Please leave an email address or daytime telephone number so that we can contact you.
- Only one spokesperson can speak for or against each application. The Chair of the Committee may allow a second speaker in exceptional cases where a major application generates different views within one ‘side’ of the argument (e.g. a superstore application where one spokesperson represents residents and another local retailers, but both are opposed to the scheme).

If several people wish to speak, they must get together to agree who will be the spokesperson and let us know. It is a condition of this scheme that you will allow us to give your contact details to others (of the same view) who request to speak, to help you to nominate a spokesperson.
What will happen next?

The Council will issue a Decision Notice to the applicant (or their agent) and we will notify people who have submitted comments. The press will normally report decisions on major proposals.

Where the decision is to refuse permission the applicant can appeal to the Welsh Assembly Government (usually within 6 months). A Planning Inspector will review the case and can support the Council's decision or grant approval. Those people who contacted the Council about the application will be notified of such an appeal.

Where the application is approved, the Decision Notice will usually contain planning conditions requiring, for example, the use of matching building materials, landscaping, parking, specific hours of use of commercial premises.

What are my rights if Planning Permission is granted?

Neighbours do not have a right of appeal against the grant of planning permission except on legal grounds and you would need to consult a solicitor for advice.

The grant of planning permission does not override any civil or property rights you may have over the land affected, but you would need to consult a solicitor for advice.

If the development affects or is near to your or a neighbour's property, the developer may need to notify you/them of any proposed works under the Party Wall Act. We have an explanatory leaflet available on the website.

Please Note:

The Committee meeting will be filmed for broadcast on the Council's website and may be used for training purposes within the Council. If you do not wish to be filmed please contact the Committee Officer (Tel: 01978 292242 to discuss your concerns. We will not film a speaker who does not consent to appear.

Public speaking is not permitted at:

- Committee meetings if the application has been discussed at a previous meeting, but deferred.
- Committee site inspections, unless asked by the Chair to clarify factual matters.
- Committee meetings convened to decide applications following site inspections.

Contact

Address
Environment and Planning
16 Lord Street Wrexham. LL11 1LG

Telephone: (01978) 298994
E-mail: planning@wrexham.gov.uk

January 2017