

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 3 February 2024

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING
ADDENDUM REPORT

This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.

Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chair.

ITEM 5 – DEVELOPMENT CONTROL APPLICATIONS

**Item 5a. Application No: P/2004/0003 – CARLTON GARDEN CENTRE PINFOLD
LANE LLAY INDUSTRIAL ESTATE LLAY WREXHAM LL12 0PX**
Pages 29-48

SPEAKER FOR *Paul Jones, Clwyd Transport Limited*

Item 5f. Application No: P/2024/1489 - 61 KING STREET, WREXHAM, LL11 1HR
Pages 75-82

SPEAKER FOR *Carl Hughes, HDS Architectural Services*

ADDENDUM

Pages

29-48

Code Number

P/2024/0003

Representations

Cllr Robert Walsh has commented that the section of Pinfold Lane at the junction with Llay road has recently been resurfaced and repainted. Cllr Walsh has confirmed that his original concerns raised regarding the condition of this road and the potential for the proposal to further deteriorate the road surface are no longer relevant in light of the recent highways works.

Recommendation

Unchanged

Pages

49-58

Code Number

P/2024/0231

Representations

1 further representation objecting and expressing the following concerns:

- Significant disturbance to the surrounding residential properties;
- Misleading information about staff levels;
- Increased noise;
- Application sites state the gym will employ 10 staff members. This is inconsistent with the operational models of the applicant's other facilities, where it rarely exceeds 3 members of staff;
- If staffing levels are overstated, the applicant may be under-estimating the self-service nature of the gym and the associated risks of reduced supervision.

Observations

The site is approximately 200 metres from the nearest residential property. The use is unlikely to generate noise levels that would be significantly higher than the noise that could be generated were the buildings to continue to be used for their existing lawful use or give rise to significant disturbance to occupiers of the nearest residential properties. The Council's Public Protection Officer raises no objection.

Planning considerations relate to the use of land and whether this is acceptable in planning terms. Future occupiers would need to ensure compliance with relevant health and safety standards in respect of appropriate staff to customer ratios, which is a matter outside of the scope of planning control.

Recommendation

Unchanged