

Application No.	Application Type	Date Valid	Expiry Date	Extension of Time Date
P/2022/0808	Outline Application	13/09/2022	08/11/2022	23/06/2023

Applicant	Agent Name and Address
STUART HUXLEY HALGHTON VILLA HORSEMANS GREEN SY13 3DY	DAVID PARKER PLANNING ASSOCIATES MR DAVID PARKER 4 CROESWYLAN LANE OSWESTRY SY10 9PN
Description of Development	Location of Development
CAIS AMLINELLOL AR GYFER CODI 3 ANNEDD (CADW POB MATER) / OUTLINE APPLICATION FOR ERECTION OF 3 DWELLINGS (ALL MATTERS RESERVED)	GLEBE HOUSE FARM HORSEMANS GREEN WHITCHURCH SY13 3DY

Relevant History	P/2021/0234 – Outline application (all matters reserved) for up to four dwellings – REFUSED
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Constraints	Applicable	Acceptable	Not Acceptable
Outside settlement			
Inside settlement	X	X	
Conservation Area			
Listed Building/ setting			
Green Barrier			
Special Landscape Area			
Flood Risk			
Within Buffer Zone or affecting SAC*			
World Heritage Site			
AONB			
Phosphates	X		X
Other			

Local Planning Guidance	Acceptable	Not Acceptable

Key Issues	Acceptable	Not acceptable	Observations Below	N/A
Residential Amenity				
Design				
Highway safety		X		
Parking				
Conservation/LB				X
Ecology		X		
Trees		X		
Other				

KEY PLANS AND PHOTOGRAPHS (All plans and photos on Civica file)

None – see Civica for details	
Yes – see below	

APPLICANTS SUPPORTING STATEMENT

CONSULTATION RESPONSES	Consulted	Supports	Comments	Objects	No objection/ no comments	No response
Community Council	X					
Local member(s)	X					
Highways	X					
Public Protection	X				X	
Natural Resources Wales	X					
Welsh Water	X		X			
Other						
Neighbours						

KEY COMMENTS MADE IF APPLICABLE

Highways: The development site is located off Horsemans Green Road which is a classified road subject to a 60mph speed limit. However, I would estimate typical speeds at being around 25mph given the geometry of the road.

Based on speeds of 25mph, any proposed/existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing unadopted access is inadequate providing splays of approximately 2.4 x 7m in both directions measured to the nearside edge. Visibility is restricted in both directions measured to the nearside edge. Visibility is restricted in both directions in that the required splays would cut across 3rd party land.

Access to the development site is via an unadopted track to the west of Croft House. This access is typically 4.6m wide, unsurfaced and reduces in width to around 2.6m wide at approximately 50m beyond the adopted highway. This lane already appears to serve at least 3 dwellings and Glebe Farm and is considered unsuitable to serve any additional residential development.

In response to previous application P/2021/0234, I conclude that it would not appear possible to provide a suitable means of access onto the classified road to serve any additional residential development at the site.

The submitted Illustrative Access Improvement Plan indicated the construction of a short section of footway (1.5m wide) which would effectively reduce the existing carriageway width from 5.4m to 3.9m which is considered unacceptable. This reduction in width would result in preventing the simultaneous passage of vehicles along this section of Horsemans Green Road and would create an unnecessary change in horizontal alignment of the carriageway.

The construction of such a footway would increase the available visibility from the existing access to approximately 2.4 x 19m in the south westerly direction and 2.4 x 16m in the north easterly direction measured to the nearside edge. Visibility is restricted in both directions in that the required splays would cut across 3rd party land. The proposed visibility splays still remain significantly short of the required splay.

It would not appear possible to provide suitable means of access onto the classified road which could provide adequate visibility to serve any additional residential development at this site.

The previously suggested vehicle movements generated by the farm and associated activities are obviously seasonal and are not directly comparable to the potential movements that 3 additional dwellings could generate. Given the remote nature of the site in respect of shops, surgeries, employment, schools etc, it is likely that a dwelling in this location could generate around 8 – 10 movements per day. The proposed development could therefore potentially generate around 24 –

30 vehicle movements per day served by a sub-standard access. It is accepted that the previous agricultural use would have generated a given number of movements. However, when calculated as daily movements, these are likely to be minimal.

The proposed unadopted access road would need to provide a suitable turning head to accommodate the turning movements of a medium sized delivery vehicle.

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway. I would strongly recommend that you consult with our Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.

Further comments have been received from the Highway Authority stating that the Traffic Section have advised that they would not support the proposed traffic calming feature (built-out with priority signs) as this section of highway does not warrant a build-out. There is also the issue of the future maintenance of such a feature.

Natural Resources Wales: We note from the information submitted that the development has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer you to our Planning Advice and advise you to seek further information from the applicant. We note that information has already been submitted in respect of a new package treatment plant (Planning / Design & Access Statement dated September 2022, by David Parker Planning Associates) *i.e.*, *“Foul drainage will be dealt with via a new package treatment plant serving all three properties. Firstly, this will discharge to a reed bed to provide tertiary treatment, which will also reduce phosphate levels. This will then feed into another pond and then on to a nearby watercourse”*. However, we advise you to seek further information as identified in the section titled ‘What does this mean for development proposals involving private sewage treatment systems’ of that advice.

Provided this advice is followed and you are able to conclude that the development is not likely to have a significant effect on the SAC, we would have no objection to the proposal. However, should you conclude that the proposed development is likely to have a significant effect on the SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

NRW have also suggested a number of conditions of any subsequent approval in relation to Great Crested Newt Conservation Plan and Biosecurity Risk Assessment.

Neighbours: Objections have been received from two neighbouring properties which can be summarised as follows;

- The proposed access road has the overflows for a number of properties running underneath it. The proposed development may lead to this pipe being damaged;
- The proposed new footpath would cause access issues for pedestrians;
- The proposed development would result in additional waste bins which would impact the highway;
- There is no turning area for a bin lorry or other large vehicles;

- The proposal shows part of the public right of way being built on;
- The village suffers from power outages. How has the impact on the proposed development on the electricity grid been considered, especially given electric car charging;
- The potential for the proposed development to result in parking restrictions being put on the unadopted lane.

CPAT: Have requested the inclusion of condition requiring a Level 3 Building Survey.

OFFICERS OBSERVATIONS

Principle of development

This proposal seeks permission for the erection of three dwellings (all matters reserved) at Glebe House Farm within the settlement boundaries of Horsemans Green.

Wrexham Unitary Development Plan Policy PS1 directs new residential development to sites within settlements. Policy H2 allows residential development within settlement limits. As such, the principle of development is considered to be acceptable.

Design and Layout

The application is made in outline only and layout is reserved for subsequent approval. An indicative site layout plan has been submitted to accompany the application. The impact upon neighbouring dwellings would be considered in details as part of a reserved matters submission. Nevertheless, it appears that the site can comfortably accommodate three dwellings in accordance with guidance within LPGN21 and on this basis, it is not considered that the design and layout warrant a reason for refusal.

Visual Amenity

It is noted that the proposed development will break past the existing line of dwellings however, given there are a number of agricultural buildings existing on the development site, it is not considered that this would materially detrimentally affect countryside, landscape character, or the quality of the natural environment, and therefore complies with Policy PS2 of the Wrexham UDP.

Highways

The application proposes access via an unadopted lane located off Horsemans Green Road which is a classified road subject to a 60mph speed limit. The unadopted lane appears to already serve at least three dwellings and Glebe House Farm, it is considered that the unadopted lane is unsuitable to serve any additional residential development.

In addition to this, visibility from the existing unadopted access is inadequate providing splays of approximately 2.4 x 7m in both directions measured to the nearside edge. Visibility is restricted in both directions given the required splays cut across third party land.

The applicant has sought to address the aforementioned highways concerns via the submission of an 'Illustrative Access Improvement Plan'. This plan indicated the construction of a short section of footway (1.5m wide) which would result in the reduction of the existing carriageway width from 5.4m to 3.9m which is considered to be

unacceptable as it would prevent the simultaneous passage of vehicles along this section of Horsemans Green Road. In addition to this, the required visibility splays would still remain significantly short of the required splays.

In regard to traffic generation, it is considered that the previous vehicles movements generated by Glebe House Farm and any associated activities would be seasonal and not directly comparable to the potential vehicular movements generated by three additional dwellings. Given the remote nature of the development site in relation to services and facilities, it is considered that the potential vehicular movements along a sub-standard access are unacceptable.

Given the above, it is considered that the proposed development fails to accord with Wrexham UDP Policy GDP1 (d).

Ecology

The Councils Ecology Officer has not objected to the proposed development however, they have stated that a number of conditions would be required in relation to the provision of a Great Crested Newt Conservation Plan and further details of a scheme of Biodiversity Net Benefit alongside measures for long term security and monitoring.

Trees

The Councils Arboricultural Officer has stated that the application lacks an Arboricultural assessment despite there being boundary features and hedgerow and trees present at the development site. They have gone on to state that to protect the functionality of these boundary features, the scheme must ensure adequate buffer zones of between 3-4m in width to separate hedgerows and trees from the proposed residential boundaries.

The application is made in outline only and layout is reserved for subsequent approval, subsequently, it is considered that the location of any proposed dwelling in relation to trees and hedges, could be decided at reserved matters stage.

Phosphates

The proposed application site sits within the buffer zone of the River Dee and Bala Lake Special Area of Conservation (SAC). In January 2021, Natural Resources Wales (NRW) introduced stringent standards on the discharge of phosphorous into the SAC.

It is proposed that the foul water from the proposed houses would be disposed of via a Private Treatment Plant. NRW have noted that the drainage field is located more than 40m from any surface water feature such as a river, stream, ditch or drain and located more than 50m from the SAC boundary, and the discharge volume is under 2m³, however, there are a number of known discharges within a 200m radius of the proposal. As such, the proposed development fails to meet all of the criteria outlined within NRW's advice to planning authorities for planning applications affecting phosphorous sensitive river SACs section 'What does this mean for development proposals involving private sewerage treatment systems'.

Given the above, it is not possible to demonstrate that the development will not adversely impact upon the statutorily protected site and the application will be recommended for refusal.

CONCLUSION

In addition to this, insufficient information has been submitted to demonstrate that the proposed development would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation. The proposal is contrary to paragraph 6.4.18 of Planning Policy Wales and EC6 of the Wrexham Unitary Development Plan.

It is not possible to provide the new development with a safe means of vehicular access and as such the development does not accord with policy GDP1 of the Wrexham Unitary Development Plan or policy DM1 of the Wrexham Local Development Plan.

RECOMMENDATION	
GRANT	
REFUSE	X
S106 Required	
Cadw/ WG Referral Required	
Is application EIA Development?	

Planning Manager	Date Signed
Matthew Phillips Head of Planning Development Management	13/06/2023