

**REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 5 JUNE 2023**

**APPLICATION NO:**

P/2023 /0178

**LOCATION:**

11 Ffordd Almer Wrexham  
LL12 8JQ

**DATE RECEIVED:**

02/03/2023

**COMMUNITY:**

Acton

**DESCRIPTION:**

PARCIO A GWEITHREDU 2 CERBYD  
HURIO PREIFAT / PARKING AND  
OPERATION OF 2 PRIVATE HIRE  
VEHICLES

**CASE OFFICER:**

AB2

**WARD:**

Little Acton

**AGENT NAME:**

MR KEVIN COOKE

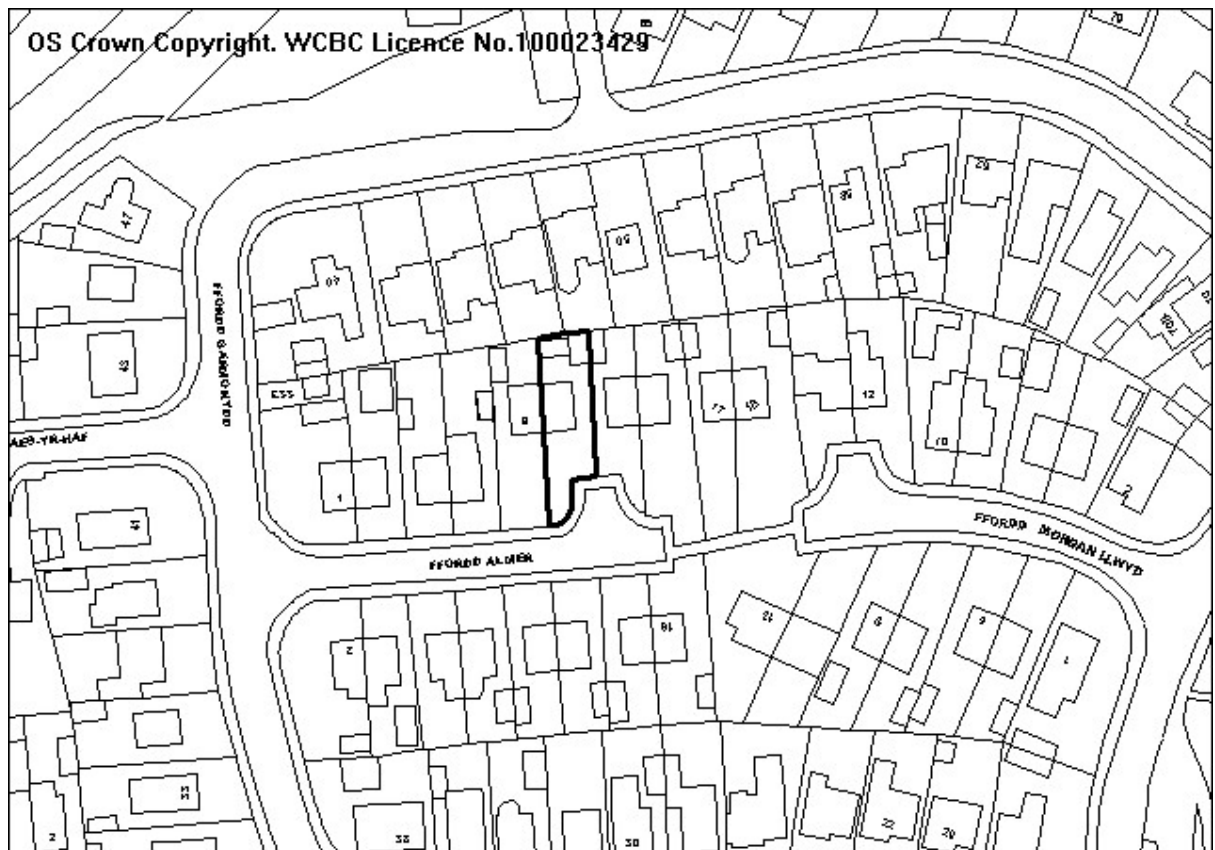
**APPLICANT(S) NAME:**

MR KEVIN COOKE

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**THE SITE**

The application site is located along Ffordd Almer within the settlement boundary of Wrexham. The application site is a two-storey semi-detached property located within a built up residential area.



**PROPOSAL**

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The application proposes the parking and operation of two private hire vehicles. There would be no waiting area at the application address and the private hire vehicles would be available via pre-bookings only.

### **HISTORY**

Not applicable.

### **DEVELOPMENT PLAN**

#### Wrexham Unitary Development Plan (UDP)

Within the settlement limit of Wrexham. Policies GDP1 and T8.  
Wrexham Local Development Plan

#### Draft Wrexham Local Development Plan (LDP)

Within the settlement limit of Wrexham. Policies DM1 applies.

### **CONSULTATIONS**

#### Community Council

Raises no objections to this application provided the premises are not visited by members of the public (which should not be the case for private hire vehicles). Advises that there should be enough space provided within the curtilage of the property for the two vehicles to be parked off the road without affecting the visual and general amenity of the area; and the permission if granted should only apply to applicants whilst they reside at the property.

#### Local Member

Notified 17.4.2023. No response received.

#### Highways

Consulted 17.4.2023. No response received.

#### Public Protection Officer

Has no comments.

#### Neighbours

The owners/occupiers of 7 properties were notified on 18/04/2023.

5 representations have been received raising objections due to the following concerns;

- Increased danger to road safety;
- Noise of traffic;
- Existing outbuilding in garden may have the potential to be used as an office;
- Invasion of privacy for neighbours;
- Cars parked on road; and
- Neighbouring properties not consulted.

### **SPECIAL CONSIDERATIONS**

**Principle of Development:** The UDP and draft LDP do not have any specific policies regarding the operation of businesses from home. Subject to compliance with relevant policies with regards to residential amenity and highway safety there is no policy objection in principle to the proposed development.

Local Planning Guidance Note 8: Private Hire Vehicles advises that planning permission is unlikely to be granted for the operation of private hire vehicles from home where more than one vehicle is likely to visit the property. However the LPGN was adopted in 1998 and has not been reviewed or updated since.

Planning permission has been granted elsewhere in the County Borough to operate two private hire vehicles from properties in residential areas on a number of occasions previously. Each case was considered on its own merits, with particular regard to residential amenity and highway safety. Furthermore, it is normally the case that planning permission to operate private hire vehicles from a residential property is granted for a temporary 12 month period initially. This allows the impact of the business to be assessed on the ground. In light of the above, failure to accord with LPGN8 is not, by itself, a sustainable reason to refuse planning permission.

**Residential Amenity:** The vehicles would be operated only by the residents of the dwelling so there will be no other staff visiting the property. There would also be no waiting or rest facilities, and no customers visiting the property.

Subject to suitably worded conditions to grant a temporary 12 month permission, to limit the operation to two taxis and to prevent the picking up and dropping off of customers at the property, it is considered unlikely that the proposal would result in a material increase in vehicular traffic or noise and disturbance above and beyond the levels normally associated with the occupiers of a dwelling going about their daily business. On this basis, it would not result in unacceptable impacts upon residential amenity. The proposal therefore accords with policy GDP1 of the Wrexham Unitary Development Plan and policy DM1 of the Wrexham Local Development Plan.

**Highway Safety:** No comments have been received from the Council's Highway Officer. However, the proposed development would result in no more vehicles parked at the property than the existing situation. The taxi vehicles would use the existing access and parking area. As noted above, the proposed development would be unlikely to result in a material increase in vehicle movements above and beyond the levels normally associated with the occupiers of a dwelling going about their daily business.

The proposed development would not increase the number of vehicles parked at the property, whilst the existing driveway could accommodate both vehicles.

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In light of the above, it is considered that the proposed development does not give rise to highway safety concerns and therefore accords with UDP policies GDP1 and T8 and Local Development Plan policy DM1.

### **CONCLUSION**

The development accords with the relevant UDP and draft LDP policies.

**RECOMMENDATION:** That permission be GRANTED

### **CONDITION(S)**

1. The use hereby permitted shall cease before 30/06/2024 unless a further planning permission is granted.
2. No more than two private hire vehicles shall be operated from the premises at any time
3. The property shall be used solely as a dwelling and an administrative centre for the private hire operation. There shall be no waiting facilities, booking or driver rest room facilities on site and no customers shall be picked up or dropped off at the property.

### **REASON(S)**

1. To allow the impact of the development to be assessed in the interests of protecting the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
  2. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
  3. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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