

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

APPLICATION NO:
P/2022 /0638

LOCATION:
RUABON CONSTITUTIONAL CLUB
PARK STREET RUABON WREXHAM
LL14 6LE

DATE RECEIVED:
08/07/2022

COMMUNITY:
Ruabon

DESCRIPTION:
NEWID DEFNYDD ARDAL STORFA
YN ARDAL FWYTA A BAR /
CHANGE OF USE OF STORE AREA
TO DINING AND BAR AREA

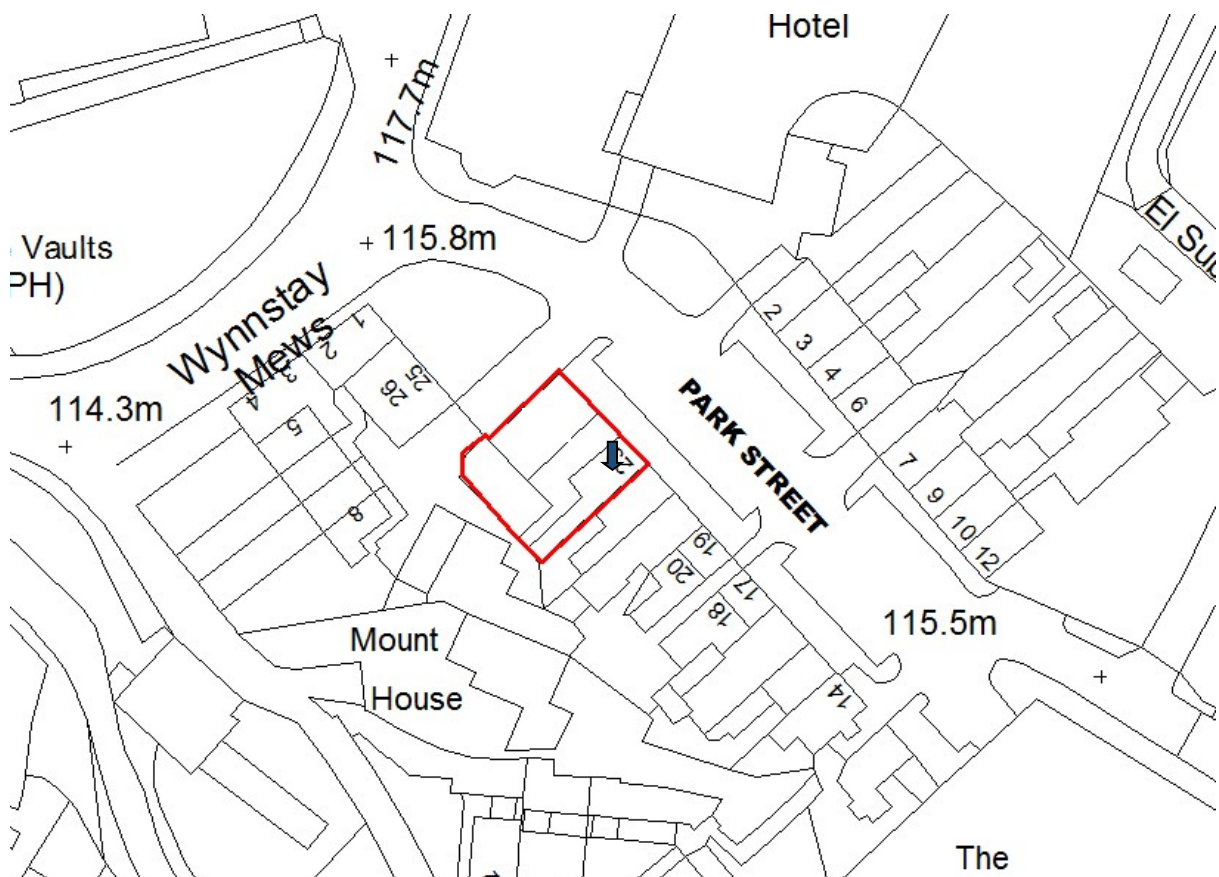
CASE OFFICER:
SH3

WARD:
Penycae and Ruabon
South

AGENT NAME:
ARKIFY LTD
GERAINT EDWARDS

APPLICANT(S) NAME:
MR SAM ANSLOOS
ANSLOOS LEISURE LTD

THE SITE





PROPOSAL

The proposed development constitutes the change of use of an existing storage area for the Ruabon Constitutional Club to a dining and bar area. A small dining and bar area plus kitchen would be created on the ground floor and the staff area to the first floor would remain and be improved. Proposed works to the building would be internal only, being contained within the fabric of the building.

The applicant has confirmed that the additional space would be to provide current members with space for buffets for occasions such as birthdays or funerals and also to allow local sports teams that are sponsored by the club to enjoy food after a match. The maximum capacity for the dining area would be

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15 people – it is anticipated that the majority of people would consume food in the new area and then return back to the main room.

The application is referred to Planning Committee due to concerns raised by Ruabon Community Council.

HISTORY

CB01835 & CB01836 – Erection of bottle store – Granted.

P/2022/0639 - CANIATAD ADEILAD RHESTREDIG AR GYFER
ADDASIADAU ALLANOL A MEWNOL / LISTED BUILDING CONSENT FOR
INTERNAL AND EXTERNAL ALTERATIONS. Granted 20.09.2022

DEVELOPMENT PLAN

The site is located within the settlement limit, within the Ruabon Conservation Area and is a Grade II Listed Building. Policies PS1, PS2, GDP1, EC6, EC7, EC9, EC6, EC13, E4 and T8 of the Wrexham Unitary Development Plan are therefore relevant.

CONSULTATIONS

Community Council

The Council wishes the Club well in their expansion, but has concerns regarding parking on Park Street and noise levels for residents.

Local Member

I welcome new initiatives to generate footfall in the village and make businesses more viable, but constituents have expressed concerns about the following matters:

1. Parking will become a substantial issue should this go ahead.
2. Noise levels will increase substantially and impact them greatly.
3. Antisocial behaviour will increase.

Public Protection

Requested conditions/informatives relating to noise generation resulting from extraction, food hygiene, odour and dispersal of fats/oils/grease.

Ecological Officer

Initially stated that a lack of information had been submitted in respect of insulation, repairs, electrical or ventilation works to determine whether a bat survey would be required, and that a Habitats Regulations Assessment would be required to be completed with regards to phosphorus. Following the receipt of additional information the Ecology Officer has confirmed that an increase in phosphate inputs can be ruled out as part of this development, and that as long as insulation is to be limited to walls there are no objections with regards to bats.

Highways Officer

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

No comments or recommendations.

Conservation Officer

Provided that the historic walls to be removed are recorded prior to commencement, their removal to facilitate the use would be acceptable. The wall to be removed in the later extension has little historical value. A method statement for the repair of the internal staircase is required, as is information regarding internal wall finishes. No concerns raised subject to conditions relating to a photographic survey of existing buildings, submission of a Conservation Method Statement and submission of lime render and plaster specification.

Welsh Water

Advisory notes provided relating to the location of and connection to mains sewers, and a condition requested requiring a drainage strategy for the site.

Natural Resources Wales

The application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). However, recognising the specific nature of the application (an extension of an existing sewer going into the main sewer), we are satisfied that it is unlikely to increase the amount of phosphorus entering the catchment, therefore the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

Traffic Team

There is only limited parking available along this section of highway, utilised by residents. We would not support any expansion of the Club without seeing evidence of how they would deal with the extra traffic generated as there are already issues with vehicles parking on the footway or close to the junction. However, if the area is to be used by existing Members and therefore not creating any extra need for parking we don't have an issue. There may be an issue with private gatherings but this depends on how much current capacity will be increased.

Neighbours

The neighbouring property was consulted and a site notice placed near the site. One email of objection was received, raising the following concerns:

1. Our sleep is regularly disturbed by noise and bad language from the patrons. The police have been called to deal with an altercation.
2. We do not need another restaurant in Ruabon, as there are already 2 takeaways and a café, The Wynnstay hotel and the Duke of Wellington.
3. The property is adjoined to someone's home, which is unfair to him.
4. This is a Listed Building in a Conservation Area.
5. The rowdy customers are not doing the image of Ruabon any good.
6. Residents struggle to park, even in the day since charges have been made at the railway station.
7. The licence should be curtailed rather than letting them extend.

SPECIAL CONSIDERATIONS

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

Principle of development: The site lies within the settlement limit of Ruabon. There are no UDP policies that specifically control the use proposed and there it is acceptable in principle subject to compliance with policy GDP1.

Impact on the Conservation Area and Listed Building: The site lies within the Ruabon Conservation Area and is a Grade II Listed Building. The works to the property would be internal only, therefore there would be no visually detrimental impact on the Conservation Area.

The internal works to the Listed Building include the removal of sections of original walls and a wall in a later extension to the property and the repair of the internal staircase. The Conservation Officer has stated that provided a photographic record is made of the historic walls to be removed prior to the commencement of development, their removal is acceptable. In order to protect the historic fabric and character of the building, conditions will be added to require a method statement for the repair of the staircase and details of internal wall finishes prior to work commencing. The proposal is therefore considered to have minimal impact on the historic value of the building.

Impact on residential amenity: The proposed new dining/bar area is to be used mainly by existing club members to hold small gatherings for special occasions with food, or for the club to lay out buffet food for members or local sports teams that are sponsored by the club for post-match gatherings. While non-members are permitted to enter the club it is anticipated that this would be minimal and that the majority of people using the new room would be existing members travelling between the main room and dining area. The opening times for the club are Monday to Saturday 07:30am to 10pm, and Sunday 08:00am to 7pm. The dining/bar area would operate to these opening hours. Footfall early in a morning is anticipated to be minimal and has been confirmed by the applicant to be for those customers wishing to have breakfast or a drink prior to the Club's formal opening time of 11am, and the closing times are within sociable hours. Whilst it is noted that concerns have been raised regarding noise and antisocial behaviour, it is not anticipated that there would be a significant increase in the number of patrons using the site therefore any additional increase in noise would be minimal.

Parking: The Constitutional Club has no formal parking, but there are parking bays situated on both sides of Park Street near to the club, and there is a small car park further down from the site. Concerns have been raised about the impact of additional parking in the area resulting from the extension. However, the applicant has confirmed that there is expected to be minimal additional traffic created by the development as the additional room is to be used to provide food/drink for existing patrons. The Council's Highway Officer has not raised any concerns about the proposal, and the Traffic Officer has stated that if the area is to be used by existing members they do not consider there to be an issue. Whilst there may be a small amount of additional traffic created if a non-member is invited to a gathering at the Club it is considered that this would result in a minimal impact on the immediate area given the presence of the small car park nearby, and some additional on street parking when not occupied by residents.

Phosphates: The proposal would result in an extension to an existing business and would not result in a significant increase in the numbers of visitors to the site, therefore NRW are satisfied that the development is unlikely to increase the amount of phosphorus entering the River Dee and Bala Lake SAC.

CONCLUSION

The proposal would involve an extension to an existing business, but would be unlikely to result in a significant increase in the number of visitors to the site. The proposal would therefore not result in significant harm to the surrounding area in terms of residential amenity or parking. The proposal is considered to accord with policies PS1, PS2, GDP1, EC6, EC7, EC9, E4 and T8 of the Wrexham Unitary Development Plan.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered as follows:
 - Project ref: 22-27 Drawing No: A101
 - Project ref: 22-27 Drawing No: A102
 - Project ref: 22-27 Drawing No: A300
 - Heritage Impact Assessment Rev Aand as contained within the application documentation.
3. No works shall commence until an appropriate photographic survey (equivalent to an Historic England Level 1 Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing building/s has been carried out by an archaeological contractor, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The resulting digital photographs shall be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP. Email: mark.walters@cpat.org.uk Tel: 01938 553670/552045). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record and an archive copy should be lodged with the National Monuments Record, RCAHMW.
4. No works to the internal staircase shall commence until a conservation method statement has been submitted to and approved in writing the Local Planning Authority. The works shall be carried out in strict accordance with the method statement as is approved.
5. No works to the render or plaster finishes shall take place until a specification, which includes full details of the mix, finish and extent of new or replacement works, has been submitted to and approved in writing by the

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 3 OCTOBER 2022

Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved.

6. No part of the development shall commence until a drainage strategy for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in full in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter for the lifetime of the development.
7. Any insulation placed within the first floor roofspace of the building shall be confined to the walls only using insulated plasterboard or similar material.
8. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method for rating and assessing industrial and commercial sound.
9. No part of the development shall commence until details of the means of ventilation for the extraction and dispersal of cooking smells, including details of its method of construction, odour control measures, its appearance and finish have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to first use of the development and shall thereafter be permanently retained in an effective condition.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
 2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
 3. To secure a full photographic record of the original building(s) prior to alteration, conversion or demolition in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 4. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
 5. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 6. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
 7. To protect named species/habitats/biodiversity which may otherwise be damaged/lost by the development hereby permitted.
 8. 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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