

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 9 January 2022

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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 4 – DEVELOPMENT CONTROL APPLICATIONS

<i>Page Nos</i>	<i>Community</i>	<i>Planning Ref</i>	<i>Speaker Against</i>	<i>Speaker For</i>
17-26	Offa	P/2022/0673		✓
27-35	Chirk	P/2022/0765		✓
43-50	Sesswick	P/2022/0951	✓	✓

Pages 17-26 **Offa** **P/2022/0673**
38 Pen Y Bryn Wrexham
SPEAKER – FOR Steve Edgeller - Edgeplan Ltd

Pages 27-35 **Chirk** **P/2022/0765**
Kronospan Ltd Holyhead Road Chirk
SPEAKER – FOR Chris Emery - Kronospan Ltd

Pages 43-50 **Sesswick** **P/2022/0951**
Pindar Bungalow Cross Lanes Wrexham
SPEAKER – FOR Dafydd Edwards - Blueprint
SPEAKER – AGAINST Stephen Whitby

ADDENDUM

Pages

17-26

Code Number

P/2022/0673

Observations

The main report incorrectly states the site is in Offa ward. The site is in fact in Brynyffynnon. This error notwithstanding, the correct Local Member (Councillor Phil Wynn) was notified.

Three conditions imposed on the previous planning permission concerning visibility splays and retaining parking and turning also need to be imposed on this decision.

Recommendation

The following additional conditions be imposed:

Condition 11

Prior to the first use of the development hereby granted planning permission the vehicular access onto Penybryn shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Reason

To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Condition 12

Prior to the first use of the development hereby granted planning permission the vehicular access on to Tenter's Square shall provide visibility splays of 2.4 metres x 18 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Reason

To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Condition 13

Prior to the first use of the development hereby granted planning permission the vehicular parking and turning areas as shown on approved drawing no. (PL)001 REV C Dated: 11.12.2020 shall be fully laid out, surfaced and drained. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Reason

To provide for the loading, unloading, parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

Pages

43 - 50

Code Number

P/2022/0951

Representations

One additional letter of representation has been received from a neighbouring property following the submission of the amended plans. The letter largely covers those matters previously raised by the same representative in respect of the building works taking place on the site and the approved plans. It does however make reference to the following additional matters:

- The submitted amendments removes the proposed dormer windows on the garage. However, an additional roof light to the rear is proposed leading to suspicion that the roof space may not be used as a store.
- The garage will have an increase in height estimated at 0.5m.
- The garage, which is under construction, is being built 6m closer to the eastern boundary of the neighbouring property.

Applicant's Submission

A plan confirming the proposed garage is 20cm higher than the previously approved plans.

Observations

Whilst the proposed garage is shown to be 20cm higher than that previously approved this is not a significant alteration.

In addition to the amendments discussed in the main report and above, one additional roof light in the rear roof of the garage.

These changes to the garage are minor and would not have a materially greater impact on the neighbouring property, the character of the site or the Special Landscape Area.

The amended plans show the roof space within the garage to be used as a store. This is consistent with the approved plans. Should the roof space be used for an alternative use once the garage has been completed, this is a matter than would be investigated by the Council's Planning Enforcement Team.

There have been no changes to the position of the garage.

Recommendation

Unchanged.