

Report of the Chief Officer Planning and Regulatory
4 July 2022

APPLICATION NO:
P/2022 /0383

LOCATION:
2 BUCKINGHAM ROAD WREXHAM
LL11 2RH

DATE RECEIVED:
14/04/2022

COMMUNITY:
Rhosddu

DESCRIPTION:
GWEITHREDU 2 GERBYD HURIO
PREIFAT / OPERATION OF 2
PRIVATE HIRE VEHICLES

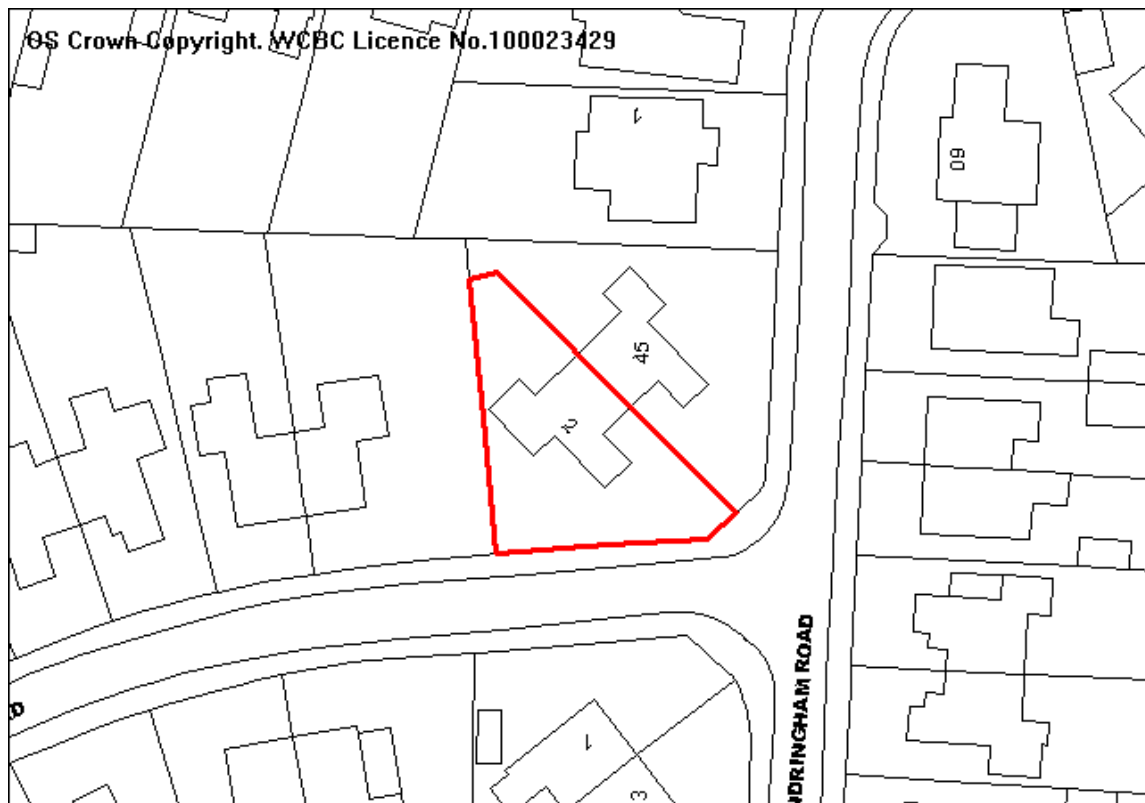
CASE OFFICER:
LP1

WARD:
Garden Village

APPLICANT(S) NAME:
MR KEITH JONES

AGENT NAME:
MR KEITH JONES

THE SITE



PROPOSAL

Operation of 2 private hire vehicles

HISTORY

None relevant

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DEVELOPMENT PLAN

Lies within the settlement limit, GDP1 and PS2 apply.

CONSULTATIONS

Community Council :	Object on the grounds that it would create a business in a residential area with 24 hours working
Local Member:	Notified 13/05/2022
Highways :	This section of Sandringham Road/Bucking Road suffers from significant on street parking issues at certain times due to the proximity of Wat's Dyke Primary School. The Traffic Section are considering introducing a TRO to restrict parking in this area with public consultation taking place in the near future
	The existing driveway has room for 2 vehicles and it is recommended that 3 off road parking places are provided which could be accommodated by widening the driveway.
	As a non-operational base a temporary permission would be appropriate to assess any future issues.
Neighbours:	Two comments received raising concerns about the additional vehicles causing disturbance with the increase in traffic movements.

SPECIAL CONSIDERATIONS

Proposal: The application is for the operation of two private hire vehicles from a residential property. There will be no customers visiting the property and the applicant wishes to operate school transport runs and longer trips such as airport trips under the permission. The intention is that the vehicles would be parked off the road on the private drive for the property.

Amenity: The property is a semi-detached bungalow on the corner of Buckingham Road and Sandringham Road with a private drive with space for two vehicles. The area is a residential one with Wat's Dyke School being in close proximity.

The manner of operation of the private hire vehicles is that bookings will be made via phone or as part of contract school work. There are to be no customers visiting the property so there will be no increase in the numbers of people visiting the property.

The operation of the vehicles may result in some additional vehicle movements but the intention of the owner is that the majority of the work will be during the day, primarily before and after school. There would therefore be no significant increase in vehicle movements that would be apparent over and above those expected from a normal residential property with occupants

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leaving and returning to a property for work in the course of a normal day. There would be no resulting significant loss of amenity for nearby properties.

Parking and Traffic Safety: There are currently no road parking restrictions on this section of Buckingham Road or Sandringham Road although the Highways Department is considering the introduction of some. The extent of any restrictions has not yet been determined and would be subject to future consultation.

Although the area is heavily trafficked at certain times of the day due to the proximity to the school, the property has a private drive which is available for parking and the proposal would not add any more on street parking. At present there is space available for 2 cars parking on the drive, although this would normally be sufficient for a property of this size it is prudent to impose a condition requiring an extension to the driveway to ensure there is adequate space to accommodate the proposed two private hire vehicles as well as an additional vehicle.

As there are existing parking problems within the area at certain times of the day it is sensible to allow a temporary permission to ensure that the operation of the business would not adversely affect traffic or amenity within the locality.

Conclusion: The proposed operation of two private hire vehicles from this property will not result in a significant increase in traffic movements that would adversely affect the area and I therefore recommend accordingly.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The use as permitted shall cease and be abandoned before 31/12/2023.
2. Only two private hire vehicles shall be operated from the premises.
3. The premises shall be used solely as an administrative centre for the private hire operation. There shall be no waiting facilities on site booking or driver rest room facilities and no customers shall be picked up or sat down at the premises.
4. This permission shall not be for the benefit of the land but shall operate for the benefit of Mr Keith Jones and immediately on the discontinuance of his occupation of 2 Buckingham Road the use shall cease and be permanently abandoned.
5. No third party individuals or employees shall be allowed to visit the property to operate the private hire vehicles.
6. No part of the development shall commence until further details of an extended driveway to accommodate 3 vehicles has been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

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REASON(S)

1. To enable the impacts of the proposed use to be re-assessed in accordance
 2. 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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 6. To provide for the parking 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
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