

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 10th 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>
25-64	Acton	P 2021 0680	√	√
65-82	Holt	P 2021 0991		√
91-100	Acton	P 2021 1075	√	√

Pages 25-64 Acton P/2021/0680
Land Off Westminster Drive, Chester Road, Wrexham

SPEAKER – FOR - Rachel Acton Headteacher - St Mary's Primary School
AGAINST – Chris Lloyd – Nine Acre Field Campaign Group

Pages 65-82 Holt P/2021/0991
Borras Quarry, Llan y Pwll, Wrexham

SPEAKER – FOR - Laura Cherry - Agent

Pages 91-100 Acton P/2021/1075
36 Chester Road, Wrexham

SPEAKER – AGAINST – Jayne Dickson - Neighbour
FOR – Julie Francis - Applicant

ADDENDUM

Pages

13-23

Code Number

P/2021/0471

Applicant's Submission

The applicant has requested deferral of the application to enable further discussions to take place with Officers.

Recommendation

That the application be deferred.

Pages

25-64

Code Number

P/2021/0680

Welsh Ministers Letter

The Welsh Ministers have been asked to call in the application for their own determination.

In accordance with the provisions of Article 18(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, the Minister for Climate Change has directing the Council not to grant planning permission for the development without prior authorisation of the Welsh Ministers.

The Direction has been issued to enable further consideration to be given to whether or not should be referred to the Welsh Ministers for their determination.

The Direction only prevents the Council from granting planning permission; it does not prevent the Council from continuing to process the application nor does it prevent the Council from refusing planning permission.

The Council will be notified of the Welsh Ministers' decision on whether to call the application in as soon as possible.

Recommendation

That the application be deferred until Welsh Ministers have confirmed in writing whether to call the application in or not.

Should the Welsh Ministers confirm they do not intend to call the application in, it will be reported to Members at a later meeting.

Pages

65-81

Code Number

P/2021 /0991

Applicant's Submission

Applicant confirms that a temporary permission would be acceptable.

Recommendation

Unchanged

Pages

83-89

Code Number

P/2021/1051

Observations

Correction to the 4th paragraph on page 87 to read as follows:

At present 10% of the residential properties within 50 metres of the site are currently in use as HMOs. This would increase to 12% if no.31 Watery Road is converted to a HMO. Whilst this would exceed 10%, the HMOs within a 50 metre radius are situated on Bradley Road and Jubilee Road. There is only 1 other HMO on this section of Watery Road and this is 60 metres from the application site. Furthermore, this part of Watery Road is not primarily residential in character with the Island Green shopping centre being located opposite and other commercial premises a short distance away. Taking these factors into account the proposed change of use is unlikely to be significantly prejudicial to the character of the immediate locality.

Recommendation

Unchanged

Pages

91 -99

Code Number

P/2021/1075

Representations

6 additional objections received – these have already been sent directly to Members.
The key issues/concern raised:

- Increase in crime and anti-social behaviour since the site was taken over by the Council to assess and house homeless people;
- Noise from intercom;
- Disturbance from internal and external security lights;
- Anti-social behaviour on site and in immediate vicinity;
- Drug dealing taking place by entrance to property;
- Drug use on site;
- Feel uncomfortable in own back garden;
- People looking into garden from the site;
- Site being used to house not only homeless people but people released from Berwyn Prison;
- Buildings within the town better equipped for this purpose;
- Ty Nos is a far more suitable footprint from a hostel, further away from private houses whilst still within walking distance of services;
- Should not be in a residential area;
- Site is close to a pharmacy, GP surgery and two care homes;
- Site better suited to use as a residential care home;
- Regular police attendance at the premises;
- Incompatible with proposed relocation of St Mary's school to the Nine Acre site;
- Site is in a quiet established residential area;
- Refer to case law (West Midlands Probation Committee v Secretary of State for Environment & Anor) in respect of a proposal for the extension of bail and probation hostel.
- CCTV and a drugs and alcohol exclusion zone should be imposed;
- If the application is granted it should be for a temporary period of 12 months to enable the impact to be reassessed. In addition Welsh Government legislation may change and Ty Nos should be completed by then.

Observations

The representations mostly repeat concerns expressed in earlier representations. These are dealt with in the main report.

In respect of the case law referred to then the circumstances would also appear to be somewhat different. The site in question was used for a different purpose (bail hostel) and the proposals were for an extension to that facility. The proposal was therefore not directly comparable to the one subject to this application. Furthermore the judgement will have taken into account specific matters relevant to the case.

In respect of crime and anti-social behaviour in the vicinity, objectors have not provided any evidence that this is directly related to the operation of the homeless hostel. Furthermore Members are reminded that the Police have not objected to the application.

Recommendations

Unchanged