

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE
MEETING OF 3 SEPTEMBER 2018

REPORT OF THE
HEAD OF ENVIRONMENT AND PLANNING

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

Page Nos	Community	Planning Ref	Speaker Against	Speaker For
15 – 19	BRO	P/2017/0879		√
46 – 49	LLS	P/2018/0433		√
50 – 55	GRE	P/2018/0519		√

Pages 15 – 19 BRO P/2018/0879

Ferndale Garden Centre, Berse Road, Caego, Wrexham
FOR: Mr Stuart Hatherall (Agent)

Pages 46 – 49 LLA P/2018/0433

8 Crown Place, Llay, Wrexham
FOR: Mr Ian Griffiths (Applicant)

Applicant's Submission

The applicant has sent in various photographs of the front of the site, as well as photographs of a wall of a building which has been approved and is currently under construction at the former community centre in Llay.

The applicant also makes comments in relation to Local Planning Guidance Note 20 (House Extensions). The applicant quotes the guidance stating that "In instances where these standards cannot be fully provided, overlooking can be reduced by:

- the erection of screen walls or fences at ground floor level;*
- obscure glazing to windows and doors;*
- the installation of high level windows or roof lights following the slope of the roof (minimum sill height 1.7m)."*

The applicant states that the alternatives mentioned above were proposed during the course of the application and that these were found to be unacceptable by the case officer.

The photographs sent by the applicant are shown below.







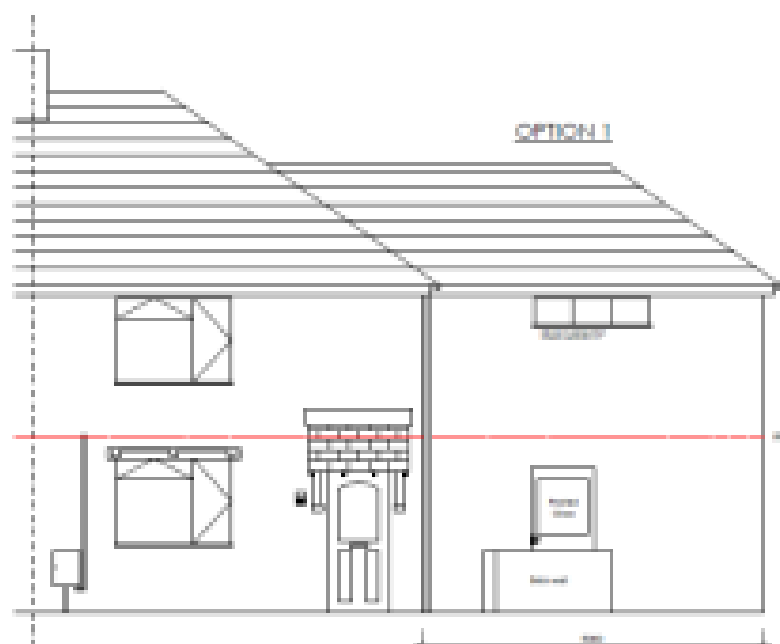
Observations

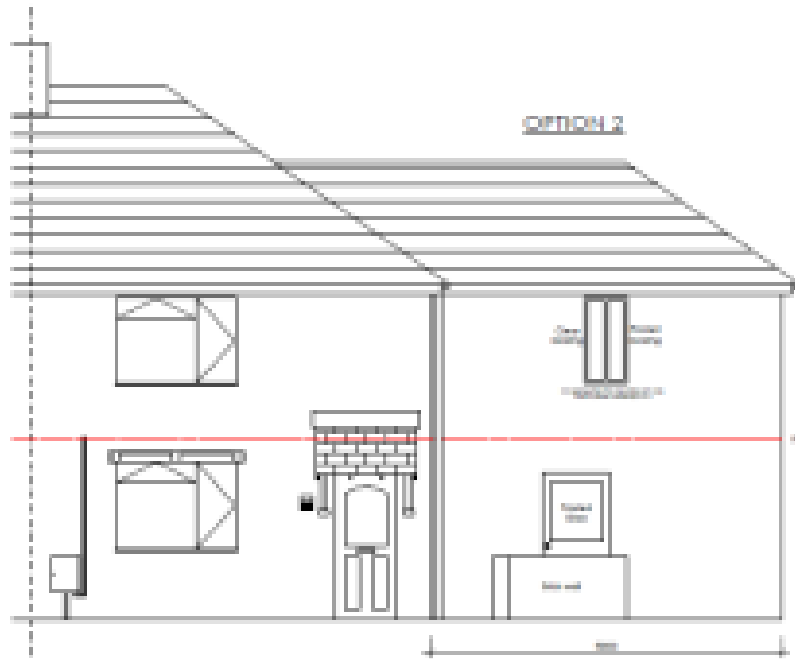
In relation to the photographs provided by the applicant, it is maintained that the site is still visible when viewed from the street scene and public realm.

The majority of residents at Crown Place are considered would have full sight of the extension given their location either opposite, adjacent to or at the end of the cul-de-sac therefore the extension and dwelling as a whole is considered would be visible when viewed from various points in the street.

In terms of the photographs of the building under construction, I believe this is the side elevation of a building rather than the front elevation.

The alternative proposals submitted by the applicant are shown in plan format below.





The ground floor of Options 1 and 2 above is considered appears discordant and at odds with the appearance of the main dwelling, comprising what the applicant has described as an entrance door with frosted glazing. It is unclear as to what the portion of brick wall at the bottom of the door is.

The high level windows in Option 1 and oriel window in Option 2, whilst are considered may overcome the overlooking impacts into the first floor window of the neighbouring property, are considered would look at odds in relation to the appearance of the main dwelling and site as a whole.

The alternative options are not considered would have overcome the visual and residential amenity impacts identified in the reasons for refusal.

Note

The third paragraph under the title 'Residential Amenity' in the main body of the officer report refers to the proposal falling short of the recommended distance of 21m by 13.5m.

Please note the recommended distance should be 22m and therefore the proposal would fall short of this distance by 14.5m.

Recommendation

Remains unchanged as set out in the report.

Pages 50 – 55 GRE P/2018/0519
2 Lake Villas, High Street, Gresford, Wrexham
FOR: Mr Timothy Dale, (Applicant)

ALL OTHER ITEMS ARE SHOW IN THE ORDER OF THE ORIGINAL AGENA

Pages 20 – 30

LLAY P/2018/0231

Land South of the Miners Welfare Institute, New Llay Road, Llay Wrexham

Consultations

Welsh Water: Having assessed the additional information received in support of the above application, we note that infiltration drainage is not practicable due to the lack of permeability and that there is no receiving surface water body in the vicinity of the site. In light of the above and on the basis that surface water runoff from the proposed development would discharge into the public surface water sewer at a rate not exceeding 5l/s, we can confirm that we offer no objection to the application to discharge condition 5 from planning permission P/2016/0373.

Applicant's Submission

Boundary Treatment

Amended plans have been submitted confirming that the side boundaries of plots 2, 6, 9 and 14 will be enclosed by 1.8m high brick walls.

Drainage

Further drainage details of have been submitted to demonstrate that infiltration drainage is not practical on the site.

Observations

Correction

The second paragraph on page 24 should read as follows:

The proposed dwellings will be between 40m and 52m from the dwellings on the opposite side of Llay New Road, thus exceeding the 22m recommended by LPG21. The separation distances from plot 1 to nos. 11 and 10 Drill Hall Court is 13m and 6m respectively. I am however satisfied that its position relative to those properties is such that it will not give rise to unacceptable loss of light, privacy or prove visually overbearing. Plot 3 will be 9m from the rear boundary of No. 10 Drill Hall Court. I am satisfied this is sufficient to ensure that the standard of privacy afforded to the rear garden of the latter is not unduly compromised.

Applicant's submission

The amended plans mean that condition 02 is no longer required and can therefore be deleted.

Recommendation

Condition 01 is amended as follows:

The development shall be carried out in strict accordance with the details shown on the following drawings:

- i) Drawing no. 17.5798/SL1 Revision E: Site Layout*
- ii) Drawing no. 17.5798/1 Harlech House Type*
- iii) Drawing no. 17.5798/2 Conwy House Type*
- iv) Drawing no. 17.5798/3 Rhuddlan House Type*
- v) Drawing no. 17.5798/6 Hawarden House Type*
- vi) Drawing no. 17.5798/7 Fencing location and details*
- vii) Drawing no. 08/111/02 V1.1 Soft Landscape Proposals (sheets 1 and 2)*

Condition 02 is deleted.

Condition 05 is amended as follows:

The existing hedge along the site frontage shall be permanently retained. Any part of the hedgerow removed or severely damaged or becoming diseased shall be replaced in the next available planting season with hedging plants of equivalent size and species.

Amend RECOMMENDATION B to include:

Condition 05

Drawing no. 6938/SK01: Proposed Drainage Layout.

Pages 41 – 41 **WRR P/2018/0354**

The Plas Coch, Plas Coch Retail Park, Plas Coch, Wrexham, LL11 2BW

Applicant's Submission

Submission of Construction Traffic Management Plan (CPMP).

Consultations

Highway authority response – Submitted CTMP is acceptable.

Observations

The submitted CTMP is acceptable and has been approved by the highway authority. An amendment to condition no. 07 is required to reflect the approval of the document as part of the application and to secure implementation of the Plan.

Recommendation

Amendment to Condition No. 07 to read:

The development shall be carried out in strict accordance with the Construction Traffic Management Plan (CTMP) prepared by Adam Baudinette, referenced Revision 1, and dated 2 August 2018, approved as part of this application.

