

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 5 SEPTEMBER 2016
ADDENDUM

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
30 – 47	BRO	P/2016/0080	√	
48 – 53	WRO	P/2016/0298		√
54 – 58	WRO	P/2016/0299		√
59 – 67	WRO	P/2016/0326		√
84 – 101	ISY	P/2016/0358		√
106 - 112	GRE	P/2016/0392	√	√
113 – 119	BRO	P/2016/0411	√	√
181 – 183	GRE	P/2016/0634	√	
197 - 203	BRY	P/2016/0686	√	√
208 – 211	WRC	P/2016/0713		√

Pages 30 – 47 BRO P/2016/0080

Land South of Berse Road, Caego, Wrexham

AGAINST: Emma Wheat (Objector)

Re-Consultations

Community Council: Original concerns remain valid.

Representations

Two online representations received in response to the re-notification exercise:

Original comments remain. Concerns with loss of privacy, highway safety, noise disturbance and dust nuisance.

Observations

All matters raised have been covered in the main agenda report.

Recommendation

No change

Pages 48 – 53 WRO P/2016/0298

*Former Offices and Workshop, Unit C, Maesgwyn Road, Wrexham
FOR: Stuart Hatherall (Agent)*

Pages 54 – 58 WRO P/2016/0298

*Former Offices and Workshop, Unit C, Maesgwyn Road, Wrexham
FOR: Stuart Hatherall (Agent)*

Pages 59 – 67 RHO P/2016/0326

*Isfryn, 5 Queen Street, Rhos, Wrexham
FOR: Stuart Hatherall (Agent)*

Pages 84 – 101 ISY P/2016/0358

*Underground Gas pipeline, Bryn Lane to Maelor Gas Works etc., Wrexham
FOR: Rob Asquith (Representing Agent)*

Consultations

NRW: No objections subject to appropriate conditions with regard to Contamination, Environmental Management and Protected Species. NRW is satisfied the Environmental Statement submitted with the planning application and covers the appropriate Environmental Management detailed in the Environmental Statement, whilst considers the submitted surveys and assessments to be appropriate and adequately assess and mitigate for impacts upon protected species likely to be present. Risks to the water environment can be addressed via condition and further consultation with the developer.

Observations

I have varied / added conditions:-

<i>Condition 2 varied</i>	<i>“before the expiry of 5 years from the date of this permission.”</i>
<i>Condition 6 correction</i>	<i>Refers to:- approved as part of condition 3 should refer to condition 5.</i>
<i>Condition 7 varied</i>	<i>No part of the development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the details as approved unless otherwise agreed in writing by the Local Planning Authority.</i>
<i>Reason 7 varied</i>	<i>In the interests of nearby residential amenity and ecological interests and to secure the mitigation contained with the Environmental Statement.</i>

Condition 8 varied	delete “within the Order Land” in 2(a) which now reads:- “the carrying out of a geographical survey of greenfield areas”, and delete 8(5)
Condition 9	To read agreed not agree.
Condition 10	delete “or adjacent to the proposed route” – now reads:- “No part of the development shall commence until bat assessments have been carried out by a qualified ecologist on all trees within the consented areas directly affected by or adjacent to the working area of the construction of the pipeline.”
Condition 13	Replace “the recommendations as approved shall be fully implemented in accordance with timescales to be agreed in writing before any part of the development commences on site” with:- “Works shall be carried out in accordance with the details and timescales as approved unless otherwise agreed in writing with the Local Planning Authority.”

Add the following 2 conditions and reasons

Condition 14	No construction may commence until a construction traffic management plan has been submitted to and approved by the Local Planning Authority. The construction traffic management plan must be substantially in accordance with the draft construction traffic management plan contained with Appendix 7.5 of the Environmental Statement Volume 4 in so far as it relates to the Gas Connection and must include the following— (a) details of a plan to encourage car sharing between construction workers travelling to the site; (b) construction vehicle routing plans; (c) details of a HGV vehicle booking management system; (d) site access plans and 24 hour access arrangements; (e) proposals for the management of junctions to and crossings of highways and other public rights of way; (f) proposals for the scheduling and timing of movements of delivery vehicles including details of abnormal indivisible loads together with the staggering of construction workers start and finish times; (g) pre-notification of deliveries involving abnormal indivisible loads and details of where an appropriately authorised vehicle escort would be required;
--------------	---

- (h) proposals for temporary warning signs and banksman and appropriate escort details;
- (i) measures to ensure the protection of users of any footpath within the area of the planning permission here granted which may be affected by the construction of the authorised development;
- (j) details of the on-site parking arrangements for construction plant and vehicles; and
- (k) proposals for traffic management controls (such as temporary signals), diversion routes and signage required during construction of the authorised development.

Reason 14 The construction traffic management plan must be implemented as approved.
In the interests of road safety and to comply with Wrexham UDP policy GDP1.

Condition 15 The planning permission hereby granted shall not be implemented prior to The Wrexham (Gas Fired Power Station) Order being made subject to the application registered by the Planning Inspectorate with reference number EN010055 by the Secretary of State for Business Energy and Industrial Strategy.

Reason 15 The development hereby granted planning permission is an integral part of the Wrexham Energy Centre project and cannot occur independently of the Wrexham Gas Fired Power Station for which an application for a Development Consent Order ("The Wrexham (Gas Fired Power Station) Order") has been made (PINS reference number EN010055). To provide certainty to the local community that the Gas Pipeline will not be constructed independently. To comply with Wrexham UDP policy GDP1

Following NRW's response to the application I have added further conditions and notes as set out below.

Condition 16 Reports on monitoring, maintenance and any contingency action carried out in accordance with a long term and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Reason 16 To ensure the protection of controlled waters.

Condition 17 Prior to development commencing, details of pollution prevention plans with regard to water crossings, shall be submitted to and approved in writing by the Local Planning Authority. Works shall

	<i>be carried out in accordance with the details as approved unless otherwise agreed in writing with the Local Planning Authority.</i>
<i>Reason 17</i>	<i>To prevent pollution to the water environment.</i>
<i>Condition 18</i>	<i>Prior to commencement of any works details of the submission and implementation of an ecological compliance audit scheme that includes key performance indicators for all affected species and habitats shall be submitted to the Local Planning Authority for further approval.</i>
<i>Reason 18</i>	<i>In the interests of the preservation of wildlife</i>

Add the following Notes to Applicant

The treatment and disposal of contaminated soils and groundwater is regulated by waste regulation and requires an Environmental Permit.

The developer has committed to adhering to the appropriate pollution prevention methods during works and Horizontal Directional Drilling under the Clywedog. As such impact to water environment with regard to the SAC features downstream to be minimal. As referenced in the Environmental Management section, the developer is requested to provide a specific detail with regard to working methods in this location prior to works commencing.

The applicant's attention is drawn to the guidance and additional requirements contained in their letter dated 02/09/2016.

Recommendation

As main report subject to the variation of conditions, additional conditions and notes to applicant above.

Pages 106 – 112 GRE P/2016/0392

Playing field off High Street, Gresford, Wrexham

AGAINST: Mrs Margaret Heaton (Objector)

FOR: Stuart Hatherall (Agent)

Observations

For clarification and the comments in the Noise Section in the report, the agent for the applicant has confirmed that the tannoy system is existing and a new system is not proposed.

Pages 113 – 119 BRO P/2016/0411

Land off Quarry Road and New Road, Brynteg, Wrexham

AGAINST: Mr Clode (Objector)

FOR: Mr Robertson (Applicant)

Consultations

Local Member: Verbal request to defer the application.

2 additional responses from neighbours on following grounds:-

- Insufficient information provided by planning case officer to enable a full evaluation of the proposal;*
- Should be deferred to enable informed comments by neighbours;*
- Impact on residential amenity given proximity to existing properties and the impact of the slope and location of dwellings;*
- Insufficient notice to have the opportunity to speak at Planning Committee;*
- Works will disturb rodents on the land;*
- Materials (render) inappropriate given the nearby existing buildings;*
- Details of screening not clear.*

Observations

Within the main body of the report you will note my request regarding the submission of additional information to clarify proposed land levels across the site. To date this information has not been received. Whilst Condition 14 requires full details of finished floor levels of the proposed dwellings, I do not consider that this alone is sufficient to ensure there would be no adverse impact upon neighbouring dwellings. This is a sloping site and given the relationship with adjoining development I would expect cross-sectional drawings to properly assess the impact this development will have on the surrounding area. In line with the request from the Local Member and the concerns raised by local residents above, I would recommend a deferment in order to fully examine the impact upon adjoining properties before any decision is made.

Recommendation

Defer until further information and clarification has been sought from the applicants in relation to site levels.

Pages 181 – 183 GRE P/2016/0634

Dodd's Lane Shopping Centre, Dodd's Lane, Gwersyllt, Wrexham

AGAINST: Rachel Brooks (Objector)

Pages 197 – 203 BRY P/2016/0686

Glanllyn, Llanarmon Road, Bwlchgwyn, Wrexham

AGAINST: Mr Simmons (Neighbour)

FOR: Paula Morris (Representing Applicant)

Recommendation

The following additional conditions be added:

Condition 7 Notwithstanding the provisions of Part 1, Classes A, B, and E of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any order revoking, re-enacting that Order with or without modification), no enlargements to the dwelling shall be erected and, other than the shed/hobby workshop/domestic storage unit shown on the approved plans, no buildings or enclosures shall be erected within the curtilage of the dwelling.

Reason 7 In the interests of protecting the rural landscape.

Pages 208 – 211 WRC P/2016/0713

Unit 4 Rivulet Road, Wrexham

FOR: Mr Cain Wynne (Applicant)

ALL OTHER ITEMS WILL BE TAKEN IN THE ORDER SHOWN ON THE ORIGINAL AGENDA

Pages 102 – 105 MIN P/2016/0359

Observations

I have added an additional condition.

Condition 5 The area indicated on the approved drawings for the turning of HGVs shall only be used for those purposes and precludes the parking of vehicles.

Reason 5 In the interests of the visual amenities of the area and to protect the policies for development in the countryside.

Recommendation

As main report with the addition of the above condition and reason.

Pages 134 – 146 PEN P/2016/0530

Further submissions

The applicant has provided a drainage design plan and justification in relation to the proposed layout. This was provided post submission and I have consulted Natural Resources Wales, Welsh Water and the Council's Senior Flood Management Officer.

Responses

- Welsh Water – No further comments to make
- Natural Resources Wales and Senior Flood Management Officer consultation remains outstanding.

Observations

Given that the principle of development has been accepted on this site there is the opportunity to agree the drainage design prior to the determination of the application. I therefore request that delegated powers be given to Officers to grant planning permission upon the satisfactory agreement of the proposed drainage scheme. This is reflected in my amended recommendation below.

Recommendation

That the Head of Environment and Planning be given delegated authority to determine the application as deemed necessary upon receipt of satisfactory consultation responses in relation to the drainage scheme submitted as part of the application.

Pages 154 – 160 **BRO P/2016/0584**

Observations

For the avoidance of doubt and to reaffirm the requirements of condition no. 3, a further condition is recommended to confirm that no commercial activity should take place within the proposed building.

Recommendation

Add condition no. 4

Condition 4 No commercial activities shall take place within the building hereby approved.

Reason 4 To protect the amenities of the neighbouring occupiers.

Pages 167 – 171 **MAR P/2016/0609**

Representations

1 further representation received raising the following objections:

- There is a shared concrete canopy over the front door and a down spout shared by the two properties which would seriously affect drainage.
- The rear extension at the moment has open gardens overlooking the church in Marchwiell. The neighbouring property would be looking onto a brick wall rather than open views to their garden.
- There is a drainage pipe joint between the two properties for a soakaway from the gutters which would be affected.

Observations

Alterations to the dwelling which will interfere with the structure of the neighbouring dwelling are considered through other legislation (The Party Wall Act 1996). Any drainage alterations will be considered under the Building Regulations.

The scheme passes the BRE daylight test as adopted in LPG20. The extension is not considered to be overbearing and there is no right in planning terms for a specific view.

Recommendation

Remains unchanged.

Pages 191 – 196 ROS P/2016/0672

Representations

1 further representation received raising the following objections:

- The changes were made without any thought for the community and go against the aesthetic appeal of the village;
The secrecy with which the store went through the changes is disappointing and shows great disrespect.

Observations

Response to the representation above is dealt with in the main report.

Recommendation

Remains unchanged.