

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 2 JUNE 2014

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT

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
8-16	GWE	P/2014/0071		√
34-39	WRO	P/2014/0207	√	
65-68	WRR	P/2014/0247		√

PAGES 8 – 16 GWE P/2014/0071

Black Horse Inn, Top Road, Summerhill, Wrexham

Speaker: FOR – Mr R A Dewey (Agent)

PAGES 34 – 39 WRO P/2014/0207

Lidl UK, Salop Road, Wrexham

Speaker: AGAINST – Mr D E Jones (Local Resident)

PAGES 65 – 68 WRR P/2014/0247

43 Acton Gate, Wrexham

Speaker: FOR – Mr S Hatherall (Agent)

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

PAGES 26 – 33 LLR P/2014/0172

Recommendation

Condition 10 to be amended as follows:

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or in an order revoking and re-enacting that Order with or without modification) no buildings or temporary structures (including marquees) shall be erected or constructed on any of the land edged red or blue on approved drawing no. SK.11 Revision A other than the development hereby permitted.

PAGE 34 - 39 WRO P/2013/0207

Applicant's submissions

An amended planning application form and design and access statement has been submitted detailing a change to the planning permission referred to in the initial description of development. The amended planning application description now reads:

'VARIATION OF CONDITION 10 OF PLANNING DECISION P/2003/0989 TO ALLOW SITE DELIVERIES ON SUNDAY AND BANK HOLIDAYS WITHIN THE HOURS 1900 TO 2100'

Observations

This amendment is not considered to be a substantive change. The condition in question relates to the same restrictive provisions under the amended planning reference. As such, I am satisfied that the change is acceptable.

Recommendation

Remains unchanged

PAGES 78 - 86 LLR P/2014/0268

Representations

1 letter of objection strongly opposing the removal of the condition.

Comments

I have nothing further to add to matter discussed in my main report.

Recommendation

Unchanged

PAGES 87-96 ABE P/2014/0275

Consultations

Highways:

- Visibility from north-easterly access is substandard. In order to support the application, recommend the applicant funds a Traffic Regulation Order to reduce the road speed from 40mph to 30mph. Based on assumed speeds of 30mph the access would require splays of 70m in both directions. The applicant will need to confirm that they have an agreement with the adjoining landowner to provide the splay in a south-westerly direction;
- The LPG maximum for the existing and proposed warehousing taken together is 763. 65 parking spaces are currently provided and an additional 25 spaces will be provided for the proposed development equating to a total of 90;
- Whilst significantly below LPG16 requirements I understand the proposed level of parking adequately caters for the operational requirements of the site. However I would recommend that a Travel Plan be required.

Observations

Highways

I have already recommended a condition be imposed in respect of the Traffic Regulation Order to reduce traffic speeds.

I note Highways comments in respect of the splay crossing adjacent land, I understand that there is no agreement in place. Whilst I would normally expect a formal agreement to be secured via a Planning Obligation in such cases, in this instance a significant amount of the traffic entering and leaving site will do so via the north-eastern access irrespective of whether the development takes place. A reduction in traffic speed along the Bridge Road frontage of the site will be sufficient to enable the development to take place without having a significant impact upon highway safety.

I do not consider it necessary to require a Travel Plan in this instance. The low level of on-site parking is justified in this instance by the fact that there are a relatively low number of employees relative to the total floor area of the warehouses on site. Whilst there will only be 90 parking spaces in total based on the details provided in respect of existing and proposed level of employees this will be more than adequate to cater for likely levels of parking demand even if all members of staff travelled to the site by car.

Other Matters

The land subject to this application is also subject to the Section 106 Planning Obligation that secure the long term management and maintenance of the habitat mitigation area proposed as part of the prison development (reference P/2013/0671). The land will need to be released from that obligation in order for permission to be granted and the development to take place. Accordingly my recommendation is amended as set out below.

Recommendation

RECOMMENDATION A

That the application site be released from the Obligation under Section 106 of the Town and Country Planning Act 1990 currently affecting it, and that the Head of Community Wellbeing and Development be given delegated authority to approve the final form and content of the document giving effect to such release.

RECOMMENDATION B

That upon the release referred to in Recommendation A taking effect, permission be granted subject to the conditions set out in my main report.

Consultations

Public Protection: No objections provided that the application is submitted with a Declaration of Conformance to ICNIRP Public Exposure Guidelines for radiation.

Comments

This matter is covered in my main report.

Recommendation

Unchanged