

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 3 FEBRUARY 2014

ADDENDUM

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
21 – 25	MIN	P/2013/0748		√
38 - 45	BRO	P/2013/0777		√
59 – 74	RUA	P/2013/0797		√
78 - 84	GRE	P/2013/0806	√	

PAGES 21–25 MIN P/2013/0748

Adjacent to Lynwood, Maesyfynnon Road, Minera, Wrexham

Speaker: FOR – Mr R A Dewey (Agent)

Note to Applicant

Your attention is drawn to the comments contained within the National Resources Wales letter regarding constraints on the use of the curtilage to the rear of the property. The land is within a SSSI and consent is controlled by NRW.

PAGES 38-45 BRO P/2013/0777

Land south of Cefn Road, Lodge, Wrexham

Speakers: FOR – Mr R A Dewey (Agent)

Applicant's Submission

- Disappointing to note the Highways response since the applicants have gone to considerable lengths to try and overcome some of the concerns previously raised to development of this land;
- We fully concur with the statement that the road in its current condition is unsuitable to serve three additional dwellings – indeed it is our submission that it is unsuitable to provide access to the 19 dwellings existing yet a number of additional dwellings have been permitted over the years;
- The improvements (previously offered) to the surfacing do very little to overcome the fundamental objections of inadequate width and lack of turning space.

- The statement that improvements are being carried out across the site frontage is misleading in that no widening is proposed there. The widening would allow the safe passage of two way traffic in most instances and the suggestion that this will result in on road parking seems strange in that this applies to almost any highway as on-street parking almost always prevents two way flows. In this case the three accesses to the new properties will discourage such parking as it would block the drive ways. If the turning head becomes blocked by parked vehicles (which seems implausible), it makes matters no worse than they are at present but in reality the likelihood that it will be much safer. The removal of parking on the far side of Kent Road will remove dangerous pedestrian movements. Given the gradient and number of drives, it seems gratuitous to suggest that vehicles will speed along Cefn Road;
- Visibility at the Kent Road junction on paper is only marginally below standards but in reality it is more than adequate as a site visit would show;
- Strongly of the view that there are substantial and worthwhile improvements to the access as a result of the proposal and that the advice of TAN18 should be followed and a recommendation to permit be made.

Observations

Highways have confirm that visibility is not marginally below standards, it is more than 30% below recommended standards in both directions.

The access is substandard and will remain so even if the development were to go ahead. Furthermore there also remains a policy objection to the release of the site for development.

Recommendation

Remains unaltered.

PAGES 59-74 RUA P/2013/0797

Site at Maelor Place, Ruabon, Wrexham

Speaker: FOR – Mr C Sparrow (Representing Agents)

Representations

One further letter received, raising similar issues as previously given.

Observations

There are some issues regarding the wording of condition 2 of the recommendation and therefore the content of this condition and reason needs to be adjusted.

Recommendation

Alter condition 2, to read as follows:

Development shall not begin until the following scheme of details have been submitted to and approved in writing by the Local Planning Authority:

- a) the implementation of a traffic regulation order (including necessary consultations) for Maelor Place/Caer Llan
- b) provision of primary school infrastructure facilities
- c) a maintenance plan for proposed on-site Public Open Space.

Reason: To ensure that the development is implemented with suitable measures to control parking along Maelor Place/Caer Llan, to provide adequate provision of primary school facilities, and the suitable measures to maintain on site public open space, in the interests of the amenities of new residents and highway safety.

PAGES 78-84 GRE P/2013/0806

Tethers End, Village Walks, Marford, Wrexham

Speaker: AGAINST – Mr J Morris (Neighbour)

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

PAGES 2-14 PEN P/2013/0614

Observations

Due to the scale of the site area, the application falls under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 as being an urban infrastructure development. As such, a Screening Opinion was adopted dated 23.01.2013 concluding that Environmental Impact Assessment is not required for this proposal.

Representations

1 representation received raising the following points:

- The proposed access opposite the frontage of the Cross Foxes public house should not be allowed;
- Concerns remain that the adjoining land will be sold off for housing development; and
- Noise and nuisance will be caused when the school is not open.

Recommendation

The points raised above are considered in the main body of the report. The recommendation remains unchanged.

PAGES 89-103 CHI P/2013/0824

Consultations

CADW: *Recognise that whilst the proposed facility will have some adverse impact on the setting of nearby scheduled ancient monuments and the essential setting of the World Heritage Site, the impact needs to be considered in the context of the substantial existing development. The proposed development will represent a moderate addition to the existing built footprint. This area of the World Heritage Site is dominated by the Kronospan Plant and whilst the structure will increase the built mass, the proportional (reduced) scale of the proposed additions and its greater integration with existing structures should not significantly change the overall appearance of the substantial existing development. CADW are satisfied the development will have no significant additional impact on the settings of any listed scheduled ancient monuments or the essential setting of the World Heritage Site.*

National Trust: *The works will marginally add to visual impact on Chirk Castle and the Parkland. However, the proposals would enable an appreciable reduction in fossil fuel use and reduce greenhouse gas emissions. No objections. Council should carefully consider health impacts and continue to mitigate the impacts of the development.*

Applicant's Submission

Kronospan has provided the additional information/clarification:

- Noise – An additional Noise Monitoring routine at 8 specific off site locations has recently been implemented as agreed with Wrexham Council Public Protection Department to detect any unusual noises emanating from the plant. This audit is being undertaken initially by the Environment Manager and the Environment Co-ordinator, together with the intention that when unusual noise is detected they will get the relevant Plant Managers to identify the specific source and resolve the problem.
- Key plant components are included in the site's Planned Preventative Maintenance Programme, to be monitored proactively by maintenance and production personnel and maintained as required for efficiency and environmental reasons. The appropriate intervals for monitoring can be adjusted based on experience.
- The new installation is designed to ensure that it does not increase the noise profile at the site boundary. For example, the conveyors in the application are enclosed and insulated for noise.
- APC Residues ("Fly Ash") – Arising APC residues will be removed from the site in enclosed tankers.

Observations

I am satisfied that the scheme has been fully considered and the impact on heritage assets comprehensively assessed. The reduced scale and location ensures the impact is minimised and would be less intrusive than the consented scheme.

The information provided in regard to an additional noise monitoring routine and the site's Planned Preventative Maintenance Programme will ensure noise issues are adequately addressed.

The design of the new plant and the Environmental Permit for the site, to include the biomass development, will continue to control noise.

For clarification I would confirm the following:-

The bottom ash is quenched with water and placed in skips which are covered and removed from the site. With regards to fly ash, after being treated, the remaining particles are filtered into bags and removed from the site in concealed containers.

With regards to the contamination conditions the Public Protection Department are not aware of any specific contamination issues in the area to be developed. I am aware that work has already commenced on site.

Amendments to Conditions 15 and 16

Condition 15: Replace 'edged in red on Figure 1.2 of the submitted plans' with "in blue on drawing number 1469-01-01 of the submitted drawing".

Condition 16: Replace 'edged red on fig 1.2 of the submitted drawings' with "edged in blue on drawing number 1469-01-01 of the submitted drawing".

Amend Conditions 03 and 04

Conditions 03 and 04: Replace "prior to commencement of development" with "prior to the commissioning of the development".

Amend Condition 06:

Condition 06: To read "if during development unforeseen contamination not previously identified was found to be present at the site, then no further development (unless otherwise agreed, in writing, with the Local Planning Authority), shall be carried out until the developer has submitted and obtained the written approval of the Local Planning Authority.

Recommendation

Subject to the alterations to conditions 15 and 16 my recommendation remains in accordance with the main report.

PAGES 108-111 WRO P/2013/0842

Consultations

One additional letter of concern, on the basis increased hardstanding to front of property to cater for the parking requirements, will exacerbate flooding on the adjacent cul-de-sac. This is a long standing problem and highways have been made aware of the problem.

Oral comments from the two neighbouring properties confirming the window changes address the concerns regarding lack of privacy.

Applicant's Submission

The applicant has submitted amended drawings to address the concerns of problematic side windows by neighbouring properties. The scheme now involves retaining existing windows and provision of rooflights. A plan has also been submitted to indicate that the required parking can be achieved.

Observations

I have spoken with the neighbours to the east and west of the site who raised concerns regarding side windows and a loss of privacy. They have viewed the amended plans and are satisfied that the proposals will now protect their privacy. A plan has also been submitted to include an increased hardstanding and adequate parking arrangements.

With regard to the new concern and the increase of hardstanding which would exacerbate flooding on the adjoining cul-de-sac, I do not consider, given the existing levels of surface water coming off existing drives, it will significantly exacerbate problems. Whilst the problems are largely outside the remit of this application, I will condition the surface materials to be porous/permeable. Highways are likely to find a more permanent solution to the flooding problems.

I intend replacing Condition 03 with an amended condition to reflect submitted details and concerns regarding additional flooding.

Condition 03 should now read:

Notwithstanding the approved amended drawing and parking arrangements, details of the proposed surface treatment of the replaced/extended surface shall be submitted to and approved, in writing, by the Local Planning Authority. The surface materials must be permeable/porous. The works shall be carried out strictly in accordance with the details as approved and to a timescale to be agreed as part of the submitted details. (Reason: To ensure the development does not exacerbate problems of flooding on the adjoining highway).

Recommendation

Subject to the replacement condition my recommendation remains in accordance with the main report.

Applicant's Submission

The applicant has submitted a retrospective application, reference P/2014/0041, for the Screwfix signs that have recently been attached to the exterior of the premises.

Observations

The display of the Screwfix signage is not a relevant material consideration in the determination of this application. The visual amenity and highway safety impacts of the signage will be given due consideration prior to the determination of application P/2014/0041.

Recommendation

Remains unaltered.