

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 6 JANUARY 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
9 – 21	LLR	P/2013/0476	√	√
22 – 51	ABE	P/2013/0671	√	√
52 – 60	WRR	P/2013/0703	√	√
71 – 75	WRO	P/2013/0726	√	
86 – 94	GRE	P/2013/0771		√

PAGES 9–21 LLR P/2013/0476

Adjoining 1 & 2 Bryn Celyn, Garth Trevor Road, Garth, Wrexham

*Speaker: AGAINST – MR F Griffiths (Representing Neighbours)
FOR – Mr M Gilbert (Agent)*

PAGES 22–51 ABE P/2013/0671

Former Firestone Factory Site, Bridge Road, Wrexham I.E. Wrexham

*Speakers: AGAINST – Mr S Nott (Representing Abenbury Community)
FOR – Mr N Hardy (Representing Agents)*

Representations

1 additional representation received expressing the following concerns:

- question the number of jobs to be created;*
- detrimental impact upon the name of Wrexham.*

Applicant's Submission

In order to maximise the economic benefits to the locality the MoJ have confirmed that they are committed to:

- hold networking events;*
- place a requirement in the tender specification for contractors to provide a location to explain activities taking place on site to local residents – including job advertisements;*

- When recruiting staff to the new prison the MoJ /contractor will liaise closely with Job Centre Plus in Wrexham in order to ensure that full details of employment opportunities available at the prison are promoted;
- Working with the Regional Leadership Board and the Economic Ambition Board to identify where job opportunities may be best advertised, and by what media.

Observations

Whilst I have already reported that it is outside of the scope of planning control to require or ensure that a specific number of jobs at the prison site are filled by local people I am confident that the MoJ are committed to maximising the opportunities for local people to be made aware of and to apply for jobs at the site.

Recommendation

Remains unchanged.

PAGES 52–60 WRR P/2013/0703

Former site of 2 Lodge Road, Stansty, Wrexham

Speaker: AGAINST – Mrs C Roberts (Neighbour)
FOR – Mr M Jarvis (Applicant)

Consultations

Local Member: Remains concerned about the double garage for the following reasons:

- It will only be 7m from the rear elevation of No.5 Grange Court which is less than the 13m recommendation under LPG21;
- The external staircase will have an impact on No.8 Stansty Road, which is Grade 2 listed building.

The garage should be single storey with a pitched roof and **NO** first floor structure.

Representations

1 letter of objection expressing the following concerns:

- Garage with a first floor would be imposing and would appear as an industrial type building. It would result in two buildings of first floor height on the site. From Stansty Road this would not be in keeping with adjacent buildings;
- Overlooking from second floor window. The installation of a skylight in place of the window would address this objection;
- Proposed 1.8 wall would be oppressive and not in keeping with adjacent buildings;
- A new permanent walled boundary should be erected between new build and adjacent property;
- Planting between new build and neighbouring property should be carried out to rectify previous removal of trees

Observations

These above matters are dealt with in my main report.

Recommendation

Remains unchanged.

PAGES 71–75 WRO P/2013/0726

Acton Gate Audio Ltd, 4 Ruabon Road, Wrexham

Speaker: AGAINST – Mrs A Haftavani (Local Resident)

Representations

1 additional representation expressing the following concerns:

- i) *Parking problems – including parking outside of the entrance to nearby properties;*
- ii) *Litter and anti-social behaviour problems;*
- iii) *LPG9 refers to conditions being imposed on takeaway applications to require the provision of bins.*
- iv) *Planning permission for similar development refused and upheld on appeal in 2004.*

Observations

Planning permission was refused for the use of 24 Ruabon Road, some 50 metres to the south west, as a takeaway in 2004 (P/2004/0043). A subsequent appeal was dismissed with the Inspector concluding the development would give rise to unacceptable impacts in respect of amenity and parking.

Whilst I am aware of the above decision, each proposal is judged on its own merits. It is worth noting that in October 2012 permission was refused to convert 58 Penybryn, approximately 35 metres from the application site to a takeaway (P/2012/0598), however permission was only refused due to a lack of on-street parking near to the site in that particular case. The relationship between no.58 Penybryn and nearby residential properties is not significantly different to site subject to this application.

The highways and amenity impacts have been dealt with in my main report; however it is worth emphasising that;

- *Highways recommended permission be refused for both of the above mentioned developments. Highways have not objected to the current application; and*
- *Unlike many applications for A3 uses the current proposals include detailed proposals for odour control.*

LPG9 advises that permissions for takeaways will be subject to a condition requiring the installation of onsite litterbins will be applied to permissions a hot food takeaways. Accordingly such a condition will be attached.

Recommendation

The following condition be added:

Condition 05:

The premises shall not be used for the purpose hereby granted permission until litter bins have been provided in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority. The bins shall thereafter be retained for use by customers. (Reason: To protect the amenities of occupiers of nearby properties and in the interests of the visual amenity of the area).

PAGES 86-94 GRE P/2013/0771

Land adjoining Baldrumma, 87 Wynnstay Lane, Marford, Wrexham

Speaker: FOR – Mr R A Dewey (Representing Applicant)

Consultations

Gresford Community Council: Concerned that the dwelling will be closer to Hudsons Hill than the bungalow and may lead to the cutting down of trees. As this development was on a prominent corner in a rural area it should not impact upon the rural aspect of the area.

Observations

~~These matters are dealt with in my main report.~~

These matters have been largely dealt with in my main report. However the existing hedge along the boundary of the site with Hudsons Hill is critical to preserving the rural character of the southern boundary of the site and should therefore be retained. Accordingly a condition requiring the retention and maintenance of the hedge will be attached.

Recommendation

~~Remains unchanged.~~

Condition 16

With the exception any part of the hedge removed to comply with the requirements of condition 08, the existing hedge enclosing the boundary of the site with Hudsons Hill shall be retained and maintained at a height not less than 1.6 metres above the level of the ground immediately to the north of the hedge. Any part of the hedge that becomes severely damaged, or is in poor physiological condition or is removed shall be replaced within hedgerow species to match those within the existing hedge during the following planting season (November to March). (Reason: To protect the rural character of the southern boundary of the site).

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

PAGES 2-8 WOR P/2012/0728

Representations

A letter of support received from neighbouring occupiers. The letter highlights the importance of rural enterprises and states the importance of the need to reside on site to the success of the business. They point out that the applicants have had to endure difficult winters having lived in a mobile caravan in recent years. They support their proposal for a permanent dwelling.

Observations

These matters are dealt with in my report.

Recommendation

Remains unchanged.