

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 2 DECEMBER 2013

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
24 – 36	ROS	P/2013/0493		√
37 – 41	CHI	P/2013/0503		√
88 – 91	WRA	P/2013/0708	√	

PAGES 24–36 ROS P/2013/0493

Nags Head, Chester Road, Lavister, Rossett, Wrexham

Speaker: FOR – Mr G Bridge (Representing Applicant)

PAGES 37–41 CHI P/2013/0503

The Barns, The Lodge, Black Park,, Chirk, Wrexham, LL14 5AU

Speaker: FOR – Mr G Dowswell (Applicant)

Applicant submissions

“Mr Dowswell (applicant) did not sell Park Gate Lodge recently as noted at a couple of points in the Report, but in November 2007 when the original application was being considered by the Council.

The original application plans show Park Gate Lodge remaining accessed as existing, with the 5 other dwellings on the new driveway - being the maximum usually allowed on a private driveway - so the change was not considered relevant.

It was only when the approvals were finally issued at the end of January 2008 that we were made aware of the Highways Condition 18 having been added - there having been no consultation or request to amend the application.

By that time Park Gate Lodge had been sold with its legal right to use the existing access. Mr Dowswell obtained "in principle" agreement with the new owners to use

the new driveway when constructed, and when the property changed hands again Mr Dowswell again confirmed the current owners "in principle" agreement.

The request for Variation is not as a result of a recent decision by Mr Dowswell to sell but unfortunately by the failure to agree legal rights with the current owner of Park Gate Lodge for them to use the new driveway and rescind their legal right to use the existing".

Recommendation

Remains unaltered.

PAGES 88-91 WRA P/2013/0708

Barkers Lane CP School, Barkers Lane, Wrexham

Speaker: AGAINST – Mr Paul McDermott (Local Resident)

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

PAGES 2-5 WRA P/2013/0124

Consultations

Highways: No recommendations.

Representations

1 representation received raising the following points:

- A neighbour has lived at their property for 12 years in which time children have climbed on bins and taken drugs and their house was broken in to twice. This problem was reduced due to a new CCTV camera and community policing, however the proposed structure will become an eyesore in years to come and children will climb over the structure and cause further problems. The residents have already fought to get Japanese knotweed sorted and the residents should not be subjected to further problems.

Observations

The points raised above are addressed in the main report.

Recommendation

Remains unaltered.

PAGES 6-11 BRO P/2013/0277

Applicant's Submission

The applicant has requested that the application be withdrawn.

Recommendation

The application is WITHDRAWN.

PAGE 12-23 CEF P/2013/0291

Applicants submissions

Amended plans in respect of the external elevations.

Observations

In light of the fact that one of the proposed dwellings has 3 bedrooms the description of development in the main report is incorrect.

Recommendation

Description of development is amended as follows:
ERECTION OF 6 DWELLINGS

PAGES 63-67 RHO P/2013/0528

Representations

Following the removal of the external patio area from the scheme, all objections to the granting of planning permission have now been withdrawn.

Observations

The application has now been approved under delegated powers in accordance with the case officer recommendation.

PAGES 68-74 RUA P/2013/0646

Consultations

Public Protection: Recommend conditions in respect of:

- i) investigation and mitigation of the site in respect of possible contamination;
- ii) limiting operating times of construction in the interests of amenity.

Applicant's submission

Amended plans making minor changes to the window designs and substituting the boundary fence between the two plots with a post and rail fence and boundary hedge.

Observations

Whilst amended plans have been received they are not of a satisfactory standard. There are further opportunities to improve the overall character and appearance of the proposed dwellings. I would therefore recommend the application be deferred to allow this issue to be pursued further.

Recommendation

On the basis that additional amendments are required to the elevations, the application be deferred.

PAGES 75-78 ROS P/2013/0661

Consultations

Natural Resources Wales: No objections but have made a number of recommendations.

They recommend that with climate change the risk to property is likely to become more severe and any permission for residential use should be restricted. A Flood Consequences Assessment is also recommended which should concentrate on access and egress to and from the property in the event of flooding. The applicant is also strongly advised to sign up to the free flood warning service provided by Natural Resources Wales.

Observations

I intend adding notes to the applicant.

The applicant is strongly advised to submit a Flood Consequences Assessment, which should concentrate on access and egress to and from the property in the event of flooding.

The applicant is strongly advised to sign up to the free flood warning service which is provided by Natural Resources Wales. To sign up you should call the floodline on 08459 881188

Recommendation

My recommendation remains as the main report subject to the additional notes.