

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 5 DECEMBER 2011

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
26 – 30	CHI	P/2011/0684		√
40 – 47	LLA	P/2011/0701		√
71 – 80	GRE	P/2011/0741		√
86 – 88	WRR	P/2011/0770		√
108 – 112	SES	P/2011/0785		√
113 – 118	GRE	P/2011/0790		√

PAGES 26 – 30 CHI P/2011/0684

26 West View, Chirk, Wrexham
FOR: Mr R A Dewey (Agent)

PAGES 40 – 47 LLA P/2011/0701

Land west of Little Bryn Alyn, Pont y Capel Lane, Bradley, Wrexham
FOR: Mr S Goodwing (Agent)

PAGES 71 – 80 GRE P/2011/0741

Min y Dyffryn, The Green, Gresford Road, Gresford, Wrexham
FOR: Mr J Parry (Applicant)

PAGES 86 – 88 WRR P/2011/0770

50 Snowdon Drive, Wrexham
FOR: Mr S Hatherall (Agent)

Applicant's Submission

The agent points out that the extension is 1.1 metre from the boundary. Therefore the reference in the report to the restriction of extensions within 1 metre of the boundary to 3.5 metres in length (based on LPGN20) is inaccurate and misleading.

Consultations

Rhosddu CC: No objections

Observations

I accept that the extension is now over 1 metre from the site boundary. However the guidance states that the length can be increased by 1 metre above 3.5 metres for every additional metre from the boundary, which means that this proposal is still contrary to the guidance.

Recommendation

Remains unchanged.

PAGES 108 – 112 SES P/2011/0785

Mayfield House, Holt Road, Cross Lanes, Wrexham

FOR: Mr S Miles (Representing applicants)

Consultations

Community Council:

- support in principle but have concerns regarding policies GDP1, H5 and LPG13;
- previous permission for conversion of the building to a two-bedroom property;
- proposal appears to build over two thirds of the building and demolish the remainder making a considerably larger footprint;
- proposal may suffer from traffic noise due to proximity to Holt Road;
- no detail of visibility splays have been provided.

Public Protection:

- recommend conditions and advisory notes.

Observations

Most of the Community Council's comments have been addressed in my main report. Regarding the highway noise, suitable measures could be incorporated into the building to limit the impact of noise.

Recommendation

Remains unchanged.

PAGES 113 – 118 GRE P/2011/0790

21 Hillock Lane, Gresford, Wrexham

FOR: Mr S Hatherall (Agent)

Representations

1 letter of support making the following comments:

- planning condition removing permitted development rights to place windows in north facing roof plane should be imposed for the same reasons as those given on the earlier permission.

Recommendation

Remains unchanged.

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

PAGES 15-25 WRC P/2011/0675

Consultations

Further response received from the highway authority confirming that there are no objections to the development subject to planning conditions (see recommendation below).

Representations

Two further letters received. In addition to the previous concerns raised (see main report), the apartment block should not be deleted from the scheme, and the site should be developed as a whole and in one phase. The area of land adjacent to Salop Road is in a prominent location and to leave this area undeveloped would be detrimental to the visual amenities of the area.

Applicant's Submission

Landscaping plans and planting schedule have now been submitted for consideration.

Observations

It is my understanding that the submission of the application relating to the apartment block is imminent, and that the site will be developed in one phase. However as I have explained in the main report there are time constraints with regards to funding from the Welsh Government which needs to be taken up by February 2012. This funding will also provide financial support for the development on Kingmills Road, Hightown. It is important therefore to ensure that a permission is in place to allow this bid for funding to proceed. The area referred to adjoining Salop Road is the most sensitive part of the overall site. During negotiations with the developers it became apparent that further amendments would be required to make the scheme acceptable given its visual prominence. Given the time constraints for funding and the need for further negotiations it was therefore agreed this part of the site should be deleted from the current application. However, in the event that this development is not forthcoming I propose a condition to ensure that the area is appropriately landscaped.

Recommendation

Additional Conditions, Reasons and Advisory Notes.

Conditions

15. No part of the development hereby approved shall be occupied until full details of a soft landscaping/planting scheme for the land shown edged blue on approved plan no. 383 003/004 Rev E together with a timescale for implementation of works have been submitted to and approved in writing by the Local Planning Authority.
16. The landscaping scheme submitted and approved in connection with condition no. 15 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
17. Prior to first use of the development, the new estate road and footways shall be laid out in strict accordance with plan no. 3609-1 05 Rev C and dated 28 November 2011.
18. The vehicular parking and turning areas as shown on approved drawing no. 3609-1 05 Rev C and dated 28 November 2011 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.
19. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 56 metres in both directions measured to the nearside of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
20. No part of the development shall commence until a scheme detailing the layout, design, drainage and construction of the proposed new estate road and footways has been submitted to and approved in writing by the Local Planning Authority. The scheme as is approved shall be fully implemented prior to first use of the development.
21. The development shall be carried out in strict accordance with the boundary treatment details shown on approved plan no. 383 007 Rev D, and the boundaries shall be completed in all respects prior to occupation of the last dwelling/unit hereby approved.
22. Prior to first use of the development, all razor wire and glass shall be removed which currently rest on top of the existing stone wall along the eastern boundary.
23. Prior to installation on site, elevation details of the proposed sub-station and all gates proposed within the site shall be submitted to and approved in writing by the Local Planning Authority. These elements shall be completed in all respects in strict accordance with these details as are approved.
24. Prior to installation on site the colours proposed for the painting and staining of all boundary treatments and bin store shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with these details as are approved.
25. Within 3 months of commencement of development, a Landscaping Management Plan, including long term design objectives, management responsibilities and maintenance

schedules for all hard and soft landscaped and planting areas, LEAP, boundary treatments, communal gardens, driveways, pathways and parking spaces shall be submitted to and approved in writing by the Local Planning Authority. These areas shall be managed and maintained in strict accordance with these details as are approved.

26. Within three months of commencement of development, full details of a hard and soft landscaping and planting scheme, and proposed play equipment for the public open space on site, together with a timescale for implementation of works and planting shall be submitted to and approved in writing by the Local Planning Authority.
27. The landscaping scheme submitted and approved in connection with condition no. 26 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
28. The planting implemented in connection with condition no. 27 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reasons

15. In the interests of the visual amenities of the area.
16. In the interests of the visual amenities of the area.
17. In the interests of highway safety.
18. To ensure that adequate vehicular parking is retained clear of the highway.
19. In the interests of highway safety.
20. In the interests of highway safety.
21. To ensure a good standard of development and to protect the amenities of the future occupiers.
22. In the interests of the visual amenities of the area.
23. In the interests of the visual amenities of the area.
24. In the interests of the visual amenities of the area.
25. To ensure proper maintenance/management of all public realm.
26. To ensure a good standard of development.
27. To ensure a good standard of development.
28. To ensure a good standard of development.

Notes

The proposed estate road including footways, drainage and street lighting should be constructed to a standard suitable for adoption by the Council for future maintenance at the public's expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980.

The developer is advised that the highway authority will require such works to be completed to their satisfaction before they will formally adopt the highway works for public use. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the highway authority approve the proposed works to be carried out.

PAGES 64-70 CHI P/2011/0732

Applicant's Submission

The applicants held a public consultation event in Chirk on 23 November 2011 to give local people the opportunity to see what was planned and to ask questions/raise any concerns they have. The event was well attended and positive feedback received. The applicants addressed local concerns regarding the proposed light industrial uses.

Recommendation

Remains unchanged.

PAGES 89-96 WRR P/2011/0775

Consultations

Rhosddu Community Council: Objections received on the following grounds:-

- The size of the extension is too large, out of proportion with the original building and not in keeping with other properties in the Conservation Area.
- The parking provision on site as a result of the proposal is inadequate and the details contained within the travel plan are flawed. The plan shows that existing employees park illegally or on private land outside the control of this application and that by the admission of the applicant staff more staff currently park on the site at present than can be catered for as part of the proposal.
- The proposed use should be strictly controlled to prevent future uncontrolled use of the building for other residential purposes such as student accommodation which would impact upon parking provision. The number of staff using the building for offices purposes seems low, compared to other office uses in close proximity. Again the use of the building should be strictly controlled to allow future monitoring of parking requirements.
- Given WCBC involvement with the drop-in centre element of the scheme planning protocol should be followed to avoid conflict of interest.

Observations

I am satisfied that the scale and design of the building is acceptable, its impact upon the Conservation Area is justified and discussed in the body of the main report. The submitted Travel Plan evidence base involved existing staff at The Wallich and SMAT (The Elms). I am satisfied that the findings and recommendations of the Travel Plan are sound and implementable as discussed in the main report. A condition restricting the use of the building to that proposed in the application documentation is already recommended.

Recommendation

Remains unchanged.

Add standard informatives relating to development in previous coal mining area and construction management procedures.

PAGES 97-103 CHI P/2011/0778

Consultations

Chirk Community Council: No objection.

Recommendation

Remains unchanged.

PAGES 119-123 WRA P/2011/0791

Consultations

Acton Community Council: No comments

Applicants submission

Additional plans received showing elevation design of replacement garage.

Observations

Neighbouring occupiers reconsulted.

Recommendation

Remains unchanged.

Consultations

Responses received from Public Protection and the Environment Agency – no objection subject to conditions and notes (see main report and recommendation below).

Community Council: Concerns have been raised with regard to the proposed 3 disabled student units on the ground floor which will have to share a communal shower room when all the units on the upper floors will have their own en-suites. If the number of disabled units on the ground floor is reduced to 2 units with their own en-suites then members raise no objection to the application.

Observations

There were 6 rooms previously approved on the ground floor (P/2011/0249), none of which were en-suite, and all 6 occupants were to share one bathroom (WC and shower room). Now proposed are 3 rooms with the occupants sharing one bathroom (WC and shower room), and a separate WC room. The proposed arrangement is thus an improvement to that which was previously approved

Recommendation

Additional Notes

The applicant is advised to follow the guidance contained within the Environment Agency Consultation response, dated 17 November 2011, attached to this permission.

The Applicant is advised that under the **Environmental Protection Act 1990**, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 813700 for further advice and information.

PAGES 130-134 WRA P/2011/0803

Observations

An additional planning condition has been added to protect nearby residential amenity.

Condition 05:

The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at the nearest noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:1997 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas. (Reason: To protect the amenities of the occupiers of nearby properties).

Additional Note to Applicant:

Your attention is drawn to Highway Supplementary Notes Numbered 1, 2, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

Recommendation

Remains unchanged with the additional condition and note.