

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 29 JULY 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
2 – 13	WRO	P/2012/0760		√
14 – 32	ESC	P/2013/0283	√	√
48 – 54	WRA	P/2013/0362		√

PAGES 2–13 WRO P/2012/0760

Former site of Brother Industries, Croesnewydd Road, Wrexham

Speaker: FOR – Matt Gilbert (Agent)

Consultations

Community Council: Concerned that there may be proposals to alter the requirement for affordable housing and ask to be fully consulted before any decision is taken.

The Lead Member for Housing and Planning and the Local Member have expressed significant concern to the principle of permission being granted without any affordable housing, even though the viability appraisal demonstrates that the scheme cannot progress if any is required.

In light of these concerns I have:

- i) Consulted with Housing to determine what, if any grant funding available to aid the delivery of affordable housing on this site;
- ii) Contacted the applicant's agent to establish whether they are prepared to provide any affordable housing.

In addition to significant concerns about the affordable housing viability appraisal the Local Member, also has the following concerns about the development:

- *Design: Lack of off road parking and the width of the internal estate roads. The latter should be wider to accommodate on-street parking;*

- *Quality of the on-site landscaping and boundary fencing;*
- *Open space provision. The open space provision does not accord with Fields In Trust standards. Woodland, landscaped areas and a river corridor ought not to make up the majority of the POS provision.*

Observations

The Community Council have already objected and their response summarised in my main report.

I believe there is scope to improve the landscaping, however this is a matter that can be dealt with by planning condition.

I have dealt with the issue of open space provision in my main report.

Highways have raised no objection to the width of the estate roads and the amount of on-site parking provision. The provision of space for on-street parking would result in streets being dominated by parked cars to the detriment of the appearance of the scheme.

Recommendation

That the application be deferred to allow time for responses from both Housing and the applicants to be received and considered.

PAGES 14–32 ESC P/2013/0283

Talwrn Farm, Talwrn Road, Legacy, Wrexham

Speaker: AGAINST – Mr Chris Richards (Local Resident)
FOR – Mr Ian Pick (Agent)

PAGES 48–54 WRA P/2013/0362

36 Chester Road, Wrexham

Speaker: FOR – Mr Stuart Hatherall (Agent)

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

PAGES 55-59 RUA P/2013/0377

Recommendation

This application has been **withdrawn**.

PAGES 70-72 WRR P/2013/0403

Proposal

This application has been reported to Committee as the applicant is employed by Wrexham Council Planning Department.