

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 1 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
9 - 17	COE	P/2013/0117		√
33 - 37	WOR	P/2013/0192	√	√
49 - 64	ISY	P/2013/0270		√

PAGES 9–17 COE P/2013/0117

47 Middle Road, Coedpoeth, Wrexham

Speaker: FOR – Mr Stuart Hatherall (Agent)

Representations

One further letter received regarding the amended plans. This confirms that the loss of the old solid house is like digging a large hole in the Nant for profit only. Other buildings in the area (an extension and a new house) have all employed exemplary stonework, and therefore the lack of full stonework for the new house will be a woeful precedent for the area.

Observations

For reasons as already stated, the need for the replacement house to be fully faced with stonework is not justified

Recommendation

Remains unaltered.

PAGES 33–37 WOR P/2013/0192

**Emral Gardens Caravan Park, Wallington Lane, Holy Bush,
Bangor on Dee, Wrexham**

Speaker: AGAINST – Mr Edward Broad (Objector)
FOR – Mr A J Minshull (Agent)

PAGES 49–64 ISY P/2013/0270

**Land North of former TDG Logistics, Bryn Lane, Wrexham Industrial Estate,
Wrexham**

Speaker: FOR – Mr C Vallelly (Agent)

Applicant's Submission

The report says that PPW and its policies supporting economic development were considered at the previous Inquiry. That Inquiry took place in February 2010.

Therefore the distinction to be drawn is that the 2012 updates including economic policies to PPW were not considered at the last Inquiry.

In relation to the representations from the public the land is not green belt, ecology matters are agreed and landscape matters are agreed

Under special considerations it is relevant for Members to be aware of IR 49 in the previous Appeal Inspector's Report which advises that the Council considered site 3B to be acceptable for the development proposed regardless of end occupier or their geographical status.

None of the 3 policy changes identified would have related to the previous Appeal as they all occurred after the decision was issued in May 2010.

The Council should have no issue in respect of its ability to consider the renewal application - as you know the Power Station proposals relate to a different consenting regime by the Inspectorate in any event.

The report says that the assumption to be made is that the landowners are keeping their options open in submitting the renewal application – in simple terms the application seeks renewal for a development which the Council has no objection to, on a part brownfield site and which the Council have previously confirmed could be suitably occupied by any user.

The renewal application attracts major support from the policies of PPW and the emerging TAN 23.

Recommendation

Remains unaltered.

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

PAGES 3-8 ABE P/2012/0826

Applicant's Submission

The applicants have submitted an amended plan which indicates parking provision increased to 28 spaces and a visibility splay of 2.4 x 120m in a south east direction. The applicant has indicated that if planning permission is not forthcoming they would look for alternative sites out of the Wrexham area. The effect would be a loss of local jobs etc and another vacant property on the Industrial Estate.

Observations

Amend application description to read 3 – 12.5m silos.

Highways are satisfied the visibility splays are acceptable and with 28 parking spaces and conditions to restrict the use to the applicant and to the use proposed Highways are satisfied parking will be contained within the site.

I have altered/added the following conditions:

Condition 12 amend to read Amended site plan dated June 2013.

Additional Condition

17 *Prior to the first use of the development hereby approved, the access shall provide a visibility splay of 2.4 x 129m in a south east direction, measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility. (Reason: To ensure that adequate visibility is provided at the proposed point of access to the highway).*

Recommendation

As main report subject to amended/new conditions and amended description.

PAGES 106-109 BRO P/2013/0322

Consultations

Broughton Community Council: Opposes application on the grounds that it is out of character with the other properties in the area and that it is obtrusive.

Recommendation

Remains unaltered.

PAGES 110-111 RHO P/2013/0355

Correction

Please amend recommendation on Page 1 from Refuse to Grant.

