

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 7 NOVEMBER 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

PAGES 5-11 MIN P/2011/0473

Recommendation

Additional Conditions:

17 The existing trees, shrubs and hedges shown on drawing(s) No(s). 11/AIA/WXM/74 to be permanently retained shall not be cut down, grubbed out, lopped or uprooted. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species. (Reason: To ensure the amenity afforded by the trees is continued into the future).

18 Any pruning of the trees to be retained in connection with condition no. 17 shall be carried out in strict accordance with the current British Standard 3998: Recommendations for Tree Works 1989 (or any subsequent revisions). (Reason: To ensure the amenity afforded by the trees is continued into the future).

19 No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until tree protection fencing and ground protection measures have been fully implemented. The fencing shall consist of a scaffold framework in accordance with Figure 2 of British Standard 5837:2005 comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3 metres. Onto this, 2.1 metre weldmesh panels shall be securely fixed with wire or scaffold clamps. This fencing shall be erected at the extent of each tree(s) Root Protection Area, as set out in British Standard 5837:2005 or as shown as the Construction Exclusion Zone on the approved Tree Protection Plan Ref. 11/AIA/WXM/74, . Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made. (Reason: To ensure that the retained trees are adequately protected during development in the interests of amenity).

20 The tree protection fencing and ground protection measures approved in connection with condition no. 19 shall be kept in place until all external site works have been completed and the removal of the fencing has been approved in writing by the Local Planning Authority. (Reason: To ensure that the retained trees are adequately protected during development in the interests of amenity).

21 No part of the development shall commence until full details for any hard surfaced areas within retained tree(s) Root Protection Areas, as specified by BS5837:2005 or as shown on a Tree Protection Plan, have been submitted to and approved in writing by the Local Planning Authority. The details shall include existing and proposed levels, a specification for hard surfaces, and a method statement detailing the construction process. The works shall be carried out in strict accordance with the details as are approved. (Reason: To ensure that hard surfacing does not cause harm to retained trees in the interests of visual amenity).

22 The following activities should not be carried out under any circumstances:
1) No fires should be lit within 10 metres of the nearest point of the canopy of any retained tree.
2) No works, including earth works and the bringing onto site of machinery or materials shall proceed until the approved tree protection measures are put in place, with the exception of the approved tree works.
3) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
4) No mixing of cement or use of other materials or substances shall take place within tree root protection areas or tree construction exclusion zones, or close enough to these that seepage or displacement of those materials or substances could cause them to enter tree root protection areas or tree construction exclusion zones.
5) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.
(Reason: To ensure that hard surfacing does not cause harm to retained trees in the interests of visual amenity).

23 No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2005 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved. (Reason: To ensure the work is carried out to accepted arboricultural practices for the long term well being of the tree(s)).

Additional Note

The scheme of arboricultural supervision required in connection with condition no. 23 above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturist, the Developer/ Applicant/ Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement.

PAGES 19-23 ISY P/2011/0658

Applicant's Submission

The decision to build a grain store on a dairy farm should be considered alongside the well recognised difficulties facing farmers at present and the active encouragement to diversify. These challenges have been addressed by family partnership to split the dairy farming partnership into two separate business enterprises, leaving a scaled down dairy farming enterprise and creating a new arable farming enterprise.

The only practical way of splitting the farm is for the land closest to the existing dairy farm buildings to remain as the dairy farm and for the land on the opposite side of the road which is the best arable land, to become established as an arable farm. The terms and conditions drawn up to create the two new and separate business enterprises mean that the existing dairy farm buildings and all the surrounding land are outside of the control of the applicant leaving only the land on the opposite side of the road, the new arable farming enterprise, available to construct the grain store.

The applicant has consulted fully and made every effort to ensure the proposed grain store has the minimum impact on the visual amenity of the area and would look for support from the local community who may best understand the difficulties facing farmers, and allow farming to prosper in these difficult times.

The arable and dairy businesses were split on 1 October 2011 and the land division will be finalised in December 2011.

Observations

I would agree that it makes sense in practical farming terms, to have the grain store on the arable land, to avoid traffic crossing the road and interfering with the dairy farm operation.

The division of the farm into two will require a new partnership agreement and new holding numbers. These matters are in the process of being carried out.

Recommendation

Remains unaltered.

PAGES 28-32 WRR P/2011/0704

Consultations

Rhosddu Community Council: No objection in principle, subject to the Walnut Tree in the rear yard being protected and retained, and the two mosaic pictures above existing small windows on the front elevation being retained, or alternatively dedicated to Wrexham Museum.

Observations

The Community Council's point regarding the walnut tree emblems is noted. These are shown to be retained on the drawings, but I agree that conditions are required. I also wish to correct the highway conditions, which involve repetition as drafted.

Recommendation

The recommendation remains the same, with the following changes to the conditions:

Condition 4 delete "vehicular and" so that it refers to cycle parking only.

Add two conditions:

8. The two existing Walnut Tree emblems above the two small windows on the front (Rhosddu Road) elevation shall be retained on the building. (Reason: to provide a record of the previous use of the building in the interests of visual amenity and architectural history).

9. The alterations to the external walls and new windows shall be carried out in materials to match the existing building. (Reason: to safeguard the visual amenities of the area).

PAGES 36-37 GWE P/2011/0721

Applicant's Submission

Applicant formally requests that the application be withdrawn to allow an alternative scheme to be produced.

Recommendation

Application withdrawn

PAGES 38-48 OVE P/2011/0725 & P/2011/0726

Representations

One further letter of objection received, no new issues raised.

PAGES 49-52 CHI P/2011/0727

Consultations

Community Council: No objection.

Recommendation

Remains unaltered.

ITEM 5

Comments received from CCW: No comments in respect of the Guidance Note.

Response: Comments noted. No additional changes to the Guidance Note required.