

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 25 JULY 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
2 – 5	LGC	P/2011/0105		√
38 – 44	MIN	P/2011/0363	√	√
51 – 54	ROS	P/2011/0377	√	√

PAGES 2-5 LGC P/2010/0105

Cefn Uchaf Farm, Nantyr, Glyn Ceiriog, Llangollen
Speaker: For – Mr Graham Powell (Agent)

PAGES 38-44 MIN P/2011/0363

Tyn-y-Capel, Church Road, Minera, Wrexham
Speakers: Against – Mrs Gale Taylor (Representing Local Residents)
For – Mr Craig Barron (Agent)

Representations

6 letters of support for the following reasons;

- pub ceased trading due to economic climate;
- many public houses have closed due to lack of trade;
- Day care centre is vital amenity for the elderly and vulnerable for the area;
- a number of service users are from Coedpoeth, Gresford and Brymo in addition to others travelling from outlying villages i.e Cefn Mawr, Acrefair, Trevor and Chirk;
- cannot understand why objectors cannot go to remaining public houses in the area rather than trying to eliminate the day care centre.
- the planning department should give serious consideration to granting the change of use;
- government changes are imminent with regard to changes of use of premises.

Observations

I do not dismiss the benefits the operation of the day care centre may bring for the people who attend it. However the applicant has not demonstrated compliance with policy S9. No case has been advanced to suggest the requirements of the policy should be set aside.

Recommendation

I refer Members back to the recommendation for refusal in my main report.

PAGES 51-54 ROS P/2011/0377

Side garden area adjoining Alyndene, Chester Road, Rossett, Wrexham

Speakers: Against – Mr Aves (Neighbouring Resident)

For – Mr Cameron Robson (Representing Applicant)

Representations

1 further objection received raising comments already addressed in the main report.

Recommendation

Remains unchanged.

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

PAGES 6-11 WRO P/2010/1059

The application has been WITHDRAWN.

PAGES 12-33 CHI P/2011/0199

Consultations

Community Council: No further objections in addition to those objections previously raised.

Recommendation

Remains unchanged.

PAGES 34-37 CEF P/2011/0328

Applicant's Submission

The applicant has submitted additional information and amended plans, which are being considered by the Council's Highways Department.

Recommendation

To enable full consideration of the further submission I am requesting a DEFERRAL of the application.

PAGES 45-50 WRR P/2011/0373

Consultations

Acton Community Council has expressed concern about the size and footprint of the extension.

Recommendation

Remains unchanged.

PAGES 51-54 ROS P/2011/0377

Representations

5 further representations received objecting to the proposal on similar grounds to those identified in the main report. 1 representation received objecting to a consultation leaflet received from the applicant.

Applicants submission

I am aware that the applicant has carried out independent consultations within the local community. This consultation is unconnected with any Council consultation for the planning application. 2 responses to a consultation leaflet have been submitted directly to the Council, both objecting to the proposal.

The applicant has submitted details of the replies to his consultation, for which I am advised that nearly 700 leaflets were delivered. 106 responses have been received. 45 were in support, 42 do not object, 12 have no opinion and 7 object. The responses date from 2.7.2011 onwards.

Recommendation

Remains unchanged.

PAGES 71-75 PEN P/2011/0391

Consultations

Highways: Consider that the erection of the structure will not affect visibility at the roundabout. A safe location for any interpretation plaque will be required.

Observations

The recommendation includes conditions to secure the exact position of the wheel and any interpretation board.

Recommendation

Remains unchanged

PAGES 76-80 GRE P/2011/0427

Consultations

One additional letter received raising the following points:

- Proposal is excessive and overbearing to the neighbouring property.
- A single storey extension would be less invasive and more in keeping with the character of the local neighbourhood.

Observations

The proposed extension passes the BRE tests in relation to the neighbouring properties and is considered to be sufficient distance from the boundaries to minimise any overbearing.

Recommendation

Remains unchanged.