



## Drewton House

The Planning Inspectorate,  
Crown Buildings,  
Cathays Park,  
Cardiff  
CF10 3NQ

7<sup>th</sup> July 2010

Dear Sir,

**Objection to Planning Appeal Reference: P/2010/0077**  
**Welsh Assembly Government Reference: H6955/A/10/2129383**  
**Proposed Change of Use from Residential to Children's Day Nursery**  
**Oak Lodge, Holt Road, Cross Lanes**

With reference to the above planning appeal I enclose my comments on the case.

It would be appreciated if the comments on the case and accompanying materials are passed to the Inspector appointed to determine this appeal.

Yours faithfully,

  
Paul Maddocks

# The Planning Inspectorate

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(Date received)

## COMMENTS ON CASE

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter attached. Comments submitted after the deadline may be considered invalid and returned to sender. Your comments can also be made on-line at [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk)

This form will be published on the Planning Portal, please do NOT sign it. This is to ensure that all personal data is protected in line with the requirements of the Data Protection Act 1998.

### DETAILS OF THE CASE

Case Reference: **PLANNING REF: P/2010/0077 WELSH ASSEMBLY GOVERNMENT**

Address of site **REF: H6955/A/10/2129383**

**OAK LODGE, HOLT ROAD, CROSS LANES, WREXHAM**

Postcode  
(if known) **LL13 0TU**

### SENDER DETAILS

Name **PAUL MADDOCKS**

Acting On Behalf Of  
(leave blank if writing on  
your own behalf )

### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?  
(Neighbour, Councillor, Owner, Tennant)

**NEIGHBOUR**

What kind of representation are you making?

**OBJECTION**

## YOUR COMMENTS ON THE CASE (*continued*)

My letter of 18<sup>th</sup> February 2010, copy herewith, together with enclosures, contains detailed observations regarding the application P/2010/0077 and specifies the nature of my objection and the reasons for my objection.

I am now submitting that letter again as I consider that the LPA did not pay sufficient attention to the substantive points raised.

The LPA in refusing planning permission have relied only on UDP policy GDP1(a). Other material considerations are relevant as detailed in my letter of 18<sup>th</sup> February 2010.

These address principally impact on residential amenity and lack of need for the proposed development.

These issues have not been addressed by the LPA and it is therefore respectfully requested that they be considered in the course of this appeal.

It is further respectfully requested that this appeal be **dismissed**.

Copy



# Drewton House

Planning Department,  
Wrexham County Borough Council,  
Lambpit Street,  
Wrexham  
LL11 1AR

18<sup>th</sup> February 2010

Dear Sir,

**Objection to Planning Application P/2010/0077**  
**Proposed Change of Use from Residential to Children's Day Nursery**  
**Oak Lodge, Holt Road, Cross Lanes**

This letter is an Objection to the proposed change of use of Oak Lodge, Holt Road, Cross Lanes from use as a residence to use as a children's day nursery. It is written in response to the Planning Application Notice dated 4<sup>th</sup> February 2010. The curtilage of my property (Drewton House, Holt Road) adjoins the rear boundary of the application site. I am therefore concerned in my capacity as a directly affected neighbour.

The current application appears to be a resubmission of an earlier application (reference P/2009/0887), which was withdrawn. A poorly drafted Design and Access Statement has been submitted with the current application. It is defective in that it fails to address the issue of intensity of the proposed use.

The proposed development does not comply with the provision of the Wrexham UDP. There are serious planning issues arising from highway safety considerations as well as concerns arising from potential loss of residential amenity. Moreover, there is no need for the proposed nursery facility, which, if permitted, would lead to loss of the current residential use, the retention of which is to be preferred.

**Unitary Development Plan Policy GDP1**

The proposed development fails to satisfy the Development Objectives specified in **Policy GDP1**. In particular, the proposed development does not satisfy the following Objectives: b) (personal and community safety), d) (safe and convenient access) and f) (amenity).

The proposed development site is accessed from Holt Road (the B5130) which is subject to the national speed limit of 60 mph applicable to single carriageway roads. Holt Road is a very poorly lit main road, which carries a substantial amount of traffic, including heavy goods vehicles. Accordingly, development that would create a hazard for users of the highway as well as users of the proposed facility should not be permitted.

The proposed change of use, if permitted, will result in a substantial increase in vehicle movements at the application site during peak morning and evening hours. Parking will take place on the highway irrespective of any on-site provision. There are no public parking facilities in the immediate locality.

**Page 1 of 3**  
**18<sup>th</sup> February 2010**

There is insufficient on-site parking, contrary to **Policy T8** of the UDP and **Local Planning Guidance Note 16 Parking Standards**. It appears from the submitted application that 10 staff will be employed at the site if the proposed use is permitted. The submitted application states that 18 parking spaces will be provided on site. There are therefore only 8 spaces available for 45 visitors to the site; the applicant's letter to the LPA dated 22<sup>nd</sup> October 2009 confirms the anticipated number of children (45).

Contrary to the submissions contained in the 'Accessibility' section of the Design and Access Statement, it is abundantly clear that parking will take place on the highway. **Policy T8** requires that 'special regard' must be had to parking facilities where, as in this instance, there are road safety considerations.

The site is close to a nearby busy retail outlet (the Co-operative), which is approximately 80m away from the access to Oak Lodge. Although there are off-street parking facilities for customers visiting the Co-operative, many users of this facility habitually park on the highway thus creating a traffic hazard. It would therefore be a planning error to permit further non-residential development in the immediate locality. In this respect, **TAN 18 – Transport** advises (at para. 4.13) that '*the extent of existing on-street parking pressure and the impact of new development*' should be considered (and is therefore a material consideration). Further, local planning authorities are advised to '*refuse planning permission for developments where despite controlled parking, unacceptable road safety or congestion issues will probably remain.*'

#### Residential amenity

The area in which the proposed development is situated is primarily residential in character. A high standard of amenity is enjoyed at Drewton House and also the immediate closest residence, Whispering Pines. Together with Oak Lodge, these three properties are prestigious in appearance and define the character of development within the immediate area. There would clearly be a loss of character if the proposed development is permitted.

The garden / amenity area of Drewton House adjoins the rear boundary of the application site. If permitted, the proposed development would result in unacceptable loss of amenity arising from noise generated by a large number of children, together with general disturbance associated with the proposed use.

The Design and Access Statement makes clear that 'mechanical extracts' are to be provided in respect of 'cooking and bathing facilities.' Noise will be generated by these installations and fumes will be expelled, with consequent detriment to residential amenity.

#### Lack of need for the proposed development

There is no demonstrable need for the proposed nursery facility. Similar facilities are available locally at (a) Cherry Hill Children's Day Nursery at 91 Borrass Park Road, Wrexham; (b) Abbeyfield Day Nursery at Rhosnesni Farm, Cefn Road, Wrexham; and (c) Redbrook Day Nursery, Bryn Lane, Wrexham Industrial Estate.

### Drainage

There is a long-standing problem with the drainage facilities at Holt Road with several recent incidents of blocked drains affecting Oak Lodge, Whispering Pines and Drewton House.

For example, contractors (Drains Direct) were instructed to attend at Drewton House on 21<sup>st</sup> September 2009 to deal with blocked foul drainage. The proposed development will place further demand on the existing infrastructure, which is clearly inadequate.

It is to be noted that although the application for planning permission states at para.12 that there will be no connection to the existing drainage system, the Design and Access Statement is contradictory in that it makes clear that the development will be served by 'existing public foul water drainage facilities'.

### Conclusion

The proposed development does not accord with UDP policies, is misconceived and inappropriate at this location.

It is therefore respectfully requested that application P/2010/0077 should be **refused**.

Yours faithfully,

Paul Maddocks

Enclosures:

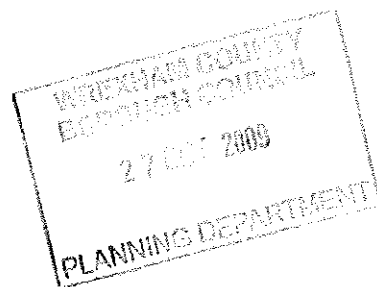
1. Letter dated 22<sup>nd</sup> October 2009 from the applicant to the Local Planning Authority referring to facilities for 45 children.
2. Photograph of heavy goods vehicle passing the access to the application site.
3. Photograph of heavy goods vehicle and parked vehicles at junction of Holt Road and Bedwell Road, looking towards the application site.
4. Photograph of parking provision at the Co-operative, Holt Road, featuring on-street parking.
5. Photograph of rear view of Oak Lodge from the garden / amenity area of Drewton House. The featured properties (Left to Right) are Oak Lodge, Whispering Pines and Drewton House.

P / 2009 / 0887

2 Lambpit Road  
Wrexham Park  
CH47DB  
Mobile: 0756075000  
kate.vickers@wrexham.gov.uk

22 October 2009

Chief planning officer  
Planning department  
Lambpit Street  
Wrexham  
LL11 1AR



Design & Access Statement  
Proposed Property Address  
Oak Lodge  
Holt Road, Cross Lanes  
Wrexham LL13 0TU

Dear Sir/Madam,

My proposal for Oak Lodge would be to re-develop the residential home into a children's day nursery for the local community. The site is accessed from Holt road into a large area that would accommodate both staff parking and drop off parking. We propose to have the outside play area to the rear of the property. The property is not directly overlooked by neighboring properties and neither the parking or outside play areas would be over looked.

The access to the property would require minor work to create sufficient room for two-way traffic, plus increase visibility to the required standard. Internally the property would be developed to CSIW standards to care for approximately 45 children. The ratios of staff to children require parking spaces for 10 staff. The opening hours for the nursery would be 08:00-18:00hrs Mon-Fri. and closed at weekends and bank holidays.

The volume of traffic to the property will be staggered due to staggered drop-off times, full and part-time places and parental choice regarding the times they drop-off and collect their child. Staff shifts are also staggered during the day to take into consideration the times when children will be dropped-off and collected from the Nursery.

We do not propose to alter the exterior of the property and would maintain the character of the house. There would be no environmental impact on the site with our current proposal for change of use.

Please do not hesitate to contact myself to answer any further questions.

Yours Sincerely, Stuart Rigby









