

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 26th JULY 2021

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
ADDENDUM REPORT

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

<i>Page Nos</i>	<i>Community</i>	<i>Planning Ref</i>	<i>Speaker Against</i>	<i>Speaker For</i>
25-36	Llay	P 2021 0384		√

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British Legion Social Club, Watts Dyke, Llay, Wrexham, LL12 0RL

SPEAKER – FOR – Marianne McCullum (Agent)

Pages

23-33

Code Number

P/2021/0384

Consultations

Cllr R Walsh: Supports the inclusion of the comments received from a member of Llay Community Council along with a response from the case officer.

NRW: We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the documents identified below are included in the approved plans and documents condition on the decision notice.

Approved documents:

- Overstall, L. 2021. Land at Royal British Legion, Llay, Wrexham: Bat Survey. Cheshire Ecological Services.
- Mellish, K. (2021). Land at Royal British Legion, Llay, Wrexham: Biosecurity Risk Assessment. Cheshire Ecological Services.

Please note, without the inclusion of these documents we would object to this planning application. Further details are provided below.

Representations

1 representation received from a member of Llay Community Council:

The report states the following;

Amenity: Of the 10 dwellings facing onto Watts Dyke 7 will lie directly opposite nos. 93-103 Watts Dyke at distances of 18 and 19 metres. Once differences in proposed ground levels are taken into account, LPGN21 advises that separation distances should be 23-24 metres however I do not consider the shortfall to be a matter of concern in this instance.

The dwellings will face each other across an adopted highway which has footways on both sides. Windows in the front elevations of the existing dwellings are already afforded significantly less privacy and those overlooking rear gardens, being subject to overlooking from passing motorists and pedestrians. Considered in this context, the overlooking arising from the development will not adversely impact upon the standard of privacy afforded to the occupiers of the existing dwellings.

I am seriously concerned how the Chief Officer of Planning is allowing a development to go ahead with approx. ¼ of a percent less space that LPGN21 advises between new and existing dwellings.

The majority (if not all) of these dwellings are single story who are currently not overlooked by any buildings. They do have a highway and a footway in front of their properties but that applies to most dwellings in the County so this should not be used as an excuse to allow a reduced minimal space.

The local planning guidance notes were approved by Wrexham Council to help amplify their development plan. What is the point of approving these if the chief planning officer can ignore them in certain circumstances?

LGP21 states the following;
Distances between dwellings:

New houses should benefit from a satisfactory degree of privacy and daylight. The residents of existing houses should also not be unduly affected by the development. To achieve this, minimum separation distances should be maintained between houses, and in particular, between windows lighting habitable rooms.

If the Council has approved a minimum distance standards then they should be met in order for developments to achieve the good and inclusive design required by local and national policy. Anything less will deprive residents in existing dwellings of reasonable living conditions.

Observations

Conditions 06 and 07 (subject to the latter being corrected as set out below) address the matters raised by NRW.

The matters raised in the representation are dealt with in my main report.

Recommendation

Reserved matters approval is given subject to condition 07 be amended as follows:

The development shall be carried out in strict accordance with Section 6.0
IMPLICATIONS & RECOMMENDATIONS of the Cheshire Ecological Services Bat
Survey reference CES:750.052/06-21/LO dated June 2021