

Matthew Phillips

From: Neil Campbell <neil@pace-architecture.co.uk>
Sent: 22 December 2020 11:49
To: Matthew Phillips
Subject: RE: P/2020/0453 - Highbrook House
Attachments: 172-20-1 Highbrooke House Higher Wych Road - Conversion to Holiday Let - Highway Report Final with Appendices.pdf

Good morning Mathew,
Please see attached Highway Report in support of this application.

Apologies for the delay, it's been troublesome getting consultants to site in the current climate.

Our Highways consultant has been in direct contact with your Highways Officer and has forwarded a copy informally already to hopefully speed up the process.

Whilst the Highways Officer's comments hold a degree validity, there is certainly room for manoeuvre using dispensations and relaxations provided within adopted technical design documents. Therefore, on balance, we feel the attached adequately demonstrates these proposals will not create any adverse conditions in relation to highway safety.

If you need anything further or would like to agree to an extension of time please do get in touch.

Kind Regards
Neil

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 29 October 2020 07:41
To: Neil Campbell <neil@pace-architecture.co.uk>
Subject: RE: P/2020/0453 - Highbrook House

Neil,

If you are ok, I would perhaps suggest 20th of November?

Obviously if I thought I needed a little bit longer closer to the time (e.g. due to needing to carry out any additional consultation with Highways) then that is something we could discuss then.

Regards

Matthew

From: Neil Campbell [<mailto:neil@pace-architecture.co.uk>]
Sent: 28 October 2020 16:16
To: Matthew Phillips
Subject: RE: P/2020/0453 - Highbrook House

Hi Mathew,

Firstly, I sincerely appreciate the extension. It's of little bearing to Planning matters but the applicant has been left in a difficult position by her estranged partner who commenced works with flagrant disregard for planning process.

I'm waiting for our consultant to confirm his time-frame for delivery but happy to agree to the middle of next month to allow some breathing space. Would that work for you?

Thanks again,
Neil

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Sent: 28 October 2020 11:02

To: Neil Campbell <neil@pace-architecture.co.uk>

Subject: RE: P/2020/0453 - Highbrook House

Neil,

Can you give me a timescale for submission of some additional details? I cant then send you a required for an extension to a specific date.

Regards

Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead
Cynllunio a Rheoleiddio/Planning and Regulatory



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From: Neil Campbell [<mailto:neil@pace-architecture.co.uk>]

Sent: 28 October 2020 07:57

To: Matthew Phillips

Subject: Re: P/2020/0453 - Highbrook House

Thanks for the quick reply Mathew.

I am discussing with the client and our highways consultant options for increasing visibility which could be considered as part of this application.

If we could put forward feasible proposals to the Highways Consultee this may save the need for further applications, costs and time all round.

I accept this may be futile but would appreciate a short extension of time to investigate options.

If you need us to sign an extension of time agreement I'd be happy to do so.
Many thanks
Neil

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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: Wednesday, October 28, 2020 7:43:53 AM
To: Neil Campbell <neil@pace-architecture.co.uk>
Subject: RE: P/2020/0453 - Highbrook House

Neil,

I am not sure of the value of delaying – the changes needed would be outside of the scope of the application.

The problem with CCTV is that its operation would be unenforceable from a planning perspective, where as a condition that secures visibility splays (where they are achievable) is.

Matthew

From: Neil Campbell [<mailto:neil@pace-architecture.co.uk>]
Sent: 27 October 2020 21:44
To: Matthew Phillips
Subject: RE: P/2020/0453 - Highbrook House

Hi Mathew,
Sorry to hear about your illness and hope it wasn't the obvious. In any event I hope you're feeling well again.

Re: CCTV and VP – CCTV was a road camera system with screen at exit in lieu of mirrors opposite. VP was a typo and should have been VS (visibility splay).

Would it be possible to hold off issuing the Refusal Notice until I've spoken with the Applicant ?
I expect you're quite correct that this may not be resolved within this application but would like to seek Applicant's instruction.

Many thanks,
Neil

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 27 October 2020 14:59
To: Neil Campbell <neil@pace-architecture.co.uk>
Subject: RE: P/2020/0453 - Highbrook House

Neil,

I am not sure what VP means and CCTV wouldn't address the issue of visibility.

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Whilst the reduction to one holiday let would provide a solution, the issue is that whilst the adjoining holiday let doesn't benefit from planning permission (the conversion also having taken place without planning permission) the use has been undertaken for 4 years so it is lawful. There wouldn't be anything we could do as a Planning Authority via the decision for the current application to extinguish the use for the adjoining building.

Realistically there are two ways forward I could envisage that may overcome the issues – but both would be outside of the scope of the current applications:

- The formation of a new access to serve the dwelling plus holiday units, together with the closure of the existing access; or
- An application for the change of use of the building subject to the current application and change of use of the adjoining building to purposes ancillary to the main dwelling – i.e. to convert it back to a domestic outbuilding. Were permission granted it could be subject to a condition that prevented the use of the new holiday unit until the ancillary use has been implemented.

In light of the highways comments I have recommended permission be refused, the application is just waiting for the Head of Development Control to sign it off. The decision would probably have been issued a few weeks ago, however I was off work sick for 4 weeks from 10th September to 9th October.

Regards

Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead
Cynllunio a Rheoleiddio/Planning and Regulatory



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From: Neil Campbell [<mailto:neil@pace-architecture.co.uk>]

Sent: 27 October 2020 13:55

To: Matthew Phillips

Subject: RE: P/2020/0453 - Highbrook House

Security Notice: The attachments in this email were secured by a Wrexham Council Security Gateway.
The original attachments were not modified.

Good afternoon Mathew

I notice the Highways Officer has recommended a refusal for this application. (see attached).

There are a number of mitigations the Applicant would be willing to entertain including adjusting hedgerows to increase VPs, fixing cctvs and perhaps even reducing to a single holiday let unit.

I should add that additional unit is to cater for families who would all be travelling in a single vehicle.
I've also forwarded consultee comments to our transport consultant for comment.

Please do let me know your thoughts and I can discuss with the applicant accordingly.

Kind Regards

Neil

From: Neil Campbell
Sent: 21 August 2020 13:08
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: RE: P/2020/0453 - Highbrook House

Morning Mathew,

Please see attached revised site plan as requested.

I've noted on an 8x8m turning square for scale to demonstrate manoeuvrability and can plot on a swept path if required.

Do let me know if you require anything further,

Kind Regards

Neil

Neil Campbell RIBA
architect

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RIBA  Royal Institute of
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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 21 August 2020 11:48
To: Neil Campbell <neil@pace-architecture.co.uk>
Subject: P/2020/0453 - Highbrook House

Dear Sir,

I refer to the above application.

The block plan does not provide any detail in terms of access arrangements to the building, as well as parking and turning arrangements for both it, the other conversion and the main dwelling. It would assist my consideration of the application if these details were shown on an amended block plan.

Yours faithfully

Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead
Cynllunio a Rheoleiddio/Planning and Regulatory



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