

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 1st FEBRUARY 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>
31-42	LLA	P/2020/0320		√
43-60	WRA	P/2020/0475	√	√
61-70	GWE	P/2020/0510		√
81-85	WRR	P/2020 /0660		√

Pages 31-42 LLA P/2020/0320

Land At Home Farm Gresford Road Llay, Wrexham

SPEAKER – FOR HAYLEY KNIGHT - AGENT

Pages 43-60 WRA P/2020/0475

Borras Park School, Borras Park Road, Wrexham

SPEAKER – FOR MR MATTHEW GREGORY – AGENT

AGAINST – MRS HEATHER JONES – REPRESENTING NEIGHBOURS

Pages 61-70 GWE P/2020/0510

Lindop Garage, Glanllyn Road, Bradley, Wrexham

SPEAKER – FOR STEVE HOPEWELL – AGENT

Pages 81-85 WRR P/2020/0660

1-2 High Street, Wrexham

SPEAKER – FOR LUCY FURBER- AGENT

PAGES 71-80

P/2020/0581

***MAELOR FOREST NURSERIES LTD, ELLESMERE ROAD, BRONINGTON,
WHITCHURCH***

Consultations

Representations

Applicant's Submission

The agent has confirmed that, the proposed building is to replace the building subject to planning permission P/2016/0856 which has now been converted to form laboratories, canteen and toilets.

Observations

Recommendation

Unchanged

Pages

61 – 70

Code Number

P/2020/0510

Consultations

Tree Officer – No objection subject to a condition to secure submission of a landscaping scheme.

Representations

The agent who had registered to speak is unable to attend due to unforeseen personal circumstances. The agent has therefore requested the application be deferred to a future Planning Committee Meeting.

Observations

No observations in relation to the comments made by the Tree Officer.

I have no objections to the request for a deferral.

Recommendation

Defer the application

Code Number P/2020/0660

Consultations

Highway Authority – No objection.

Local Member – Comments received 28/01/2020.

Comments raised in regards to whether there is sufficient space in the passage way for a large commercial bin and whether a condition could be attached requiring the bin to be emptied on a weekly basis by private contractors.

Adjoining Local Member – Further comments received 28/01/2020, outlined below.

The plans submitted for 1-2 High Street include no provision for bin storage (waste, recycling or food waste) for either the commercial unit or for the six flats on the upper floors.

The Committee Report suggests that bins will be stored on the space behind the building, which is shared with surrounding properties, and which forms part of the Fire Escape route for these properties. There is no certainty that a safe space will be constructed or indeed can be found within this area to store the numerous bins required for the development. There is a high possibility that they could be left out permanently on the street - in Hope street for the commercial unit, and on High Street for the flats. No comments have been received from either the Environment section or from Fire and Rescue on this issue.

In order to give consistency with the 31-38 High Street decision, and in the interest of fairness, could two additional conditions please be added to the approval:

- 1 Requiring the submission of a Waste Management plan for the Commercial Unit, and another for the 6 flats
- 2 A repeat of condition 5 added to last month's approval, so that enforcement action could be taken should bins be left out on the streets.

The plans show no provision of toilet facilities within the Commercial Unit - indeed, such a use could not operate without toilet and hand washing facilities for its staff. Can a further condition be added to the approval requiring the submission of amended plans to show the provision of toilets? Or maybe this is a matter that would have to be included as a note to the applicant?

Representations

The agent has confirmed that there is a 1100L euro bin proposed to be shared between the ground floor commercial use and residential uses above.

Observations

The suggested condition regarding provision of a Waste Management Plan for the commercial and residential units would be attached to any grant of planning permission. This would also deal with the Local Member's query regarding emptying of bins.

I do not consider that separate Waste Management Plan conditions for both uses are required - one condition to cover both uses is considered can secure the detail required.

The suggested condition regarding prevention of external bin storage is accepted and added on to the suggested list of conditions.

Provision of w/c facilities within the ground floor is not a planning matter. A note would be attached to any decision notice to ensure the applicant is aware of the requirement to supply w/c facilities.

Recommendation

Remains unchanged, with the exception of the addition of the following conditions to any decision notice granting planning permission.

1. Prior to commencement of development, a Waste Management Plan for the commercial and residential uses hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as are approved and thereafter maintained for the lifetime of the development.

Reason: To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

2. There shall be no external bin storage along Hope Street or High Street, associated with the development hereby approved.

Reason: To prevent any further proliferation of bins on the adjoining streets in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note to Applicant

The applicant is made aware that any proposal within the ground floor of the property will require w/c facilities.