

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY– 22 JUNE 2020

APPLICATION NO:
P/2020 /0033

LOCATION:
PARISH HALL PARK ROAD
COEDPOETH WREXHAM
LL11 3TD

DATE RECEIVED:
21/01/2020

COMMUNITY:
Coedpoeth

DESCRIPTION:
SITING OF SHIPPING CONTAINER

CASE OFFICER:
SJG

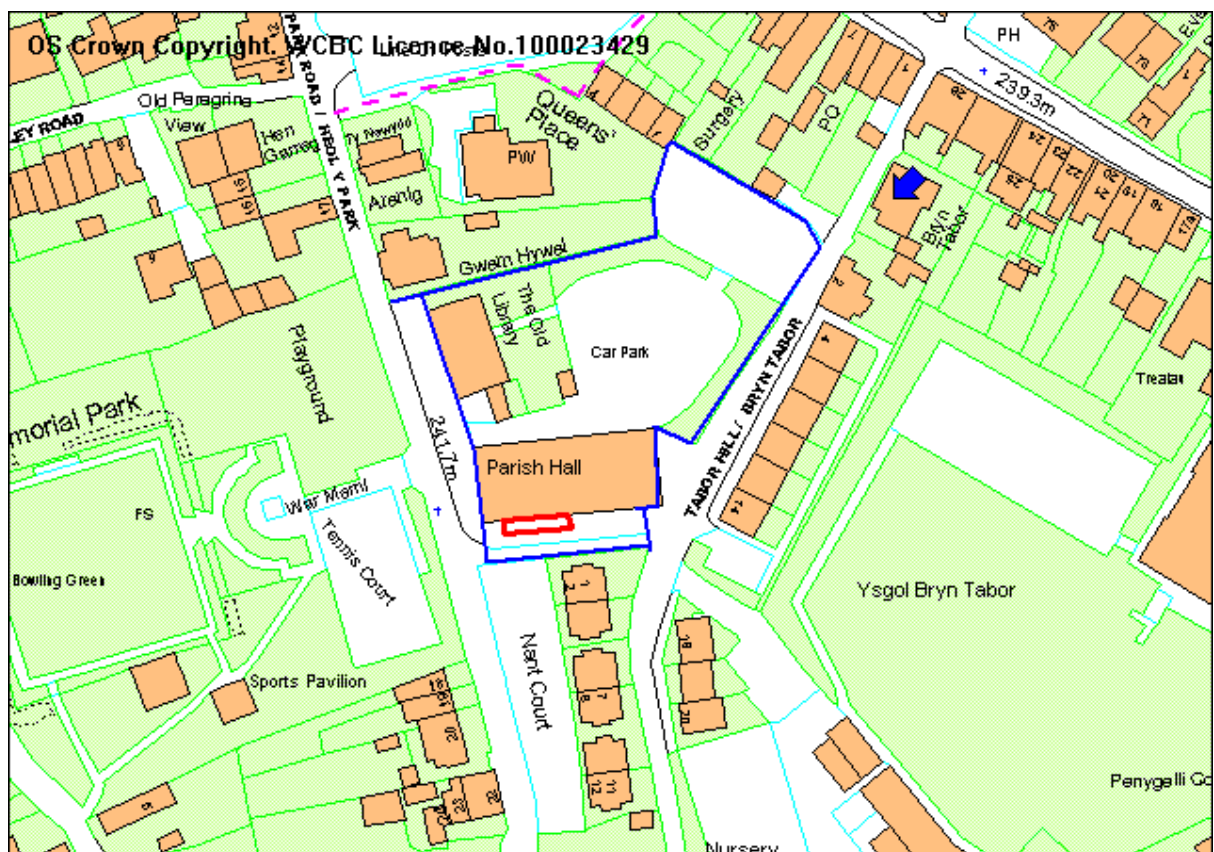
WARD:
Coedpoeth

APPLICANT(S) NAME:
MISS HELEN BELTON

AGENT NAME:
MISS HELEN BELTON

THE SITE

The site is on the south side of the Parish Hall adjoining a footpath giving access to Ysgol Bryn Tabor.



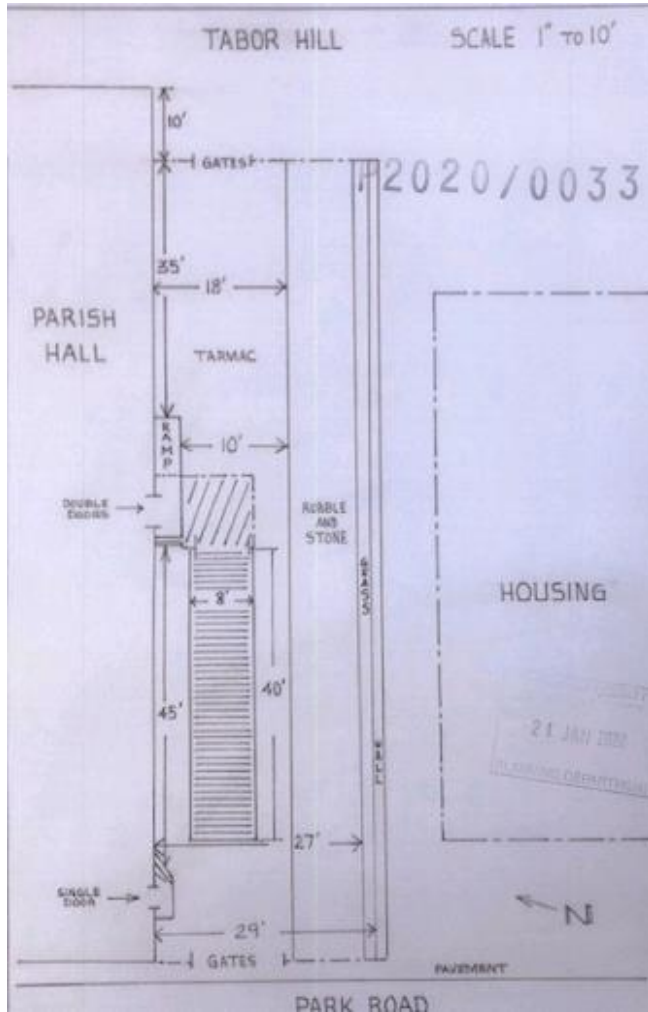
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PROPOSAL

As above

The application is for the siting of a storage container 12 long and 2.3m wide (a typical shipping container) at the side of the Hall.

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The proposal is for increased storage space at the Parish Hall, with the view to generating income from the use of the Hall. This income of course would help support village groups and societies, help fund refurbishment works to council owned facilities and help toward funding future events, which overall would benefit the community as a whole.

At the present the Parish Hall is being used as a place of storage and not for the purpose it was designed or intended. Whenever an event or activity is held within the Hall, tables, chairs, judo mats and dance mats etc. have to be continually repositioned to maintain a viable working space. We have nowhere else within the Hall to store equipment. Therefore, our capability to generate income is severely hampered.

The proposed container in question cannot be sited in the car park area due to the nature of the equipment which would require moving on a regular basis. This is in part due to the logistics of the matter and secondly from a health and safety point of view. The equipment, although currently on trolleys, is very heavy to move and would undoubtedly cause issues for the groups who currently hire the facility during periods of inclement weather, i.e. snow and ice

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on the ground. It would virtually prove impossible for the said trolleys to be wheeled across the car park under those conditions.

The most convenient location is to the right side of the Parish Hall, as per the planning application, where free and unobstructed access is available via the side exit door nearest to Tabor Hill.

The container would be maintained on a regular basis, there would be very little noise during loading and unloading of equipment as trolleys would be wheeled straight in or out from a level interior flooring to the concrete base to the Hall side entry door.

The container is fully secured and will not be in any form of usage after 9.30pm Monday to Saturday, and the Parish Hall is closed on Sunday. We intend to install additional lighting outside again for safety reasons when the container is in use. We will in addition, install exterior PIR security lighting should there be an unwarranted activity during the hours of darkness.

The area between the side of the container and the perimeter wall bordering nearby housing is more than adequate to walk along during the daylight hours.

The container will be storing equipment and dance equipment, tables and chairs. It is only recently that 2 container type units were removed from the site when the building group Seddon's vacated the office unit within the Parish Hall. The siting of our proposed container with not impinge any further than the previous units did.

HISTORY

None

DEVELOPMENT PLAN

The site is within settlement limits as set out in the Wrexham Unitary Development Plan. Policies GDP1 PS1 PS1 and T8 are relevant.

CONSULTATIONS

Highways:	No objections
Public protection:	No comments
Site Notice:	Expired 13/2/2020. One objection received: • Containers like these attract youths and unacceptable social behaviour. Occupiers of adjoining dwelling are elderly and infirm. This container would have an affect on their health and safety. • The lighting in this area is very poor, easy for people to be concealed, the containers are

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noisy when opened, again this would disturb residents.

- The surface of this area is not suitable to walk on and the path between the 2 roads would become dangerous to walk on.
- The fact that the containers could be used up to 9.30pm is not acceptable.
- To have a container of that size just 5.8m away from your front door is unacceptable.

SPECIAL CONSIDERATIONS

Residential and visual amenity: The unit will be behind a 1-1.5m high stone wall and will be seen against the background of the Parish Hall. It is not visually prominent from outside the site. The door would face the rear and there would be no loss of privacy for the adjoining dwelling. Subject to appropriate colouring, it is not considered to detract from the amenities of the locality.

A temporary permission would be in order to enable the appearance of the structure to be re-assessed.

Possible anti-social behaviour: This is a matter for the Parish Council to address and they propose to install security lighting and cameras in the area. The path leading between Tabor Hill and Park Road is an informal footpath which would be retained in the scheme.

Conclusion: The proposal is considered to be acceptable under the terms of adopted policies and guidance.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The use of the building shall cease and be abandoned before 30/6/2025. The structure shall be completely removed and the land restored to its previous condition not later than one month after that date.
2. The unit shall be coloured dark blue or grey, or other colour as may be approved in writing by the Local Planning Authority.
3. The container shall not be accessed after 21.30hrs or before 8.00hrs on any day unless prior written agreement is sought from the Local Planning Authority.

REASON(S)

1. In accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan and having regard to its design and materials of construction, planning permission would not normally be granted in respect of

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temporary buildings in this location. Permission has been granted in this instance solely to allow the applicant adequate time to seek permanent, satisfactory accommodation.

2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

3. To ensure there is no adverse impact upon neighbouring residential amenity.
