

Dated

17th January

2019²⁰

WREXHAM COUNTY BOROUGH COUNCIL (1)

And

GOWER HOMES LTD (2)

SUPPLEMENTAL AGREEMENT

Pursuant to Section 106 of the Town and Country Planning Act 1990 in respect of the Land known as Boozey Field on the side of Griffiths Road, Wrexham

Sioned Wyn Davies

Chief Officer Governance & Customer

Guildhall

Wrexham

LL11 1AY

Ref: HDW

DATE 17th January 2018

PARTIES

- (1) **WREXHAM COUNTY BOROUGH COUNCIL** of Guildhall, Wrexham, LL11 1AY ("Council")
- (2) **GOWER HOMES LTD** (Company Registration number 1204658) whose registered office is Grosvenor Street, Chester, CH1 2DD ("the Developer")

INTRODUCTION

- (1) This Agreement is supplemental to the Agreement dated the 12th of January 2017 between the Council, Owner and Developer, a copy of which is attached as Annex A ("the Agreement")

- (2) The Parties intend to vary the Agreement

FROM THE DATE OF THIS SUPPLEMENTAL AGREEMENT

1. **"Planning Application"** means the application for planning permission dated the 19/10/2015 submitted to the Council for the Development and allocated reference number P/2015/0790 as amended by a subsequent application for the Development and allocated reference number P/2019/0483 (A copy of which is attached as Annex B)
2. The Shared Equity Unit known as Plot 21 Stansty Walks known as Number 40 Maes Gwyrdd, Gwersyllt, Wrexham, LL11 4YU delineated in red on plan attached as Annexed C shall cease to be Shared Equity Unit and can be sold on the open market, now and in the future. The Developer having today paid to the Council 20% of the proceeds of sale amounting to TWENTY SEVEN THOUSAND SEVEN HUNDRED POUNDS (£27,700) receipt of which is acknowledged by the Council"

The Agreement is otherwise confirmed

IN WITNESS whereof the parties hereto have executed this Deed on the day and year first before written.

EXECUTED as a DEED by affixing

THE COMMON SEAL of

WREXHAM COUNTY BOROUGH COUNCIL

in the presence of:-



S. Lyn Davies

Chief Officer Governance & Customer

EXECUTED as a Deed by)

GOWER HOMES LTD acting by a)

Director and its Secretary or two Directors:-)

IN THE PRESENCE OF

M. Morgan

[Signature]

.....
Director

.....
Director/Secretary

John Martin Lewis Solicitor
Allington Hughes Law
10 Grosvenor Road
Wrexham LL11 1SD
DX 26651
Tel: 01978 291000 Fax: 01978 290493
www.allingtonhughes.co.uk

Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning



Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

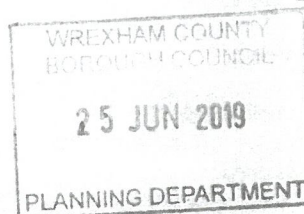
Publication of applications on planning authority websites.

P2019/0483

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	
Suffix	
Property name	Boosey Field
Address line 1	Griffiths Road
Address line 2	Gwersyllt
Town/city	Wrexham
Postcode	LL11 4YF



Description of site location must be completed if postcode is not known:

Eastings (x)	332171
Northings (y)	351990

Description

3. Agent Details

Title	Mrs
First name	Kathryn
Surname	Gratton
Company name	Parry Davies Architects Ltd
Address line 1	Studio 55:20
Address line 2	North Wales Business Park
Address line 3	Cae Eithin
Town/city	Abergele
Country	United Kingdom
Postcode	LL22 8LJ
Primary number	441745585517
Secondary number	
Email	pdparchitects@aol.com

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Submission of reserved matters pursuant to outline to outline planning permission P/2015/0790 (appearance, landscaping, layout, scale)- residential development of 54no dwellings

Reference number

P/2017/0134

Date of decision (date must be pre-application submission)

03/07/2017

Please state the condition number(s) to which this application relates

Condition number(s)

1, 6,

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

02/01/2018

Description of the Proposal

Has the development been completed?

☐ Yes ☒ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

N/A

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We seek the approval to change the conditions to allow the substitution of plot 44 with two smaller properties, numbers 44 and 44a (both house types having been previously approved for the site) to meet market demand. Also, minor adjustments to the site layout are sought, namely

the rotation of plot 41 to sit parallel with Griffiths Road that allows 40 -44a to be moved slightly east which creates better space around the dwelling, detaching 42 and 43's garages from their houses.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☒ Yes ☐ No

Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title
First name
Surname
Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

To adjust the arrangements to include a footway link to plot 44a from the east, rather than having to navigate the layout.
To apply for variation of condition due to these amendments being a material change

Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person role

☐ The applicant

☐ The agent

Title
First name

8. Ownership Certificates

Surname Graton

Declaration date 24/06/2019

☒ Declaration made

9. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

☒ (A) None of the land to which the application relates is, or is part of an agricultural holding

☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role

☐ The applicant ☒ The agent

Title Mrs

First name Kathryn

Surname Graton

Declaration Date 24/06/2019

☒ Declaration made

10. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application) 24/06/2019

