

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE
MEETING OF 7th OCTOBER 2019
REPORT OF THE
CHIEF OFFICER PLANNING AND REGULATORY

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>
15 – 24	WRA	P/2017/1045		√
25 – 34	RHO	P/2018/1047		√
35 – 42	GRE	P/2019/0146		√
43 – 46	CHI	P/2019/0250		√
47 – 52	WRO	P/2019/0394		√
53 – 62	WRO	P/2019/0395		√
63 – 72	RUA	P/2019/0455		√
77 – 82	WRA	P/2019/0509		√
87 – 92	CHI	P/2019/0578		√

Pages 15 – 24 WRA P/2017/1045

The Law Courts, Bodhyfryd, Wrexham

SPEAKER FOR: Mike Southall- Avison Young (Representing Applicant).

Representation

Community Council – response to confirm that their original comments remain valid.

Applicant's submissions

The applicant has provided further correspondence following comments of the Council's Tree Officer. The applicant has confirmed that pipework in relation to surface water drainage will be amended to avoid or provide an appropriate solution where there is interference with a tree RPA. Other sub surface infrastructure is indicative at this stage. The applicant has engaged their Arboricultural Consultant to provide an updated Arboricultural Method Statement to address individual tree constraints at design and build stage.

Observations

Correction – none of the trees identified for removal as part of this proposal are the subject of a Tree Preservation Order.

I am satisfied that the tree matters identified can adequately be dealt with by way of the conditional detailed Arboricultural Method Statement. This submission will allow the council to control excavations and other ground alterations within controlled areas.

Recommendation

Remains unchanged

Pages 25 – 34 RHO P/2018/1047

Nantcol, 57 Bryn Glas, Rhosllanerchrugog, Wrexham

SPEAKER FOR: Dafydd Edwards – Blueprint (Agent)

Pages 35 – 42 GRE P/2019/0146

The Pikey, Pikey Lane, Gresford, Wrexham

SPEAKER FOR: Judith Cole (Applicant)

Applicant's submissions

The applicant has provided an additional plan with clearer annotations of the visibility splays required and as discussed in the main report. The plan also provides clarity of an intention to hard bind the access and not provide gates within 10m of the highway boundary.

Observations

I am satisfied that submitted information provides adequate clarity that the required visibility splays can be achieved. The access arrangements are considered adequate and will not result in a detriment to highway safety. These matters are addressed and justified in the main report.

Recommendation

Amend condition no. 2 to reflect amended plan.

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) dated 03 July 2019 all marked Revision Z and ZZ dated 28.03.2019 and 17.09.2019 and as contained within the application documentation.

Reason: To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

Pages 43 – 46 CHI/P/2019/0250

Adjacent to The Old Post Office, Halton, Chirk

SPEAKER FOR: Hillary Peplar (Representing Applicant)

Pages 47 – 52 WRO P/2019/0394

31 High Street, Wrexham

SPEAKER FOR: Neil Moir (Applicant)

Observations

Following a site visit held between the case officer, applicant, agent and Local Member on Friday 04th October, the applicant verbally confirmed to the Local Member that he was willing to make some alterations to the internal layout of the property.

This has not been confirmed by the agent to the case officer.

On the basis of the verbal discussions held between the applicant and Local Member, it is proposed that the application is recommended approval, subject that delegated authority is given to officers to assess and determine the alterations put forward by the applicant as part of the verbal discussions held between himself and the Local Member.

Recommendation

That the Head of Planning and Regulatory be given delegated authority to grant listed building consent, subject to the submission of acceptable amended plans.

Pages 53 – 62 WRO P/2019/0395

31 High Street, Wrexham

SPEAKER FOR: Neil Moir (Applicant)

Observations

Following a site visit held between the case officer, applicant, agent and Local Member on Friday 04th October, the applicant verbally confirmed to the Local Member that he was willing to make some alterations to the internal layout of the property.

This has not been confirmed by the agent to the case officer.

On the basis of the verbal discussions held between the applicant and Local Member, it is proposed that the application is recommended approval, subject that delegated authority is given to officers to assess and determine the alterations put forward by the applicant as part of the verbal discussions held between himself and the Local Member.

Recommendation

That the Head of Planning and Regulatory be given delegated authority to grant planning permission, subject to the submission of acceptable amended plans.

Pages 63 – 72 RUA P/2019/0455

Cinders Farm, Cinders, Ruabon, Wrexham

SPEAKER FOR: Guy Maxfield – WPS Indigo (Agent)

Page 77 – 82 WRA P/2019/0509

1 Larchwood Road, Wrexham

SPEAKER FOR Tracey Morgan (Applicant)

Observations

Highways have confirmed, given the applicant could potentially have two students on site at any one time, that there would be no objection to this provided that a condition were imposed to limit tuition numbers at any one time to two. This is reflected in condition 4 in the main report.

Recommendation

Remains unchanged.

Pages 87 – 92 CHI P/2019/0578

Waterside Barn, Newbridge, Road, Newbridge, Wrexham

SPEAKER FOR: Matthew Potts (Representing Applicants)

ALL OTHER ITEMS TO BE SHOWN IN THE ORDER OF THE ORIGINAL AGENDA

Pages 93 – 96 ROS P/2019/0582

Broad Oak Farm, Llyndir Lane, Rossett, Wrexham

Representations

The applicant's agent has requested that the application is withdrawn, in an email received 04th October 2019.

Recommendation

Application is withdrawn

Pages 101 – 107 MAE P/2019/0617

Canal Cottage, Cadney Lane, Bettisfield, Wrexham

Consultations

Community Council

Object on the following grounds:

- This building has never had garage doors. There has always been a main front door, along with windows. Also, there has never been a timber frontage, it has always been brick.
- It is clear that the applicant is being dishonest regarding the original building and in fact the changes the applicant is currently proposing have been in place since the beginning. Far from being used as a games room, it is obvious that this building has been used for residential purposes for quite some time. Therefore the applicant did not comply with the conditions when the original planning permission was granted.
- Councillors do not want this particular resident to get away with flouting planning conditions, because this could lead to problems in the future when other residents attempt to get away with the same type of thing.

Representations

1 further representation making the following comments:

- Concerned the application appears to be for a separate dwelling;
- No objection if it is to be an annexe and not a separate dwelling.

Observations

The key issues with this proposal are covered in my main report.

Recommendation

Unchanged

Pages 121 – 126 ESC P/2019/0700

4 Celmar Grove, Rhostyllen, Wrexham

Consultations

Community Council – No comments or objections.

Recommendation

No change.

Consultations

Community Council – No comments or objections.

Representations

One online comment received expressing the following in relation to the home office only:

- The recently built boundary wall and home office are built on land that the applicant doesn't own;
- The recently built boundary wall is not high enough to secure privacy;
- The recently built boundary wall caused damage to the neighbouring property;
- There is a loss of light to the adjacent garden because it is subject to vast over shadowing much sooner in the day than prior to the build.

Observations

Matters expressed in relation to land ownership disputes and damage to neighbouring property are civil matters between land owners and are not relevant to the consideration of this application.

Matters raised in relation to light and privacy are valid planning considerations. With regard to privacy, a condition should be attached to any planning permission which secures the implementation of an appropriate boundary treatment to prevent overlooking into the neighbouring property.

As already mentioned in the main agenda report, the outbuilding complies with the Council's adopted LPGN 21 for space around dwellings and the development will not have a significant impact upon the level of daylight to the habitable areas within the adjacent property.

Recommendation

Additional condition:

Within two months of the date of this permission, a boundary wall or fence shall be erected along the eastern boundary of the site in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be implemented in strict accordance with the details as are approved and shall thereafter be removed or reduced in height.

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