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Tuesday, 28 May 2019
Annette Sellwood
01978 292242
annette.sellwood@wrexham.gov.uk

Dear Councillor

You are requested to attend a **Meeting** of the **PLANNING COMMITTEE of Wrexham County Borough Council** to be held in **COUNCIL CHAMBER, GUILDHALL** on **MONDAY, 3 JUNE 2019 at 4.00 pm** for the transaction of the business specified below.

Yours faithfully

Sioned Wyn Davies
Prif Swyddog Llywodraethu a Chwsmeriaid
Chief Officer Governance & Customer

AGENDA

- 1 **Apologies for Absence**
- 2 **Declarations of personal interests, if any**
Members are reminded of their responsibility, under Paragraph 11 of the Members' Code of Conduct, to declare the existence and nature of any personal interest in respect of any of the business to be transacted at this meeting
- 3 **Confirmation of Minutes**
To sign as a correct record the Minutes of the Meetings held on:
 - 3a 7 May 2019
 - 3b 17 May, 2019
- 4 **Development Control Applications**
To consider the report of the Chief Officer Planning & Regulatory. (Pages 15 - 16)
 - 4a Application No. P/2018/0632 - Beech Cottage, Marford Hill, Marford, Wrexham

- 4b Application No. P/2018/0633 - Beech Cottage, Marford Hill, Marford, Wrexham
- 4c Application No. P/2018/0685 - East View Farm, Golly, Rossett, Wrexham
- 4d Application No. P/2018/0776 - Lodge Farm, Off Borrass Road, Commonwood, Wrexham
- 4e Application No. P/2018/0863 - Drill Hall House, Station Avenue, Chirk, Wrexham
- 4f Application No. P/2019/0126 - Pendine Park Nursing Home, Summerhill Road, Stansty, Wrexham
- 4g Application No. P/2019/0133 - Land adjacent to 22 Park Road, Newbridge, Wrexham
- 4h Application No. P/2019/0164 - Unit 4 Clywedog Road South, Wrexham Industrial Estate, Wrexham
- 4i Application No. P/2019/0234 - Former Glenwyn Boarding Kennels, Delph Road, Acrefair
- 4j Application No. P/2019/0255 - 94 Ruabon Road, Wrexham
- 4k Application No. P/2019/0260 - 21 Acton Hall Walks, Wrexham
- 4l Application No. P/2019/0282 - Community Centre, Pant Lane, Gresford, Wrexham
- 4m Application No. P/2019/0307 - 16 Arley Road, Pandy, Wrexham
- 4n Application No. P/2019/0325 - Land at Mulsford Farm, Sarn, Malpas
- 4o Application No. P/2019/0349 - Black Horse Inn, Top Road, Summerhill, Wrexham
- 4p List of Delegated Decisions Issued
- 5 Any other items which the Chair decides are urgent**

TO: THE CHAIR AND MEMBERS OF THE PLANNING COMMITTEE

Councillor	Bryan Apsley
"	I David Bithell, MBE
"	Michael Dixon
"	Frank Hemmings
"	Adrienne Jeorrett
"	Gwenfair Jones
"	Marc Jones (Vice-Chair)
"	Paul Jones
"	David Maddocks
"	Tina Mannering

Councillor	John McCusker
"	M G Morris (Chair)
"	Beverley Parry-Jones
"	Paul Pemberton
"	John Phillips
"	Ronnie Prince
"	John Pritchard
"	Paul Roberts
"	Graham Rogers
"	Andy Williams

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN COUNCIL CHAMBER, GUILDHALL ON
TUESDAY, 7 MAY 2019

MEMBERS

Councillor M G Morris, Chair
 * Councillor Marc Jones, Vice-Chair

Councillor	Bryan Apsley	Councillor	John McCusker
"	I David Bithell, MBE	"	Beverley Parry-Jones
"	Michael Dixon	"	Paul Pemberton
"	Frank Hemmings	"	John Phillips
"	Adrienne Jeorrett	"	Ronnie Prince
"	Gwenfair Jones	"	John Pritchard
"	Paul Jones	"	Paul Roberts
"	David Maddocks	"	Graham Rogers
"	Tina Mannering	"	* Andy Williams

*Absent

Also Present – Councillors Carrie Harper, R Alun Jenkins, Hugh Jones and Robert Walsh

68 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Marc Jones and Andy Williams

69 DECLARATIONS OF PERSONAL INTERESTS, IF ANY

Members were reminded of their responsibility, under Article 11 of the Members' Code of Conduct, to declare any interests in relation to any of the business to be transacted at this meeting. The following declarations were made:

Agenda Item 4 – Development Control Applications

Councillor Adrienne Jeorrett - Personal and Prejudicial – Application Code No. P/2019/0229 – speaker known through employment.

Councillor John Pritchard – Personal and Prejudicial – Application Code No. P/2019/0220 and P/2019/0127 – Member of Sesswick Community Council

The Councillors remained in the meeting taking part in the discussion and voting thereon.

Councillor Paul Roberts – Personal and Prejudicial – Application No. P/2019/0089 – home address mentioned during the debate. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

Agenda Item 5 – Tree Preservation Order 289/2018 St Anne's Roman Catholic Primary School, Prince Charles Road, Wrexham

Councillor Ronnie Prince – Personal and Prejudicial – Daughter-in-law works at the

school, granddaughter is a pupil at the school.

The Councillor remained in the meeting taking part in the discussion and voting thereon.

70 CONFIRMATION OF MINUTES

RESOLVED – That the Minutes of the Meeting held on 1 April 2019 be signed as a correct record.

71 DEVELOPMENT CONTROL APPLICATIONS

The Chief Officer Planning & Regulatory submitted a report (COPR/10/19) to determine the listed planning applications. Attention was drawn to his Addendum report where relevant.

72 APPLICATION NO. P/2016/0611 - LEGACY CAR DISMANTLERS AND SCRAP YARD, LLWYNEINION ROAD, LEGACY, WREXHAM

The Chair drew Members' attention to the information contained within the Addendum Report that the application had been withdrawn.

RESOLVED – To note the Application No. P/2016/0611 had been WITHDRAWN.

73 APPLICATION NO. P/2018/0608 - BIG GREEN FARM, ELLESMERE LANE, PENLEY, WREXHAM

Members were informed of a submission made by the applicant which addressed concerns expressed by local residents in relation to the location of the builders' compound. It was confirmed that the layout had been changed since the original submission with a parking area to the rear of the site.

RESOLVED: That the Reserved Matters as set out in report COPR/10/19 be APPROVED

74 APPLICATION NO. P/2018/0888 - BROAD OAK FARM, LLYNDIR LANE, ROSSETT, WREXHAM

The applicant's representative spoke in favour of the application.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19, subject to the Council entering into an Obligation under Section 106 of the Town and Country Planning Act.

75 APPLICATION NO. P/2018/0934 - HORSE AND JOCKEY, CHAPEL STREET, PONCIAU, WREXHAM

The applicant's representative spoke in favour of the application.

RESOLVED – That permission be GRANTED in accordance with the

recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19.

76 APPLICATION NO. P/2019/0051 - ROMNEY, MARFORD HILL, MARFORD, WREXHAM

RESOLVED –

- (i) That the application be sent to CADW for determination; and**
- (ii) That upon receipt of confirmation from CADW that there are no objections to the proposal for listed building consent for demolition of outbuildings and erection of replacement garage, that consent be granted subject to the following conditions:**

CONDITION(S)

- 1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.**
- 2. The works granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered PL01 Rev A and as contained within the application documentation.**

77 APPLICATION NO. P/2019/0084 - GEGIN FARM, RUTHIN ROAD, MINERA, WREXHAM

A resident spoke against the application.

The applicant's representative spoke in support of the application.

The Chair referred to some concerns raised by the Local Member who was unable to attend today's Meeting. These included parking provision and vehicle movements of staff.

During consideration of the application, it was suggested that, if the Committee was minded to grant permission, a further condition be included that accommodation would be provided for a maximum of 4 children in order to control the intensification of use in relation to parking and neighbouring residential amenity.

RESOLVED – That permission be granted in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19 together with the following addition:

Add condition

- 4. This permission shall provide accommodation for a maximum of 4 children.**

Reason: To control the intensification of use in relation to parking and neighbouring residential amenity.

78 APPLICATION NO. P/2019/0087 - THE OLD POST OFFICE, REDBROOK VIEW, REDBROOK MAELOR, WHITCHURCH

RESOLVED - That permission be **GRANTED** in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19.

79 APPLICATION NO. P/2019/0089 - FERNDALE GARDEN CENTRE, BERSE ROAD, CAEGO, WREXHAM

(Members declarations of interest in relation to this item are set out in Minute 69 above)

The applicant's representative spoke in support of the application.

RESOLVED – That permission be **REFUSED** in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/17

80 APPLICATION NO. P/2019/0094 - 7 HEOL DINAS, WREXHAM

RESOLVED – That permission be **REFUSED** in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/17

81 APPLICATION NO. P/2019/0096 - 4 SALEM ROAD, COEDPOETH, WREXHAM

RESOLVED - That permission be **GRANTED** in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19.

82 APPLICATION NO. P/2019/0127 - BLACK ROCK FARM, SESSWICK WAY, CROSS LANES, WREXHAM

(Members declarations of interest in relation to this item are set out in Minute 69 above)

RESOLVED - That permission be **GRANTED** in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19.

83 APPLICATION NO. P/2019/0147 - LAND ADJACENT TO 1 ISLWYN, BEECH AVENUE, RHOSLLANERCHRUGOG, WREXHAM

An objector spoke against the application

RESOLVED – That permission be granted in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19 together with the following addition:

Add condition

10. There shall be no obstruction or the parking of vehicles along the driveway providing access through the site to the rear of the commercial properties on Market Street.

Reason: To prevent any obstruction and to allow for the free flow of service vehicles to the rear of the service area serving properties on Market Street.

84 APPLICATION NO. P/2019/0192 - 49 CASTLE ROAD, COEDPOETH, WREXHAM

The applicant's representative spoke in support of the application.

RESOLVED - That permission be **GRANTED** in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19.

85 APPLICATION NO. P/2019/0211 - 5 FFORDD ELWY, WREXHAM

RESOLVED - That permission be **GRANTED** in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19.

86 APPLICATION NO. P/2019/0220 - 1 BEDWELL CRESCENT, CROSS LANES, WREXHAM

(Members declarations of interest in relation to this item are set out in Minute 69 above)

The applicant's representative spoke in support of the application.

RESOLVED - That permission be **GRANTED** in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/10/19.

87 APPLICATION NO. P/2019/0229 - LAND AT HOME FARM, GRESFORD ROAD, LLAY, WREXHAM

(Members declarations of interest in relation to this item are set out in Minute 69 above)

An objector spoke against the application.

The Local Member (Councillor Rob Walsh) also spoke against the application, raising concerns with regards to the proposed location of the sign and suggested Members attend a site visit to view the area.

RESOLVED – That a **SITE VISIT** be arranged for **Members of the Committee** to

view the application site prior to determination of the application by the Committee.

Reason for Visit: To consider the impact of the proposed signs on highway safety and the visual amenity of the area.

88 TREE PRESERVATION ORDER 289/2018 ST ANNE'S ROMAN CATHOLIC PRIMARY SCHOOL, PRINCE CHARLES ROAD, WREXHAM

(Members declarations of interest in relation to this item are set out in Minute 69 above)

The Chief Officer Planning and Regulatory submitted a report (COPR/16/19) to consider written representations made in respect of Tree Preservation Order (TPO) WCBC 289/2017 – ‘St Anne’s Roman Catholic Primary School, Prince Charles Road, Wrexham, and to determine whether or not to confirm the TPO and make permanent with or without modification.

The Local Member (Councillor Carrie Harper) spoke against the confirmation of the TPO, raising the following concerns:

- Impact on the playground and the School’s drainage system.
- The tree root damage had become severe and had led to a number of accidents at the School.
- The playground had flooded due to drainage problems caused by the tree roots.
- Confirmation that the School would plant replacement trees in an appropriate location if the TPO was not confirmed and the group of trees were subsequently removed.

RESOLVED –

- (i) That the Tree Preservation Order 289/2018 ‘St Anne’s Roman Catholic Primary School, Prince Charles Road, Wrexham’ be confirmed without modification.**
- (ii) That a report be brought back to a subsequent Meeting on the progress made, and that the relevant Department be invited to attend.**

89 TREE PRESERVATION ORDER 286/2018 LAND SOUTH OF PENLEY HALL SITE, PENLEY, WREXHAM

The Chief Officer Planning & Regulatory submitted a report (COPR/17/19) submitted a report to consider written representations made in respect of Tree Preservation Order (TPO) WCBC 286/2018 – “Land south of Penley Hall Site, Penley, Wrexham” and to determine whether or not to confirm the TPO and make permanent with or without modification.

The Local Member spoke in support of the Officer’s recommendation to confirm the modification.

RESOLVED - That the Tree Preservation Order 286/2018 'Land south of Penley Hall site, Penley, Wrexham' should be confirmed without modification.

Councillor M G Morris
Chair

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN COUNCIL CHAMBER, GUILDHALL ON
FRIDAY, 17 MAY 2019

MEMBERS

Councillor M G Morris, Chair
* Councillor Marc Jones, Vice-Chair

Councillor	Bryan Apsley	Councillor	* John McCusker
"	I David Bithell, MBE	"	Beverley Parry-Jones
"	Michael Dixon	"	* Paul Pemberton
"	Frank Hemmings	"	* John Phillips
"	* Adrienne Jeorrett	"	Ronnie Prince
"	Gwenfair Jones	"	John Pritchard
"	* Paul Jones	"	* Paul Roberts
"	* David Maddocks	"	Graham Rogers
"	Tina Mannering	"	* Andy Williams

*Absent

Also Present – Councillor Robert Walsh

1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Adrienne Jeorrett, John McCusker, Paul Pemberton, John Philips, Paul Roberts, Graham Rogers and Andy Williams

2 DECLARATIONS OF PERSONAL INTERESTS, IF ANY

There were no declarations of personal interest.

3 SITE INSPECTION A - APPLICATION NO. P/2019/0229 - LAND AT HOME FARM, GRESFORD ROAD, LLAY, WREXHAM

The Chief Officer Planning & Regulatory submitted a report in respect of the above-mentioned application and the Head of Service explained the proposal to Members of the Committee.

The Local Member (Councillor Rob Walsh) indicated his objection to the application as, in his opinion, although it complied with the relevant rules and regulations, he felt the location of the sign was unsafe as it was on a potentially dangerous bend in the road. He requested that the application be refused on the grounds of highway safety and visual impact on the area.

The other Local Member (Councillor Bryan Apsley) also indicated his objection to the application, as he didn't feel there had been an accurate reflection of what the sign would look like. He sought clarification over which regulations had been referred to

by the Officer.

During consideration of the report, Members were reminded of the need to ensure that if they resolved to refuse the application, then they would have to be mindful of the nature and substance of any potential appeal which would need to be defended.

RESOLVED – Advertisement consent be GRANTED in accordance with the recommendation of the Chief Officer Planning & Regulatory.

Councillor M G Morris
Chair



REPORT TO:	Planning Committee
REPORT NO.	COPR/11/19
DATE:	3 rd June 2019
REPORTING OFFICER:	Chief Officer Planning and Regulatory
CONTACT OFFICER:	David Williams (Ext 8775)
SUBJECT:	Development Control Applications
WARD:	N/A

PURPOSE OF THE REPORT

To determine the listed planning applications.

INFORMATION

Detailed reports on each application together with the recommendations are attached.

RECOMMENDATION

See attached reports.

BACKGROUND PAPERS

None.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

Community	Code No	Applicant	Recommendation	Pages
GRE	P/2018 /0632	MR & MRS JONES	GRANT	17 – 21
GRE	P/2018 /0633	MR & MRS JONES	GRANT	23 – 28
ROS	P/2018 /0685	J R KNOWLES AND SON MR KNOWLES	GRANT	29 – 36
ROS	P/2018 /0776	MR J TOMLINSON	GRANT	37 – 45
CHI	P/2018 /0863	CLIFF'S PIGEON & PETS MR CLIFFORD DAVENPORT	GRANT	47 – 50
GRE	P/2019 /0126	PENDINE PARK CARE ORGANISATION (SUMMERHILL) LTD	GRANT	51 – 60
CEF	P/2019 /0133	MR MARTIN CAWTHRAY	GRANT	61 – 66
ABE	P/2019 /0164	R F BELLIS HAULAGE LTD MRS FIONA MOULDING	GRANT	67 – 70
CEF	P/2019 /0234	MRS ALISON BURGESS	REFUSE	71 – 79
WRO	P/2019 /0255	MR DANIEL NAYLOR	GRANT	81 – 87
WRA	P/2019 /0260	MR ANDREW CAIN	GRANT	89 – 93
GRE	P/2019 /0282	MRS VICTORIA DAVIES	GRANT	95 – 102
GWE	P/2019 /0307	MR ANDREW TAYLOR-EDWARDS	GRANT	103 – 107
WOR	P/2019 /0325	DJ HUXLEY FARMS MR HUXLEY	GRANT	109 – 115
GWE	P/2019 /0349	MOSS HOMES MR MARK WILLIAMS	GRANT	117 - 123

Total Number of Applications Included in Report – 15

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All plans are intended to be illustrative only and should be used only to identify the location of the proposal and the surrounding features. The scale of the plans will vary. Full details may be viewed on the case files.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

APPLICATION NO:
P/2018 /0632

LOCATION:
BEECH COTTAGE MARFORD HILL
MARFORD WREXHAM
LL12 8SW

DATE RECEIVED:
27/07/2018

COMMUNITY:
Gresford

DESCRIPTION:
LISTED BUILDING CONSENT FOR
INTERNAL ALTERATIONS AND
ERECTION OF SINGLE-STOREY
REAR EXTENSION

CASE OFFICER:
KH

WARD:
Marford & Hoseley

AGENT NAME:
D2 ARCHITECTS
MR LUKE JONES

APPLICANT(S) NAME:
MR & MRS JONES

THE SITE

Beech Cottage, located on Marford Hill, Marford and located off the Eastern side of the B445.



PROPOSAL

The application is submitted for the internal alterations and an extension to this Grade II Listed Building which is also situated in the Marford Conservation

Area. The building is listed as an early 19th Century Trevalyn Estate Cottage built in a distinctive picturesque style and which has group value with surrounding estate cottages of a similar style and in particular with Holly Cottage as a pair forming the entrance to the lane.

General internal alterations include the re-instatement of an earlier room layout and introducing a third bedroom, shower room and a utility room in the current cottage and moving the kitchen quarter into a low profile contemporary extension. The proposed alterations internally will be implemented using timber stud walls to minimise the impact on the Listed Building. Drainage from the area will be ducted externally. The glass linkage will approach the wall of the cottage and the junction between the two will be mastic sealing to prevent any further damage to the existing fabric.

HISTORY

P/2018/0633 Accompanying planning application for internal alterations and erection of single storey rear extension. Reported on this Agenda.

DEVELOPMENT PLAN

Grade II Listed Building in Marford Conservation Area. Policies GDP1, EC7, EC8 and EC9 of the Wrexham Unitary Development Plan refer.

CONSULTATIONS

- | | |
|------------------------|--|
| Community Council: | The building is out of keeping with and does not compliment the existing buildings and has the appearance of a Municipal Building. |
| Local Member: | As the proposal involves a Listed Building and is within a Conservation Area the Local Member would be inclined to suggest a site visit. |
| Other representations: | Received from neighbouring occupiers – <ul style="list-style-type: none">• The proposal does not blend in with the surroundings and will be noticeable from the road. No architectural cue to the proposed development. It is unacceptable at the very heart of an area presented in the Royal Commission on the Ancient and Historical Monuments of Wales.• The floor area of the extension is larger than that of Beech Cottage and could be used as a separate dwelling some point in the future.• Concerned at the negative visual impact of the structure.• Limited noise insulation and additional light pollution. |

- Close relationship between properties. Ashberry Cottage and Beech Cottage and the roof of the existing garage visible from Ashberry Cottage. No objection in principle but concerns at the design of the extension and how this will affect the setting of the Listed Building.
- Will be visible from adjoining property and over-bearing given its length.
- Whilst it replaced a garage previously it was not used as accommodation.
- Concerns at further development to provide storage for domestic requirements including a garage.
- PP Wales and TAN 24 seek to safeguard the character of historic buildings and manage change so the architectural character is retained. There should be a general presumption of enhancement of the character or appearance of a Conservation Area or its setting.

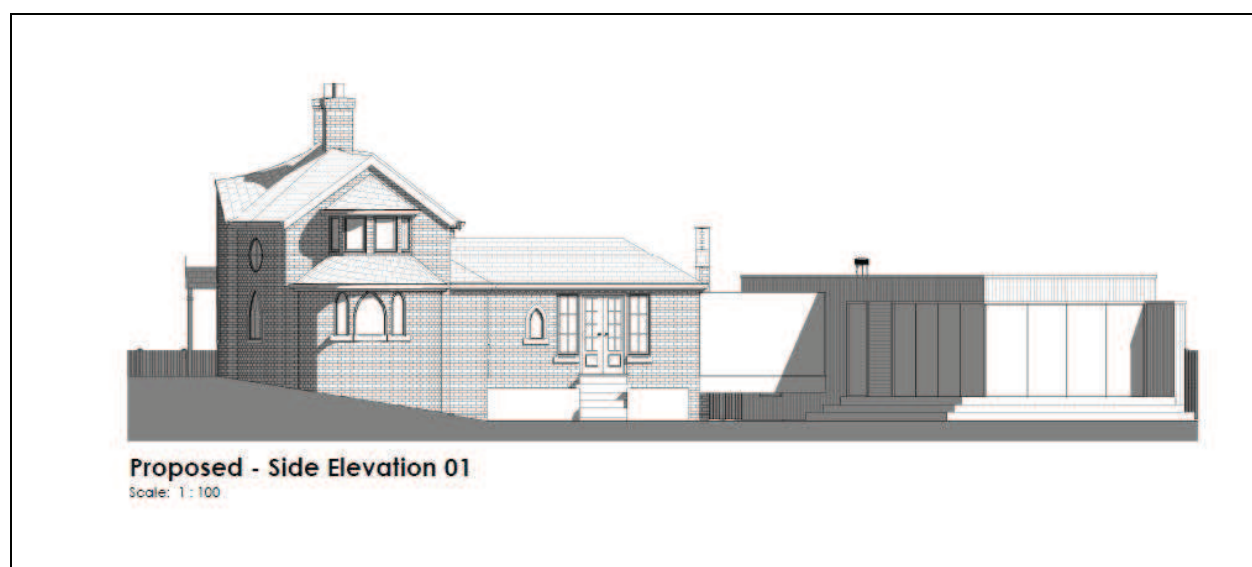
1 letter of support received –

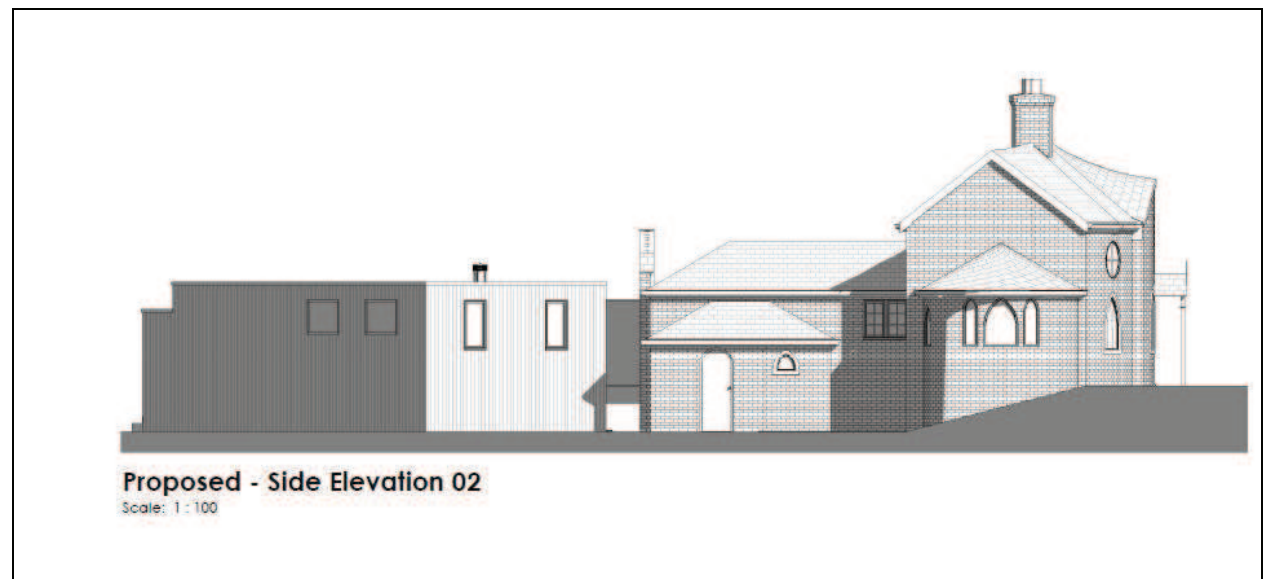
- Contemporary elements will add interest to the development and hidden from the road.
- Expired 23 August 2018.

Site Notice:

SPECIAL CONSIDERATIONS / ISSUES

The proposed elevation plans are shown below:





Concerns have been raised with regards to the proposed design and the impact upon the Listed Building with regard to the extension. The house is a typical example of the Marford character – curved elevations and conical roofs, dentilled eaves cornice, ogee arched and circular windows and keeping in character and continuing to be an important Listed Building within the Conservation Area.

There will be a level change of around 525mm between the cottage's finished floor level in order to make the extension subservient to the cottage. The extension will be accessed via a glazed link.

Any external visual impact the extension would potentially make has been minimised by following the guidance set out in the Marford Conservation Area Assessment and Management Plan, where it states:-

“It is possible to successfully incorporate new development in to a historic settlement but it is essential that the development respects the scale, design, proportions and materials of surrounding architecture to strengthen the cohesion of the streetscene to give continuity to scale, rhythm and detailing of the architecture.”

The works proposed to the listed cottage are relatively limited and respect the internal character of the building and internal alterations will be implemented using timber stud walls to minimise the impact to the historic building. General internal alterations also include re-instatement of an earlier room layout to form a utility and new partition walls to form a bathroom and a third bedroom.

The design of the extension respects the guidance set out in the Marford Conservation Area Assessment and Management Plan. It ensures the design of the extension is subservient to the existing cottage with lower eaves and a flat roof further reduces the impact on neighbouring properties and the impact on the Listed Building.

Conclusions: I have considered the comments of the Community Council and nearby neighbours. I consider that the proposed works are acceptable in terms of design, scale and impact on the Conservation Area and works to the existing Listed Cottage. Internal works to the Cottage are relatively modest and will not detrimentally impact on the historic character of the building. The contrasting design of the obvious modern addition provides no ambiguity between historic and contemporary and the simple design ensures it does not detract from the listed cottage and the scale is subservient to the Listed Cottage. The lightweight glass linkage reduces visual impact whilst effectively connecting the existing cottage with the new extension.

I would not anticipate the works having any significant visual impact on the adjoining streetscene.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. No services shall be located on the principal elevation of the cottage.
3. Any external surface materials shall be submitted to and approved in writing by the Local Planning Authority within 2 months of the works commencing.
4. Prior to commencement of works, details of measures to protect the hedge / trees to the eastern boundary of the site to the rear of the proposed extension an arboricultural method statement and foundation design appropriate to provide protection of third party trees / hedgerow.

REASON(S)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
 2. To protect the integrity of the Listed Building and Conservation Area.
 3. In the interests of protecting the integrity of the Listed Building and the Conservation Area.
 4. In the interests of general visual amenity and nearby residential amenity.
-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

APPLICATION NO:
P/2018 /0633

LOCATION:
BEECH COTTAGE MARFORD HILL
MARFORD WREXHAM
LL12 8SW

DATE RECEIVED:
27/07/2018

COMMUNITY:
Gresford

DESCRIPTION:
INTERNAL ALTERATIONS AND
ERECTION OF SINGLE-STOREY
REAR EXTENSION

CASE OFFICER:
KH

WARD:
Marford & Hoseley

APPLICANT(S) NAME:
MR & MRS JONES

AGENT NAME:
D2 ARCHITECTS
MR LUKE JONES

THE SITE

Beech Cottage, located on Marford Hill, Marford and located off the Eastern side of the B445.



PROPOSAL

Planning application to accompany P/2018/0632 for internal alterations and erection of single-storey extension.

The application is submitted for the internal alterations and an extension to this Grade II Listed Building which is also situated in the Marford Conservation Area. The building is listed as an early 19th Century Trevalyn Estate Cottage built in a distinctive picturesque style and which has group value with surrounding estate cottages of a similar style and in particular with Holly Cottage and as a pair of forming the entrance to the lane.

General internal alterations include the re-instatement of an earlier room layout and introducing a third bedroom, shower room and a utility room in the current cottage and moving the kitchen quarter into a low profile contemporary extension. The proposed alterations internally will be implemented using timber stud walls to minimise the impact on the Listed Building. Drainage from the area will be ducted externally. The glass linkage will approach the wall of the cottage and the junction between the two will be mastic sealing to prevent any further damage to the existing fabric.

HISTORY

P/2018/0632 Accompanying Listed Building Consent application for internal alterations and erection of single storey rear extension. Reported on this Agenda.

DEVELOPMENT PLAN

Grade II Listed Building in Marford Conservation Area. Policies GDP1, EC7, EC8 and EC9 of the Wrexham Unitary Development Plan refer.

CONSULTATIONS

- | | |
|------------------------|---|
| Community Council: | The building is out of keeping with an does not compliment the existing buildings and has the appearance of a Municipal Building. |
| Local Member: | As the proposal involves a Listed Building and is within a Conservation Area the Local Member would be inclined to suggest a site visit. |
| Other representations: | Received from neighbouring occupiers – <ul style="list-style-type: none">• The proposal does not blend in with the surroundings and will be noticeable from the road. No architectural cue to the proposed development. It is unacceptable at the very heart of an area presented in the Royal Commission on the Ancient and Historical Monuments of Wales.• The floor area of the extension is larger that that of Beech Cottage and could be used as a separate dwelling some point in the future.• Concerned at the negative visual impact of the structure. |

- Limited noise insulation and additional light pollution.
- Close relationship between properties. Ashberry Cottage and Beech Cottage and the roof of the existing garage visible from Ashberry Cottage. No objection in principle but concerns at the design of the extension and how this will affect the setting of the Listed Building.
- Will be visible from adjoining property and over-bearing given its length.
- Whilst it replaced a garage previously it was not used as accommodation.
- Concerns at further development to provide storage for domestic requirements including a garage.
- PP Wales and TAN 24 seek to safeguard the character of historic buildings and manage change so the architectural character is retained. There should be a general presumption of enhancement of the character or appearance of a Conservation Area or its setting.

1 letter of support received –

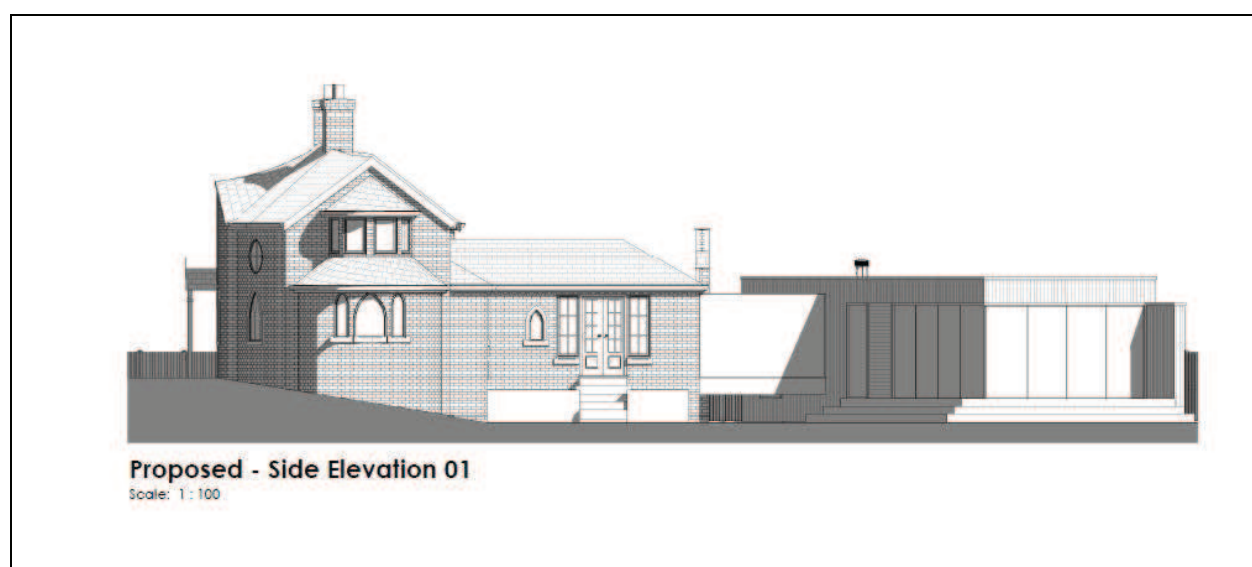
- Contemporary elements will add interest to the development and hidden from the road.

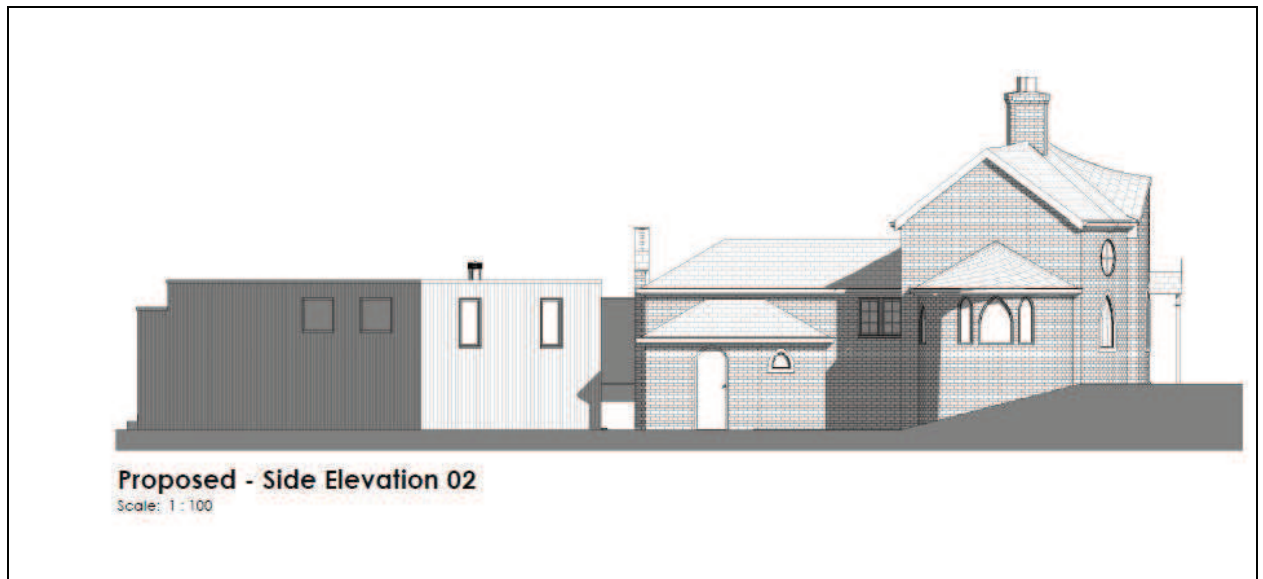
Site Notice:

Expired 23 August 2018.

SPECIAL CONSIDERATIONS / ISSUES

The proposed elevation plans are shown below:





Concerns have been raised with regards to the proposed design and the impact upon the Listed Building with regard to the extension. The house is a typical example of the Marford character – curved elevations and conical roofs, dentilled eaves cornice, ogee arched and circular windows and keeping in character and continuing to be an important Listed Building within the Conservation Area.

There will be a level change of around 525mm between the cottage's finished floor level in order to make the extension subservient to the cottage. The extension will be accessed via a glazed link.

Any external visual impact the extension would potentially make has been minimised by following the guidance set out in the Marford Conservation Area Assessment and Management Plan, where it states:-

“It is possible to successfully incorporate new development in to a historic settlement but it is essential that the development respects the scale, design, proportions and materials of surrounding architecture to strengthen the cohesion of the streetscene to give continuity to scale, rhythm and detailing of the architecture.”

The works proposed to the listed cottage are relatively limited and respect the internal character of the building and internal alterations will be implemented using timber stud walls to minimise the impact to the historic building. General internal alterations also include re-instatement of an earlier room layout to form a utility and new partition walls to form a bathroom and a third bedroom.

The design of the extension respects the guidance set out in the Marford Conservation Area Assessment and Management Plan. It ensures the design of the extension is subservient to the existing cottage with lower eaves and a flat roof further reduces the impact on neighbouring properties and the impact on the Listed Building.

Residential amenity: Concerns have been expressed by neighbouring properties on the impact of the development on adjoining neighbours.

The closest property Ashbury Cottage lies immediately to the north. Due to the relative orientation of the extension it will be approximately 4 metres from that property at its nearest and approximately 14 metres at its furthest.

The extension will be just over 3.5m high and have a flat roof. Its relatively low profile ensures it will not prove overbearing to the occupiers of the neighbouring property or result in an unacceptable loss of light.

The hedge (approximately 2m high) along the boundary between the two properties would not have adequately prevented overlooking of Ashbury Cottage from two windows in the rear elevation of the extension as initially proposed. This is due to the extension having a finished floor level above that of the adjoining garden. The plans have however been amended so that the windows have a sill height of 1.75m which ensures that the privacy of the adjacent occupiers is not unduly compromised.

Measures to protect the existing hedge along the boundary whilst works are carried out will be required. These will be secured by condition.

Conclusions: I am satisfied that the proposals are appropriate in respect of design and adequately take account of the standard of amenity afforded to the occupiers of the neighbouring property.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered PL01 Revision A, PL02 Revision A and PL03 Revision A and as contained within the application documentation.
3. Details of external surface materials shall be submitted and approved in writing to the Local Planning Authority prior to their use on the development. The development shall thereafter be carried out in strict accordance with the details as approved.
4. Prior to commencement of works, details of measures to protect the hedge on the southern boundary of the site to the rear of the proposed extension and a method for protecting the hedge and its long term retention. Shall be submitted to and approved by the Local Planning Authority. If any parts of the hedges are removed or die or become diseased they shall be replaced by hedges of such size and species and within a timescale all to be approved in writing by the Local Planning Authority.

5. Notwithstanding the provisions of Class A of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification), no windows or openings shall be installed in the rear elevation of the extension other than those shown on drawings nos. PLA01 Revision A, PLA02 Revision A and PLA 03 Revision A.

6. Prior to commencement of works, details of measures to protect the hedge / trees to the eastern boundary of the site to the rear of the proposed extension an arboricultural method statement and foundation design appropriate to provide protection to third party trees / hedgerow.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
 2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
 3. In the interests of protecting the integrity of the Listed Building and the Conservation Area.
 4. In the interests of nearby residential amenity.
 5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 6. In the interests of general visual amenity and nearby residential amenity.
-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

APPLICATION NO:

P/2018 /0685

LOCATION:

EAST VIEW FARM GOLLY ROSSETT
WREXHAM
LL12 0AH

DATE RECEIVED:

14/08/2018

COMMUNITY:

Rossett

DESCRIPTION:

ERECTION OF STEEL PORTAL
FRAMED AGRICULTURAL
LIVESTOCK BUILDING AND
ALTERATIONS TO EXISTING
SLURRY LAGOON TO INCREASE
CAPACITY

CASE OFFICER:

SEH

WARD:

Rossett

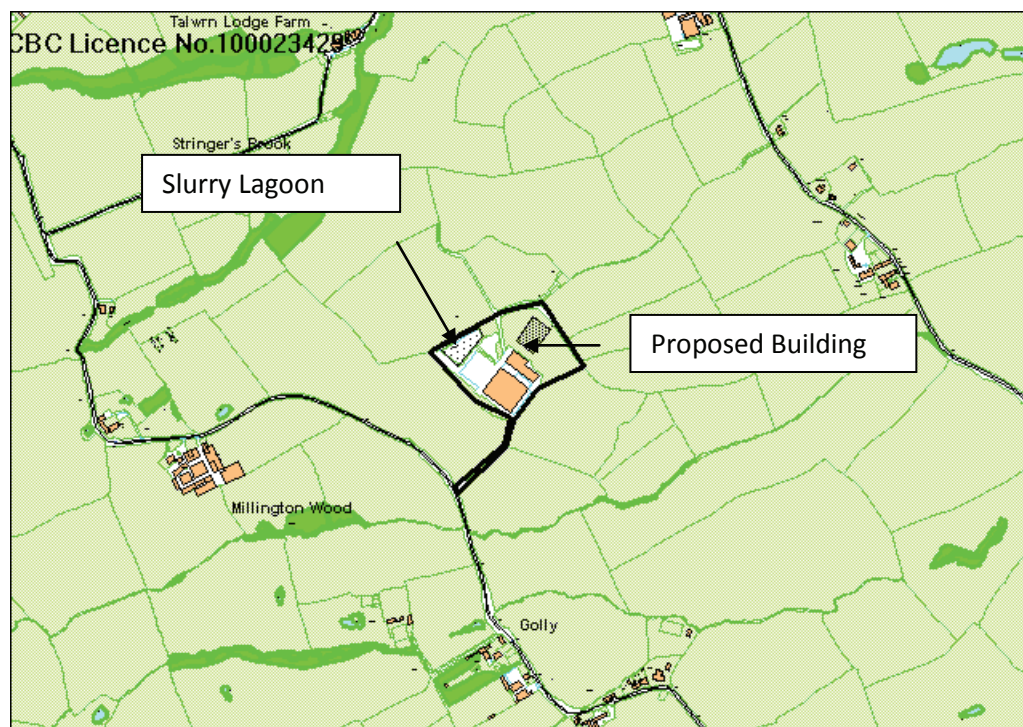
AGENT NAME:

WRIGHT MARSHALL
MRS OLIVIA STARKEY

APPLICANT(S) NAME:

MR KNOWLES J R KNOWLES & SON

THE SITE



PROPOSAL

As above

HISTORY

- P/2018/0940 Application for prior notification of agricultural building - covering of passageway between two existing buildings to create agricultural storage building. Prior approval not required.
- P/2018/0303 Erection of steel portal framed agricultural livestock building. Application withdrawn
- P/2005/1352 Erection of steel framed cattle building, steel framed building for general farm implements, excavation of slurry lagoon and erection of silage clamps. Granted 03/06/2006

PLANNING POLICY

The site is located outside of settlement. Policies PS2, GDP1, EC3 and T8 are relevant.

CONSULTATIONS

Community Council:	Objects: The reduction in height of the building does not alter the previous objection regarding the size of the building and number of cattle to be housed which will bring with it an increase in traffic on narrow lanes within the vicinity of the property.
Local Member:	Re- notified 26.03.2019
Public Protection:	No objection. Construction advice notes recommended in relation to the burning of waste etc.
Highways:	No objection on the assumption that there would not be a significant increase in vehicular movements at the site.
NRW:	No objections subject to conditions securing increased slurry storage capacity.
Site notice:	Expired 19.10.2018
Neighbours:	4 responses received raising the following objections: • Increase in traffic movements which damage the roads and impact upon highway safety; • Increase in the size of the herd will increase muck spreading and odour associated with this; • The application site is better described as 'Honkley Farm' than 'East View Farm' as it is closer to Honkley than East View;

- The building is large enough to hold 300 cows, 100 more than the described 200 additional cows;
- The site is already overstocked with most feed being brought to site via a single track, to increase the need for feed will further increase traffic movements;
- There have been instances of local water courses being polluted by this farm and this will increase if the herd size is increased;
- Planning permission was granted for an agricultural building nearby but only with conditions that passing places are put in on the roads. Passing places should be insisted upon in this case also;
- There will be a significant increase in slurry at the site which will need to be moved by tractor increasing vehicle movements;
- There has been 2 accidents in the last year on this lane and it is only a matter of time before a serious accident occurs;
- Seen from stringers lanes, this building will stand 18 metres above ground level and 40 metres wide, and will be seen for miles around in what is a special landscape area.

SPECIAL CONSIDERATIONS

Background: Proposed is an agricultural building to house the increasing herd size, together with alterations to the existing slurry lagoon to increase storage capacity to support the waste produced by the additional herd. The height of the building has been reduced from 15 to 10 metres since the original submission. Whilst the application site is known as East View Farm it is not at the main farm on Cobblers Lane, but is located at the Golly site which is approximately 800 metres away. The principle of agricultural buildings on this site was accepted when approval was given for the existing buildings in 2006.

Policy EC3 allows for the erection of a new agricultural building provided that it is part of the existing complex and is reasonable required for agricultural purposes. Operations at this site include a 500 head dairy herd and the intention is to increase the dairy herd to 700 heads. The intended use of the building is to house the additional cattle and fodder together with some for the existing herd to reduce overcrowding in the existing buildings.

The length of the shed is determined by the width of the cubicles within, the number of cubicles required, the width of the passages, and the width of the central feed passage. The height of the building is determined by the need to exhaust warm air from the ridge and the ability to draw fresh air into the building through the side inlets, to avoid a vacuum effect which would cause heat stress to the cows. The building proposed will maximise cow health and welfare allowing adequate floor space in which to lie down in comfort, interact with each other, stand up and move freely. I consider therefore that the need for the additional building is fully justified.

Design: The new building is proposed to match the form and facing appearance of the existing buildings within the complex. The building has been located as close to the existing building as possible with ridge height not exceeding the highest building already on site. Subject to a condition to ensure that the proposal is constructed from materials that match the existing buildings I do not consider that the additional massing will harm the character of the immediate locality (see figures 1, 2 and 3 below).

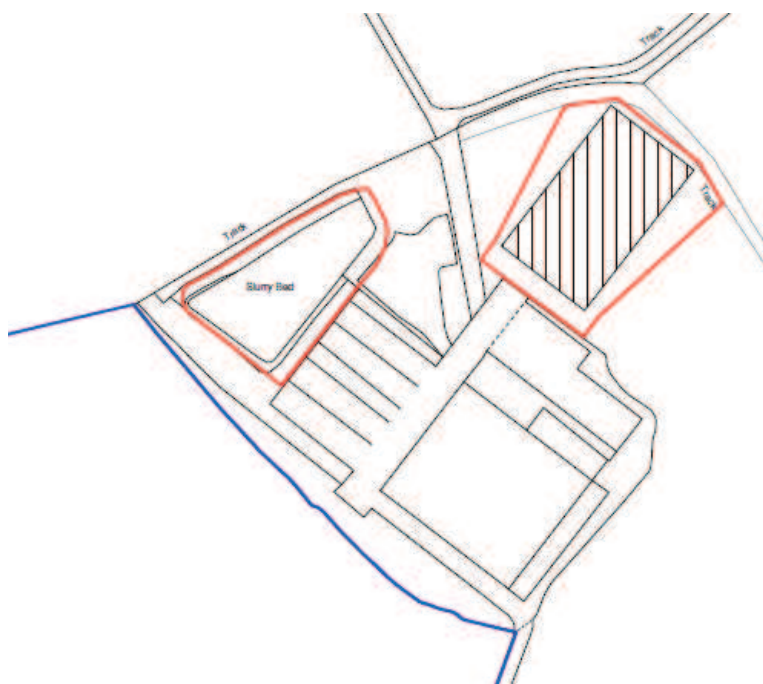


Figure 1. Site Layout Plan

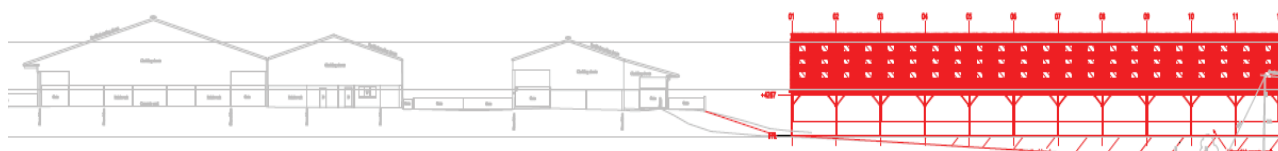


Figure 2. Section through the complex elevation facing south east



Figure 3. Section through the complex elevation facing north east

Slurry Storage: NRW initially expressed concerns that the proposal would result in pollution to the Nitrate Vulnerable Zone and watercourses due to lack of capacity within the slurry store. A scheme to increase the storage capacity of the existing slurry lagoon has now been submitted, and a condition will be attached to ensure that the alterations are made prior to first use of the new building. On this basis, NRW have confirmed no objections to the development.

Highways: There is nothing about the character of the access lane which is dissimilar to many of the other lanes in this area of the Borough. The Council have previously accepted the principle of the erection of agricultural buildings on this land and the proposed extension will allow for improved facilities to cater for the welfare of stock. The milk tanker currently calls once per day at midnight which is unlikely to increase and will remain at one pickup. Current feed deliveries are 4 loads per month and this will increase to 5, with straw deliveries increasing from monthly to twice monthly. The deliveries of products such as minerals and supplements would not increase as it will be a case of increasing the load size not frequency of visits.

On this basis, I do not consider that this will result in a material increase in vehicle movements to the site that would justify a reason for refusal. The highway authority has been consulted and has confirmed that there are no objections to the proposal as it is unlikely to result in a detriment to highway safety.

The condition of the lane may suffer from deterioration however, the Council cannot attribute the alleged damage to any particular operator. The Council have the ability to control mud on roads as a result of agricultural operations through other legislation.

Conclusion: Good design will support good health and welfare of the herd. The building has been developed with this in mind so as to maximise the welfare of the livestock it is to house and to ensure that it is in-keeping with the existing built environment. The proposed building has been reduced in height by 5 metres since the original submission, and would result in no greater harm to the character and appearance of the countryside than the existing farm complex which has already been deemed acceptable in terms of siting, scale and design. I am satisfied that the proposed development will not have an adverse impact upon highway safety or the wider landscape character and I recommend accordingly.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawings numbered G(1) Rev A, 001, 002, B0418/3294/3 Rev A and B0418/3294/4 Rev A and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing buildings.
4. No part of the development shall be used / occupied until the alterations to increase the capacity of the existing slurry lagoon have been carried out in strict accordance with plan refs: 001 and 002 approved as part of this application.
5. No part of the development shall commence until full details of a hard and soft landscaping scheme together with proposed land levels / grading and the positions, design, materials of any type of retaining structure, and timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.
6. The landscaping scheme submitted and approved in connection with condition no. 5 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
7. The planting scheme implemented in connection with condition no. 6 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. 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.
4. In accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. 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.
6. 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.

7. 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.

NOTE(S) TO APPLICANT

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

The alterations to the slurry store must comply with BS5502 and a SSAFO notification will be required. WQE3 form should be submitted to NRW a minimum of 14 days prior to first use of the extended store.

The SSAFO Regulations 2010 require a minimum of four months slurry storage capacity for all slurry stores built or substantially altered after September 1991. The applicant should ensure that the existing store is sufficient to accommodate the increased waste produced to avoid any potential of pollution to the nearby watercourse.

The applicant is referred to the Environment Agency (2017) 'Approach to groundwater protection' position statements which have been adopted by Natural Resources Wales. In particular the developer should be aware of the position statements in Section G ""Discharge of liquid effluents into the ground"" and H ""Diffuse (rural) sources of pollution""

In addition to this permission it is the applicant's responsibility to ensure that they secure all other permits/consents relevant to the development.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

APPLICATION NO:
P/2018 /0776

LOCATION:
LODGE FARM OFF BORRAS ROAD
COMMONWOOD WREXHAM
LL13 9TE

DATE RECEIVED:
12/09/2018

COMMUNITY:
Rossett

CASE OFFICER:
SEH

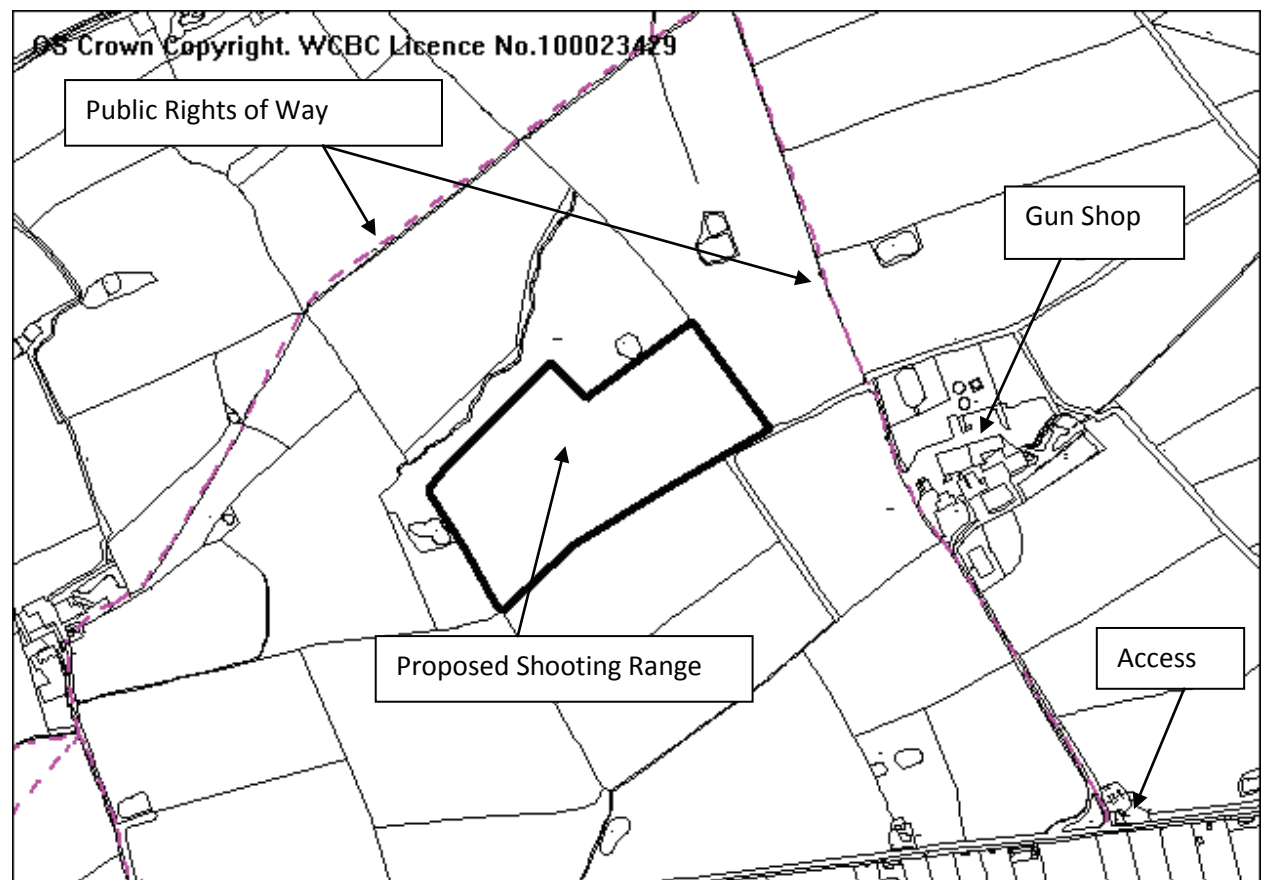
WARD:
Rossett

DESCRIPTION:
CHANGE OF USE OF LAND FROM
AGRICULTURE TO A MIXED USE
FOR AGRICULTURAL AND
PRACTICE RIFLE FIRING RANGE IN
ASSOCIATION WITH FIELD AND
FALCON GUN SHOP AND
GUNSMITHS

AGENT NAME:
BLACKIE
MR NIALL

APPLICANT(S) NAME:
MR J TOMLINSON

THE SITE



PROPOSAL

As above

HISTORY

- P/2007/0336 Erection of steel framed shed for general engineering business and stationing of static security caravan (in retrospect).
Refused 04/06/2007
- P/2014/0244 Change of use of mezzanine floor space (B2) to shop (A1) selling firearms and associated country, outdoor, sporting and agricultural goods (in retrospect). Granted 01/09/2014
- P/2019/0046 Change of use of land from agricultural to use for clay pigeon shooting range in association with the Field and Falcon Gun Shop and Gunsmiths (in retrospect).
Refused 22/05/2019.

Planning history relating to on-site digester

- P/2008/0177 Construction of cow slurry digester. Granted 30.05.2008
- P/2009/0476 Erection of 1 no. digester tank, 1 no. digestate store, 1 no. pre and 1 no. post storage tank and reception building for farm waste / office / switchgear (partly in retrospect).
Removal of condition no. 6 and variation to condition nos. 3 and 10 of planning permission code no. P/2009/0476 to allow the continued movement of farm yard muck and arable waste by the road network and the pumping of slurry via an umbilical pipeline from lower park farm to lodge farm and for additional time to be given so that the slurry storage can be assessed over a longer time period. Granted 05.07.2010
- P/2010/0181 Condition 1 of P/2010/0181 to be removed as it prevents the generation of renewable energy and condition no. 2 of P/2010/0181 to be varied to apply the restriction to cow slurry only. Refused 01.11.2010
- P/2012/0017 An application to import and recycle a wide range of materials including energy crops and industrial bio wastes to complement feedstocks in the existing agricultural anaerobic digestion facility, the construction of a small bund, an underground storage tank (in retrospect), and the relocation of the consented generator exhaust stack. Granted 02.04.2012

PLANNING POLICY

The site is located outside of settlement and within a Zone C2 flood risk area. Policies PS2, GDP1, EC12 and T8 are relevant. Guidance is also contained in Local Planning Guidance Note No.16 – Parking Standards.

CONSULTATIONS

Community Council:	Objects: Concerned regarding the nuisance this change of use would bring with regard to noise to surrounding properties.
Local Member:	I have concerns about the noise level and at this stage could not support it.
Public Protection:	No objection subject to conditions restricting the hours of operation.
Highways:	The visibility splays required by condition attached to the permission for the gun shop have not been implemented, and the land may no longer be within the control of the applicant. It is difficult to support further development under these circumstances.
Ramblers:	This is near footpaths Holt 20 and Allington 2 which should not be diverted or blocked by the development, nor during its construction. In view of the application being a rifle range, suitable safety precautions should be taken to protect footpath users.
NRW:	The partial change of use to the land associated with Lodge Farm would not change or increase the vulnerability of the site to flood risks. The proposed rifle range unit/building would look be raised significantly above the ground and removable. We would recommend the applicant is made aware of the current flood risks to part of the site and that these flood risks could increase from the impacts of climate change.
PRoW:	Paragraph 23 of the Supporting Submission/Design and Access Statement states that the applicant has placed signage along the route of the footpath, with horns that can be used by walkers to alert the range officer and other users of the range of their presence. I was not aware of any signs, or indeed horns, on the route. I would also say that it should not be incumbent on walkers to have to use the horns before using the path – it should be the walkers'

choice as to whether or not they wish to use them and any signage must not in any way deter walkers from exercising their right to free passage along the footpath. The path could also do with better signage and way marking where it passes to the front of the yard/shop area to ensure walkers can follow the path easily and not stray into dangerous areas.

Site notice:
Neighbours:

Expired 09.10.2019

12 responses received raising the following objections:

- The rifle range will generate significant noise levels which will be a nuisance to local residents and their pets;
- Greatly concerned about the shooting facilities at lodge farm. The proposed development will have a negative impact on the amenity of residential properties, significantly impacting upon lives and interfering with quiet enjoyment of homes and gardens. The noise can be heard inside the houses if the windows are open and even sometimes when they're closed. The shooting is already very unsettling at the site even before the permission has gone through. We fear that if full planning is granted, it will be of great detriment to the area;
- If unrestricted, the rifle range will cause a constant barrage all day;
- unhappy with the location of the noise test points;
- The sound of the shots will disturb the cows in the fields;
- There is already a lot of shooting in the area which can regularly be heard;
- There is a Dog Boarding Kennels on Park Lane that should be considered;
- There is a footpath nearby and there are concerns in relation to the safety of walkers;
- They state that the application site will not be used for war games. However please be aware that they

have actively been advertising for stag and hen parties, and corporate shooting parties;

- I totally disagree that the majority of the firearms have silencers as we are clearly hearing gunfire within a double glazed property.

1 response received in support:

- I support this application as it is a good thing to have a good knowledgeable country gun shop and this kind of rural enterprise in the area.

SPECIAL CONSIDERATIONS

Background: Planning permission was granted in 2014 (P/2014/0244) to change the use of part of the existing engineering / fabrication building to a retail space for the sale of firearms (and associated country, outdoor, sporting and agricultural goods), now known as the Field and Falcon Gun Shop. The business also provides gunsmith services including repairing, servicing and modifying firearms. The applicant requires a safe place where the guns can be tested to ensure that they are working properly before being taken off site by the customer (all firearms must be zeroed to ensure their accuracy) and to provide instruction on how to use the guns and allow customers to zero their own guns by appointment only. The applicant proposes a practice firing range for these purposes (in retrospect).

Design: The application site includes 3 targets central to the site with a bund at the western corner (see figure 1 below) which are not visible from public viewpoints except for those views from the PRoW.

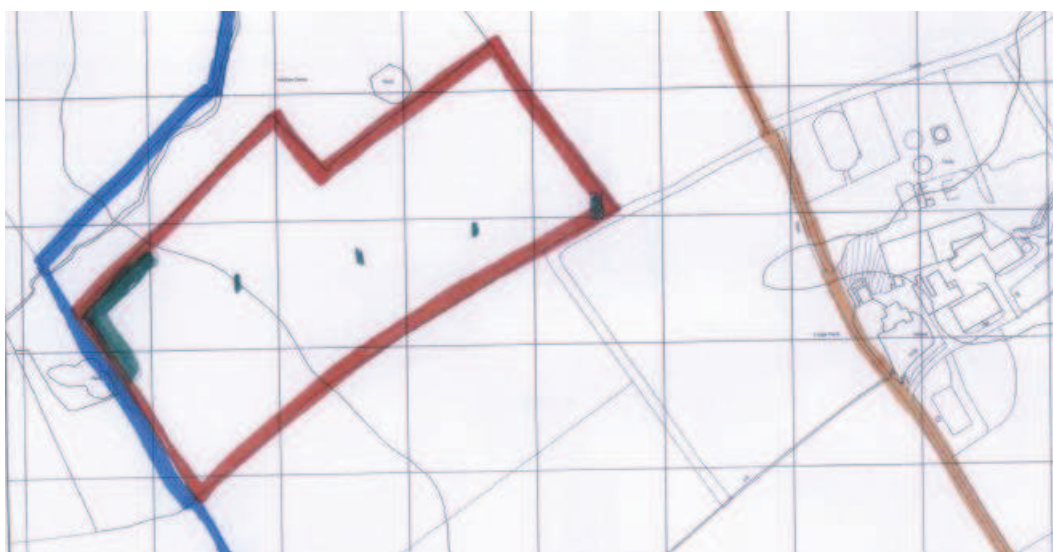


Figure 1. Site Layout Plan

The application includes an elevated shooting hide in the eastern corner of the site (see figure 2 below). The hide has been painted a dark green colour which ensures that it does not appear incongruous in the landscape.



Figure 2. Proposed Hide

Highways: Parking and turning provision at the site for the existing Field and Falcon Shop and practice firing range accords with LPGN 16 'Parking Standards'. The proposed development site is accessed off Borrass Road which is a classified road subject to a 60mph speed limit. The main access serving the development site is approximately 22 meters wide and is paved with hard bound materials. Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Whilst visibility from the existing access is adequate in the westerly direction, visibility in the easterly direction is inadequate providing a splay of approximately 2.4 x 100m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing boundary hedge / wall / pillars fronting Smithy Lodge and the hedgerow fronting the field to the east of Smithy Lodge.

The highway authority does not wish to support any proposed development that is likely to result in a significant increase in vehicle movements through a sub-standard access. As the proposed firing range is for use largely by the existing customers collecting and purchasing guns, and tuition by appointment, I consider the traffic generation to be minimal such that there would be no significant impact upon highway safety.

Noise and Residential Amenity: A complaint was received by the Council in July 2018 in relation to a nearby unauthorised rifle shooting range. This

triggered the submission of this application (in retrospect). A noise complaint received at the same time was investigated by the Council's Environmental Health Officer (EHO). Sound recording equipment was installed at the complainant's property for 1 week. The noise recorded during this period was not found to be at a level or frequency that would result in a statutory nuisance and no abatement notice was served. That is not to say however that the proposed doesn't have the potential to cause disturbance to neighbouring noise sensitive properties (houses) if it were to be allowed to continue unrestricted.

In order to determine what controls might be required to prevent noise nuisance arising from the proposed development; a noise assessment was prepared by a qualified acoustic consultant and submitted in support of this application. The results of the assessment have been considered by the EHO who has confirmed that the noise levels are within the realms of acceptability, being less than 55dB(A) which is the level at which annoyance is less likely to occur.

The applicant has also proposed a noise management plan which includes restricted hours of use to 0900 to 1700 on weekdays and 0900 to 1400 on a Saturday. These measures will be secured by way of planning conditions along with restrictions on the numbers of shooters within the hide to 3 at any one time.

Other Matters: Safety concerns are outside of the remit of planning control and are addressed through other legislation. Such concerns are not therefore relevant considerations for this application.

Two other noise complaints have been received by the EHO. It is believed that these complaints relate to the clay pigeon shooting range which was the subject of a recent application for which permission has now been refused (P/2019/0046).

A representation has been made that the proposal is to be used for hen and stage parties etc. However that is not what is being proposed and I am bound to determine the application based upon the merits of the proposal as submitted.

Conclusion: Based upon the information provided I am satisfied that the proposed development is unlikely to have an adverse impact upon highway safety or the wider landscape character. The submitted noise report has demonstrated that the use is unlikely to result in a noise nuisance to the nearby properties. As the shooting range has not yet been used to its full potential, I recommend a temporary permission is granted for a period of 12 months to allow any negative impacts in terms of noise or highway safety to be properly monitored.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The use as permitted shall cease and be abandoned before 30 June 2020. All plant, equipment machinery and/or materials forming part of or connected with that use shall be removed not later than one month after that date.
2. The rifle range shall be used in strict accordance with the documentation approved as part of this application for the purposes of tutoring, safety testing and 'zeroing' of rifles only.
3. Shooting shall only take place within hide shown on the approved plans and there shall be no more than 3 shooters firing from the hide at any one time.
4. Any use of rifles of .223 calibres or more shall be with the use of double baffle boxes.
5. No use of the development shall be made before 0900 or after 1700 Monday to Friday, before 0900 or after 1400 hours on Saturday, or at any time on a Sunday or Bank Holiday.
6. Within one month of the date of this permission a scheme of signage along the nearby public footpaths shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in all respects within one month of its approval and shall thereafter be retained in situ for the life of the development.

REASON(S)

1. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
2. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
3. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure that the shooting range is not used at a time which would be likely to cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure that walkers can use the paths easily and not stray into private areas.

NOTE(S) TO APPLICANT

Information on the requirements for flood risk activity permits can be found on our website <https://naturalresources.wales/permits-and-permissions/flood-risk-activities/guidance/?lang=en>

The site is near to footpaths Holt 20 and Allington 2 which should not be diverted or blocked by the development.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

APPLICATION NO:
P/2018 /0863

LOCATION:
DRILL HALL HOUSE STATION
AVENUE CHIRK WREXHAM LL14
5LS

DATE RECEIVED:
12/10/2018

COMMUNITY:
Chirk

DESCRIPTION:
CHANGE OF USE TO RETAIL,
STORAGE AND ERECTION OF
PIGEON LOFT (IN RETROSPECT)

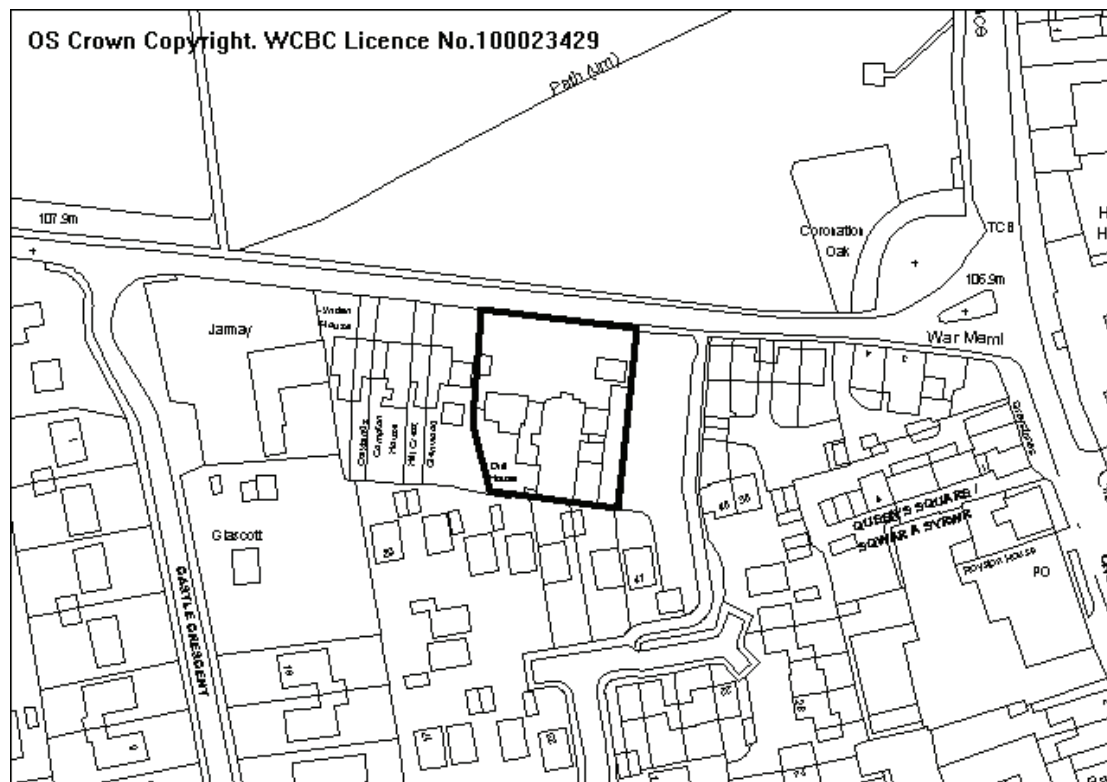
CASE OFFICER:
PF

WARD:
Chirk South

APPLICANT(S) NAME:
MR CLIFFORD DAVENPORT
CLIFF'S PIGEON & PETS

AGENT NAME:
CLIFF'S PIGEON &
PETS
MR CLIFFORD
DAVENPORT

THE SITE



PROPOSAL

Planning permission is sought to change the use of the building in question from a former ambulance station (*sui generis*) to a retail use (A1) along with the erection of structures to the rear of the building for the purposes of a pigeon loft.

HISTORY

None.

PLANNING POLICY

The site is located within the Chirk settlement. Policies PS2, GDP1, S6 and T8 are relevant. Guidance is contained in Local Planning Guidance Note 16 – Parking Standards.

CONSULTATIONS

Community Council:	No objection.
Local Member:	Notified 12.10.2018
Site notice:	Expired 14.11.2018
Public Protection:	No objection. Note to applicant advised regarding Environment Act 1990 Statutory Nuisance provisions.
Highways:	No objection. The site is likely to have previously resulted in a similar level of traffic generation. A condition to ensure the parking layout is retained is recommended.
Neighbouring occupiers:	Nine neighbouring occupiers notified. Two responses received raising the following objections: • The pigeon loft erected results in a significant number of birds being released at the same time. This causes issues of noise, odour and droppings over the neighbouring residential gardens causing disturbance and health hazards; • The loft may attract rats and other vermin; and • The pigeon loft has not been installed in a position which is in accordance with standards.

SPECIAL CONSIDERATIONS

Policy: The proposed retrospective development has effectively resulted in a retail use within the settlement of Chirk. The building was recently occupied by the Welsh Ambulance Service as a vehicle and crew depot. The applicant has taken over the use of the building for the purposes of selling bulk supplies of animal food, predominantly for birds and poultry. Other types of pet food are sold on the site. To the rear of the building, the applicant is utilising part of an outbuilding and has erected a wooden structure for the purposes of a pigeon loft.

Policy S6 of the UDP permits small scale shopping developments within settlements subject to the following criteria:

- a) the development is safely accessible for customers on foot;
- b) the development does not harm residential amenity and / or does not give rise to traffic problems e.g. on street parking that cannot be addressed;
- c) the sales floor area of each development does not exceed 300 square metres.

I am satisfied that criteria a) and c) are met. In relation to criteria b), the site backs onto the rear garden areas of residential properties and there are dwellings to the western site boundary. I have no reason to believe that a retail use in this location would be detrimental to residential amenity. The use of the former depot is for retail sales and storage of the produce is unlikely to give rise to any more noise than when it was an ambulance depot. Deliveries to the site tend to take place at the site frontage due to the large doorway opening.

The applicant has indicated opening times of between 10am and 5pm. If planning permission was approved, this would give rise to an open ended A1 retail use. Therefore I consider conditions to restrict opening hours and delivery times would be prudent in order to protect residential amenity.

Highways: Highways are satisfied that the use of the site for the purposes of a retail unit is acceptable. Access onto Station Avenue is acceptable and traffic movements are likely to be similar to the previous use of the site as an ambulance depot.

There is a large parking area to frontage of the building which is considered adequate for a retail unit of this scale within the centre of the village. On this basis I am satisfied that the use of the building will not be detrimental in highway safety terms.

Nuisance: Neighbouring occupiers have made representations in relation to the nuisance caused by pigeon lofts installed to the rear of the building. These lofts are located in a yard area adjacent to residential properties on Castle Walks.

Whilst it is associated with a commercial use, the rear yard area where these lofts are located has a residential feel. The applicant has confirmed that the loft is occupied by racing pigeons and breeding does take place, however I am satisfied that this is very much an ancillary use associated with the retail use and the lofts are located on site as the applicant also lives on site.

In residential settings, the use of buildings as pigeon lofts is deemed permitted development. A comparison must be made to the proposed buildings as if they were associated with a residential property. For this reason I can see no reason in planning terms why a refusal of planning permission can be justified.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

I understand that the applicant has been visited by the council's environmental health team. No objections have been raised by Public Protection, however they have advised that controls are available to them through the Statutory Nuisance provisions of the Environmental Protection Act 1990 which covers issues of noise, odour, dust and light.

Conclusion: I am satisfied that the proposed development is acceptable in terms of its use and built form. I therefore recommend accordingly.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The retail unit hereby permitted shall not be open to customers and deliveries shall not be made outside the hours of 0800 to 1800 on any day.

REASON(S)

1. In the interests of protecting the amenity of the neighbouring residential occupiers to comply with policy GDP1 of the Wrexham Unitary Development Plan.
-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

APPLICATION NO:

P/2019 /0126

LOCATION:

PENDINE PARK NURSING HOME
SUMMERHILL ROAD STANSTY
WREXHAM
LL11 4YE

DATE RECEIVED:

19/02/2019

COMMUNITY:

Gresford

CASE OFFICER:

PF

WARD:

Gwersyllt West

DESCRIPTION:

OUTLINE APPLICATION FOR
PROVISION OF NEW SPECIALIST
AND EXTRA CARE FACILITY TO
EXPAND AND COMPLIMENT
EXISTING SERVICES AND
FACILITIES

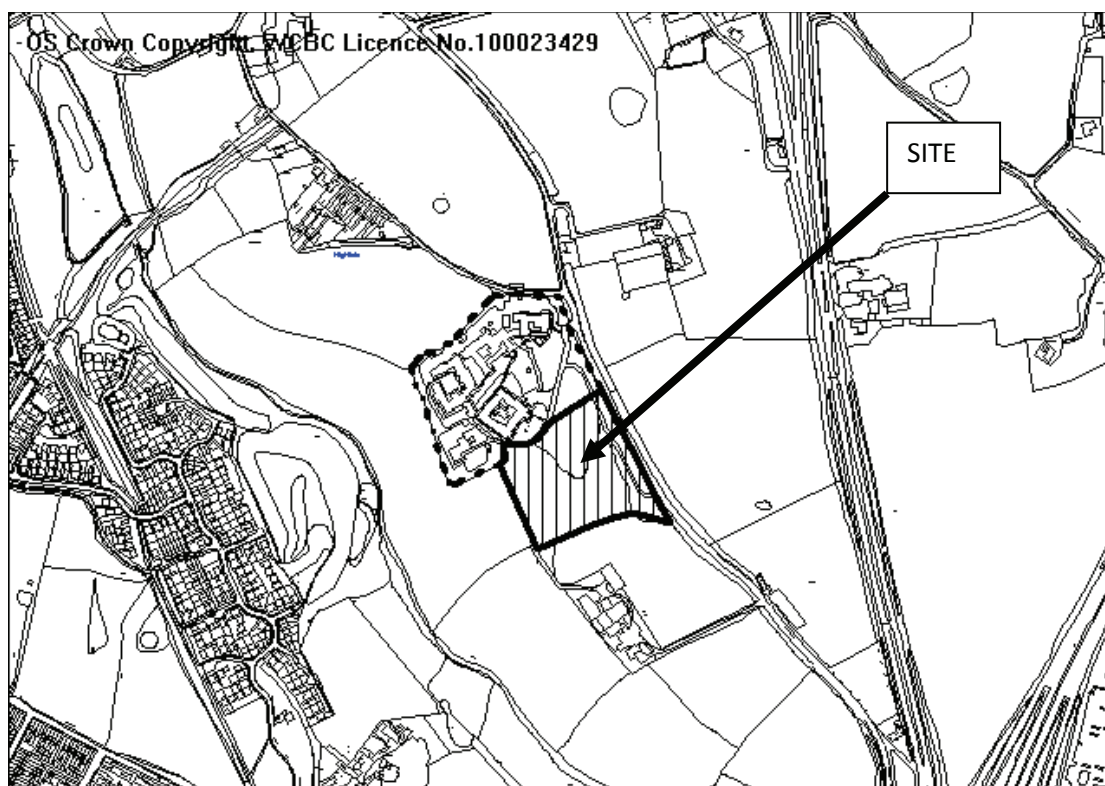
AGENT NAME:

MCCORMICK
ARCHITECTURE LTD
MR G MARK ROBERTS

APPLICANT(S) NAME:

MR MARIO KREFT
PENDINE PARK CARE
ORGANISATION (SUMMERHILL) LTD

THE SITE



PROPOSAL

Planning permission is sought in outline with all matters reserved for further approval. The proposed development consists of the provision of new specialist and extra care facilities to expand and complement existing services which are currently situated on the adjacent land.

Whilst all detailed matters are reserved for further approval, the applicant is required to submit details which show the intended development of the site. This shows an intention to erect a single block with associated parking and internal access road linking the existing main entrance and access on to Summerhill Road. Members are reminded that this plan is purely indicative and is not the final layout.



Indicative site layout

HISTORY

CB 1197	New brain injury and nursing home. Granted 1/1/1997
CB 1788	Extension to Cae Bryn. Granted 9/2/1998
CB 2494	Extension to nursing home. Granted 12/10/1998
CB 2519	Laundry facilities. Granted 9/10/1998
CB 2812	Surgery and base for out of hours service. Refused 16/1/1999
CB 2848	Special care unit. Granted 12/4/1999
CB 3210	Office accommodation. Granted 14/6/1999
P/2002/0025	Nursing home. Withdrawn
P/2003/0143	Nursing home. Granted 12/5/2003

P/2007/0203	Link extension. Granted 23/3/2007
P/2010/0821	Link extension between Pen y Bryn, Bryn Cella, Cae Bryn and Highfield Nursing Homes. Granted 27/10/2010
P/2011/0368	Kitchen extension. Granted 08/07/2011
P/2017/0152	External alterations to Highfield and Cae Bryn to facilitate use of kitchen and laundry as additional 6 no. bedrooms and dayroom. Granted 19/04/2017
P/2017/0832	Conversion of former offices together with link extension to provide 2 no. bedrooms. Granted 30/11/2017
P/2018/0651	Proposed first floor extension within courtyard to provide 1 no bedroom and extension to ground floor servery. Granted 03/10/2018

PLANNING POLICY

The site is located outside any defined settlement limit, within a Green Barrier and mineral resources protection area. The site is also subject to a woodland Tree Preservation Order (TPO). Policies PS1, PS2, PS3, PS4, GDP1, EC1, EC4, EC13, H11, CLF2 and T8 are relevant. Guidance is contained in Local Planning Guidance Notes 16 – Parking Standards and 17 – Trees and Development.

CONSULTATIONS

Community Council:

Objects to the application on the following grounds:

- The land under consideration forms part of the green wedge and in the opinion of the Council should be retained as such;
- Concerned about the effect of the development on the character of the area and considers the application to be contrary to policies put in place by the Local Planning Authority to protect green wedge land;
- The development may lead to a significant impact upon road safety. The Nursing Home employs over 500 staff, many of whom, it is understood, walk to and from work along Summerhill Road which is an unlit highway and devoid of footpaths between Griffiths Road and Highfield Road. This factor, coupled with the fact that speeding on Summerhill Road is giving much cause for concern, poses major highway safety concerns which cannot be overstated;

- Cuts to local bus services will leave many employees no alternative but to continue to walk to and from work;
- The development will result in the loss of trees that provide significant amenity value to the local environment; and
- If the LPA decides to grant, it should impose a requirement to provide a substantial Section 106 commitment to help deal with the road safety issues outlined above.

Local Member:	Notified 08.03.2019
Site notice:	Expired 02.04.2019
Press Notice:	Expired 13.04.2019
Public Protection:	No objection. Conditions recommended to control noise of any air handling equipment. Informatives recommended for construction nuisance implications.
Highways:	No recommendations. The conclusions of the Traffic Assessment are considered acceptable.
Flood Officer:	Following testing of the ground conditions it is considered possible to incorporate SuDS surface water disposal techniques on site. A comprehensive drainage scheme should be provided.
NRW:	No objection subject to the imposition of conditions to control ecological mitigation methodologies and the provision of a biosecurity risk assessment.
Welsh Water:	Clarification has been sought regarding the intentions for the foul water discharge.
Neighbouring occupiers:	5 neighbouring occupiers notified. No responses received.

SPECIAL CONSIDERATIONS

Policy: Policy H11 of the UDP deals with new residential and nursing homes. The wording of this policy is such that it does not treat the erection of a new structure within the curtilage of an existing care facility any different than if it were an entirely new facility. As such, proposals should be considered in line with the council's strategic locational policies laid out in policy PS1 of the UDP, directing new facilities to within existing settlements. On this basis, in principle, the proposal would be a departure from current development plan.

The site is located outside any defined settlement limit and within a Green Barrier. Policies EC1 and Para 3.60 of Planning Policy Wales set out the criteria for what type of development is acceptable in areas with this designation. Development will only be granted planning permission if it is for

agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and other uses of land which maintain the openness of the Green Barrier and do not conflict with the purpose of including land within it. By definition, the proposed development of the land for the purposes described would be inappropriate. The main issue for consideration is whether the openness of the green barrier would be harmed taking into consideration the reasons for including the land within the designation.

Location of development

The proposed development would fall within the curtilage of a well-established care facility which currently provides accommodation for approximately 250 residents. These residents are provided with nursing, medication and treatment services for matters such as dementia care, critical injury and rehabilitation. The organisation is effectively a private sector facility providing services for Betsi Cadwaladr University Health Board and WCBC.

The existing facility has developed over time with the latest significant element having gained planning permission in 2007 for a 60+ bedroom dementia care facility. This consisted of a separate block. The proposed development would be located south of this block, but within the same curtilage.

Whilst the site is located outside of any defined settlement limit, I am satisfied that the location of the development, contrary to policy PS1 can be justified. The proposed development would clearly be seen as a new building but would complement an existing well established facility. This facility provides for a significant level of care provision within the County Borough for a number of service providers such as the NHS and other local authorities. The service provision offered clearly results in a significant level of employment – the applicant stating that at the Pendine Park site itself there are approximately 500 members of staff. I have no reason to dispute this figure.

Consideration of the character and context of the Pendine Park site is also of importance. The entire facility is located within kept grounds, the boundary of which is generally made up of mature tree coverage and hedges. It is very much seen within its own setting with few views of the grounds seen from outside the site.

On balance, given the significant care provision that the applicant provides on this site with no evidence before me to suggest that the need for such accommodation will not reduce, along with the significant benefits to employment within the County Borough, I consider significant weight should be given to allowing the development in this location contrary to policy PS1 and H11.

Green Barrier

It has already been established that the proposed development is inappropriate by definition. However, UDP policy EC1 and PPW allude to development being acceptable where its openness is maintained and it does not conflict with the purpose of including land within it. Such reasons are to

prevent coalescence of urban areas, to assist in safeguarding the countryside from encroachment, protect the setting of urban areas and to assist in urban regeneration.

As mentioned above, I am entirely satisfied that the development of land within the curtilage of Pendine Park would not have a detrimental visual impact upon the wider open countryside due to its enclosure within its own grounds. The character of the surrounding land and the feeling of openness when experienced from Wrexham town and Summerhill settlements would not be eroded. The site is effectively equidistance between these settlements with 0.5km separation to the north west and south east. The risk of settlement coalescence, issues of encroachment and erosion of the urban edges will not be experienced in this instance.

Set against this is the weight afforded to matters addressed earlier in this report i.e. care provision, issues of economic development and employment provision within the County Borough. I am satisfied that these matters carry significant weight in favour of supporting the development within the Green Barrier.

The council has submitted its Local Development Plan for examination to the Welsh Government. Whilst no weight can be given to individual policies within it, the council have concluded that the previous Green Barrier policies should be rolled over (to be referred to as Green Wedge). In response to the applicant's representations relating to this continued allocation, the council have alluded to the fact that the above mentioned matters should carry significant weight in favour of the Green Barrier/Wedge protection policies.

I conclude that the principle of the development outside any settlement and within the Green Barrier is acceptable.

Highways: The site is accessed from a single position off Summerhill Road. That access is considered safe and meets normal planning requirements in terms of visibility. The applicant has submitted a Traffic Report which details the conclusion of a previous traffic survey carried out adjacent to the site access and an assessment of the junction capacity on to the Mold Road interchange. The report has concluded the following:

- The proposed development will not generate a significant amount of additional traffic;
- There will be no significant impact on the operation of the Mold Road interchange roundabout;
- The capacity of the existing junction onto Summerhill Road is adequate;
- The layout and available visibility of the existing junction is appropriate;
- There is no significant traffic accident history in the vicinity of the development site.

Highways have not questioned the content of this assessment, therefore I am satisfied that the proposal would not be detrimental in highway safety terms.

The Community Council have raised concern regarding the suitability of Summerhill Road and pedestrian access for staff members that get to site on foot. There is limited pedestrian access to the site along Summerhill Road but there is a continuous footway from Wrexham town centre which is within reasonable walking distance. It is noted that there are bus services which pass the site with a stop in close proximity to the site access on a relatively frequent basis. The Traffic Report also concludes that the traffic generation will be limited to staff and visitors with approximately 15-20 additional staff, all on a shift rota basis. Visitor hours are likely to be limited to between 1100 and 1500 hours. The organisation recently relocated 20 administrative staff to offices on the Wrexham Tech Park – it being argued that the proposed development would result in a neutral traffic generation in effect. On balance, I am satisfied that allowing the development would not put existing and prospective road users and pedestrians at risk. There are safe and sustainable transport choices for staff members and I am not convinced, in planning terms, that there would be sufficient justification to refuse the application on these grounds. Following on from this, I am also satisfied that there would be insufficient justification to insist upon a legal obligation to fund highway safety improvements in this location. This can only be required if it can be demonstrated that they are required to offset any particular harm demonstrated by allowing a development.

Trees and Ecology: Arboricultural and ecological surveys have been provided. These reports indicate that the site can be developed without having an adverse impact upon the existing important trees on the site (subject to a TPO) that have a significant amenity value. Mitigation measures can also be employed which seek to protect existing locally important species and offset the harm that may be caused by the development of the site.

As this proposal is made in outline, detailed protection and mitigation measures cannot be laid out at this stage. I am therefore satisfied that these matters can be adequately controlled through planning conditions. It has been demonstrated that the development accords with policies EC4 and EC6 of the UDP.

Drainage: The council's LLFA officer has confirmed, based on site investigations, that surface water could adequately be dealt with on site in accordance with sustainable drainage principles and SAB approval is likely to be achievable. Again, a detailed scheme cannot be provided at this stage because the proposal is in outline. A comprehensive drainage condition can be imposed seeking approval of a surface and foul water disposal design. I am also satisfied that this would also overcome Welsh Water's query in relation to the proposed method of foul water disposal.

Conclusion: I am satisfied that this proposal has been adequately demonstrated in light of UDP and national planning policies. Whilst the location of Pendine Park is with the open countryside where new development is normally directed away from, there are significant material planning

considerations which weigh in favour of deviating from these principles. I therefore recommend accordingly.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - a. the layout of the building(s)
 - b. the scale of the building(s)
 - c. the appearance of the building(s)
 - d. the means of access to the site and building(s)
 - e. the landscaping of the site.
2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.
3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
4. The development hereby approved shall be limited to a 3000 square metre care facility falling within use class C2 of Town and Country Planning (Use Classes) Order 1987 (as amended).
5. As part of the detail reserved by condition no.1, a landscaping and ecological mitigation and management scheme shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the detail as may be approved and in accordance with timescales to be approved as part of the submission.
6. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with along with future long term management plans has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.
7. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with Method Statement as is approved. The Method Statement shall include the following:
 - a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;

c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;

d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;

e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;

f) Method for protecting retained trees during demolition works;

g) Details of all proposed tree works, including felling and pruning.

8. No development shall commence until a scheme of reasonable avoidance measures (RAMS) in relation to great crested newts has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

9. As part of the detail reserved by condition no.1, provision for a scheme of bat conservation measures and a scheme of external lighting (based on a detailed light spill analysis) which accords with the principles laid out in section 5. of the approved report of Kingdom Ecology - dated 25.10.2018 shall be made. The development shall be carried out in accordance with the approved plan.

10. Prior to the commencement of development a biosecurity risk assessment shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved plan.

11. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

REASON(S)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

2. To comply with Section 92 of the Town and Country Planning Act, 1990.

3. To comply with Section 92 of the Town and Country Planning Act, 1990.

4. In order to define the terms of the planning permission and ensure that the scale of the development is consistent with the existing site context in accordance with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.

5. In the interests of the visual amenity of the area and to ensure that the ecological interests of the site are not harmed to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.

6. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment

or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

7. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

8. To ensure the ecological interests of the site are not harmed to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.

9. To ensure the ecological interests of the site are not harmed to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.

10. To ensure the ecological interests of the site are not harmed to comply with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.

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

NOTE(S) TO APPLICANT

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

APPLICATION NO:
P/2019 /0133

LOCATION:
LAND ADJACENT TO 22 PARK
ROAD NEWBRIDGE WREXHAM
LL14 3YY

DATE RECEIVED:
21/02/2019

COMMUNITY:
Cefn

DESCRIPTION:
OUTLINE APPLICATION FOR THE
ERECTION OF 1 NO. DWELLING
(WITH ALL MATTERS RESERVED)

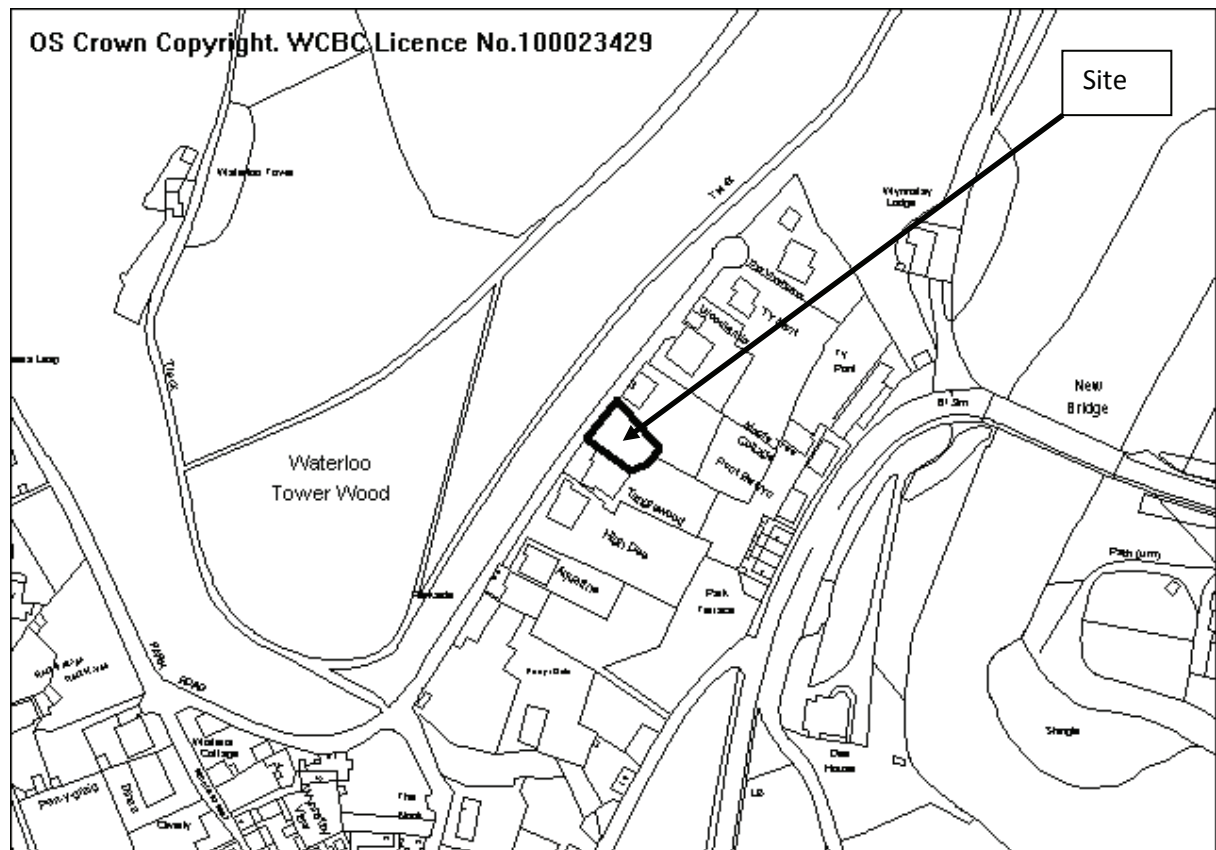
CASE OFFICER:
PF

WARD:
Cefn

APPLICANT(S) NAME:
MR MARTIN CAWTHRAY

AGENT NAME:
MR RICHARD
BROUGHTON

THE SITE



PROPOSAL

Planning permission is sought in outline for the residential development of the land. All detailed matters are reserved for further approval.

HISTORY

P/2006/0745 Outline application for the erection of one dwelling.
Granted 07.11.2006

PLANNING POLICY

The site is located within a defined settlement limit. Policies PS1, PS2, PS3, PS4, GDP1, H2, EC13 and T8 are relevant. Guidance is also contained in Local Planning Guidance Notes 16 – Parking Standards and 21 – Space Around Dwellings.

CONSULTATIONS

Community Council:

No objections raised but the following comments were made:

- The proposed application is on a very narrow lane, parking is already a concern as surrounding properties use this land as there is no off street parking. There will be major traffic problems if and when building takes place and members requested that off street parking is a must for all contractors at building stage.

Local Members:

Cllr D. Wright:

- Concerns regarding the congestion the building work could cause on this very narrow street and would ask during building traffic lights be erected. Also to ensure there is adequate parking within the plot's boundary for the size of the house as again this is a very narrow street.

Site notice:

Cllr S. Benbow-Jones – Notified 22.02.2019
Expired 19.03.2019

Public Protection:

No objections raised but informatives should be included relating to construction nuisance controls.

Highways:

Following issues identified:

- The road is badly potholed and rutted for its entire length; and
- The road is narrow and does not permit the simultaneous passage of vehicles.

The fact planning permission has previously been granted is noted.

Welsh Water:

Condition required in order to approve the drainage system for the site.

- NRW: No objection, but the following comments are made:
- Foul drainage should be directed to the public sewer network in the first instance; and
 - There are no impact pathways in relation to the nearby River Dee SAC
- Neighbouring occupiers: Two neighbouring occupiers notified. Two responses received raising the following objections:
- At the moment the land is used as a passing place for any vehicles using the lane. Will there be any other provision made?
 - The road has also eroded away from surface water. Will construction traffic make this worse?
 - Two properties further down the lane have had serious ground slippage problems – the surrounding area is known for subsidence. Concerns are raised that construction traffic will exacerbate the ground stability problems;
 - The lane continues to deteriorate;
 - Construction traffic will cause congestion;
 - Any vehicles to be used for the collection of private foul water will cause congestion and not allow existing residents to access their properties; and
 - Any septic tank near properties causes concern.

SPECIAL CONSIDERATIONS

Background: The site consists of an area of scrub which sits between existing dwellings along Park Road. Park Road itself is a narrow single width unmade track which currently serves approximately 9 dwellings.

Outline planning permission has previously been granted for the residential development of the land in 2006. No reserved matters submission was made and the planning permission lapsed. There have been no significant changes in circumstances at or around the site since the previous planning permission and there have been no significant changes in planning policy. The previous permission was considered in line with the current Wrexham Unitary Development Plan. Since that time, the land now falls within the Pontcysyllte World Heritage Site (WHS) buffer zone. The council's Built Conservation Officer has confirmed that, with careful design, the development of the site

should not necessarily have a detrimental impact upon the Outstanding Universal Value of the WHS.

The plan submitted with this application provides the minimum detail as required in legislation to demonstrate the development intentions. This shows an indicative only layout of a detached dormer bungalow style bungalow with parking for two vehicles. I am satisfied that the proposed site can be adequately developed for residential purposes.

Highways: Highways have recommended that planning permission be refused because of the size and condition of the access serving the site. I acknowledge that the road is narrow and its condition has no doubt deteriorated in the intervening period since planning permission was originally granted. However, highways did not object to the proposal in 2006 and the lane remains passable to vehicles. I am satisfied that the level of development proposed in 2006 is the same as now before the council and therefore there are no significant material changes in circumstances that would warrant a change in decision.

Concerns have been raised by neighbouring occupiers in relation to the impact of construction traffic. Generally it is a given that the construction phase of development will have a level of disturbance to nearby occupiers. In this instance, I am satisfied that the special site context is such that construction traffic and deliveries could have a significant impact upon the amenity of residents. Any planning permission could include a requirement for a construction traffic management plan.

Other matters: I am satisfied that the stability of the land is a matter for the developer and the building regulations process. Whilst I do not dispute neighbouring land owners observations in relation to land stability, I am satisfied that the scale of development is unlikely to exacerbate the situation. The Building Regulations process will also give consideration to the specification of the foundations and ground conditions.

Conclusion: Whilst all development proposals should be considered on their own merit, I have in mind that the council have previously granted planning permission for the same development. The planning permission has lapsed but there have been few material changes in circumstances. On this basis I am satisfied that planning permission should be granted in this instance and I recommend accordingly.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:

- a. the layout of the building(s)
 - b. the scale of the building(s)
 - c. the appearance of the building(s)
 - d. the means of access to the site and building(s)
 - e. the landscaping of the site.
2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.
3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A, B, C, D, E and G of Schedule 2 Part(s) 1, other than the development hereby granted permission.
5. No development shall commence until a scheme of foul and surface water drainage has been submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the detail as may be submitted.

REASON(S)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
2. To comply with Section 92 of the Town and Country Planning Act, 1990.
3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. The site is located in a landscape sensitive location and strict control is required in relation any further development of the site. This would accord with policy GDP1 of the Wrexham Unitary Development Plan
5. In the interests of protecting the quality of the environment and to prevent unnecessary surface water flooding in accordance with policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

APPLICATION NO:

P/2019 /0164

LOCATION:

UNIT 4 CLYWEDOG ROAD SOUTH
WREXHAM INDUSTRIAL ESTATE
WREXHAM

DATE RECEIVED:

28/02/2019

COMMUNITY:

Abenbury

LL13 9XS

CASE OFFICER:

PF

WARD:

Holt

DESCRIPTION:

DISPLAY OF 1 NO. INTERNALLY
ILLUMINATED FASCIA SIGN

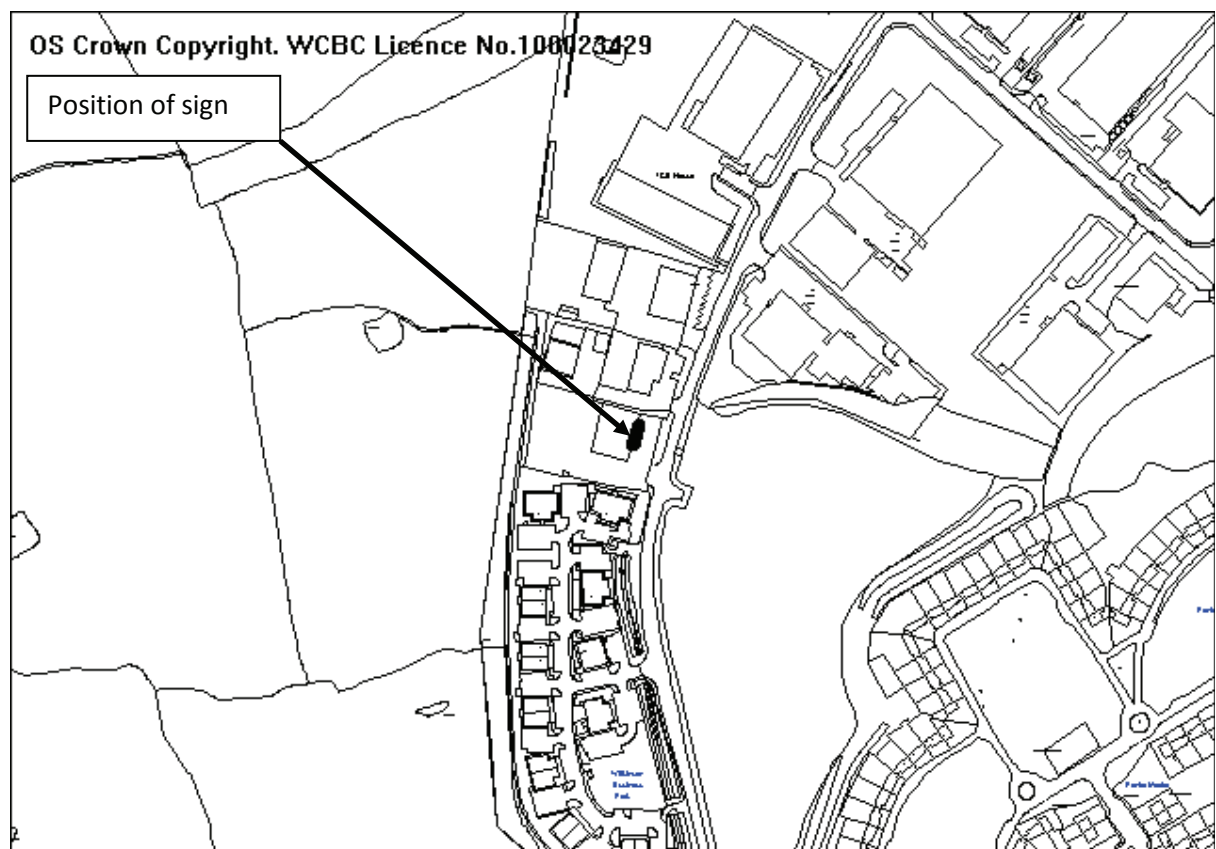
AGENT NAME:

R F BELLIS HAULAGE
LTD
MRS FIONA MOULDING

APPLICANT(S) NAME:

MRS FIONA MOULDING
R F BELLIS HAULAGE LTD

THE SITE



PROPOSAL

Advertisement Consent is sought in retrospect for the erection of an illuminated banner fascia sign to the front elevation of the building. The sign measures 7.5m across and is internally illuminated.

HISTORY

None relevant.

PLANNING POLICY

The site is located within the Wrexham Industrial Estate settlement limit. Policies PS2 and GDP1 are relevant. Guidance is contained in Local Planning Guidance Note 1 – Adverts and Welsh Government Technical Advice Note 7 – Outdoor Advertisement Control.

CONSULTATIONS

Community Council:	The Community Council is not against the application. Whilst not against the principle of an illuminated sign consider that this is far too bright. This is for road safety and amenity reasons.
Local Member:	Notified 04.03.2019
Site notice:	Expired 02.04.2019
Highways:	No objection but recommends a condition that no illumination should dazzle drivers.
Neighbouring occupiers:	Four neighbouring occupiers notified. No responses received.

SPECIAL CONSIDERATIONS

Policy: In accordance with Welsh Government TAN7, the main issues for consideration when considering applications for Advertisement Consent are matters of public safety and amenity. For the benefit of Members, an image of the sign is shown below.



Proposed sign

Public safety: The sign is located on the business building to which it relates and is well within its operational curtilage. The position of the sign will not have a detrimental impact upon public safety.

Highways have made no objections to the proposal but make a recommendation for a condition that no illumination method be positioned so as to dazzle passing motorists. The illumination method is wholly within the body of the sign therefore I am satisfied that it cannot be seen directly by passing motorists. There is therefore no requirement for this condition.

Amenity: The Community Council have raised concerns that the signage illumination is excessive. The sign is internally lit and is effectively a box. The whole surface area of the sign therefore illuminates. The sign is within an existing commercial setting with many other examples of similar signage on other buildings. The application site is also located in a well-lit zone, with various security lights and street lighting surrounding the site. Where there are other sources of light, advertising signage is generally lit at a higher level. As such I do not consider that the means or level of lighting levels are detrimental to the visual amenity of the area.

Conclusion: I am satisfied that the proposed signage is acceptable and I recommend as follows.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant such permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON(S)

1. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
 2. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
 3. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
 4. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
 5. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

APPLICATION NO:
P/2019 /0234

LOCATION:
FORMER GLENWYN BOARDING
KENNELS DELPH ROAD ACREFAIR
WREXHAM
LL14 1TU

DATE RECEIVED:
22/03/2019

COMMUNITY:
Cefn

CASE OFFICER:
MP

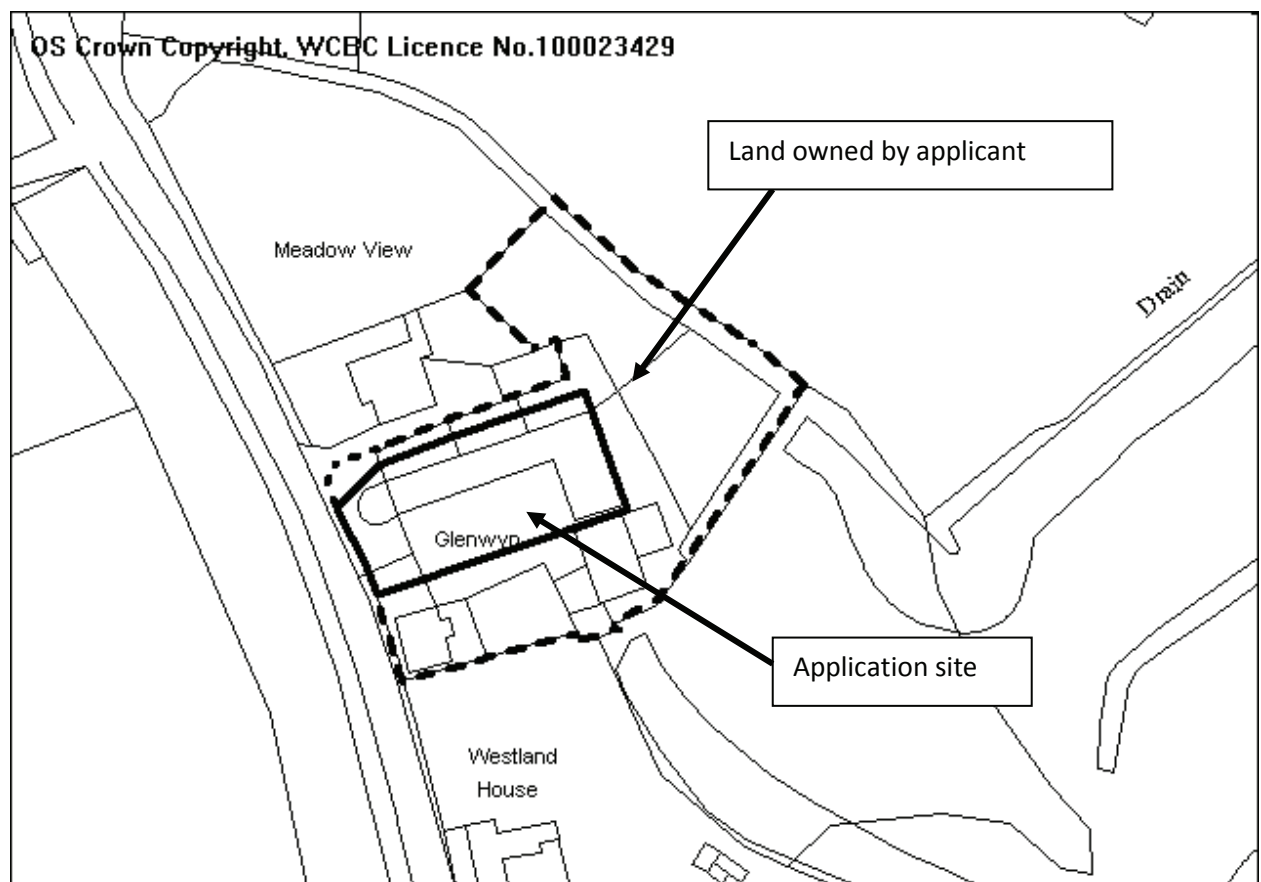
WARD:
Cefn

DESCRIPTION:
DEMOLITION OF KENNEL
BUILDINGS AND REMOVAL OF
STATIC CARAVAN (OFFICE),
OUTLINE APPLICATION TO ERECT
A PAIR OF SEMI-DETACHED
DWELLINGS TOGETHER WITH
GARDENS AND PARKING

AGENT NAME:
HERITAGE PLANNING
CONSULTANCY
MISS ANNE LLOYD
MORRIS

APPLICANT(S) NAME:
MRS ALISON BURGESS

SITE



PROPOSAL

Outline planning permission is sought for the erection of 2 dwellings and approval for access and layout. Scale, appearance and landscaping are reserved for subsequent approval.

HISTORY

P/2016/0992 DEMOLITION OF EXISTING KENNEL AND CATTERY BUILDINGS AND REMOVAL OF STATIC CARAVAN (OFFICE), OUTLINE APPLICATION TO ERECT 1 NO. PAIR OF SEMI-DETACHED DWELLINGS AND 2 NO. DETACHED DWELLINGS AND ALTERATION TO LAYOUT OF EXISTING ACCESS DRIVEWAY.
Refused 6.3.2017

NATIONAL PLANNING POLICY

Planning Policy Wales Edition 10

Technical Advice Note 1: Joint Housing Land Availability Studies

Technical Advice Note 5: Nature Conservation and Planning

Technical Advice Note 12: Design

Technical Advice Note 18: Transport

DEVELOPMENT PLAN

Outside of settlement and within Green Barrier. Policies PS1, PS3, GDP1, EC1, EC6, H5 and T8 apply.

CONSULTATIONS

Community Council: Members fully supported the application, the proposed dwellings would be built on infill land and not green barrier land.

Local Members: Notified 28.3.19

Public Protection: Advisory notes regarding construction impacts and conditions recommended regarding the need for contaminated land investigation/remediation.

Highways: Have made the following comments:

- The existing site consists of two access serving the kennels and existing dwelling;
- Visibility at both accesses is considered acceptable for the prevailing speed of traffic along Delph Road. Parking and turning appears to be available within the forecourt area of the kennels.
- the development provides 6 spaces adjacent to the highway;

	- whilst visibility for each space may be acceptable there is not turning provided; - raise concern that the proposed development does not make adequate provision for the turning of vehicles clear of the highway.
Welsh Water:	We would advise that we do not have any public sewers in the vicinity of the site. If the proposal intends utilising an alternative to mains drainage we would advise that the applicant seek advice from Natural Resources Wales and or the Local Authority Building Control Department / Approved Building Inspector.
NRW:	No objection.
Coal Authority:	Object on the grounds that a Coal Mining Risk Assessment has not been submitted.
Ramblers Association:	This is near footpath Cefn 53 which should not be diverted or blocked by the development, nor during its construction.
Site Notice:	Expired 19.4.19
Press Notice:	Expired 4.5.19
Neighbours:	The owners/occupiers of 3 nearby properties notified 28.3.19

SPECIAL CONSIDERATIONS

Policy: The site in open country and within a designated Green Barrier. Policy H5 allows for housing development to take place outside of settlement limits through the conversion of suitable buildings, the subdivision of an existing dwelling, up to two dwellings on an infill plot, small scale affordable housing schemes on sites adjacent to a settlement limit and key rural worker housing. The application has been put forward on the basis of the proposals being infill development

The site is a long established kennels and as such constitutes previously developed land. Whilst policy PS3 and Planning Policy Wales are supportive of the re-use of previously developed land, paragraph 3.5.1 of PPW also recognises that not all previously developed land is suitable for development. I will comment on this matter in more detail below.

Housing Land Supply: Planning Policy Wales (paragraph 4.2.15) requires that Planning Authorities must ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of land for housing.

Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies advises that where a local planning authority does not have an adopted Local Development Plan or where an adopted UDP is outside of the plan period, they will not be able to produce a JHLAS and therefore will not be able to demonstrate whether they have a 5 year housing land supply or not.

The UDP plan period expired in 2011 meaning Wrexham is now unable to demonstrate whether it has a 5 year housing land supply. The housing land supply in Wrexham is therefore judged to be zero.

In July 2018 the Welsh Government temporarily dis-applied paragraph 6.2 of TAN1 which advised that that considerable weight should be attached to the need to increase housing land supply where local planning authorities were unable to demonstrate a 5 year housing land supply. The weight afforded to this matter therefore is to be determined on a case by case basis.

The deposit LDP identifies a need to make provision 8525 new homes over the 2013-2018 period in order to deliver a requirement of 7750. Taking into account completions over the 2013-2017 period, committed housing supply, there is a need for 5521 homes over the remaining plan period. This is to be met by and estimated 2145 dwellings delivered from windfall sites, with the remaining 3376 delivered via 2 key strategic sites and 17 non-strategic sites specifically allocated for housing. Of the proposed allocated sites, 14 lie outside of existing UDP settlement limits, indeed the majority of the housing supply over the plan period will come from sites located outside of existing settlement limits.

The application site is **not** proposed for allocation, indeed it is proposed that the site remains outside of the settlement limit, although not within a Green Wedge – see below.

To meet the LDP housing requirement, an average completion rate of 517 is required per annum over the 2013-2028 period. Delivery of new houses between 2013 and 2018 has been consistently and significantly below this being on average 241 year.

A significant increase in the rate of completions is required to meet the LDP housing requirements and this can only be achieved through the release of additional land for housing. For that reason, housing land supply is a material consideration that should continue to be afforded significant weight, subject to assessing proposals in light of relevant UDP and national planning policy.

Weight afforded to policies PS1 and H5: The existing settlement limits reflect the housing requirements identified in the UDP that were informed by migration led projecting, using mitigation trends from 1996.

The LDP housing requirements are informed by far more up to date information. Of the 19 sites proposed for allocation in the Deposit LDP, 14 comprise of land located outside of existing UDP settlement limits including 10 that are located within UDP Green Barriers. Taken together, around 90% of the housing delivered via allocated sites will be located on sites lying outside of the existing UDP settlement limits. It is therefore clear that the existing settlement limits and in turn policy PS1 are now outdated and therefore afforded less weight in the determination of planning applications.

Planning Policy Wales (paragraph 3.56) advises that new development in the open countryside away from existing settlements should be strictly controlled. The limited circumstances set out in policy H5 under which new dwellings in the open countryside may be permitted is in general conformity with PPW and therefore can be afforded significant weight in the determination of this application.

Green Barrier: The UDP designation of Green Barriers is consistent with the Green Wedges referred to in Planning Policy Wales. Planning Policy Wales (paragraph 3.70) advises that inappropriate development should not be permitted within Green Wedges except in very exceptional circumstances where other considerations clearly outweigh the harm it would do to the Green Wedge. Paragraph 3.71 of PPW advises that the construction of new buildings is inappropriate development unless it is for the following purposes:

- justified rural enterprise needs;
- essential facilities for outdoor sport and outdoor recreation, cemeteries, and other uses of land which maintain the openness of the green wedge and which do not conflict with the purpose of including land within it;
- limited extension, alteration or replacement of existing dwellings; or
- small scale diversification within farm complexes where this is run as part of the farm business.

None of the above applies to this proposal and it is therefore inappropriate development for a site located within Green Barrier/Wedge.

I will discuss whether the proposals constitute infill development in more detail below. However regardless of whether the proposals constitute infill or not, PPW does not allow for such development within Green Wedges. It also does not allow for the replacement of non-residential buildings with dwellings. Whilst I recognise that the extant buildings impact upon the openness of the Green Wedge, their scale and appearance is comparable to modestly sized agricultural buildings which would not be out of keeping with the rural character of the site and its surrounding. The agent has suggested that the footprint of the proposed development is less than the extant development. Whilst that may be the case, the form, scale and prominence of two dwellings is likely to be significantly greater than that of the extant buildings, meaning they would detract from the sense of openness of the locality.

Green Barriers/Wedges do not have the permanence of a Green Belt (there being no Green Belts in Wrexham) and should be reviewed as part of the development plan process. The existing Green Barrier designations have been reviewed (Strategic Green Wedge Review October 2017) as part of the process of preparing Wrexham's Local Development Plan. The LDP proposes that site will **not** site within one of the LDP Green Wedges.

Paragraph 9.4.8 of the Development Management Manual advises that certainty regarding the content of the plan will only be achieved when the Inspector delivers their binding report – which will only take place post-Examination in Public. Whilst the Council has submitted the LDP for Examination and therefore must consider it to be sound, only limited weight can be afforded to the proposed removal of Green Wedge status from the site and its surroundings at this time.

Infill: The proposed dwellings would sit between Glenwyn and the dwelling Meadow View which lies approximately 30m to the north. A third dwelling, Westland House, lies approximately 25m to the south of Glenwyn.

Policy H5 allows for infill development of up to 2 dwellings within a small gap in an otherwise well developed built frontage provided no environmental damage occurs. LPG13 provides further guidance including that a small gap should be comparable in size and scale to adjacent plots and that there must be a group of buildings – 5 or more dwellings, in a row.

The existing three dwellings are relatively evenly spaced. I appreciate that the gap to the north of Glenwyn is occupied by the existing boarding kennel buildings however as I have already mentioned above, their scale and appearance is not out of keeping with development likely to be found in rural areas, such as stables or farm buildings. It is also not uncommon for such structures to be situated adjacent to a dwelling. Furthermore they do not contribute to an impression of Meadow View, Glenwyn and Westland House forming a well developed built frontage.

The existing dwellings and the kennel buildings form a loose cluster of sporadic rural development. Due to their scale, the proposed dwellings would detract from the sense of openness that exists between the existing dwellings and would result the consolidation of the cluster, having an urbanising effect on the rural landscape. I acknowledge that the existing site frontage consists of hard surfacing, however viewed in the context of the site as a whole this is not dissimilar in appearance to the entrance to a farm or other rural enterprise. The formally laid out parking areas for the proposed dwellings on the other hand would be very urban in character and significantly at odds with the frontages of the adjoining dwellings or indeed dwellings in the wider rural landscape that are typically enclosed by low walls and/or boundary hedges.

Overall I find that proposals do not constitute infill development and would give rise to a harmful urbanising effect upon the open countryside. Accordingly, the proposals do not accord with policy H5.

Sustainability: Planning Policy Wales paragraph 3.35 advises that:

In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good

active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.

PPW paragraph 3.39 advises that when identifying sites planning authorities should consider previously developed land and/or underutilised sites located within existing settlements in the first instance with sites on the edge of settlements considered at the next stage. This advice is also repeated in paragraph 4.2.16 specifically in respect of housing sites.

PPW does not promote the re-use of sites in the open countryside for housing development. Indeed paragraph 3.56 confirms that development in the countryside should be located within and adjoining those settlements where it can be best accommodated in terms of infrastructure, access, habitat and landscape conservation. It also advises that building in the open countryside must continue to be strictly controlled.

Paragraph 4.1.12 of PPW requires the sustainable transport hierarchy to be applied to reduce the need to travel, prevent car dependant developments in unsustainable locations and to priorities access and movement by active and sustainable transport. The sustainable transport hierarchy promotes walking and cycling, then public transport ahead of private motor vehicles

The site is 600m from Acrefair and around 900m from Llangollen Road, which is on a bus route. Other than a short section on the edge of Acrefair, Delph Road has no dedicated pedestrian provision or street lights. In my opinion it is very unlikely that future occupiers would walk from the site to access public transport or other services, indeed it would be unsafe for them to do so, particularly at night. The future occupiers of the site would be highly reliant upon the private car for most if not all journeys. The site is not in a sustainable location and developing it for residential use would be at odds with PPW.

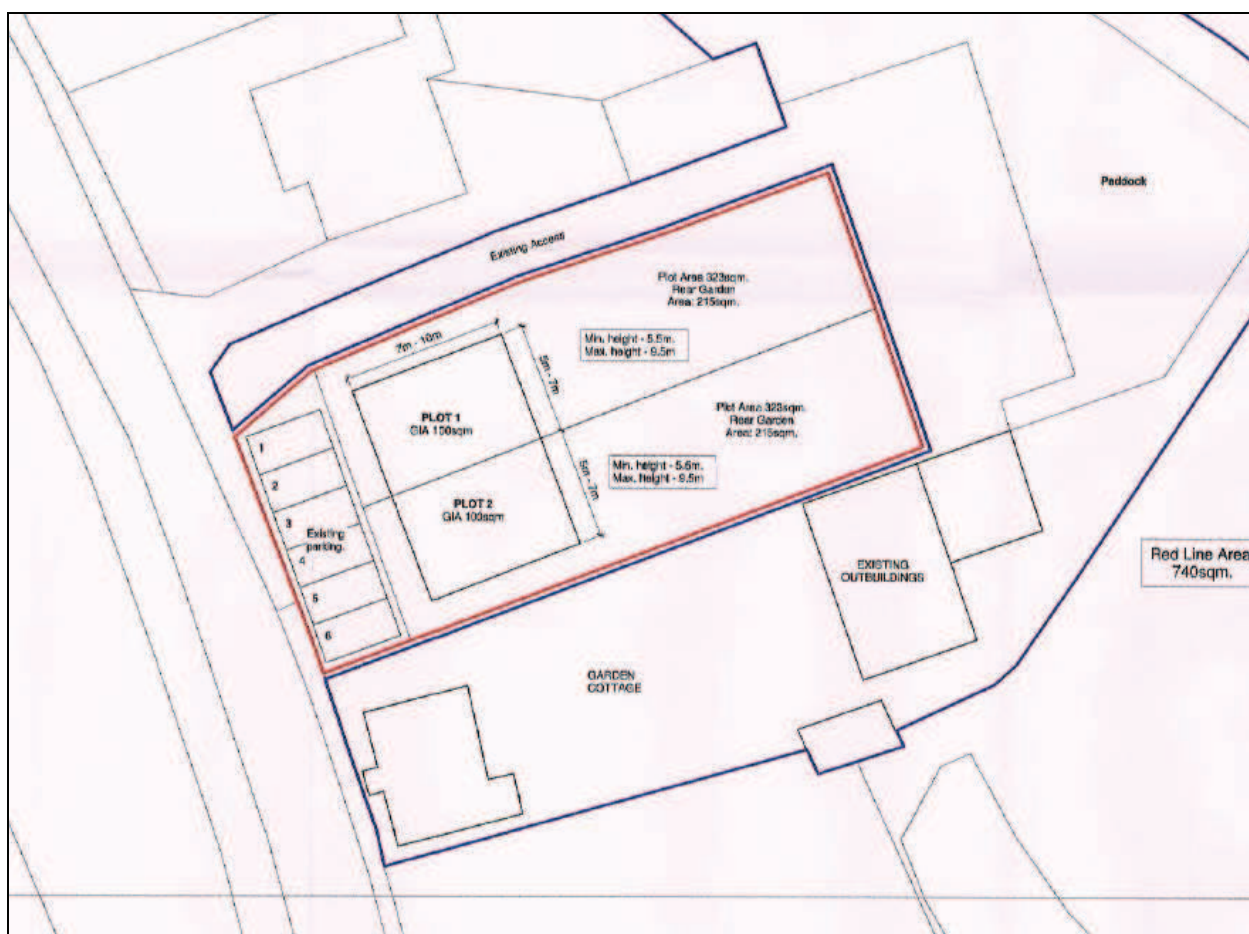
It is accepted that the site constitutes previously developed land and that UDP policy PS3 and PPW seek to promote the use of previously developed land in preference to greenfield sites. However paragraph 3.51 recognises that not all previously developed land is suitable for development, for example due to its unsustainable location. In this case, the unsustainable location of the site weighs against any benefits that may be derived from re-using previously developed land.

Very Exceptional Circumstances: Whilst I fully acknowledge the need to increase housing land supply in Wrexham, the development would harm the openness of the Green Barrier, conflicts with policies designed to strictly control housing development in the countryside, would have an urbanising effect on the rural landscape and is in an unsustainable location. These factors significantly outweigh the benefits arising from increasing housing land supply in this instance, particularly given the modest contribution the erection of 2 dwellings would make.

The Council's decision to not roll over the existing UDP Green Barrier designation to the site does not, in this instance, weigh in the appellant's favour. As I have noted above, limited weight can be given to that at this time. However the LDP will include policies that seek to impose similar controls over housing in the countryside to policies PS1 and H5. Therefore even if the decision were deferred until such time that the LDP is adopted there would remain a fundamental conflict with local policy. Irrespective of whether the UDP or LDP is relied upon, there would also remain a clear conflict with Planning Policy Wales regarding development in the countryside and sustainability.

Access and parking: Much of the existing site frontage is hard surfaced although not laid out as a parking area. Indeed I understand that there is space for parking and turning with an existing courtyard and as such, there would be provision for visitors to the kennels to leave the site in a forward gear.

Both dwellings will be provided with parking spaces to the front accessed directly off the highway – see below:



Highways have advised that there is adequate visibility but expressed concern about the lack of on-site turning provision. I agree with their concerns. Vehicles revering out onto the highway, potentially in the face of oncoming

traffic would present a danger to highway safety in this instance and is therefore considered unacceptable.

Ecology: When considering the previous application for the site I concluded that the buildings are not suitable for use by bats. There have been no significant changes to the site since that would lead me to a different conclusion and therefore the development is unlikely to prove detrimental to the maintenance of populations of bats at a favourable conservation status in its natural range.

Coal Mining Risk Assessment: The development lies within a High Risk area. The application was not initially accompanied by a Coal Mining Risk Assessment therefore Coal Authority objected. A Coal Mining Risk Assessment has subsequently been submitted and I have forwarded it to the Coal Authority and await their comments. Their response will be reported in the Addendum.

CONCLUSION

The development lies in open countryside, will detract from the openness of the Green Barrier, will have a harmful urbanising effect on the site and rural character of the locality. It therefore does not accord with policies PS1, EC1, H5 and GDP1 or advice contained in Planning Policy Wales regarding the location of new development in the countryside.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The site lies outside of a settlement limit in open countryside and will have a detrimental impact upon the rural character of the site and its surroundings. The proposals therefore conflict with policies PS1, GDP1 and H5 of the Wrexham Unitary Development Plan.
 2. The proposals represent inappropriate development for sites within Green Barriers and therefore conflict with policy EC1 of the Wrexham Unitary Development Plan.
 3. Due to the lack of on-site turning provision the development is likely to prove detrimental to highway safety and therefore conflicts with policy GDP1(d) of the Wrexham Unitary Development Plan.
-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

APPLICATION NO:
P/2019 /0255

LOCATION:
94 RUABON ROAD WREXHAM
LL13 7PH

DATE RECEIVED:
01/04/2019

COMMUNITY:
Offa

DESCRIPTION:
CHANGE OF USE OF GROUND
FLOOR TO FORM EXTENSION TO
DENTAL PRACTICE AND FIRST
FLOOR INTO A DENTAL
LABORATORY

CASE OFFICER:
MR

WARD:
Offa

AGENT NAME:
BLUEPRINT LTD

APPLICANT(S) NAME:
MR DANIEL NAYLOR

SITE



PROPOSAL

The proposal seeks planning permission to change the use of 94 Ruabon Road from class C3 (residential) to class D1 (dental surgery).

Two single storey rear extensions are also proposed.

HISTORY

None relevant.

DEVELOPMENT PLAN

Within Wrexham Settlement Limit and Fairy Road Conservation Area. UDP policies GDP1, EC7 apply.

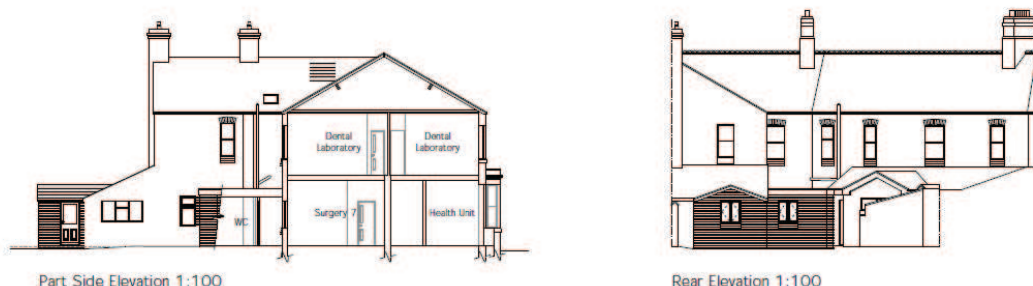
CONSULTATIONS

Community Council:	No objection subject that the proposal uses suitable materials in the Conservation Area.
Local Member:	Notified 02.04.2019.
Public Protection:	No objection subject to a condition to restrict noise levels if air handling plant is proposed.
Highway Authority:	Object to the application. Based on LPG 16, 18 no. parking spaces should be provided as part of the proposal. No on-site parking provision is proposed as part of the development and there is a significant demand for on-street parking in the vicinity of the site, given the lack of off-street parking available for existing residential properties/businesses. The proposal would exacerbate existing on-street parking problems in the area.
Conservation:	No objection. External changes limited to minor single storey rear extensions which would have no impact on the Conservation Area. Condition to ensure materials match the existing building is considered reasonable.
Site Notice:	Expired 07.05.2019.
Neighbours:	1 no. representation received. Work to the property has been on-going on for some time. The neighbours advise that they met with the applicant to discuss the plans and the applicant was intending on updating the neighbours again following a further meeting with his agent.

SPECIAL CONSIDERATIONS

Principle: The application site lies within Wrexham Settlement Limit. There are no UDP policies to prevent the loss of residential units therefore the principle of development for the conversion of a property within C3 use class to D1, is acceptable, subject to compliance with other relevant considerations.

Design and Layout: Changes to the property are limited to the construction of 2 no. single storey rear extensions, shown shaded in the plans below.



The extensions are considered to be limited in scale, with the kitchenette extension measuring approximately 3.15m (width) x 1.95m (depth) x 3m (height) and the w/c extension measuring approximately 2.8m (width) x 0.9m (depth) x 2.45m (height).

The extensions would be subordinate and provided matching materials are secured by condition, the Conservation Officer raises no objection given the extensions would have no impact on the character and appearance of the Fairy Road Conservation Area.

The proposal would comply with UDP Policy GDP1 and EC7.

Residential Amenity: In consultation with the neighbour at No 92, the applicant has altered the plans slightly so that the extension containing the kitchenette has been moved approximately 0.9m away from the boundary.

The extensions satisfy the BRE daylight test in respect of neighbouring properties.

There is an existing boundary wall between both properties, measuring approximately 1.8m high. The height to the eaves of the extension would measure approximately 1.9m, therefore only resulting in 0.1m of extension wall being visible over the boundary, with the remaining 1.1m comprising the roof.

The roof pitches away from the boundary, which would further help to lessen the massing of the extension on the boundary between both properties.

On the basis of the above, as well as the set back of the extension away from the boundary treatment, the extension is not considered would result in overshadowing or overbearing impacts to the neighbouring property sufficient to warrant refusal of the scheme on this basis.

The agent has confirmed that entry into and out of No 94 externally would only be by staff members. Access arrangements for patients would remain as existing, via No 96.

The nature of the change of use element involves the provision of 3 no. dental laboratories and 1 no. surgery room. The laboratories are required to accommodate for the three stages involved in the processing of denture work. The surgery is required to meet local demand in the area.

It should be noted that since October 2017, patient numbers in the surgery have decreased. To cater for the demand in patients on the NHS waiting list, the additional surgery is being proposed. The resultant increase in patients as a result of the proposed additional surgery room would not increase beyond the numbers experienced by the dental practice in October 2017. Any noise or disturbance associated with patients would be as a result of entering and exiting the practice, which as previously stated, would be in the same manner as existing and is considered would be limited. Furthermore, operational hours are to remain as existing.

Public Protection request a condition to ensure that if air handling plant is used, any noise generated by this shall not exceed pre-existing background levels by more than 5db at any one time.

This is considered to be reasonable in this instance given the location of the application site within a predominantly residential area and the nature of the work which may be carried out in the laboratories and surgery.

On the basis of the above, the proposal is not considered would give rise to any undue noise or disturbance or result in adverse amenity impacts by virtue of overshadowing or overbearing to neighbouring properties, sufficient to warrant refusal of the scheme and would comply with UDP Policy GDP1.

Access and Car Parking: Highway Authority object to the application. Based on LPG 16, a maximum number of 18 no. on-site parking spaces should be provided as part of the proposal (calculated by both the existing and proposed D1 use class being treated as one cumulative D1 use.)

No on-site parking provision is proposed and there is a significant demand for on-street parking in the vicinity of the site, given the lack of off-street parking available for existing residential properties/businesses. The Highway Authority consider that the proposal would exacerbate existing on-street parking problems in the area and recommend refusal of the scheme on this basis.

The existing dwelling at No 96 has 4 bedrooms which would require a maximum number of 3 on-site parking spaces as per the requirement set out in LPG 16. There does not appear to be any on-site parking provision available with this property.

The existing dental practice would have to provide 10 no. parking spaces as per the maximum requirements set out under LPG 16. There is no on-site parking provision provided with the existing dental practice.

On this basis, the existing dental practice and dwelling currently require 13 no. on-site parking spaces. The proposed development therefore results in net increase of 5 no. on-site parking spaces when applying the LPG16 maximum. The issue is whether this would significantly worsen on-street parking problems to such an extent, as to warrant refusal of the application.

The nature of the change of use element involves the provision of 3 no. dental laboratories and 1 no. surgery room. The laboratories are required to accommodate for the three stages involved in the processing of denture work. The surgery is required to meet local demand in the area.

The agent has confirmed that since October 2017, patient numbers in the surgery have decreased. To cater for the demand in patients on the NHS waiting list, the additional surgery is being proposed. The resultant increase in patients as a result of the proposed additional surgery room would not increase beyond the numbers experienced by the dental practice in October 2017. On this basis, the proposal is not considered would worsen any on-street parking previously generated by the dental practice.

The only change in staff numbers would be the employment of one dental technician and an increase from five to six dentists working from the practice per day, resulting in a net increase of two staff members per day.

Planning Policy Wales (PPW) 10 states that the sustainable transport hierarchy must be a key principle when considering and determining planning applications. The hierarchy prioritises walking, cycling and public transport ahead of the private motor vehicle and should be used to support the delivery of schemes located and supported by infrastructure which prioritises access and movement by active and sustainable transport.

The site is sustainably located within a predominantly residential area in Wrexham Settlement Limit. The nearest bus stops are located approximately 200m from the site.

On this basis, it is reasonable to assume that a considerable number of patients already walk to the practice or are encouraged to use public transport given the sites close proximity to those facilities, which would limit the amount of on-street parking in connection with the proposed use and dental practice as a whole.

The application site is considered to be sustainably located with good links to public transport, supporting means of travel to the site other than by car, which would assist in meeting the aims of the sustainable transport hierarchy.

The site is approximately 300m south of from a public car park accessed off Victoria Road. Whilst the Highway Officer states that this was full at 10am on a weekday, there is no evidence to indicate who was using this car park at that specific time, the length of time vehicles stay or the frequency of stay. The applicant confirms that staff members use this car park (albeit along with other parking arrangements), therefore there is nothing to indicate otherwise that the car park could have been fully in use by staff and patients of the dental practice at the time the Highway Officer visited the site.

Having regard to the above, and that the guidelines set out in LPG 16 are maximum guidelines only, the proposal is not considered likely significantly worsen any existing on-street parking problems in the vicinity and it is not considered reasonable or justified in this instance.

Conclusion: The proposal is considered to be acceptable in principle and would not result in any adverse impacts to visual or residential amenities, or result in highway safety impacts, sufficient to warrant refusal of the application.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered RC092/003, RC092/003, RC092/004 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. The premises shall not be used for any purpose other than for a dental practice within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without amendment).
5. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
 2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
 3. 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.
 4. To safeguard existing levels of residential amenities of neighbouring occupiers.
 5. To safeguard existing levels of residential amenities of neighbouring occupiers.
-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

APPLICATION NO:
P/2019 /0260

LOCATION:
21 ACTON HALL WALKS WREXHAM
LL12 7YJ

DATE RECEIVED:
01/04/2019

COMMUNITY:
Acton

DESCRIPTION:
SINGLE-STOREY SIDE EXTENSION

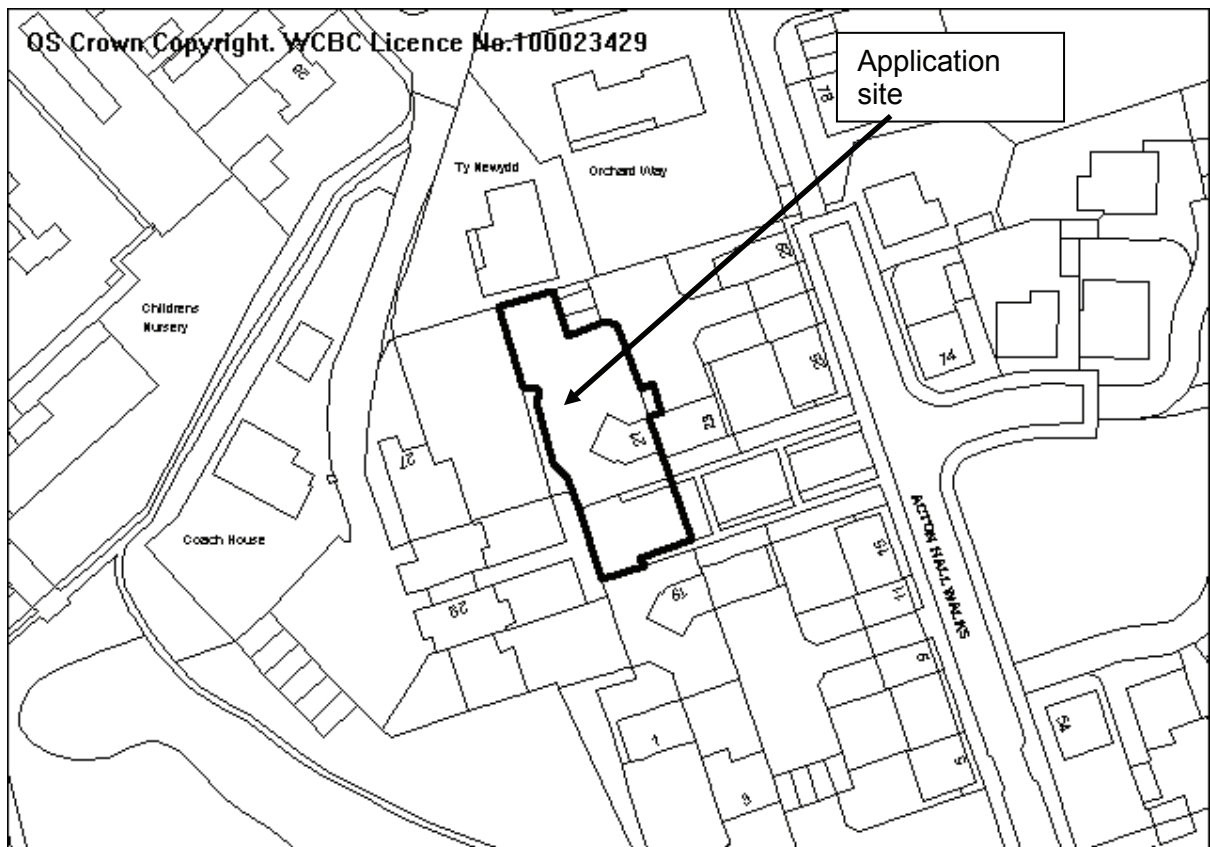
CASE OFFICER:
PF

WARD:
Acton

APPLICANT(S) NAME:
MR ANDREW CAIN

AGENT NAME:
FOXALL SURVEYING

THE SITE



PROPOSAL

Planning permission is sought partly in retrospect for the erection of a single storey side extension to provide additional living space for a kitchen/diner. The extension would project out from the side elevation of the dwelling by 4 metres and feature a gable end roof design to match.

HISTORY

P/2003/0203 Outline application for residential development and alteration to existing vehicular and pedestrian access. Granted 12.05.2019

P/2004/0518 Erection of 52 dwellings and garages, construction of new vehicular and pedestrian access, alteration to existing vehicular and pedestrian access and associated construction of road works. Granted 16.09.2004

PLANNING POLICY

The site is located within a defined settlement. Policies PS2, GDP1 and T8 are relevant. Guidance is also contained in Local Planning Guidance Notes 16 – Parking Standards and 20 – House Extensions.

CONSULTATIONS

Community Council:

No objection.

Local Member:

Notified 05.04.2019

Site notice:

Expired 16.05.2019

Neighbouring occupiers:

6 neighbouring occupiers notified. 5 responses received raising the following objections:

- Prior to the construction of the houses in Acton Hall walks, the close neighbours, who had objected to the estate build were given positive assurances that no future builds or extensions which reduced the distance from the houses to the boundary fence would be approved;
- The application gives concerns that a precedent could be set for future development applications;
- The front of the neighbouring house and lounge look directly at these properties and the promise that no extensions to the said properties would be allowed to prevent further encroaching on our property;
- These said promises made with respect to building extensions should be fully applied during the planning process;
- The neighbouring dwellings were originally the stables and coach house for Acton Hall and part of the structure dates back certainly to 1800 and probably prior to this, are all that remain of the buildings associated with Acton Hall Estate;

- The construction of the houses caused cracking to the neighbouring dwellings during the foundation piling works; and
- There has been a reduction in privacy as a tree has been removed and the extension can now be seen from the neighbouring property.

SPECIAL CONSIDERATIONS

Background: The dwelling subject to this planning application is located in an area which forms part of the former Acton Hall estate. Outline planning permission was granted in 2003 with a subsequent reserved matters application being made in 2004.

As part of the reserved matters approval, planning conditions were imposed which sought to remove permitted development rights on certain plots in order to ensure that any further proposed extensions could be given more detailed consideration due to the proximity of the footprints to the site boundary. The application site is one of those plots. The removal of permitted development rights should not be misinterpreted as a blanket ban on future development.

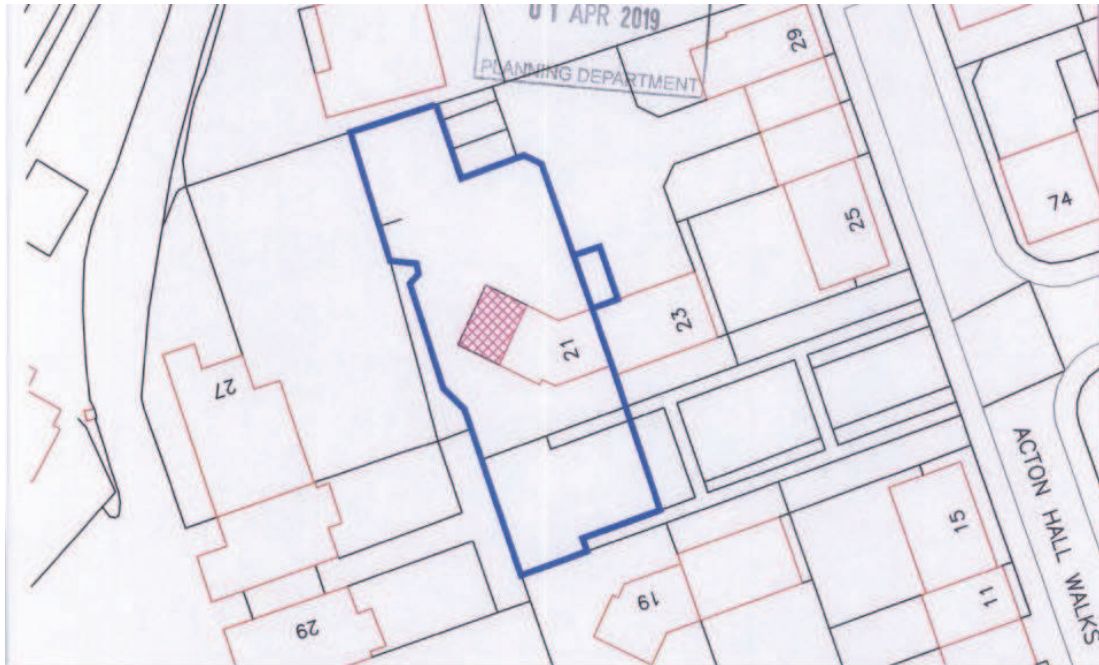
Design: The proposed extension is situated on the side elevation of the dwelling, the footprint of which has been cranked at an angle to replicate the former context of the estate and to provide visual interest as part of the overall scheme. Neither the site, nor any individual dwellings have any statutory designations such as conservation area or listed building status. As such, any development proposals that come forward must be considered on their own merits and in accordance with the council's supplementary guidance regarding house extensions.

I am satisfied that the proposed extension is sympathetic to the character of the existing dwelling. It is subservient and its form appears similar to that of the existing dwelling. For these reasons I do not consider that the extension will appear detrimental to the character of the streetscene.

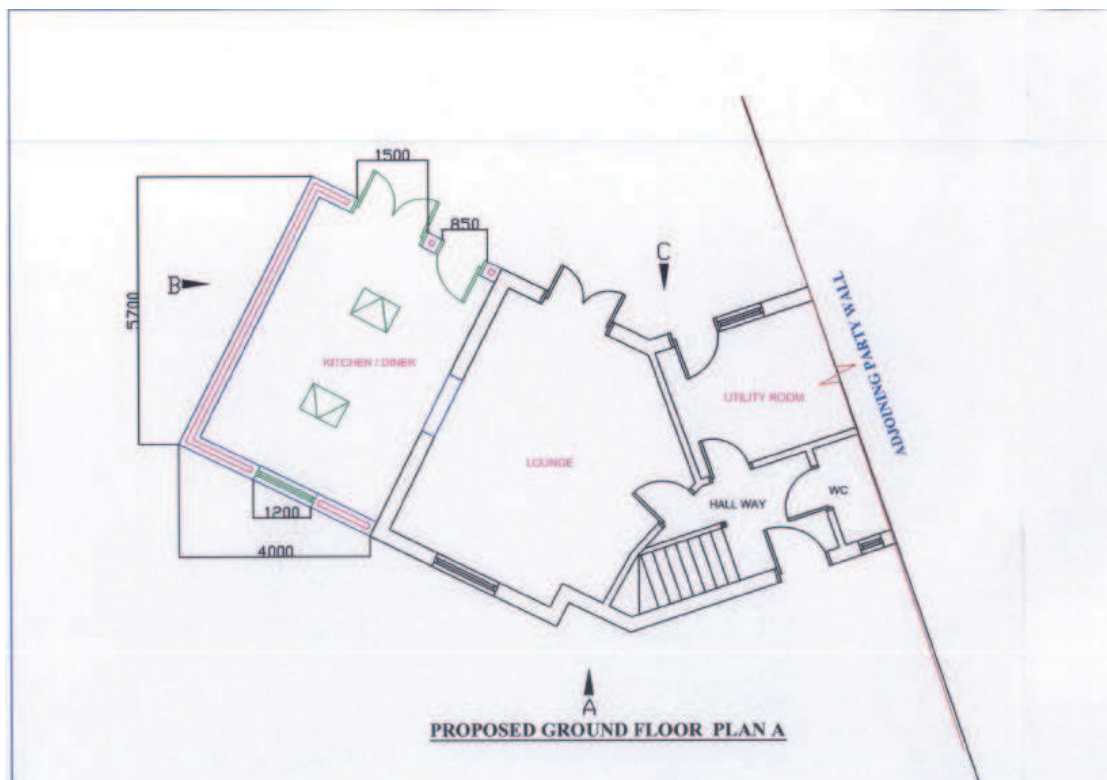
Amenity: The nearest dwellings to the proposed extension are 27 and 28 Acton Hall Gardens. In representations, it is alluded to that the facing elevations of these dwellings is their primary frontage. However, whilst the occupiers of these dwellings may very well be able to see the proposed extension, this is not a sufficient planning reason to resist the development. The issue for consideration is whether the extension will result in a loss of natural daylight, appear oppressive, or reduce privacy.

I am satisfied that the extension will not reduce daylight levels or be visually oppressive. LPG20 requires a separation standard of 13 metres between habitable and blank elevations. The extension is at an angle to the neighbouring dwelling due to its cranked footprint and therefore is approximately 15 metres to the corner of the extension. There is a small

dining room window in the front elevation of the extension. However, given the distance to the site boundary and the fact it does not directly face the neighbouring property, I am satisfied that there will be no loss of privacy for either party. For the benefit of Members, the plan below shows the relationship described above.



Proposed block plan



Proposed floor plan

Other matters: Matters of third party property damage caused during the construction process are foreseeable and low key. They are not matters that can be considered through the planning process and should damage be attributable to the development, this would be a civil matter between the parties involved.

Conclusion: I am satisfied that the proposed development accords with the councils policies and guidance relating to householder development. I recommend accordingly.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered FSDS I.F 01.03.19 (001)19 and as contained within the application documentation.
2. No facing or roofing materials shall be used other than materials matching those used on the existing building.

REASON(S)

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

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

APPLICATION NO:
P/2019 /0282

LOCATION:
COMMUNITY CENTRE PANT LANE
GRESFORD WREXHAM
LL12 8HB

DATE RECEIVED:
09/04/2019

COMMUNITY:
Gresford

DESCRIPTION:
ERECTION OF NEW MODULAR
BUILDING (16.8M X 8M) IN
GROUNDS OF EXISTING
COMMUNITY CENTRE TO BE USED
AS PLAYGROUP

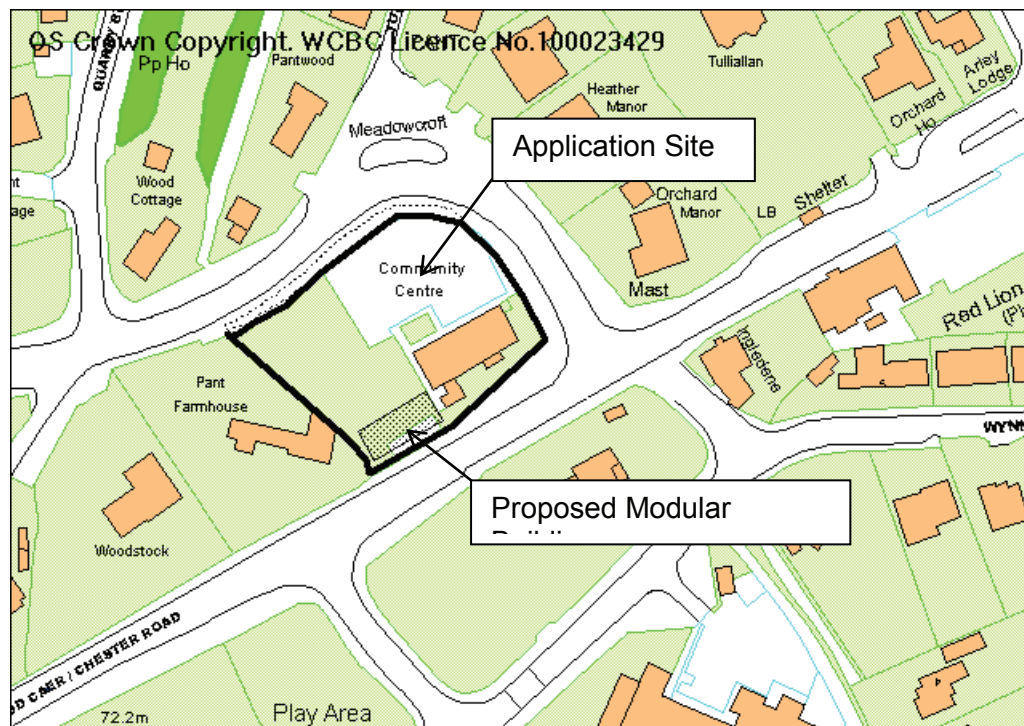
CASE OFFICER:
SEH

WARD:
Marford & Hoseley

AGENT NAME:
MRS VICTORIA DAVIES

APPLICANT(S) NAME:
MRS VICTORIA DAVIES

THE SITE



PROPOSAL

As above

HISTORY

None relevant

PLANNING POLICY

The site is located within settlement. Policies PS2, GDP1 and T8 are relevant. Local Planning Guidance Notes (LPGN) Nos. 16 'Parking Standards' and 17 'Trees and Development' are also relevant.

CONSULTATIONS

Community Council:	The Council understand this is a Community Centre which is owned by WCBC, and that within the lease certain conditions apply concerning its use as a Community Centre. The Council wishes to advise that the purpose of the Community Centre is for Community use and they are therefore concerned if this Planning Application is approved it would lead to a use that is contrary to that set out in the lease which would lead to a restriction of the centre for community use. Should the building be permitted then the Council would request that it is ensured that the building is suitably screened from the road, so as not to detract from the current outlook of the area.
Local Member:	No concerns at this stage.
Public Protection:	No objection. Construction advice notes recommended in relation to the burning of waste etc.
Highways:	No objection on the assumption that there would not be a significant increase in vehicular movements at the site.
WW:	No objections subject to drainage conditions.
Assets:	Consulted 03.05.2019
Site notice:	Expired 01.05.2019
Neighbours:	2 responses received expressing the following: • The community centre should be accessible to all and not restricted to one user; • The unit should be screened from the road; • Any felled trees should be replaced; • The development should be of a standard for use as part of the community centre;

- The application site should not be given over to a day care facility and would be better used for a health centre.

SPECIAL CONSIDERATIONS

Background: Erection of a new modular building within the grounds of the existing community centre to be used as a children's playgroup. The main relevant issues to consider relate to the impact of the development upon the visual amenities of the area and upon highway safety.

Design: The proposed building is of similar appearance to the existing adjacent community centre, and is of flat roof construction (see figure 1 below). The building is largely screened by the existing boundary fence and hedge. It will be possible to see the building from the highway, however with the community centre already visible from the highway, the proposed building will be in context with the character and appearance of the area and will not have a detrimental impact upon the visual amenities of the locality.

Highways: The development site is located on Pant Lane which is a classified road subject to a 30mph speed limit. However, the highway authority estimates typical vehicle speeds at being around 25mph for vehicles travelling in the north easterly direction and 20mph for vehicles travelling off Chester Road in the north westerly direction given the geometry of the road.

Assuming typical speeds of 25mph, any proposed / existing access serving the development site would normally be required to provide visibility splays of 2.4 x 33m in the north westerly direction and 2.4 x 25m in the south easterly direction measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 25m in the north westerly direction and 2.4 x 22m in the south easterly direction measured to the nearside edge of the adjoining highway. Visibility is restricted in the north westerly direction by the existing gate, gate-post and boundary fence. Visibility in the south easterly direction is restricted by the existing hedgerow. Adequate visibility could be achieved in the south easterly direction by cutting back / removing the small section of hedgerow. Visibility in the north westerly direction could be improved by setting back the existing gate, gate-post and boundary fence. A condition will be attached to secure these improvements which will be of benefit to the safety of all highway users.

The existing community centre has a gross floor area of approximately 225m². The proposed modular building (playgroup) has a gross floor area of 126m². Based on LPGN 16 – Class D1 Use, both buildings would require a maximum of 16 spaces. The existing car park has 25 spaces which would be considered acceptable. The highway authority therefore has no objections to the proposed development.

Trees: The Councils' arboricultural officer raises no objection to the development subject to mitigation for the tree loss by the replacement and enhancement planting of 3 no. new trees of suitable species and form. A condition should be attached to any permission to secure a planting scheme for further approval.

Other Matters: Concerns have been expressed that the land should be used for alternatives purposes, and also that the building should be available for use by the whole community. The planning system has no authority to insist upon either of these propositions, and this is a matter for the land owner.

The building is to be used for the sole occupation of the day care operator and will not be open for use by the general public / community. The development will have no impact upon the current arrangements for use within the main community centre, except that the hours of use of the centre by the playgroup may reduce as a result of the new building. Again, this is at the discretion of the land owner / leaseholder, and the terms of any lease are not a relevant planning consideration for this application.

Conclusion: I am satisfied that the proposed development will not have an adverse impact upon highway safety or upon the visual amenities of the area, and I recommend accordingly.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The use of the building shall cease and be abandoned before 30/06/2024. The building together with any hard standing, base or slab upon which it stands shall be completely removed and the land restored to its previous condition not later than one month after that date.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 001 Rev A, 002 Rev A and 003 Rev A and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

5. No part of the development shall commence until full details of a hard and soft landscaping scheme together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority.

6. The landscaping scheme submitted and approved in connection with condition no. 5 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

7. The planting scheme implemented in connection with condition no. 6 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

8. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), no part of the premises shall be used except for the precise purposes described in the application plans and documents.

9. The application site shall be operated as a single business unit and shall not at any time be sub-divided to form smaller individual operating businesses or units.

10. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

11. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority.

Where a SuDS scheme is to be implemented, the submitted details shall:

i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;

ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,

iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

12. No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with condition no. 11. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.

13. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres to the North West and 2.4 metres x 25 metres to the South East measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

14. No use of the development shall be made before 0800 hours or after 1800 hours on any weekday, before 0900 hours or after 1400 hours on a Saturday, and at no time on a Sunday or Bank Holiday.

REASON(S)

1. 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.

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

3. 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.

4. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

5. 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.

6. 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.

7. 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.

8. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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

9. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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

10. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment

in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

11. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

12. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

13. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

14. To ensure that the play group is not used at a time which would be likely to cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

APPLICATION NO:

P/2019 /0307

LOCATION:

16 ARLEY ROAD PANDY WREXHAM
LL12 8PQ

DATE RECEIVED:

18/04/2019

COMMUNITY:

Gwersyllt

DESCRIPTION:

USE OF PART OF DWELLING FOR
ACADEMIC HOME TUITION AND
COUNSELLING (MONDAY - FRIDAY,
SCHOOL TERM TIME ONLY,
BETWEEN 17.00 HRS AND 20.00
HRS)

CASE OFFICER:

MR

WARD:

Gwersyllt East & South

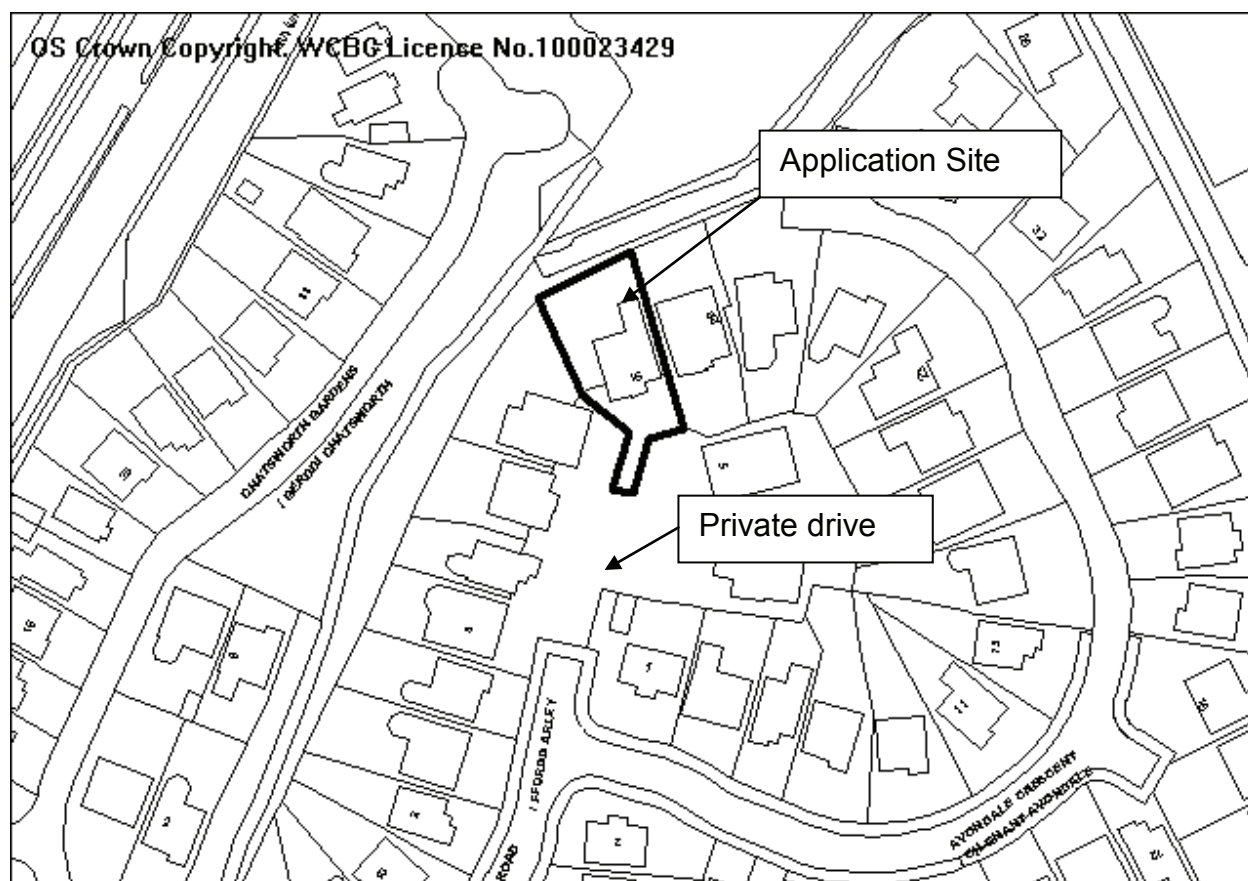
AGENT NAME:

MR ANDREW TAYLOR-
EDWARDS

APPLICANT(S) NAME:

MR ANDREW TAYLOR-EDWARDS

SITE



PROPOSAL

The proposal seeks retrospective planning permission for use of part of the dwelling for academic tuition and counselling for students.

The tuition and counselling takes place within the existing office and conservatory within the dwelling.

Operational hours are stated as term time only, Monday to Friday between 5pm and 8pm.

HISTORY

P/2000/0046 Substitution of house types on current residential development.
Approved 28/02/2000.

DEVELOPMENT PLAN

Within Wrexham Town Settlement Limit. UDP policy GDP1 applies.

CONSULTATIONS

Community Council:	Object to the application. Existing parking arrangements are unsuitable for the purpose of accommodating all the comings and goings likely to be generated by the applicants business. The Council is concerned about noise and disturbance resulting from this use and considers that regard should be paid to the impact on other residents.
Local Member:	Cllr Mannering – No objection. Cllr Griffiths – Objects to the application.
Highway Authority:	No comments received at the time of writing. An update will be provided in the Committee Addendum.
Public Protection:	No comments.
Site Notice:	Expired 20.05.2019.
Neighbours:	5 no. representations in support of the proposal. 2 no. representations objecting to the proposal. Concerns raised include increase in congestion on the shared private driveway, operational hours have previously been different those stated on the application forms, the visitor space on the shared driveway cannot be relied on exclusively by the applicant, significant increase in vehicles travelling to and from the property every evening, residents blocked in or out of driveways given parking occurs on the private driveway, adverse impacts on highway and pedestrian safety, the application is

not similar to the appeal decision provided by the applicant, increase in air pollution, no on-street lighting on the shared driveway.

SPECIAL CONSIDERATIONS

Residential Amenity: Operational hours are confirmed as term time only, running Monday – Friday between 5pm and 8pm.

The application states that students either walk to the property or are dropped off singly and collected after the tuition ends.

The use would involve tuition of two students per hour, on a one to one basis.

Private academic tuition, by its very nature, would result in little noise, nuisance and disturbance.

Impacts on residential amenities of neighbouring properties would be limited to the associated vehicular movements to and from the property.

On this basis, impacts would be related to the opening and closing of vehicle doors, approximately each hour, over the course of three hours. Given the limited time when tuition would take place and the comparatively modest increase in vehicular movements, this is considered unlikely to result in a significant degree of noise or disturbance to neighbouring occupiers.

Having regard to the above, the application is not considered would adversely impact on existing levels of residential amenities of neighbouring occupiers.

Access and Car Parking: On the basis of the applicants' submitted information, the nature of the vehicular movements to and from the site involves dropping off and collecting students either on the public highway, using a vacant parking space within the site curtilage or parking on the square immediately between the shared access and the public highway.

Some neighbouring properties have raised concerns in regards to indiscriminate parking on the shared, private driveway/visitor parking spaces as a result of the proposal.

Whilst concerns raised by neighbours relating to congestion and obstruction on the shared driveway/visitor parking spaces are noted, this land is outside the control of the Local Authority, therefore issues relating to use of the shared, private driveway/visitor parking spaces are a civil matter between the occupants of the properties served by the driveway and the applicants.

From a highway safety perspective, the proposal would result in vehicular movements in the form of drop offs and pick-ups over the course of three hours each evening, Monday – Friday.

On the basis of two students tutored each hour, this would involve two vehicular movements to the site at 5pm and 8pm and four vehicular movements to the site at 6pm and 7pm.

This level of vehicular movements is not considered to represent a significant increase in movements in the cul-de-sac.

Furthermore, vehicular movements would be hourly in connection with the length of time of tuition, as opposed to being throughout the duration of the three hours, with the busiest periods being around 6pm and 7pm as a result of drop offs and pick-ups.

Given the limited operational hours of the proposal as well as the generally limited timeframe associated with pick-ups and drop offs, the proposal is not considered to result in such adverse impacts to highway safety, as to warrant refusal of the scheme on this basis.

Conditions to limit operational hours to between 5pm and 8pm Monday to Friday and term time only, as well as a condition to limit maximum number of students to two per hour are considered reasonable to secure an element of control over the scale of the business.

Highway Authority have not provided comments to date, however an update will be provided in the Committee Addendum.

CONCLUSION

The proposal is not considered would result in adverse impacts to residential amenities or highway safety to such an extent, as to warrant refusal of the application. The proposal would comply with UDP Policy GDP1.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The approved plans are:-
 - 1:1250 Site Location Plan (Title Number CYM9472)
3. This permission shall not be for the benefit of the land but shall operate for the benefit of Mr Andrew Taylor-Edwards and immediately on the discontinuance of his use of that land, the use shall cease and be permanently abandoned. The land shall be restored to its previous condition not later than one month after that date.
4. No use of the development shall be made before 17:00 or after 20:00 hours Monday to Friday, school term time only. The development shall not be in use on Saturday, Sunday, Bank Holiday and outside school term time.
5. No more than two students shall be tutored at any one time.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
 2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
 3. In the interest of safeguarding existing residential amenities of neighbouring occupiers.
 4. To ensure that the proposed tuition is not used at a time which would be likely to cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 5. To safeguard existing levels of residential amenities of neighbouring occupiers and to control the scale of the development.
-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

APPLICATION NO:
P/2019 /0325

LOCATION:
LAND AT MULSFORD FARM SARN
MALPAS WREXHAM
SY14 7LP

DATE RECEIVED:
25/04/2019

COMMUNITY:
Willington and
Worthenbury

DESCRIPTION:
EXTENSION TO EXISTING GRAIN
STORE AND ALL ASSOCIATED
WORKS

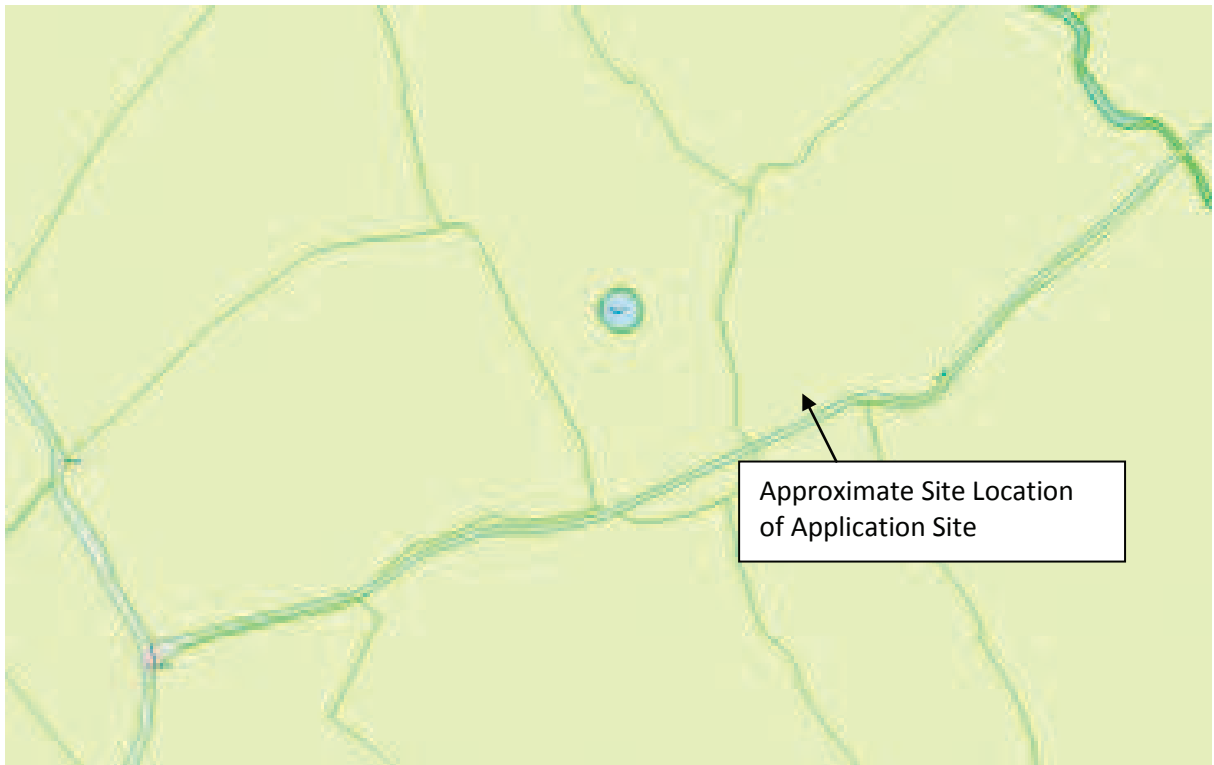
CASE OFFICER:
MR

WARD:
Bronington

APPLICANT(S) NAME:
MR HUXLEY DJ HUXLEY FARMS

AGENT NAME:
ROGER PARRY AND
PARTNERS LLP
MR CORBETT

SITE



PROPOSAL

The application seeks planning permission for the extension to an existing grain store and associated works.

The grain store was approved under the prior notification procedure (P/2016/1158) on 12th January 2017.

A poultry unit was subsequently allowed on appeal this year (P/2017/0799) on 07th February 2019 on the same site.

HISTORY

- P/2017/0799 Proposed intensive poultry installation and all associated works. Appeal allowed 07/02/2019.
- P/2016/1158 Erection of agricultural building for grain storage. Prior approval not required 12/01/2017.

DEVELOPMENT PLAN

Within designated open countryside. UDP policies PS2, EC3, GDP1 apply.

CONSULTATIONS

- Community Council: No comments received at the time of writing.
- Local Member: Notified 26.04.2019.
- NRW: The proposal is located within the wider site which has permission for poultry units. Conditions relating to Great Crested Newts and Biosecurity as attached to the decision notice for the poultry units would be relevant to this current application.
- Public Protection: Informative recommended in regards to burning of waste.
- Highway Authority: Request details in regards to size of vehicles visiting the grain store, existing and proposed daily vehicular movements and swept path details. The applicant will need to discuss works affecting the public rights of way with the PROW Section. It would seem sensible to close up the existing access as part of this application, given the grain store and poultry unit would seem to be linked developments. Adequate parking and turning appears to be available within the site, a plan showing the indicative parking and turning areas within the site is required.
- Site Notice: Expired 20.05.2019.
- Neighbours: 5 no. representations received (2 no. from the same property) objecting to the proposal. Concerns raised include the proposal would be harmful to the countryside and Special Landscape Area, the proposal is not an extension to the grain store, no justification in terms of the need for the development, adverse impact on visual amenities of the area, no justification for an operational need for the development, increase in traffic on the local highway network, adverse impacts on highway safety, the extension would increase the size of the existing building by 60%, increase in noise, the road onto which the access serving this proposal is

too narrow to accommodate large agricultural traffic, potential impacts to ecology and wildlife.

SPECIAL CONSIDERATIONS

Principle: The application site lies within designated open countryside.

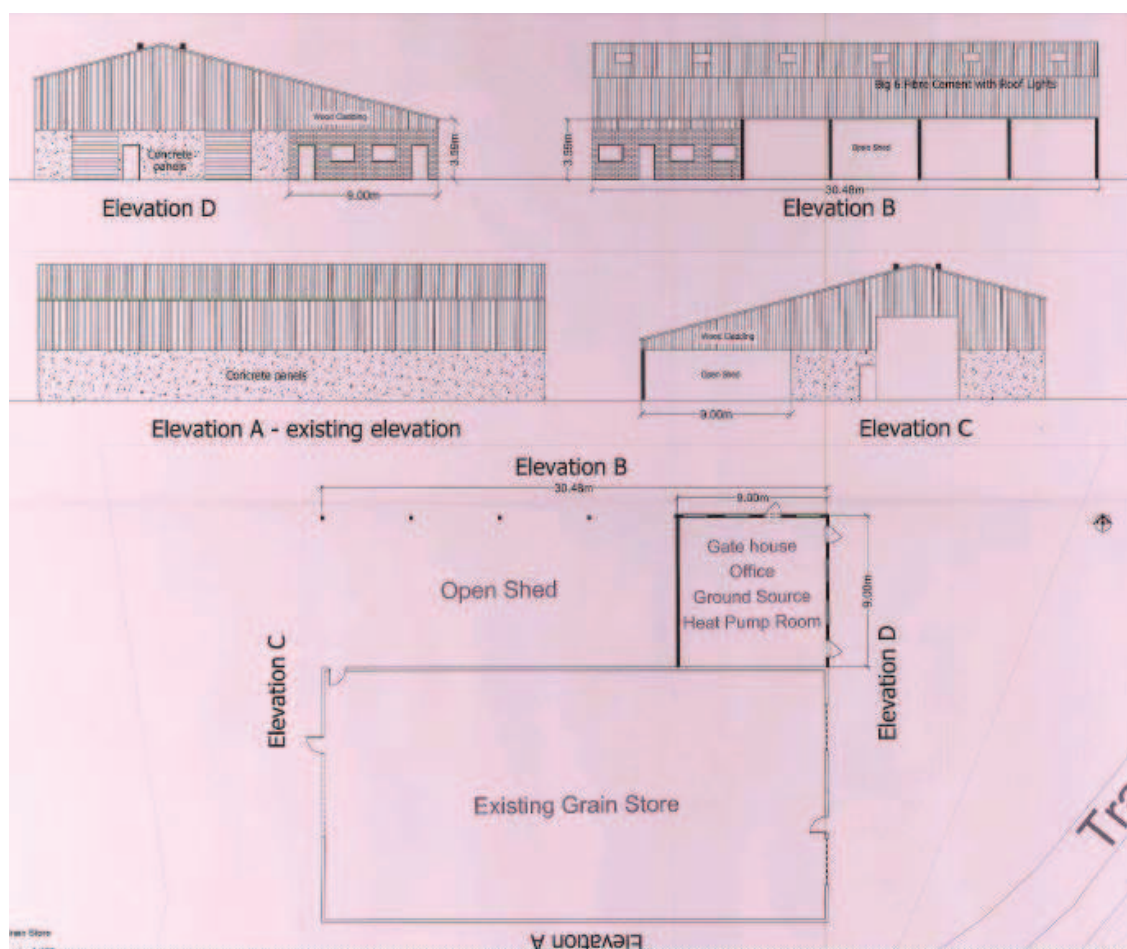
The proposal is to extend the existing grain store, to allow provision of an office, gate house, ground source heat pump room and open air storage.

The agent has confirmed that the extension would be predominantly used as a gatehouse/amenity building and is only anticipated would be occupied when vehicles in connection with the chicken unit are expected at the site.

UDP Policy EC3 allows the construction of new agricultural buildings, unless the development would be materially detrimental in terms of its impact on the environment or surrounding landscape. The development should form part of an existing farm complex and take advantage of topography and other landscape features for screening.

The extension would clearly form part of the existing agricultural building and site complex as a whole and provided impacts to visual amenities are considered to be appropriate (discussed below) the principle of development is acceptable.

Design and Layout: The extension would be smaller in scale than the main building having an eaves height of 3.59m and a width of 9m (which is only 1.5m over half the width of the main building). The majority of the extension would be open (see Elevations B and C on the submitted Elevations Plan) and in the context of the above would appear as a subordinate addition to the existing building.



Its appearance would be functional to its required purpose as an office/gatehouse and storage area and a condition to ensure materials match the existing would be attached to any grant of planning permission to ensure the proposal integrates with the existing building.

The siting of the extension, being attached to the side of the main building, would be logical and it would not appear discordant in respect of the existing building which has already been established as acceptable in this location.

Overall, the extension, when viewed in context with the building as a whole, is not considered would appear dissimilar to other rural buildings and it is not considered would result in any significant adverse visual impacts to the surrounding countryside, over and above the existing situation.

The proposal would comply with UDP Policies GDP1 and EC3.

Residential Amenity: The agent has confirmed that the open part of the extension would be used as general purpose storage area.

The proposal is not considered would result in adverse impacts to residential amenities of neighbouring properties, over and above what has already been

considered acceptable by virtue of the previous schemes approved on the site.

Access and Car Parking: The Highway Authority have requested additional details relating to existing and proposed vehicular movements, size of vehicles in connection with the grain store and a swept path analysis.

The grain store has already been approved under the prior notification procedure. This application is solely to extend the grain store to provide a gatehouse/office facility, ground source heat pump room and space for open air storage.

The agent has confirmed that the gatehouse would only be occupied when vehicles in connection with the poultry unit would be accessing the site. The scale of the proposed development is considered to be limited and it is not considered that it would generate a significant amount of traffic as a result. Notwithstanding this additional details have been requested from the agent in regards to vehicular movements associated with the operation of the gate house and these will be included in the Committee Addendum.

This proposal does not impact on the 2 no. public rights of way mentioned by the Highway Officer and is not a consideration in the determination of the application.

In relation to comments made in regards to closing up the existing access and constructing the previously approved access as part of this application, the appeal decision for P/2017/0799 stated in condition 4 that prior to commencement of development of the poultry unit, a scheme for the permanent closure of the existing site and field accesses shall be submitted to and approved in writing by the Local Planning Authority. Access to the site has therefore already been considered as part of the poultry unit application.

The agent has confirmed that the extension to the grain store will only be brought into use once the poultry unit has been completed and is operational. Given the operation of the poultry unit is reliant on the new access, it is considered reasonable to attach a condition to this application to ensure that the use of this development will not commence until the poultry unit is operational. This would ensure that the extension to the grain store is also reliant on the construction of the new access, prior to implementation of its required use.

A plan showing provision for parking and turning areas within the site has been requested. However, the site is large and the anticipated vehicles likely to be in connection with the proposed development are those of employees working within the office/gatehouse. The scale of development is limited and any parking provision is considered could be adequately accommodated for within the site, without the requirement for a parking plan up front.

A plan showing parking and turning areas is not therefore considered reasonable in this instance.

Provided the information sent by the agent in regards to the general nature, use and frequency of vehicles using the gatehouse is considered to be acceptable, the proposal is not considered would give rise to such adverse impacts to highway safety, sufficient to warrant refusal of the scheme.

Ecology: NRW advise that given the proposal is located within the wider site which has permission for poultry units, conditions relating to Great Crested Newts and Biosecurity as attached to the decision notice for the poultry units would be relevant to this current application.

The conditions relating to Great Crested Newts have already been secured as part of the application approved under P/2017/0799. Attaching the same conditions for this application is not considered necessary or reasonable, given it would be a duplication requiring the same information to be submitted, as has already been submitted as part of a discharge of conditions application which is currently live under P/2019/0310.

CONCLUSION

The principle of development is considered to be acceptable and the proposal is not considered would result in such adverse impacts to visual amenities of the area and highway safety, sufficient to warrant refusal of the application.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1:500 Proposed Block Plan, 1:100 Proposed Elevations and Floor Plans, 1:1250 Site Location Plan and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. The development shall not be brought in to use until the new access road off Queensford, as well as the poultry unit both approved under application P/2017/0799, have been completed and are fully operational.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
 3. 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.
 4. In the interest of highway safety.
-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

APPLICATION NO:
P/2019 /0349

LOCATION:
BLACK HORSE INN TOP ROAD
SUMMERHILL WREXHAM LL11 4TA

DATE RECEIVED:
07/05/2019

COMMUNITY:
Gwersyllt

DESCRIPTION:
APPLICATION FOR VARIATION OF
CONDITION NOS. 2 AND 3 IMPOSED
UNDER PLANNING APPEAL REF:
APP/H6955/A/17/3176000
(PLANNING REF: P/2016/1153)
RELATING TO SITE LAYOUT AND
PARKING

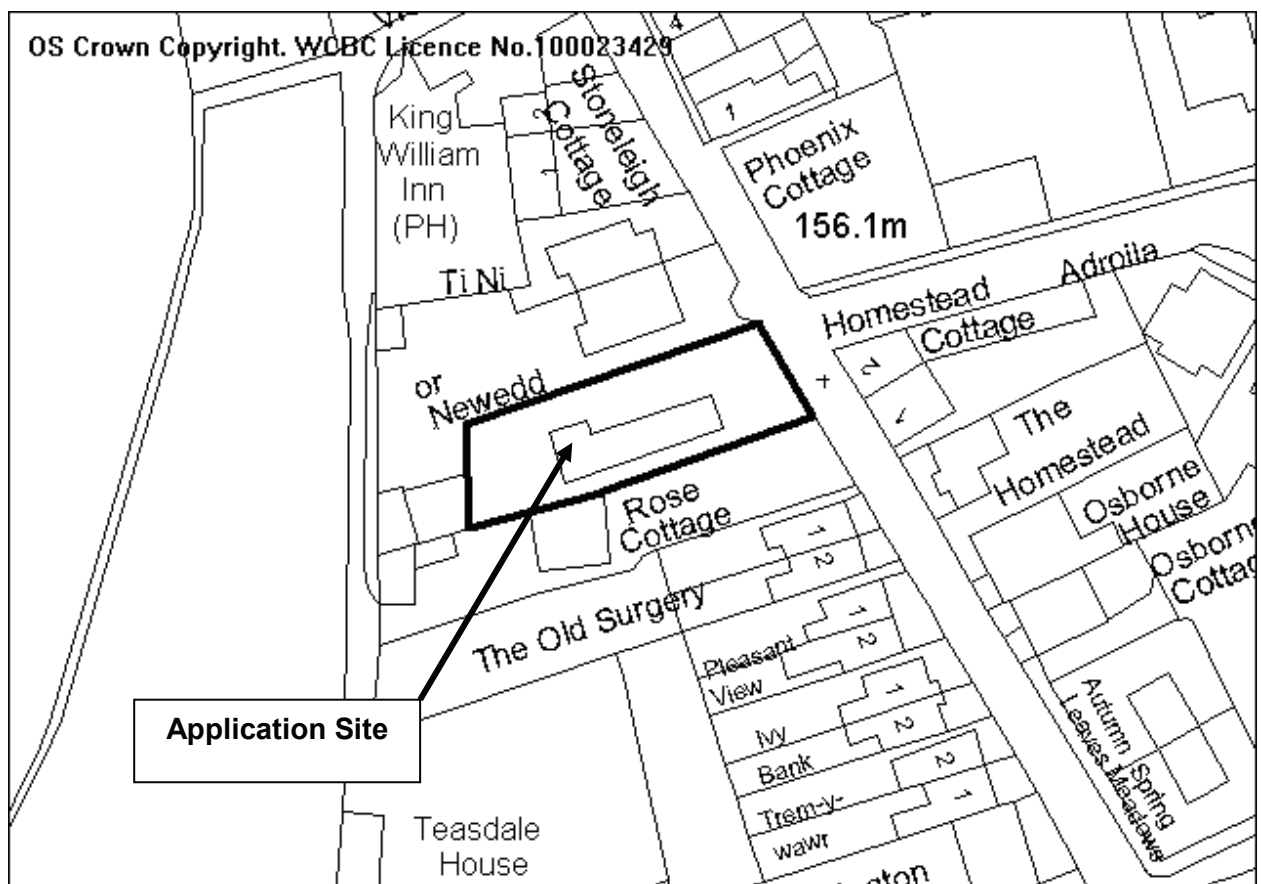
CASE OFFICER:
MP

WARD:
Gwersyllt North

AGENT NAME:
MOSS HOMES
MR MARK WILLIAMS

APPLICANT(S) NAME:
MR MARK WILLIAMS MOSS HOMES

THE SITE



PROPOSAL

As above.

HISTORY

Application Site

- P/2012/0259 Conversion and alterations to public house and residential accommodation to form 4 no. 2 bedroom dwellings and 1 no. 1 bedroom dwelling, ancillary works and parking. Refused 14.9.2012. Appeal dismissed 11.3.13.
- P/2014/0071 Partial demolition of vacant public house, change of use of remaining public house/ancillary accommodation to form 3 dwellings including erection of 3 x 2 storey extensions and formation of new vehicular access and parking. Granted 2.6.2014
- P/2016/1153 Erection of 2 no. detached dwellings. Refused 9.2.2017. Allowed on appeal 18.08.2017
- P/2017/0228 Erection of 2 no. dwellings. Granted 2.10.2017

Former Public House Car Park

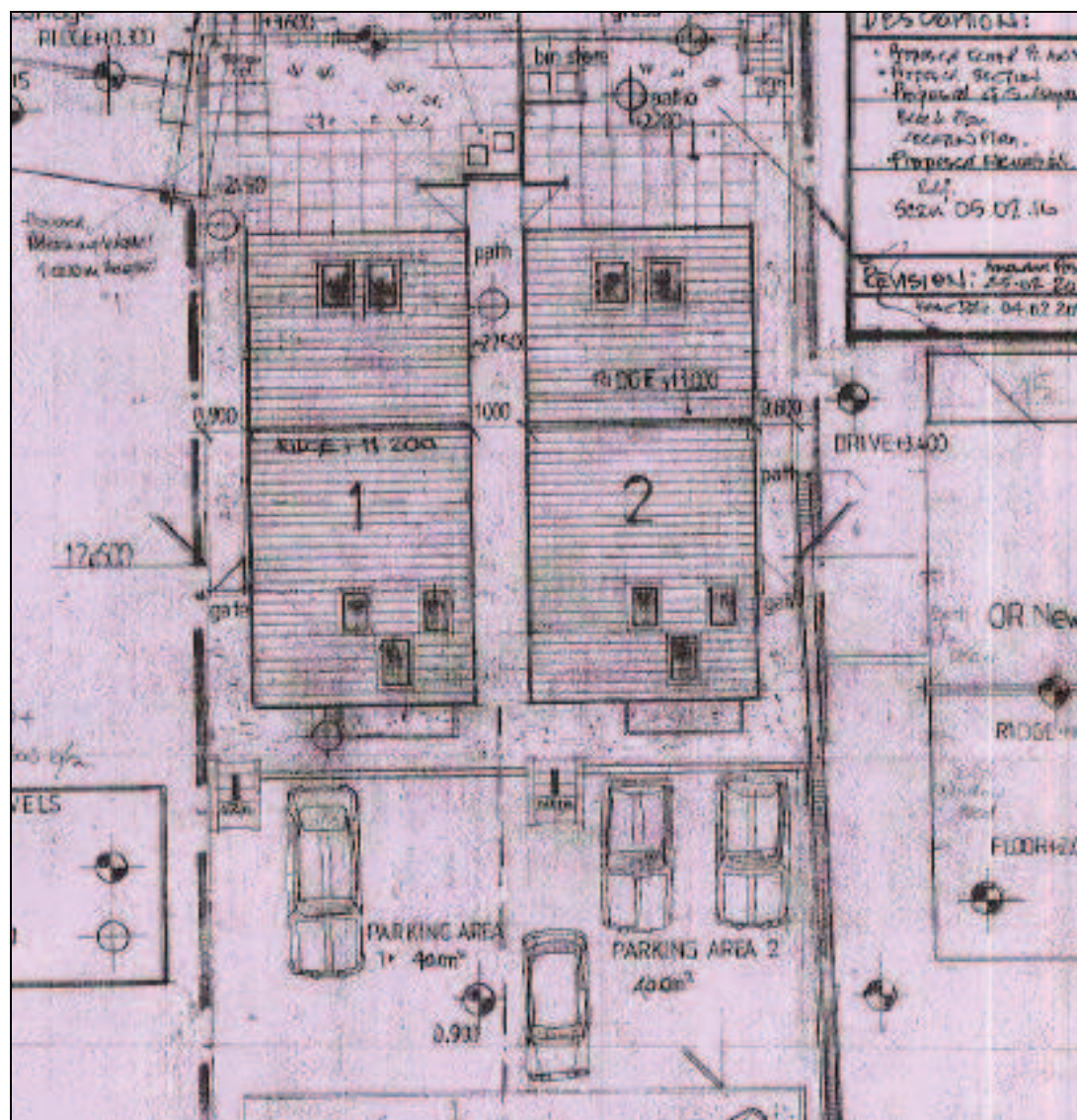
- P/2014/0675 Erection of 3 dwellings. Refused 28.10.2014
- P/2014/0908 Erection of 2 no. three bedroom dwellings. Granted 13.2.2015

DEVELOPMENT PLAN

Within settlement limit. Policies GDP1, H2 and T8 apply.

CONSULTATIONS

- | | |
|--------------------|---|
| Community Council: | Objects to the application as it considers that the applicant should comply with the schedule of conditions agreed by the Inspector in allowing the appeal |
| Local Member: | Notified 7.5.2019 |
| Highways: | No objections on highway grounds. Conditions recommended. |
| Site Notice: | Expired 30.5.2019 |
| Neighbours: | The owners/occupiers of 6 nearby properties notified 9.5.2019.
1 objection received with the following comments: <ul style="list-style-type: none">- Proposed the site be turned into a private car park for local residents;- The area is being used as a car park for local residents and visitors to the King William pub;- Lack of parking in the area, 2 dwellings will add to this;- Local area would benefit more from a private car park than more housing. |



Plan 2: Proposed Amendment

I note the comments made by the Community Council however the conditions the applicant seeks to amend require the development benefiting from planning permission P/2016/1153 to be carried out in accordance with a specific drawing. It is standard practice to impose a condition or conditions that refer to an approved set of plans however this does not imply that the appeal Inspector considered those plans to be the only acceptable way for the site to be developed. Indeed it would be completely unreasonable to refuse this type of application solely on the grounds that certain conditions were imposed on a previous planning application.

When considering an application to vary conditions to substitute one set of plans for another the duty on the Council is to consider whether the amended development gives rise to any different or greater impact than the development permitted by the extant permission. These are matters discussed in more detail below.

Design: The proposals will result in only modest changes to the site compared to the extant permission and will not harm the character of the wider locality.

Amenity: Compared to the existing approval the amendments will result in only a modest change in the relationship between the proposed dwellings and the adjacent properties Rose Cottage to the south or Or Newedd. I am satisfied that the changes will not impact upon the availability of daylight to or the outlook from habitable rooms to the extent of significant harm to the standard of amenity afforded to neighbouring occupiers. There will also be no increase in overlooking of the two adjacent properties.

The proposals will result in plots 1 and 2 being approximately 20 metres from the 2 Homestead Cottages which is located on the opposite side of Summerhill Road. This compares to 22 metres and 21 metres for plots 1 and 2 respectively under the extant permission. Whilst this is slightly less than the 22 metres recommended by LPG21, 2 Homestead Cottages fronts directly onto Summerhill Road therefore is already subject to a significant degree of overlooking from anyone passing along the highway. The modest reduction in the distance to the proposed dwellings will not result in any material increase in overlooking to the extent that the occupiers of 2 Homestead Cottages suffer a significant loss of privacy.

Access and Parking: The access to the site remains as previously approved. The amended plans do lead to a modest reduction in the area to the front of the proposed dwellings but this does not result in the loss of parking spaces nor of an area suitable for vehicles to turn. I am therefore satisfied the proposals do not compromise highway safety.

I note the comments made by the objector and whilst I am aware that the car park to the former Black Horse Inn, which lies on the opposite side of Top Road, is currently used by local residents, I am unaware of the application site being regularly used for that purpose. In any case, both plots of land are privately owned and any use of them by local residents is entirely at the discretion of their respective owners. Furthermore both plots benefit from planning permission for residential development therefore the principle of development is already established. It is not within the scope of this application to reconsider whether it is appropriate to redevelop the site of the former public house site for housing.

CONCLUSION

The proposals accord with the relevant UDP policies.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the drawings received on 07 May 2019 and as contained within the application documentation.
3. The vehicular parking and turning areas as shown on the drawings received on 07 May 2019 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
4. No dwelling shall be occupied until a replacement street light has been installed on Top Road in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.
5. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
6. Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.
7. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.
4. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

6. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

From the 7th of January 2019 any new development of more than one dwelling or that involves construction work of more than 100m² is required to obtain approval from the SuDS Approving Body (SAB) prior to the commencement of those construction works. Furthermore the surface water drainage systems serving proposals of greater than one property will be subject to adoption by the SAB and must be constructed in such a manner as to be compliant with new national statutory standards. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

LIST OF DELEGATED DECISIONS ISSUED

ESC P/2016/0611 WITHDRAWN 30/04/2019	LEGACY CAR DISMANTLERS AND SCRAP YARD,, LLWYNEINION ROAD, LEGACY, WREXHAM, LL14 4ET	REMOVAL OF SCRAP YARD USE AND DEMOLITION OF ASSOCIATED BUILDING ERECTION OF 7 NO DETACHED DWELLINGS, ACCESS, GARAGES AND GARDENS, CREATION OF WILDLIFE MEADOW AND NEWT MITIGATION HABITAT AREAS
RHO P/2017/0294 GRANTED 15/05/2019	FORMER DEPOT, MORETON AVENUE, JOHNSTOWN, WREXHAM, LL14 2AR	ERECTION OF DETACHED DWELLING ON PLOT 4 (SUBSTITUTION OF PREVIOUSLY APPROVED SEMI-DETACHED DWELLINGS FOR ONE DETACHED DWELLING)
OVE P/2017/0762 GRANTED 01/05/2019	CAE DYAH BRIDGE, CAE DYAH LANE, OVERTON, WREXHAM, LL13 0HW	MAINTENANCE WORKS TO BRIDGE TO INCLUDE INFILLING AND PROVISION OF NEW EMBANKMENTS
HAN P/2018/0045 GRANTED 02/05/2019	PANDY HOLDING, HALGHTON LANE, BANGOR ON DEE, WREXHAM, LL13 0BW	LISTED BUILDING CONSENT FOR REFURISHMENT AND TWO-STOREY REAR EXTENSION
HAN P/2018/0046 GRANTED 02/05/2019	PANDY HOLDING, HALGHTON LANE, BANGOR ON DEE, WREXHAM, LL13 0BW	TWO-STOREY REAR EXTENSION
CEI P/2018/0507 GRANTED 02/05/2019	THE OLD BAKERY, LLANARMON DC, LLANGOLLEN, LL20 7LB	CONVERSION OF 'OLD BAKERY' TO PROVIDE A 2 BEDROOM DWELLING TO INCLUDE ACCESS TRACK, BRIDGES, ASSOCIATED CURTILAGE HARDSTANDING AND FOUL AND SURFACE WATER TREATMENT
CEI P/2018/0508 GRANTED 02/05/2019	THE OLD BAKERY, LLANARMON DC, LLANGOLLEN, LL20 7LB	LISTED BUILDING CONSENT FOR CONVERSION OF 'OLD BAKERY' TO PROVIDE A 2 BEDROOM DWELLING TO INCLUDE ACCESS TRACK, BRIDGES, ASSOCIATED CURTILAGE HARDSTANDING AND FOUL AND SURFACE WATER TREATMENT
ROS P/2018/1083 GRANTED 01/05/2019	LOWER RACKERY FARM, DARK LANE, BURTON, WREXHAM, LL12 0AG	VARIATION OF CONDITION NO. 1 IMPOSED UNDER PLANNING PERMISSION P/2013/0285 TO ALLOW ADDITIONAL TIME FOR COMMENCEMENT OF DEVELOPMENT
WRO P/2019/0030 REFUSED 22/05/2019	KINGSTON VILLA, 27 POPLAR ROAD, WREXHAM, LL13 7DG	CONVERSION OF USE CLASS C4 (6 NO. BEDROOM HMO) TO 7 NO. BEDROOM HMO - SINGLE OCCUPANCY
WRR P/2019/0038 GRANTED 02/05/2019	1 A, CHESTER STREET, WREXHAM, LL13 8BD,	CONVERSION OF ONE RESIDENTIAL FIRST FLOOR FLAT INTO 2 NEW RESIDENTIAL UNITS
ROS P/2019/0046 REFUSED 22/05/2019	LODGE FARM, COMMONWOOD, HOLT, WREXHAM, LL13 9TE,	CHANGE OF USE OF LAND FROM AGRICULTURAL TO USE FOR CLAY PIGEON SHOOTING RANGE IN ASSOCIATION WITH FIELD AND FALCON GUN SHOP AND GUNSMITHS (IN RETROSPECT)

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

SES P/2019/0088 REFUSED 01/05/2019	MALAN, BANGOR ROAD, CROSS LANES, WREXHAM, LL13 0TN	APPLICATION FOR WORKS TO TREE(S) SUBJECT TO TREE PRESERVATION ORDER NO. 275 T1 OAK - FELL S1 LILAC - REMOVE (NOT SUBJECT TO THE TPO)
ESC P/2019/0114 GRANTED 26/04/2019	3, BRIDGE HOUSE, BERSHAM, WREXHAM, LL14 4HU	NOTIFICATION OF PROPOSED WORKS TO TREES WITHIN BERSHAM CONSERVATION AREA:- REMOVAL OF 2 NO. LARGE CONIFER TREES
LLA P/2019/0123 GRANTED 20/05/2019	LEIGHS, MARKET SQUARE, FIFTH AVENUE, LLAY, WREXHAM, LL12 0SA	CHANGE OF USE OF REAR OF GROUND FLOOR FROM RESIDENTIAL TO RETAIL USE, ALTERATIONS TO MAIN ELEVATIONS TO INCLUDE NEW ENTRANCE DOOR AND INTERNAL ALTERATIONS
GRE P/2019/0130 GRANTED 02/05/2019	HIGHDOWN, QUARRY BROW, PANT LANE, GRESFORD, WREXHAM, LL12 8SJ	APPLICATION FOR WORKS TO TREES SUBJECT TO TREE PRESERVATION ORDER WCBC NO. 83 (MARFORD WOOD):- 3 NO. SYCAMORE TREES AND 1 NO. ASH TREE ADJACENT TO BOUNDARY - REMOVE INDIVIDUAL LIMBS BACK TO SOURCE AND TRIM ADJACENT HAWTHORN BACK TO BOUNDARY LINE
WRO P/2019/0149 WITHDRAWN 30/04/2019	31, HIGH STREET, WREXHAM, LL13 8HY	LISTED BUILDING CONSENT FOR REFURBISHMENT OF GROUND FLOOR OFFICE AND CHANGE OF USE OF SECOND AND THIRD FLOORS TO 6 NO. FLATS
ISY P/2019/0152 GRANTED 16/05/2019	KELLOGGS, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT	INSTALLATION OF A 20M SILMLINE GREENFIELD POLE AT THE SOUTHERN END OF SITE WITH SHROUDED ANTENNAE AND 0.3M LINK TRANSMISSION DISH WITH CABINETS AT GROUND LEVEL TO HOUSE ELECTRONIC APPARATUS
HOL P/2019/0160 GRANTED 26/04/2019	THE BUNGALOW, CHURCH STREET, HOLT, WREXHAM,, LL13 9JR	NOTIFICATION OF PROPOSED WORKS TO TREES WITHIN HOLT CONSERVATION AREA: - TO CUT DOWN AND COMPLETELY REMOVE 5 NO. CYPRESS LEYLANDII TREES OF VARYING SIZES ON THE FRONT LEFT HAND SIDE OF THE PROPERTY
WRO P/2019/0170 GRANTED 26/04/2019	84, RUABON ROAD, WREXHAM, LL13 7PH	NOTIFICATION OF PROPOSED WORKS TO TREE WITHIN FAIRY ROAD CONSERVATION AREA - REMOVAL OF TREE STUMP
RUA P/2019/0175 GRANTED 26/04/2019	MASONIC HALL, DUKE STREET, RUABON, WREXHAM, LL14 6DE	NOTIFICATION OF PROPOSED WORKS TO TREES IN RUABON CONSERVATION AREA: 2 NO. SYCAMORE – FELL, 2 NO. BIRCH – FELL, 1 NO. ASH – FELL, 1 NO. CYPRESS – FELL, REMOVAL OF 3 LOW BRANCHES FROM REMAINING SYCAMORE EXTENDING TOWARDS THE LODGE AND REDUCE SIDE OF CROWN TOWARDS THE LODGE TO GIVE 4 METRE CLEARANCE FROM BUILDING AND CUT AND REMOVE IVY FROM MAIN STEM AD CROWN, CUT AND REMOVE IVY FROM THORN ADJACENT TO / OVERHANGING FOOTPATH AND PRUNE TO GIVE CLEARANCE FROM HIGHWAY

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

ERB P/2019/0186 GRANTED 20/05/2019	THE BOAT INN, ERBISTOCK, WREXHAM, LL13 0DL	APPLICATION FOR CONSERVATION AREA CONSENT FOR DEMOLITION OF OUTBUILDINGS AND REAR BUILDING WITHIN ERBISTOCK CONSERVATION AREA
GRE P/2019/0189 GRANTED 02/05/2019	HOMESTEAD NURSERY, OLD WREXHAM ROAD, GRESFORD, WREXHAM, LL12 8TY	CONSTRUCTION OF TIMBER FRAMED BUILDING FOR USE AS CLASSROOMS
WRA P/2019/0194 GRANTED 02/05/2019	9, KENSINGTON GROVE, WREXHAM, LL12 8AJ	APPLICATION FOR WORKS TO T21 BEECH (FAGUS SYLVATICA) SUBJECT TO TREE PRESERVATION ORDER NO. 167:- - REMOVE THE 2 X LOWEST LIMBS OVER GARDEN BACK TO SOURCE - REMOVE ARCHING SECONDARY BRANCH OVER GARDEN BACK TO THE FIRST UNION - REDUCE THE DIAGONAL PRIMARY LIMB OVER THE BOUNDARY OF NEIGHBOURING PROPERTY (11 KENSINGTON GROVE) BY 3 METRES AND TRIM REMAINING REGROWTH TO SUITE THE FORM - PRUNE THE REGROWTH TO PROVIDE A 1 METRE CLEARANCE FROM THE ADJACENT PROPERTY SHED (24 GLYN AVENUE) - REMOVE CROSSING, RUBBING AND DAMAGED BRANCHES THROUGHOUT THE CROWN
WRO P/2019/0195 REFUSED 02/05/2019	61, RUABON ROAD, WREXHAM, LL13 7PL	REMOVAL OF MOSAIC TILES (BETWEEN GROUND AND FIRST FLOOR FRONT WINDOWS) AND REPLACEMENT WITH WOOD PANELLING (IN RETROSPECT)
BRN P/2019/0199 WITHDRAWN 25/04/2019	THE HAVEN FARM, LOWER WYCH ROAD, TALLARN GREEN, MALPAS, SY14 7JX	CONVERSION OF BARN INTO ANCILLARY DOMESTIC USE ASSOCIATED WITH HAVEN FARM INCLUDING DEMOLITION OF LATER ADDITIONS AND CAR PORT
GRE P/2019/0203 GRANTED 01/05/2019	47, ANNEFIELD PARK, GRESFORD, WREXHAM, LL12 8NR	EXTENSIONS AND ALTERATIONS TO DWELLING
GLY P/2019/0205 GRANTED 02/05/2019	TYN Y WERN, LLWYDIARTH ROAD, DOLYWERN, PONTFADOG, WREXHAM, LL20 7AG	EXTENSIONS AND ALTERATIONS TO DWELLING
WRA P/2019/0211 GRANTED 10/05/2019	5, FFORDD ELWY, WREXHAM, LL12 7RE	FRONT PORCH AND REAR LOUNGE EXTENSIONS
ROS P/2019/0213 GRANTED 20/05/2019	WOODLAND TO THE REAR OF STONEWALLS, BURTON, ROSSETT, WREXHAM, LL12 0LG,	APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER WCBC NO. 51 - 1 NO HORSE CHESTNUT (G1) - FELL

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 3rd JUNE 2019

WOR P/2019/0218 GRANTED 02/05/2019	STABLE COTTAGE, MULSFORD ROAD, WORTHENBURY, WREXHAM, LL13 0AW,	- PORCH EXTENSION BETWEEN WEST AND NORTH ELEVATION OF COTTAGE - REMOVAL OF VELUX SKY LIGHT WINDOWS IN EACH OF THE 2 BEDROOM ON THE SOUTH SIDE OF THE PROPERTY AND REPLACEMENT OF EACH WITH A GABLE WINDOW - ERECTION OF VERANDAH AT SOUTH SIDE OF PROPERTY - ERECTION OF GREENHOUSE IN GARDEN
GRE P/2019/0223 GRANTED 01/05/2019	59, BODWYN CRESCENT, GRESFORD, WREXHAM, LL12 8NQ	SINGLE-STOREY EXTENSION TO REAR WITH NEW ROOF OVER REAR OF GARAGE
LLA P/2019/0228 APPROVED 23/05/2019	LAND AT, HOME FARM, GRESFORD ROAD, LLAY, WREXHAM, LL12 0NW	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2017/1054 CONDITION 3 - SUBMISSION OF TIMETABLE OF ALL HARD AND SOFT LANDSCAPING WORKS
WRO P/2019/0230 GRANTED 02/05/2019	UNIT 2, CENTRAL RETAIL PARK, CENTRAL ROAD, WREXHAM, LL13 7SU	CHANGE OF USE OF RETAIL UNIT (USE CLASS A1) TO FLEXIBLE USE OF RETAIL AND CHILDRENS SOFT PLAY FACILITY WITH CAFE (USE CASSES A1 AND D2)
WRC P/2019/0231 GRANTED 02/05/2019	OLD WREXHAM SAWMILLS, RIVULET ROAD, WREXHAM, LL13 8DT	ERECTION OF OPEN CANOPY (12M X 6M) OVER EXISTING STORAGE AREA, SUPPORTED BY 3 STEEL POSTS AND FIXED TO REAR ELEVATION OF EXISTING BUILDING (IN RETROSPECT)
WRO P/2019/0233 GRANTED 20/05/2019	9, BELGRAVE ROAD, WREXHAM, LL13 7ES	ALTERATIONS TO VEHICULAR ACCESS
ROS P/2019/0241 GRANTED 02/05/2019	ROSSETT COURT, CHESTER ROAD, ROSSETT, WREXHAM, LL12 0HN	NOTIFICATION OF PROPOSED WORKS TO TREE WITHIN ROSSETT CONSERVATION AREA - REMOVAL OF 1 NO YEW TREE LOCATED ON LEFT OF DRIVEWAY (TO FACILITATE NEW DRIVE SURFACE) AND REPLANTING OF SUITABLE REPLACEMENT TREE
MAR P/2019/0242 GRANTED 02/05/2019	4, ELWYN DRIVE, MARCHWIEL, WREXHAM, LL13 0PU	VARIATION OF CONDITION NOS. 2 AND 4 IMPOSED UNDER PLANNING PERMISSION P/2018/0696 TO ALLOW THE DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH AMENDED PLANS, AND REMOVAL OF CONDITION NOS. 6 RELATING TO ACO DRAIN, 7 RELATING TO SURFACE MATERIALS FOR THE VEHICULAR ACCESS AND 8 PAVEMENT CROSSING TO THE SITE.
CEF P/2019/0245 GRANTED 01/05/2019	ROXMERE, BETHANIA ROAD, ACREFAIR, WREXHAM, LL14 3TS	TWO-STOREY REAR EXTENSION AND RELOCATION OF SITE ACCESS

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ABE P/2019/0247 GRANTED 20/05/2019	UNIT 28, BRIDGEWAY CENTRE, BRIDGE ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9QS	APPLICATION FOR PLANNING PERMISSION FOR THE INSTALLATION OF 2 NO. AIR CONDITIONING CONDENSER UNITS AND 2 NO. EXTRACT GRILLES
ABE P/2019/0248 GRANTED 20/05/2019	UNIT 28, BRIDGEWAY CENTRE, BRIDGE ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9QS	DISPLAY OF 1 NO. INTERNALLY ILLUMINATED FASCIA SIGN
LLR P/2019/0256 GRANTED 02/05/2019	34, HEOL PENDERYST, TREVOR, WREXHAM, LL20 7UD	SINGLE-STOREY REAR EXTENSION
BRO P/2019/0262 GRANTED 20/05/2019	DELPH, 14 ROSE HILL, BRYNTEG, WREXHAM, LL11 6LL	EXTENSION TO REAR AND ALTERATIONS INCLUDING REMOVAL OF EXISTING CHIMNEY STACKS (AMENDMENT TO PLANNING PERMISSION P/2018/0960)
CHI P/2019/0270 GRANTED 02/05/2019	RIVERSIDE COTTAGE, PONT Y BLEW, CHIRK, WREXHAM, LL14 5BH	SINGLE-STOREY EXTENSIONS TO SIDE AND REAR
WRR P/2019/0276 GRANTED 20/05/2019	7, FFORDD MORGANNWG, WREXHAM, LL11 2LE	REAR SINGLE STOREY EXTENSION
BRY P/2019/0287 GRANTED 07/05/2019	24, BRYN GWENFRO, TANYFRON, WREXHAM, LL11 5SW	ERECTION OF TWO STOREY REAR EXTENSION
PEN P/2019/0292 GRANTED 07/05/2019	22, MAES TEG, PEN Y CAE, WREXHAM, LL14 2SE	APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2018/0252 TO REDUCE SIZE OF EXTENSION TO SINGLE-STOREY
MAE P/2019/0293 APP NOT REQU 20/05/2019	CATTLE SHELTER, BURGESS LANE, PENLEY, WREXHAM, LL13 0ND	APPLICATION FOR PRIOR NOTIFICATION OF AGRICULTURAL DEVELOPMENT - PROPOSED CATTLE FEED STORE BUILDING
HOL P/2019/0294 APPREQ 20/05/2019	RIDLEY HOUSE, RIDLEY WOOD, WREXHAM, LL13 9YA	APPLICATION FOR PRIOR NOTIFICATION OF AGRICULTURAL DEVELOPMENT - PROPOSED FEED AND IMPLEMENT STORE BUILDING
GRE P/2019/0295 GRANTED 07/05/2019	COLLIERS PARK, WREXHAM AFC TRAINING GROUND, CHESTER ROAD, GRESFORD, WREXHAM, LL12 8PW	APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2018/094 ALLOW OVERCLADDING AND RENDER OF EXISTING BUILDING ELEVATIONS
WRR P/2019/0297 GRANTED 22/05/2019	28, KING STREET, WREXHAM, LL11 1HF	CHANGE OF USE FROM SHOP (USE CLASS A1) TO TURKISH COMMUNITY CAFE (USE CLASS A3)
LLR P/2019/0309 GRANTED 20/05/2019	TREVOR COTTAGE, LLANGOLLEN ROAD, TREVOR, WREXHAM, LL20 7TN	SINGLE-STOREY REAR KITCHEN EXTENSION

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WRA P/2019/0313 GRANTED 22/05/2019	2, LICHFIELD CLOSE, WREXHAM, LL13 9QZ	LINK EXTENSION FROM EXISTING DETACHED GARAGE TO DWELLING
GRE P/2019/0318 GRANTED 22/05/2019	71 WYNNSTAY LANE, MARFORD, WREXHAM, LL12 8LH	ERECTION OF DOUBLE GARAGE
GWE P/2019/0320 REFUSED 30/04/2019	BLACK HORSE INN, TOP ROAD, SUMMERHILL, WREXHAM, LL11 4TA	APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING APPEAL REF: H6955/A/17/3176000 (PLANNING APPLICATION P/2016/1153) TO AMEND THE SITE LAYOUT SCHEME TO ALLOW THE DWELLINGS TO BE IN LINE
WRR P/2019/0321 GRANTED 07/05/2019	THE LEMON TREE, 29 RHOSDDU ROAD, WREXHAM, LL11 2LP	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER LISTED BUILDING CONSENT P/2018/1077 CONDITION 3 - SUBMISSION OF FULL DETAILS OF STAIRCASE DESIGN CONDITION 7 - SUBMISSION OF FULL DETAILS OF THE POSITION, TYPE, NUMBER AND FINISH OF ANY NEW PIPEWORK, EXTRACTS, METER BOXES, FLUES, VENTS OR DUCTWORK
GRE P/2019/0377 GRANTED 20/05/2019	47, ANNEFIELD PARK, GRESFORD, WREXHAM, LL12 8NR,	APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2019/0203 TO ALLOW FOR THE RE-POSITIONING OF THE GARAGE AND A REDUCTION IN SIZE TO THE REAR EXTENSION