

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – 7th OCTOBER 2019

APPLICATION NO:
P/2019 /0250

LOCATION:
ADJACENT TO THE OLD POST
OFFICE HALTON CHIRK WREXHAM
LL14 5BG

DATE RECEIVED:
28/03/2019

COMMUNITY:
Chirk

DESCRIPTION:
DEMOLITION OF EXISTING
BUILDING AND OUTLINE
APPLICATION FOR THE ERECTION
OF 1 NO. DETACHED DWELLING
(WITH ALL MATTERS RESERVED)

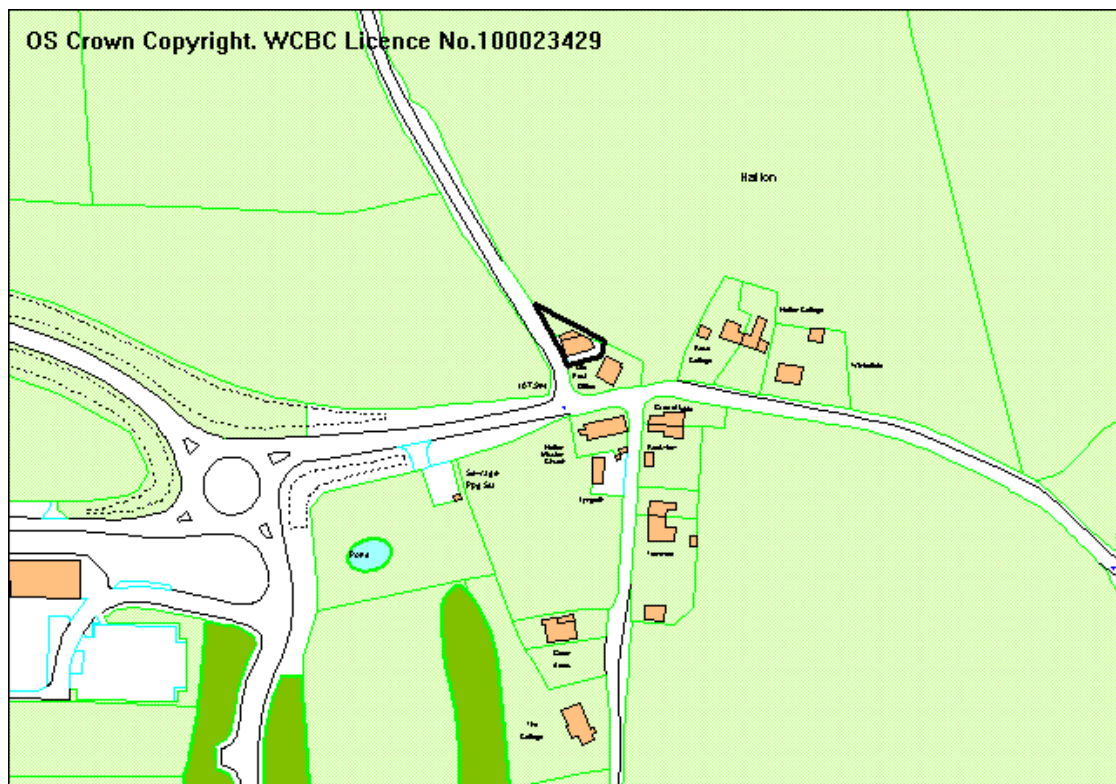
CASE OFFICER:
PF

WARD:
Chirk North

AGENT NAME:
MR J A EVANS

APPLICANT(S) NAME:
MR J A EVANS

THE SITE



PROPOSAL

Planning permission is sought for the erection of a single dwelling house following the demolition of the existing timber commercial workshop building. The application is made in outline with all matters sought for further approval.

HISTORY

None.

PLANNING POLICY

The site is located outside any defined settlement limit. Policies PS1, PS2, PS3, PS4, GDP1, H5 and T8 are relevant. Guidance is also contained in Local Planning Guidance Notes 13 – Housing in the Countryside and 16 – Parking Standards. Nationally, relevant policy is found in Planning Policy Wales (PPW).

CONSULTATIONS

Community Council:	No objection.
Local Member:	Cllr F. Hemmings – no comment at notification stage. Cllr T. Evans – notified 02.04.2019
Site notice:	Expired 29.04.2019
Highways:	Recommends conditions to ensure adequate visibility splays and parking/turning provision.
Public Protection:	Notified 02.04.2019
Welsh Water:	No recommendations. The applicant is seeking to utilise a private foul water disposal system.
NRW:	Any approval of planning permission should include a condition that the proposed bat mitigation measures form part of the approved plans.
Neighbouring occupiers:	3 neighbouring occupiers notified. No responses received.

SPECIAL CONSIDERATIONS

Policy: The site is located outside any defined settlement limit within the Wrexham UDP. Policies PS1 seeks to direct new residential development to within these established settlements. Beyond this, policy H5 sets out limited instances where new development will be permitted in the open countryside. The UDP is time expired and the policy contained in Planning Policy Wales is considered more up to date and is given significant weight in the decision making process.

Whilst the proposal will result in the replacement of an existing commercial building, there is no such provision in the UDP or PPW which specifically permits the replacement of existing commercial buildings. The redevelopment of previously developed land is promoted in PPW and I am satisfied that this site would constitute such a designation. However PPW does state that not

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all locations may be suitable for redevelopment because of their isolated positions away from established settlements and services. I am not provided with any other form of overwhelming justification that would outweigh this policy position.

Conclusion: The principle of the development in this location is not acceptable. Whilst the council currently has a shortfall in housing land supply, this proposal would not make a significant contribution. Allowing the development on this basis would not outweigh harm. I have considered the technical matters relating to the proposed redevelopment of the land. Matters of highway safety are not insurmountable and could be addressed through imposition of planning conditions or detail submitted in any Reserved Matters (RM) application. The same principle applies in relation to the ecological impact of the development. The development of land is unlikely to have a detrimental impact upon the neighbouring site occupiers. The proposal, subject to an appropriate RM design would likely assimilate into the street scene.

I am therefore satisfied that the proposal should be refused on the matter of inappropriate location of development.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The proposed development would be unsatisfactory and undesirable because it is located outside any settlement limits as defined in the Wrexham Unitary Development Plan. To allow the development would be detrimental to the open countryside as it would represent an unsustainable residential use divorced from existing services and infrastructure. The development therefore conflicts with Policies PS1, PS2, PS4, GDP1 and H5 of the Wrexham Unitary Development Plan and paragraph 3.56 of Planning Policy Wales (Edition 10, Dec 2018).
