

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – 4 NOVEMBER 2019

APPLICATION NO:

P/2019 /0556

LOCATION:

ADWY GRANGE TANLLAN LANE
COEDPOETH WREXHAM
LL11 3EL

DATE RECEIVED:

26/07/2019

COMMUNITY:

Coedpoeth

DESCRIPTION:

CONVERSION OF OUTBUILDING TO
FORM DWELLING AND
INSTALLATION OF MINI SEWAGE
TREATMENT PLAN TO SERVE NEW
DWELLING

CASE OFFICER:

KH

WARD:

Coedpoeth

AGENT NAME:

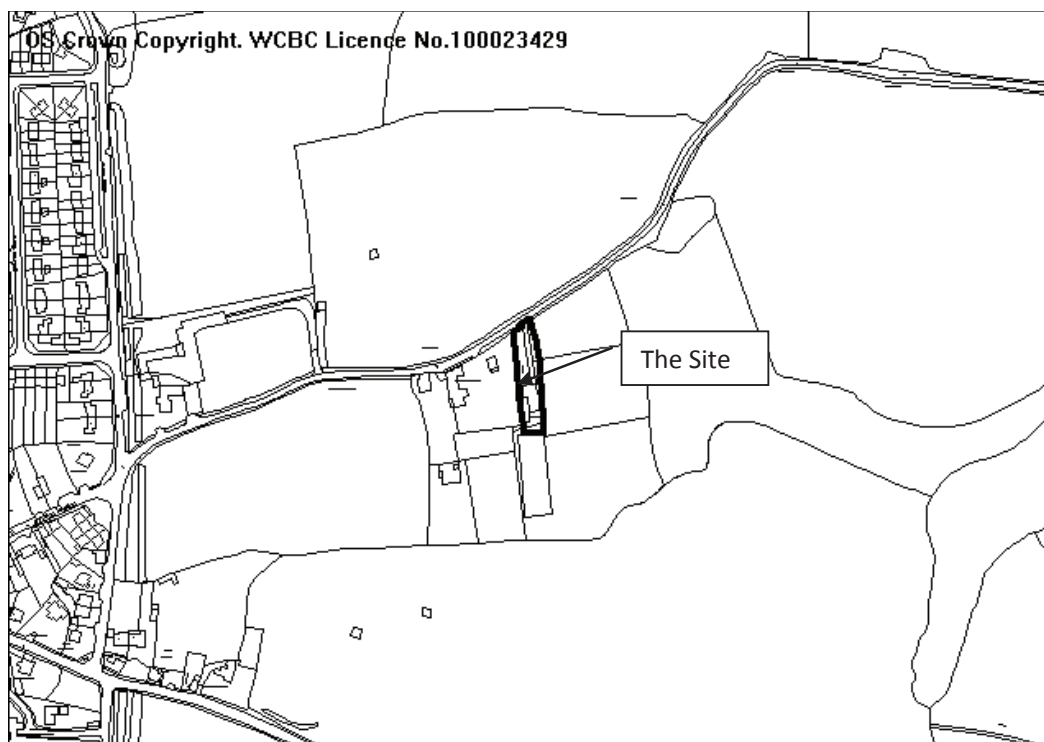
SANDRA MURRAY AND
ASSOCIATES
MRS S LEA - MURRAY

APPLICANT(S) NAME:

MR & MRS MICHAEL DIXON

THE SITE

Adwy Grange, Tanllan Lane, Coedpoeth on a minor road between Coedpoeth and Southsea running parallel with the B5430. Tanllan Lane has very little traffic and traffic tends to be of a local nature.



The application is being presented to Committee as the applicant is Cllr Michael Dixon.

PROPOSAL

Conversion of outbuilding to form a dwelling and the installation of a mini sewage treatment plan to serve the new dwelling. The proposal retains the same openings in the external wall and will be internally lined. The existing roof will remain. A structural report confirms its suitability for conversion.

HISTORY

None.

DEVELOPMENT PLAN

Policies PS2, GDP1 (a) (b) (d) (e) and Policy H3.

CONSULTATIONS

Community Council:	Consulted 29.07.2019
Local Member – Cllr K Childs:	Notified 29.07.2019
Chair – Cllr MG Morris:	Notified 29.07.2019
Public Protection:	Proposed development is within the vicinity of a former lead mining area. In the light of the above comments it will be necessary to condition any future consent so as to ensure that any potential contamination issues are adequately dealt with. Conditions are required.
Highways:	There is an existing access which has been used to access the stable range and manege for almost 30 years. The use of the building as one residential unit will not increase traffic movements from the previously approved equestrian use. The existing gate is set back on to the site with a tarmac bell mouth. A small corner of the hedge will be removed at the access. Three parking spaces have been provided within the site to ensure vehicles do not park on the road and an additional gravel parking and turning area. One of the parking spaces will be 3m wide for ease of access for persons with diminished physical movements. The parking / turning area will re-use the existing porous compacted hard-core / gravel finish.

SPECIAL CONSIDERATIONS

Proposal: The application involves the conversion of a large domestic block built outbuilding into a dwelling. The building lies within the existing residential curtilage of Adwy Grange, a detached property which lies to the

east of the site. To the west lies a paddock within the same ownership. The development will be served by an existing access on to Tanllan lane.

Policy: The site lies outside recognised settlement limits as defined by the adopted Wrexham UDP. Policy H3 and Local Planning Guidance Notes 3 and 13 however, allow conversion of rural buildings where the building makes a positive contribution to the character and appearance of the area.

Policy H3 sets out criteria to establish whether the principle of conversion is acceptable. This application meets or addresses those requirements. It is no longer suitable for its original purpose and is structurally sound (as evidenced by a structural survey) and capable of conversion without extensive rebuilding tantamount to the erection of a new dwelling. It is a permanent structure and the floor plan of the existing building is sufficient to create a habitable dwelling. The proposed dwelling and resulting curtilage do not constitute an undesirable intrusion in to the landscape. In fact, the extent of the new residential curtilage has been drawn very tightly around the existing building and access from Tanllan Lane.

The conversion respects the existing linear, form and footprint of the building an all inherent characteristics of merit are retained. No new openings are created in the west elevation. New openings in the east elevation are minimal and those introduced follow the pattern and scale of existing openings on this elevation. A small extension is proposed to the north elevation, to create more bedroom space, but it is quite modest in proportions and reflects the existing linear form and character of the building. It does not detract in terms of its wider visual impact and will be barely noticeable from the nearest public viewpoint.

No alterations are proposed to the roof which is in good condition and will remain intact without the introduction of dormer windows or roof lights.

This is an acceptable conversion. The overall form and proportions of the building remain, the roof remains un-altered, there are only a few new openings and sufficient floor area exists to provide an acceptable standard of accommodation (i.e. in excess of 40m²). The proposed new curtilage follows existing hedging or fencing and will not be discernible when viewed within the wider landscape.

Other than a small bicycle store located to the north of the building, no other structures are proposed.

Highways: Highways have raised no objections. An existing access will be utilised and it is not envisaged that the additional traffic in association with a two bed dwelling will have a detrimental impact upon highway safety. The access has been used to access the stable range and ménage for almost 30 years. Sufficient parking (3 spaces) and turning space is provided within the site which meets the Council's adopted parking standards.

Drainage: The proposed bio-disc drainage system will be unobtrusively sited and if necessary screened.

Ecology: There is no evidence of any ecological interest within the building. A bat survey / report has been submitted and up-dated which concludes that the building has negligible potential for bats. No signs of bats presence were found and the building does not offer suitable bat roost habitat.

Conclusion: This application meets the criteria within Policy H3 and should be supported. The proposals involve a sympathetic conversion of an existing building which provides an opportunity to re-use existing resources to meet the aims of sustainable, built development. It has the potential to make a positive contribution to the character and appearance of the area and subject to the imposition of appropriate conditions, to include the removal of permitted development rights, and boundary treatment, 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 drawing(s) numbered Dwg no O5A, Dwg 06A and as contained within the application documentation.
3. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.
4. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 02 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.
5. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A to G of Schedule 2 Part 1, other than the development hereby granted permission.

7. Prior to commencement of development details of all boundary treatments shall be submitted to and approved by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as approved.

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 the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. In the interests of the amenities of the future occupants of the buildings 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. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
7. In the interests of visual amenity and to protect the landscape quality.

NOTE(S) TO APPLICANT

With regard to Public Protection comments and condition 03 it is noted that the proposed development is within the vicinity of a former lead mining area. In light of the above comments it is necessary any future consent so as to ensure that any potential contamination unless are adequately are dealt with by virtue of the planning conditions.

Further advice on compliance with condition no. 03 may be obtained by contacting the Council's Environmental Protection Team on 01978 315733. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Housing and Public Protection Department prior to commencement of works on site.

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

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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 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.

See comments from Welsh Water re drainage disposal.

Your attention drawn to Natural Resources Wales comments regarding Foul Drainage, Environmental Management and Construction Waste.

Any waste removed from site will be subject to waste management controls. The links below provide information on how to classify waste and register as a waste carrier or hazardous waste producer

https://naturalresources.wales/permits_and_permissions/waste/?lang=en

<https://naturalresources.wales/permitsandpermissions/waste/wastepermits/?lang=en>

further guidance can be found on the Gov website

https://www.gov.uk/managing_your_waste_anoverview/duty_of_care
