
Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 27/03/19

gan Iwan Lloyd BA BTP MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 08.05.2019

Appeal Decision

Site visit made on 27/03/19

by Iwan Lloyd BA BTP MRTPI

an Inspector appointed by the Welsh Ministers

Date: 08.05.2019

Appeal Ref: APP/H6955/A/19/3221281

Site address: 33 Rose Cottage, Wynnstay Lane, Marfod, Wrexham LL12 8LF

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mrs Gwyneth Forrester against the decision of Wrexham County Borough Council.
 - The application Ref GRE P/2018/0959, dated 9/11/2018, was refused by notice dated 19/12/2018.
 - The development proposed is residential dwelling on land associated with 33 Wynnstay Lane, Marfod.
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Decision

1. The appeal is dismissed.

Procedural matter

2. The planning application is submitted in outline with all matters reserved for later determination.

Main Issue

3. This is the effect of the proposal on highway safety.

Reasons

4. The appeal site comprises the garden of No. 33 which shares a driveway with two other properties which have an entrance onto Wynnstay Lane adjacent to Pistyll Hill. The driveway is narrow and is single width. Visibility is hindered at the entrance junction with Wynnstay Lane to some 6m to the east and 13m to the west.
 5. The Council indicates that visibility splays of 2.4m by 25m would be required either side of the entrance and 25m forward visibility for vehicles approaching from the south. In this respect the entrance which would be utilised more intensely following the proposed development is inadequate in terms of width, alignment, passing places and significantly deficient in relation to visibility. There would be an increased risk of vehicles meeting one and another resulting in reversing onto Wynnstay Lane. Although there is no record of incidents that in itself does not mean that the risk is not
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present and that an increase in vehicle movements at the junction would not materially add to that risk. Wynnstay Lane is narrow and the visibility at the site entrance would result in vehicles creeping out onto the carriageway unsighted with inadequate site stopping distances.

6. I consider that the proposal would harm highway safety contrary to Wrexham Unitary Development Plan Policy GDP1(d). I note that up to 5 properties can connect to a private road but that does not change the assessment on highway safety. This is not a factor which outweighs the harm that would be caused by the proposal to highway safety.
7. I have considered all other matters raised but these matters are not of such weight as to materially alter my assessment on the main determining issue.
8. In all, I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act"). In reaching this decision, I have taken into account the ways of working set out at section 5 of the WBFG Act and the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act. I am satisfied that my decision accords with the Act's sustainable development principle through its consistency with the objectives concerning environmental well-being and supporting cohesive and attractive communities.
9. I conclude that the planning balance is against allowing the appeal.

Iwan Lloyd

INSPECTOR