

222222WREXHAM COUNTY BOROUGH COUNCIL

PLANNING COMMITTEE MEETING OF 5 FEBRUARY 2018

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING

ADDENDUM REPORT

This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.

Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chair.

ITEM 4 – DEVELOPMENT CONTROL APPLICATIONS

Page Nos	Community	Planning Ref	Speaker Against	Speaker For
35 – 40	COE	P/2017/0500	√	√

Pages 35 – 40 COE P/2017/0500

Land adjoining and East of 76 High Street, Coedpoeth, Wrexham

SPEAKER(S) - **AGAINST: CLAIRE PEAGRAM (NEIGHBOUR)**
 - FOR: KEITH SIMPSON (REPRESENTING APPLICANT)

Consultations

Highways: Parking arrangements acceptable. Conditions recommended

Applicant's Submission

Amended plans received.

Observations

The layout of the revised parking area shown on the amended plans is acceptable and allows for 2 parking spaces for the proposed development and 2 spaces for No. 76. There will also be sufficient room to allow vehicles to turn before exiting the site.

In order to provide the revised parking area the design of the dwelling has been amended – most noticeably from the front is the deletion of a proposed projecting gable. The dwelling will also be sited approximately 3 metres further back into the site compared to the plans initially submitted.

The amendments do not alter my overall conclusions about the development, particularly in respect of residential amenity. The separation distance to dwellings to the rear remains in excess of the 22 metres required by LPG21 and the revised position will not increase the impact of the development upon No. 76 High Street.

The design of the amended dwelling is acceptable, particularly as there is no consistent architectural style in the immediate vicinity.

Neighbouring occupiers will need to be given an opportunity to view and comment on the amended plans. Letters were sent on 2 February 2018 giving 14 days to response.

Recommendation

That the Head of Environment and Planning be given delegated powers to **GRANT** planning permission following the expiry of consultation period in respect of amended plans provided that no new issues are raised in any representations received to those considered in my main report or above.

That condition be 07 be amended as following:

7. 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.

That condition 15 be amended as follows:

The landscaping scheme submitted and approved in connection with condition no. **14** shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

That the following additional conditions be added:

17. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 195-03C 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.

Reason

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.

18. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 195-01B, 195-02B, 195-03C and PL.01 Revision A and as contained within the application documentation.

Reason

To define the scope of the planning permission

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

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English Methodist Chapel, High Street, Brymbo, Wrexham, LL11 5BL

Representations

WCBC Education – the level of the contribution would not make a significant contribution to the strategic aims of the Education department. In this instance the Education Department are content to follow the Planning Department's advice and waive the contribution in full on this occasion.

Recommendation

Remains unchanged.

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Land at Tan y Graig, off High Street, Cefn Mawr, Wrexham

Representations

One further representation received raising concerns substantially addressed in the main report. A concern was raised regarding the safety of the dwellings as vehicles travelling along Mount Pleasant may crash into the new houses during the winter months.

I consider that the risk associated with vehicles travelling along this narrow lane in winter causing damage to the properties is extremely low.

Recommendation

Remains unchanged.