

Public Pack

Prif Swyddog Llywodraethu a Chwsmeriaid
Chief Officer Governance & Customer
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Dear Councillor

You are requested to attend a **MEETING** of the **PLANNING COMMITTEE** of **Wrexham County Borough Council** to be held in the **COUNCIL CHAMBER, GUILDHALL** on **MONDAY, 1 APRIL 2019** at **4.00 pm** for the transaction of the business specified in the Agenda overleaf.

Yours faithfully

Chief Officer Governance & Customer

WEBCASTING NOTICE

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Generally the public seating areas are not filmed. However, by entering the Chamber you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes.

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*Rydym yn croesawu gohebiaeth yn Gymraeg.
Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.*

*We welcome correspondence in Welsh.
We will respond to any correspondence in Welsh and this will not lead to any delay.*

A G E N D A

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 Meeting held on 4 March 2019
(*Pages 3 - 10*)

4 Development Control Applications

To consider the report of the Chief Officer of Planning & Regulatory (*Pages 11 - 102*)

5 Any other items which the Chair decides are urgent

TO: 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

Item 3

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN COUNCIL CHAMBER, GUILDHALL ON MONDAY, 4 MARCH 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 Andrew Atkinson, Trevor Bates, Brian Cameron, Dana Davies, Terry Evans, R Alun Jenkins, Joan Lowe, Mark Pritchard and Robert Walsh

57 APOLOGIES FOR ABSENCE

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

58 CONFIRMATION OF MINUTES

The Minutes of the meeting held on 4 February 2019 were submitted.

RESOLVED – That the Minutes of the meeting held on 4 February 2019 be signed as a correct record.

59 DECLARATIONS OF PERSONAL INTERESTS, IF ANY

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

Agenda Item 4 - Development Control Applications

Councillor Michael Morris – Personal and Prejudicial – Application Code No. P/2018/0922 the applicant being known to him and being a customer of his business. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

Councillor Bryan Apsley – Personal and Prejudicial – Application Code No. P/2017/0314 – being the Secretary of Llay British Legion Social Club. The

Councillor, in his role as one of the Local Members, made representations pursuant to Part 3, Section 14(2) of the Wrexham County Borough Council Code of Conduct for Members, indicating his objection to the proposed development, then withdrew from the meeting, taking no part in the discussion and voting thereon.

Agenda Item 5 - Tree Preservation Order (TPO) 282/2018 Wrexham Law Courts & Police Headquarters, Bodhyfryd, Wrexham.

Councillor Bryan Apsley – Personal and Prejudicial – having previously indicated his objection to confirming the TPO in an e-mail to all Members and thereby pre-determining the application. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

Councillor Adrienne Jeorrett – Personal and Prejudicial – her employer has spoken out publically about the TPO. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

60

DEVELOPMENT CONTROL APPLICATIONS

The Head of Environment and Planning submitted a report (HEP/13/19) for Members' consideration of planning applications and attention was drawn to his Addendum report where relevant.

Application Code No. P/2018/0551 – Planning Application for the development of an Orientated Strand Board Production Facility at Kronospan Ltd., Holyhead Road, Chirk, Wrexham.

A resident spoke against the application.

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

The Local Member indicated his objection to the proposed development as the Transport Assessment submitted with the application indicated a 24% increase in HGV movements (approximately 200 HGV lorries) at the site over a 24 hour period. He commented upon the existing congested nature of the local highway network and that the condition of the road surface is deteriorating, especially at the entrance to the site. In his opinion, the existing access to the site from the B5070 Holywell Road will be inadequate to cope with the increased vehicle movements to and from the site and that the applicant should investigate the provision of an alternative vehicular access to the site. In addition, there will also be a potential increase in noise, dust and emissions by adding a new production line.

During the discussion that ensued, several Members concurred with the views expressed by the Local Member and suggested that further consideration of the application be deferred to allow the applicant time to investigate an alternate site access. This was agreed by the Committee.

RESOLVED – That consideration of the application be DEFERRED to allow the applicant time to consider an alternative means of access to the site so that the application could be considered by the Committee on the basis of the fullest information possible.

Application Code No. P/2018/0577 – Erection of four agricultural buildings for rearing livestock (poultry), ancillary building and plant, associated infrastructure, landscaping and access arrangements at Cinders Farm, Cinders, Ruabon, Wrexham.

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

The Local Member together with the adjoining Local Member commented that the proposed development would increase HGV traffic movement along the local highway network. The access to the development site was proposed off Cinders Lane, a narrow lane with visibility splays at its junction on to the A539 not meeting the guidance contained in Planning Policy Wales Technical Advice Note 18. In their opinion, the implementation of the proposed highway improvement measures would not be sufficient to allow for the safe passage of HGV vehicles along Cinders Lane and this would have an adverse impact on highway safety at this location. Therefore, they asked that planning permission be refused.

During consideration of the application it was suggested that, if the Committee was minded to grant permission, in the interests of highway safety and to protect the amenities of occupiers of nearby properties, two further conditions be included to provide for the hours of delivery and collection of birds and a construction and operational traffic plan. This was agreed by the Committee.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/13/19 together with the following additional conditions thereto:

Add Condition 19

Subject to the exceptions detailed separately in this condition, all works in relation to the implementation of this permission, including deliveries to or from the site shall be undertaken only between the hours of 07:30 and 18:00 Monday to Friday, and 08:00 to 14:00 on a Saturday and at no time on a Sunday, Bank or Public Holiday. Vehicles associated with the delivery or collection of the birds shall be allowed to be on site from 06:30 hours with loading and unloading taking place from 07:00 hours. The removal of manure from the site shall not take place on Saturdays, Sundays, and Bank or Public Holidays.

Reason: To protect the amenities of the occupiers of nearby properties.

Add Condition 20

Prior to the commencement of the development a construction and operational traffic management plan including provision for contractor parking shall be submitted to and approved in writing by the Local Planning Authority. The plans as approved shall be fully implemented and maintained for the duration of the use hereby permitted.

Reason: In the interests of highway safety and the amenities of the occupiers of nearby properties.

Application Code No. P/2018/0832 – Residential development for 6. No. dwellings and associated new vehicular access on land to the rear of Seion Chapel, Pontfadog, Llangollen.

A resident spoke against the application.

The Local Member indicated his support for the application as, in his opinion, the proposed development would provide much needed smaller housing accommodation within the area. In addition, interest has been expressed by a Registered Social Landlord to manage the houses, therefore, he requested that permission be granted.

During consideration of the application a Member suggested that, if the Committee was minded to grant permission, in the interest of highway safety and the amenities of occupiers of nearby properties, a further condition be included to provide for a construction traffic development plan prior to commencement of the development. This was agreed by the Committee.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/13/19 together with the following addition condition thereto:

Add Condition 26

Prior to the commencement of the development a construction traffic management plan including provision for contractor parking shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the details as be approved.

Reason: In the interests of highway safety and the amenities of the occupiers of nearby properties.

(Councillor M G Morris vacated the Chair for the following item of business, having declared a personal and prejudicial interest in the application. The Vice-Chair presided for this item).

Application Code No. P/2018/0922 – Application for variation of Condition No. 2 imposed under Planning Permission P/2017/0744 to amend the approved drawings to delete the two-storey element of the extension at 1 Y Groes, Salisbury Road, Wrexham.

(Member declaration of interest in relation to this application is set out in Minute 59 above).

The applicant's representative was present having indicated his intention to speak in support of the application, but in the event did not do so.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/13/19.

Application Code No. P/2018/0933 – Mixed use development comprising residential development (outline), a 4,000 sq.ft. retail unit (outline), a car park (full), details of access (all other matters reserved) and associated works at British Legion Social Club, Watts Dyke, Llay, Wrexham.

(Member declaration of interest in relation to this application is set out in Minute 59 above).

A member of the public spoke against the application.
The applicant's representative spoke in support of the application.

Both Local Members together with the adjoining Local Member indicated their objection to the application. They referred to the previous planning application for development of the site (P/2017/0314) which this Committee had refused on the 2 July 2018. In their opinion, there had been no material change in the situation and that the provision of local primary health care facilities, especially in obtaining GP appointments, had deteriorated. They reiterated their previous concerns on the proposed development and these included:

- Local community facilities, specifically schools and health care, have insufficient capacity to adequately cater for the additional demand arising for the development and as such it is contrary to Policy GDP2 of the adopted Wrexham Unitary Development Plan.
- Due to loss of land at the Royal British Legion available for parking and for remembrance services, the development will adversely affect a multi-activity community facility and is therefore contrary to Policy CLF1 of the adopted Unitary Development Plan.
- The capacity of the existing local highway and drainage infrastructures to accommodate the proposed development.
- By significantly reducing the land available for car parking and remembrance services at the Royal British Legion Club, the proposed development would have a detrimental impact on the way this multi-activity community facility operates.

Therefore, they asked that the application be refused for the same reasons as set out in July 2018.

During consideration of the application the Chair reminded Members that additional information has been provided by the Local Health Board and the Education Department and this was set out in the Officer report. After hearing the views of Members it was:

RESOLVED -

- (1) That an Obligation pursuant to Section 106 of the Town and Country Planning Act 1990 be required to secure the following:**

- The formation of a Management Company for the future maintenance by the applicant of all communal areas including driveways, parking areas, hard and soft landscaping, trees and planted features;
- Payment of a commuted sum at the rate of £1000 per dwelling for the improvement of hard and soft landscaping within the neighbouring Alyn Waters Country Park;
- Affordable Housing provision across the development in accordance with the Welsh Government definition; and
- A contribution towards the shortfall in primary and secondary education infrastructure provision

and that the Head of Environment and Planning be given delegated authority to approve the final form and content of the obligation.

- (2) Upon completion of the Section 106 obligation permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/13/19.
- (3) That, if Section 106 obligation is not completed within 6 months of the date of the Committee resolution, the Head of Environment and Planning be given delegated authority to REFUSE planning permission for the following reason:

Reasons

- Lack of appropriate maintenance by the applicant of all driveways, parking areas, hard and soft landscaping, trees and planted features;
- Lack of improvement or provision of open space to cater for the future needs of the dwelling;
- Lack of affordable housing provision; and
- Lack of infrastructure provision for primary and secondary education provision.

Application Code No. P/2018/0935 – Application for variation of Condition 13 imposed under Planning Permission P/2016/1048 to allow surface water drainage to be partially disposed of in the public sewer network at The Goulbourne, Borrass Park Road, Wrexham.

The applicant's representative was present having indicated his intention to speak in support of the application, but in the event did not do so.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/13/19.

Application Code No. P/2018/0975 – Erection of fence (more than 1 metre high)

next to highway (in retrospect) at Edgecroft, Pant Lane, Gresford, Wrexham.

The Local Member indicated his support for the application as, subsequent to the photograph contained in the report being taken, part of the fence has been set back to improve visibility from the driveway of the neighbouring dwelling onto the highway. Therefore, he requested that permission be granted.

After hearing the views of Members it was:

RESOLVED – That permission be REFUSED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/13/19.

Application Code No. P/2018/0995 – Sub-division of single dwelling into 3 No. flats (in retrospect) at Flats 2,3 and 4 Hazel Grove, Church View, Chirk, Wrexham.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/13/19.

Application Code No. P/2018/1010 – Change of use from B1 (office) to D1 (medical) at Unit Nos. 1 and 3 Chesney Court, Rhyd Broughton Lane, Wrexham Technology Park, Wrexham.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/13/19.

Application Code No. P/2019/0002 – Single-storey extension to replace existing conservatory and new front porch at 2 Forest Hills, Halton, Chirk, Wrexham.

A resident had indicated his intention to speak against the application, but had left the meeting prior to the application being considered.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/13/19.

Application Code No. P/2019/0016 – Construction of on-street parking on land in front of Nos. 77 and 78 Longfield, Chirk, Wrexham.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/13/19.

61 **TREE PRESERVATION ORDER 282/2018 WREXHAM LAW COURTS & POLICE HEADQUARTERS, BODHYFRD, WREXHAM**

(Members declaration of interest in relation to this application is set out in Minute 59 above).

The Head of Environment and Planning submitted a report (HEP/21/19) which enabled consideration to be given to written representations made in respect of Tree Preservation Order (TPO) Wrexham County Borough Council No.282/2018 – Wrexham Law Courts and Police Headquarters, Bodhyfryd, Wrexham.

The Local Member commented that confirmation of the TPO may have an adverse impact on the proposed construction of a new custody suite and access road which is a necessary requirement to serve the existing Law Courts on site. The Planning Control Manager reminded Members that should there ever be a case in the future when any of the trees in question are agreed for removal, confirmation of the TPO will allow the Council to enforce replacement planting by the developer.

A Member suggested that there was an additional mature sycamore tree on site which, in his opinion, would also be worthy of protection. In response, the Arboricultural Officer explained the reasoning behind his selection of the trees proposed for protection, however, he agreed that the mature sycamore tree could be worthy of protection.

During consideration of the order, several Members suggested that the TPO be modified to include the mature sycamore on site and confirmed. This was agreed by the Committee.

RESOLVED – That Tree Preservation Order Wrexham County Borough Council 282/2018: Wrexham Law Courts and Police Headquarters, Bodhyfryd, Wrexham be confirmed with the modification to include the mature sycamore tree.

62 **PLANNING APPEAL DECISIONS**

The Head of Environment and Planning and the Head of Corporate and Customer Services submitted a joint report (HEP/22/19) which advised the Committee of the outcome of appeals against decisions of the Council (June 2016 - January 2019).

RESOLVED – That the report be noted.

63 **RETIREMENT**

The Chair referred to the imminent retirement of Ken Bickerton, who had clerked this Committee for many years and Members wished him all the best for the future.

Councillor M G Morris
Chair



REPORT TO:	Planning Committee
REPORT NO.	COPR/02/19
DATE:	1 st APRIL 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
Dated - 1st APRIL 2019

Community	Code No	Applicant	Recommendation	Pages
WRR	P/2018 /0684	THE MANDALE GROUP	GRANT	14 - 26
WRC	P/2018 /0864	STACEY ROWLANDS	GRANT	27 - 30
GWE	P/2018 /0997	WALES AND WEST HOUSING ASSOCIATION	REFUSE	31- 47
WRA	P/2018 /1014	MR J DAVEY	GRANT	48 - 56
ISY	P/2018 /1050	STRUCTURE AND DESIGN SERVICE LTD MR TIM PLUVES	GRANT	57 - 60
ESC	P/2018 /1070	MS KAREN CZORA	GRANT	61 - 67
HOL	P/2018 /1081	EG GROUP	GRANT	68 -74
CHI	P/2019 /0006	MR KEVIN LAWRENCE	GRANT	75 - 79
MAE	P/2019 /0023	MR J L WESTERMAN	GRANT	80 - 83
GRE	P/2019 /0059	MR PAUL ASHFIELD	GRANT	84 - 87
GRE	P/2019 /0097	MR ADAM COOPER	GRANT	88 - 93

Total Number of Applications Included in Report – 11

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REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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APPLICATION NO: P/2018 /0684	LOCATION: HENBLAS SQUARE HENBLAS STREET WREXHAM LL13 8AE	DATE RECEIVED: 14/08/2018
COMMUNITY: Rhosddu	DESCRIPTION: CONVERSION OF EXISTING FIRST FLOOR AND CONSTRUCTION OF MEZZANINE FLOORS TO CREATE 53 NO. APARTMENTS (51 NO. ONE BEDROOM AND 2 NO. TWO BEDROOM), ASSOCIATED WORKS AND EXTERNAL ALTERATIONS	CASE OFFICER: SEH
WARD: Grosvenor		AGENT NAME: ELG PLANNING MR DAVID MARJORAM
	APPLICANT(S) NAME: THE MANDALE GROUP	

Background: Members will recall that this application was reported back to the February 2019 Planning Committee meeting, following approval in November 2019. This was because the applicant had approached the Council concerned that the requirement for a contribution that equates to 25% affordable housing provision would render the scheme financially unviable.

A financial viability assessment was provided which demonstrated that the projected profit with no affordable housing provision would be just 16% (at the lower end of a reasonable profit 15 - 20%). The applicant proposed to pay a reduced figure of £28,616 taking the projected profit down to 15%. This figure equates to 2% affordable housing provision which is significantly below the 25% required by Local Planning Guidance Note No. 28 (Affordable Housing).

At the meeting, members expressed concerns that the figures provided were projected and not actual figures. Members believed there to be actual figures available for the developers to use, and the application was therefore deferred, requesting that a further viability assessment be carried using actual figures.

The developer has carried out and submitted a revised viability assessment, and the actual figures are provided as set out below:

- The gross development value (GDV) has been amended to reflect the contracted sale price (which is £3.3m);
- Ground rent of £212,000 (53 x £200 over a 20 year period £212,000) has now been factored in. The ground rent will only subject to review in 21 years and will not increase year-on-year in the intervening years;
- The build cost of £850 per square metre has also now been included;

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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- With the build costs now reflective of as-built, the previous contingency figure of £120,000 has been removed;
- With the scheme based on a Private Rented Sector (PRS) Model, the sales, marketing and legal costs have reduced by nearly £70,000 to £31,800 (which equates to £600 per unit).

Summary

GDV	£3,512,351
Build Costs	£2,417,530

Professional Fees (7.0%) (architect, engineer, planning)	£208,727
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Sales and Marketing Costs (3 %)	£31,800
EUV	£500,000
Landowners Premium	£100,000
Total Cost:	£3,258,057

Actual Profit (before taxation)	£254,294
Affordable Housing Off Site Contribution	£28,816

Profit Margin before Off Site Contribution	8%
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Agent Statement / Submission: The revised viability appraisal has shown a revised profit of just over £250k. This is approximately half that shown on the previous appraisal and represents a reduced profit margin of 8%. This profit is well below that which many developers would normally accept. However, Mandale are not a typical developer, and by using a PRS Model on this occasion their risk is reduced and they have accepted the scheme will generate a lower profit. Mandale's business model for such projects relies on a quick turnaround from purchasing a site/building, through planning and construction, to sale. The above notwithstanding, and despite a projected profit of just 8% now, Mandale do not seek to remove the previous £28,816 contribution offered as they feel to do so would be churlish.

Conclusion

The financial viability of a development proposal remains a material planning consideration and must be taken into account when determining planning applications. I am satisfied that the revised appraisal shows an accurate assessment of the costs incurred to develop the site, which will result in a financial return well below what is considered to be a reasonable profit. The Council is required to give significant weight to this financial constraint and factor this against the other benefits of the proposed development.

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As mentioned in my previous report, the proposal would result in the redevelopment of this prominent building which is important to the successful delivery of the Town Centre Masterplan. This would accord with Council and Welsh Government planning policy relating to the site selection of new residential development. There is clearly little financial incentive based on the current viability assessment to convert the building for residential use or any other purpose.

For the benefit of Members, my previous reports follow along with my recommendation that planning permission should be granted subject to a S106 agreement securing the payment of a contribution to off-site affordable housing in the amount of £28,816.

Previous Report

Background: Members will recall that this application was presented to the November 2018 Planning Committee meeting. A resolution to grant planning permission was passed subject to the preparation and signing of a planning obligation under Section 106 of the Town and Country Planning Act 1990. The obligation was required to secure either the provision of on-site affordable housing at a rate of 25% (13 units), or an equivalent financial contribution towards off-site provision of affordable housing. The Head of Environment and Planning was given delegated authority to secure the final form and content of that agreement. It was subsequently agreed with the applicant that a financial contribution would be made towards off-site provision of affordable housing.

In the intervening period the applicant has approached the Council concerned that the requirement for such a contribution that equates to 25% provision will render the scheme financially unviable. A financial viability assessment has been provided which has demonstrated that the profit with no affordable housing provision is 16%, which is towards the lower end of a reasonable profit (15 - 20%). Setting the profit for this scheme at the bottom of this range (15%), the applicant proposes to pay the projected additional profit (£28,816) as the sum for off-site contribution. This sum equates to 2 % affordable housing provision which is significantly below the 25% required by Local Planning Guidance Note No. 28 (Affordable Housing). The contents of the viability assessment are discussed below.

Viability: The applicant has identified specific costs associated with the proposal. These are all the normal development costs such as labour and materials, professional and financing costs and contingency. The applicant has adopted a build cost figure per square metre based on the Royal Institute of Chartered Surveyors Build Cost Information Service data. These anticipated costs have been compared against the Gross Development Value (GDV) of the proposed scheme. GDV is the assessment of the potential value generated by development in the area. On housing schemes, this may be

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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total sales and/or capitalised rental income from developments. The applicant has established the anticipated yield of the development based on the scale of each individual unit, and this figure is gleaned based upon the market value of other similar developments in the locality. The viability appraisal has been considered by the Council's own development surveyor and there are no concerns with the figures used. A summary of the build costs, GDV and anticipated return (profit) is shown below and in figure 1. Members should note that a developer would normally expect a 20% return. This has been supported in RICS guidance and appeal decisions.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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Description	
GDV	£4,137,500
Build Costs	£2,432,530
Contingency (5%)	£121,627
Professional Fees (7.0%) (architect, engineer, planning)	£209,777
Sales and Marketing Costs (3 %)	£124,125
EUV	£500,000
Landowners Premium	£100,000
Total Cost:	£3,488,059
Profit (before taxation)	£620,625
Affordable Housing Off Site Contribution	£28,816.00

Profit Margin (%)	15%
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Developers Return						
Lower Level @ 15% of GDV						£620,625
Upper Level @ 20% of GDV						£827,500
Actual Profit						£649,441 16%

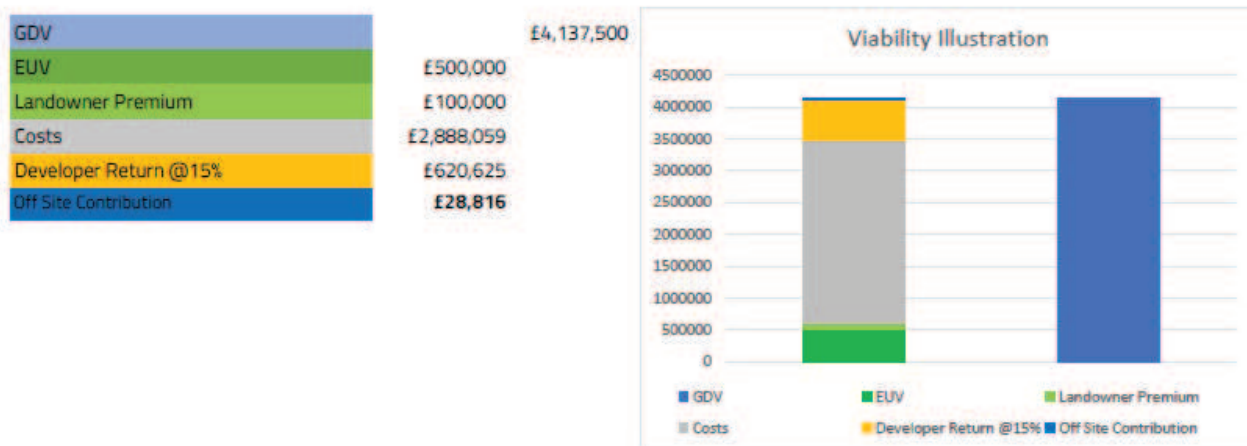


Figure 1 – Viability Assessment Summary

The viability assessment has been carried out to a satisfactory standard and has employed sound data in relation development costs and potential value generated by the sale/rental of the development.

Agent's Statement / Submission: 'Our client is committed to delivering the proposed development, which we consider will have a strong positive impact in terms of contributing towards the regeneration of, and getting more people living in, Wrexham town centre. The Committee recognised this when approving the application subject to S.106 last November.

However, it is clear from the viability appraisal undertaken that the provision of 25% affordable housing would render the scheme financially unviable. This (viability appraisal), which benchmarked sales values against the nearby St Giles Court development, projected a profit of around 16% with no affordable, which is towards the lower end of a reasonable profit (15 - 20%) for the developer, but our client has set their desired profit for this scheme at the bottom of this range (15%) and proposes to pay the projected additional profit (£28,816) back to the Council as an off-site contribution. The findings of the viability appraisal have been accepted by the planning and housing officers and we encourage the Committee to endorse the Officers' recommendation by continuing to support the application subject to S106.'

Conclusion

The financial viability of a development proposal is accepted as a material planning consideration and must be taken into account when determining planning applications. The assessment of viability is especially important where the planning system is used to secure contributions to offset the harmful impact of development as in the case of this proposal. A proper assessment can establish the correct level of contribution based on development costs to ensure that a scheme is deliverable taking into account accepted levels of return for a developer.

I am satisfied that the appraisal represents a fair assessment of the likely costs that will be incurred to develop the site, as well as the sales values of the dwellings. I am also satisfied that the applicant has established that current market trends and the nature of the proposed scheme would result in a financial return well below what is considered to be a reasonable profit. The Council is required to give significant weight to this financial constraint and factor this against the other benefits of the proposed development.

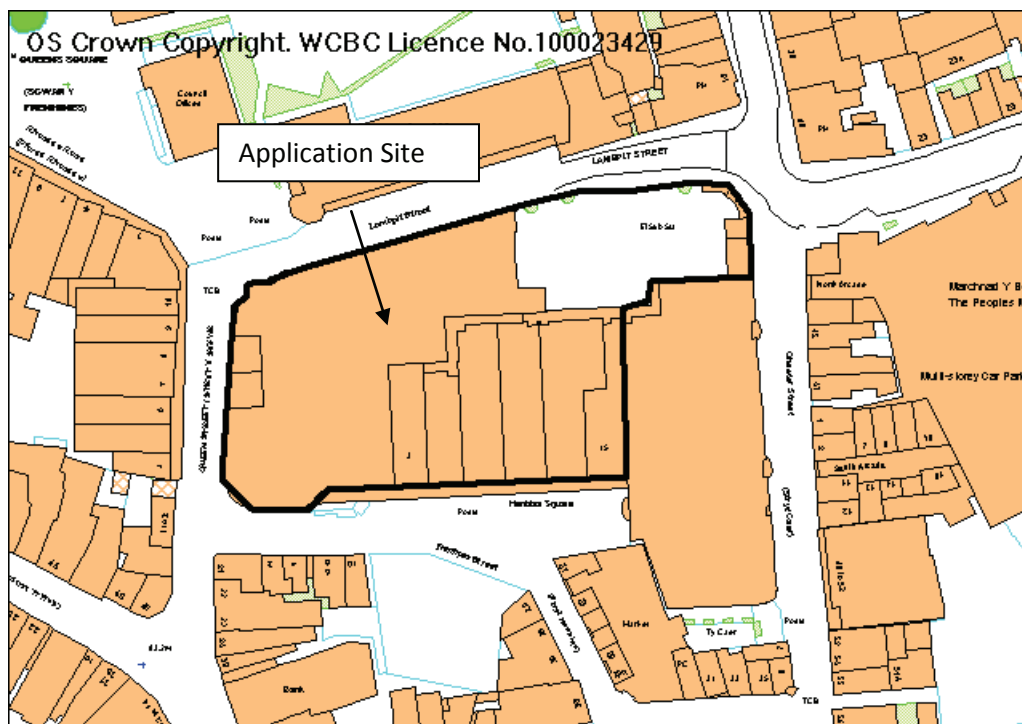
If the scheme were to be implemented, it would provide 53 units of residential accommodation in a sustainable location within the town centre. The proposal would also constitute the redevelopment of this prominent building which is important to the successful delivery of the Town Centre Masterplan. This would accord with Council and Welsh Government planning policy relating to the site selection of new residential development. Finally, were the development to stall, given the length of time the building has lain vacant, there is a distinct possibility that the site will remain in its current condition. There is clearly little financial incentive based on the current viability assessment to convert the building for residential use or any other purpose.

For the benefit of Members, my original report follows along with an amended recommendation that planning permission should be granted subject to a S106 agreement securing the payment of a contribution to off-site affordable housing in the amount of £28,816.

Dated - 1st APRIL 2019

Original report

THE SITE



PROPOSAL

As above

REVELANT HISTORY

None Relevant

DEVELOPMENT PLAN

Within town centre. UDP Policies PS1, PS2, PS3, PS4, GDP1, GDP2, H2, H7, S1, CLF5 and T8 apply. Local Planning Guidance Notes Nos. 16 – ‘Parking Standards’ and 21 ‘Space around Dwellings’ are also relevant.

CONSULTATIONS

Community Council:

Although the Council welcomed the proposal to provide additional housing in the Town Centre, there are concerns at the lack of onsite parking. The adjacent multi storey car park at 'Tŷ Pawb' (the former Peoples market) is closed at night, unless the developers can come to an arrangement with the Wrexham Council. Planning permission should not be granted until the parking issue is resolved.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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Local Member:	Consulted	20/08/2018
Highways:	No objections (see Special Considerations/Issues below).	
PP:	No objection subject to recommended conditions relating to hours of works during conversion works etc.	
Housing:	The proposal is consistent with the Town Centre Masterplan and our emerging Local Housing Strategy 2018-23 in terms of promotion and supply of town centre living, and has the potential to contribute to the economy of the town centre complementing the TBC retail opportunities below.	
WW:	No objections subject to drainage conditions.	
NRW:	No comments.	
Site Notice:	Expired	14/09/2018
Press Notice:	Expired	15/09/2018
Neighbours:	Notified	21/08/2018

SPECIAL CONSIDERATIONS/ISSUES

Background: The property lies to the north of the Wrexham Town Centre Conservation Area and occupies a substantial plot of land within the town centre. The property contains a number of vacant units, including all of the upper floors and so proposals to bring much of this floor space back into positive use are welcomed in accordance with the aspirations of the adopted Wrexham Town Centre Masterplan. The ground floor of the building is to be retained for A1 retail use. Proposed is the conversion of the first floor to residential and creation of an additional mezzanine level in part. The main issues to consider relate to the impact upon highway safety, upon the vitality of the town centre, and the amenity afforded to the future occupiers of the development.

Design: There are no external changes proposed for the building with the exception of some minor alterations to the windows and roof. There are no objections to the modifications, and the fenestration which should reflect the existing in colour, finish and materials. A condition is required to secure the submission of all new windows and glazing for further approval.

Residential Amenity: The internal layout proposed is considered acceptable to meet modern standards of living. Adequate daylight is available to all habitable spaces from either an opening in the external elevation or from the roof top courtyards which provide the communal recreation spaces. These courtyards are in accordance with LPGN 21 and provide plenty of open air recreational space for the occupiers.

In most cases the separation between habitable room windows (to secure privacy) accords with the Council's guidance, except for a couple of internal bedrooms where separation is reduced. Given the nature of the scheme though, I do not consider residential amenity to be substandard to an

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
Dated - 1st APRIL 2019

unacceptable level in these few cases. Views between these rooms can be screened using a combination of landscaping and smoked / frosted glass panelling and this will be secured planning conditions for further approval.

Bin / refuse storage is a particular issue within the town centre and as such the proposals demonstrate that adequate provision will be made within a discreet location on the site. Final details should be provided for further approval.

Highways: The proposed development site is bounded by Lambpit Street to the north, Queen Street to the west, Henblas Street to the south and Chester Street to the east. The area forms part of the pedestrianised zone with access to the site restricted to delivery/service and mobility vehicles only. Although there would be no parking provision for the proposed development, the development is in a highly sustainable location within the Wrexham Town Centre with easy access to public transport modes. There are also a number of car parks nearby (Market Street, Chester Street, Llwyn Isaf etc.) all with free evening parking. Subject to the submission of a Construction Traffic Management Plan to ensure that the works can be carried out without negatively impacting upon highway safety, the highway authority has not expressed any objections to the proposed development.

CONCLUSION

The proposal is consistent with the Town Centre Masterplan and the emerging Local Housing Strategy 2018-23 in terms of promotion and supply of town centre living, and has the potential to contribute to the economy of the town centre complementing the retail opportunities below. There are no objections to the modifications to fenestration which should reflect the existing in colour, finish and materials. The internal layout proposed is considered acceptable to meet modern standards of living and the development of the site without the provision of on-site parking promotes the use of alternative modes of transport than the car.

***(Original)* RECOMMENDATION A**

That the Council enters into an obligation under Section 106 of the Town and Country Planning Act 1990 requiring:-

- The provision of affordable housing in accordance with Local Planning Guidance Note No. 28 at a rate of 25% of the dwellings or financial contribution to off-site provision of affordable housing, as deemed appropriate in consultation with the affordable housing officer.

The final form and amount shall be determined by the Head of Environment and Planning.

***(Amended)* RECOMMENDATION A**

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
Dated - 1st APRIL 2019

That the Council enters into an obligation under Section 106 of the Town and Country Planning Act 1990 requiring:-

- Payment of a financial contribution to off-site provision of affordable housing in the amount of £28.816.

The final form and amount shall be determined by the Head of Environment and Planning.

RECOMMENDATION B

That if the Obligation pursuant to Section 106 of the Town and Country Planning Act 1990, as detailed above, is not completed within six months of the date of the Committee resolution, the Head of Environment and Planning is given delegated authority to **REFUSE** planning permission for the following reason:-

- Lack of adequate affordable housing provision.

That the Head of Environment and Planning is given delegated authority to determine the final form and content of reasons for refusal.

RECOMMENDATION C

Subject to the completion of the S106 obligation, that planning permission be GRANTED subject to the following conditions:-

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 L018022-006 Rev C, L018022-007 Rev H, L018022-008 Rev E, L018022-009, L018022-11, L018022-12 Rev A, L018022-014 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. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.
5. The scheme of bin / refuse storage as shown on approved plan ref: L018022-006 Rev C shall be fully implemented prior to first use of the

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
Dated - 1st APRIL 2019

development, and bins / refuse / recycling shall not otherwise be stored on any other part of the site.

6. The rating level of any noise generated by the cumulative air handling plant associated with the commercial development shall not exceed the pre-existing background level (determined to be 45dB LAeq, 1hr during the daytime, and 31dB LAeq, 15mins during the night time) 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 Methods for rating and assessing industrial and commercial sound.

7. The dust mitigation measures, as contained within the Dust Management Scheme Ref: 2018/001 submitted and approved as part of this application, shall be fully implemented for the entire duration of the construction phase.

8. The Construction Traffic Management Plan (CMTP) Ref: 2018/002 submitted and approved as part of this application, shall be fully implemented for the entire duration of the construction phase.

9. Prior to first use of the development hereby approved, all new and replacement windows shall be installed in strict accordance with plan refs: L018022-007(A) Rev G and L018022-144 Rev B. The tinted glazing shall thereafter be permanently retained as approved.

10. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. L018022-015 within three months of the first use of the development.

11. The landscaping scheme as carried out in connection with condition no. 10 shall be permanently retained and maintained in accordance with the Landscape Management Specification prepared by Rosetta Landscape Design, dated 16 November 2018, approved as part of this application. Any planting becoming 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 with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To protect the amenities of the occupiers of nearby properties.
5. To protect the amenities of the occupiers of nearby properties and to ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. To protect the amenities of the occupiers of nearby properties.
7. To protect the amenities of the occupiers of nearby properties.
8. In the interests of highway safety.

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9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area, and to protect the amenities of the future occupiers of the development.
10. To ensure that a satisfactory unit of residential accommodation is retained within the premises.
11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

NOTE(S) TO APPLICANT

The applicant is advised that compliance with condition no. 4 does not provide an exemption from the statutory noise nuisance provisions of the Environmental Protection Act 1990. Any complaints received relating to noise from the development during the permitted hours may still be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints and legal action may be taken where appropriate.

Applicants are advised that compliance with condition no. 7 does not provide an exemption from the statutory nuisance provisions of the Environmental Protection Act 1990. Under the Act dust from any type of activity can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that the 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.

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties in that section include the following:

*** Notice of initiation of development**

Before beginning any development to which this planning permission relates, notice must be given to the Local Planning Authority in the form set out in Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The forms set out the details that must be given to the Local Planning Authority to comply with this duty.

*** Display of notice**

The person carrying out development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details that the person carrying out development must display to comply with this duty.

The person carrying out development must ensure that the notice is:

- a) Firmly affixed and displayed in a prominent place at or near the place

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
Dated - 1st APRIL 2019

where the development is being carried out;

b) Legible and easily visible to the public without having to enter the site;
and

c) Printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.

You are advised that this grant of planning permission was made following the completion of an Agreement under Section 106 of the Town and Country Planning Act. Before undertaking any work under this permission you are advised to obtain full details of the Agreement and ensure that you are able to comply with its terms.

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. 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.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
Dated - 1st APRIL 2019

APPLICATION NO:
P/2018 /0864

LOCATION:
39 TAN Y DRE WREXHAM
LL13 9AY

DATE RECEIVED:
11/10/2018

COMMUNITY:
Caia Park

DESCRIPTION:
SINGLE-STOREY REAR BEDROOM
AND SHOWER ROOM EXTENSION

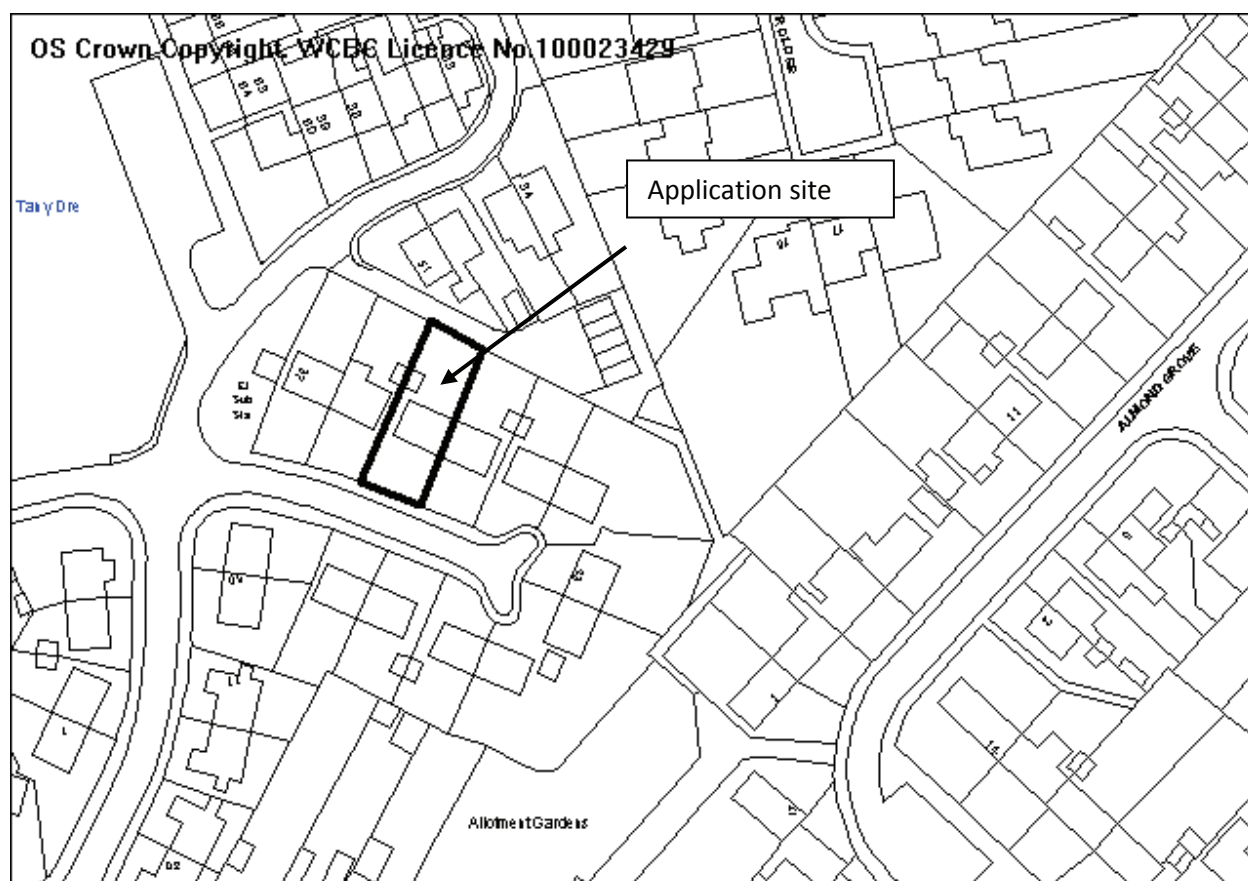
CASE OFFICER:
KH

WARD:
Cartrefle

APPLICANT(S) NAME:
STACEY ROWLANDS

AGENT NAME:
WREXHAM COUNTY
BOROUGH COUNCIL
PETE WILLIAMS

THE SITE



PROPOSAL

Single-storey bedroom and shower room extension to rear of property.

The application is required to be reported to Planning Committee as the applicant is a member of staff.

HISTORY

None.

DEVELOPMENT PLAN

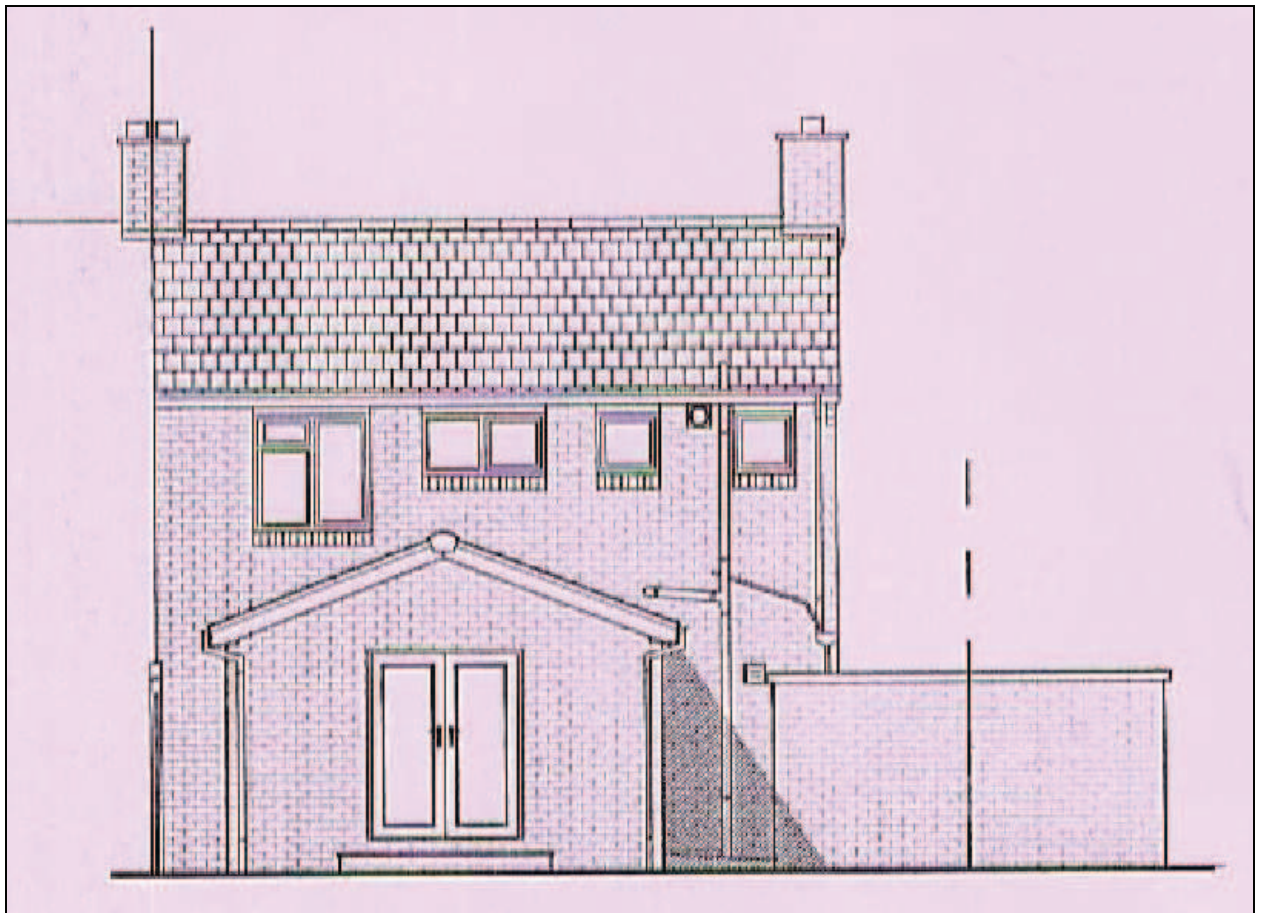
Within the defined settlement limit. Policies PS1, PS2 and GDP1 of the UDP apply.

CONSULTATIONS

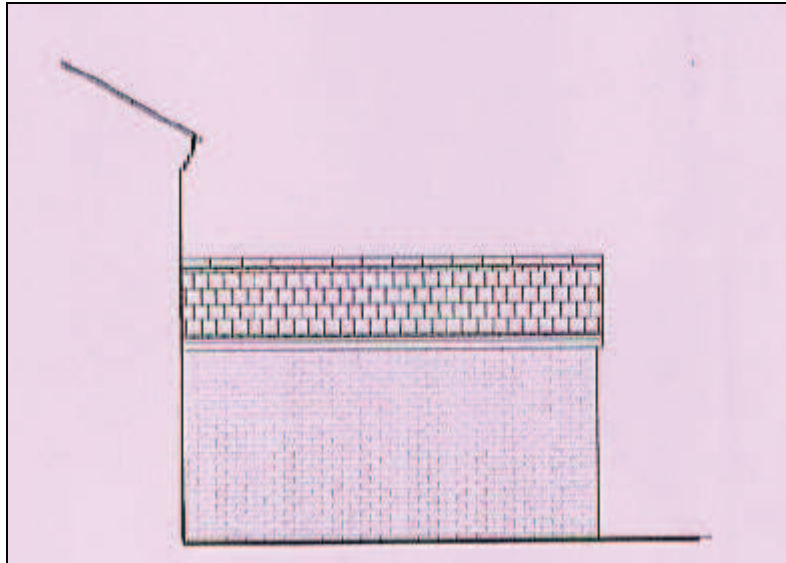
Community Council:	Consulted 18.10.2018.
Local Member:	Notified 18.10.2018.
Adjoining Occupiers:	Notified 24.10.2018
Site Notice:	Expired 12.11.2018.

SPECIAL CONSIDERATIONS

The application is for a single-storey rear bedroom and shower room extension. The proposed rear and side (north-west) elevation plans are shown below:



REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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Existing out-houses between Nos. 38 and 39 Tan y Dre reduce the impact of the proposed rear bedroom and shower room extension and I would not anticipate any loss of amenity, light or privacy.

An existing fence on the boundary with No. 40 will screen the side elevation facing No. 40. The design of the extension and the fact it is set in from the boundary by 0.72 metres ensures no unacceptable impact on No. 40 next door by way of loss of light or by being overbearing.

No objections have been received from neighbours.

Conclusion: I am satisfied the design is acceptable and will have no impact on adjoining residential amenity.

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. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
3. Development shall only be carried out in strict accordance with the details shown on the approved drawings and in the application documentation.

REASON(S)

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

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
 3. To comply with section 71ZA(2) of the Town and Country Planning Act 1990.
-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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APPLICATION NO:
P/2018 /0997

LOCATION:
WOODLANDS FARM DODDS LANE
GWERSYLLT WREXHAM LL11 4NS

DATE RECEIVED:
26/11/2018

COMMUNITY:
Gwersyllt

DESCRIPTION:
ERECTION OF 23 AFFORDABLE
RESIDENTIAL UNITS WITH
ASSOCIATED PARKING,
LANDSCAPING AND ANCILLARY
WORKS

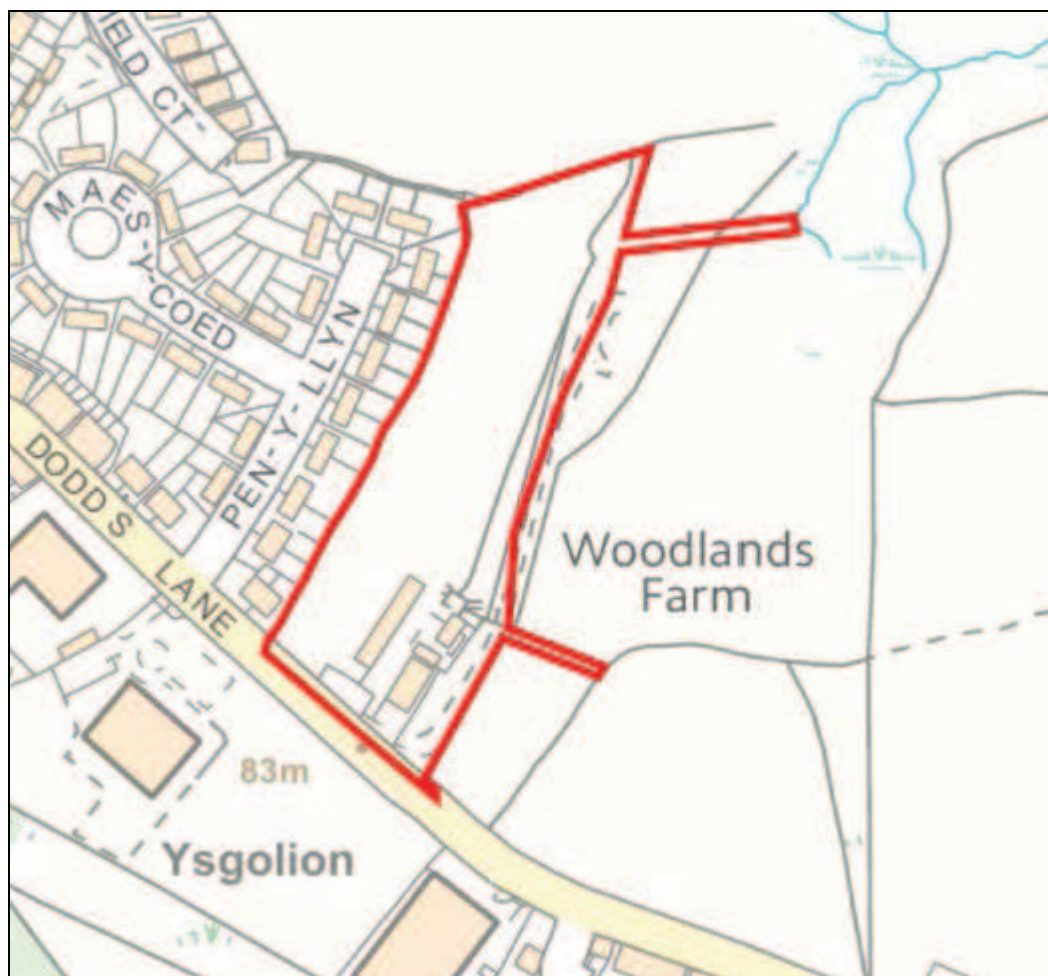
CASE OFFICER:
MP

WARD:
Gwersyllt East & South

APPLICANT(S) NAME:
WALES AND WEST HOUSING
ASSOCIATION

AGENT NAME:
WALES AND WEST
HOUSING
ASSOCIATION
MARCUS BLAYNEY

THE SITE



REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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PROPOSAL

Erection of 23 dwelling comprising of 4 x 1 bedroom flats, 6 x 2 bedroom dwellings, 3 x 3 bedroom bungalows and 11 x 3 bedroom dwellings with associated parking, landscaping and ancillary works. All of the dwellings would be affordable.

HISTORY

P/2013/0396 CONVERSION OF EXISTING AGRICULTURAL BUILDINGS TO FORM FOUR RESIDENTIAL UNITS WITH ASSOCIATED PARKING AND INFRASTRUCTURE. Granted 22.4.2016

P/2016/0694 DEMOLITION OF EXISTING FARM BUILDINGS, UNDERGROUNDING OF 415 VOLT (LV) OVERHEAD LINE, ERECTION OF 27 NO DWELLINGS WITH ASSOCIATED INFRASTRUCTURE INCLUDING ROADS, SERVICES AND AMENITIES. Refused 5.9.2016

DEVELOPMENT PLAN

Outside of settlement limit, within Green Barrier and within a Protection of Mineral Resources Area. Policies PS1, PS2, GDP1, EC1, EC2, EC4, EC6, EC13, H7, H8, CLF5, T8 and MW9 are applicable.

CONSULTATIONS

Community Council:	No objection
Cllr David Griffiths:	Support officer's recommendations.
Cllr Tina Mannering:	I think they have worked tirelessly to try and accommodate all of the given concerns to them from councillors. The advantage of affordable housing is very exciting and much welcomed by myself.
	I would hate to see all their hard work and communication wasted Especially in the area that needs affordable and social housing .
	I hope this comes to Planning Committee to be seen before refusal. There will be accommodation in this build that allows older people to move from 3 bed homes where they have to pay bedroom tax in to a one bed and free up much need 3 bedroom council stock for awaiting families. Seems a win win to me.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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- If the council can remove green wedge for gypsy and traveller sites I'm sure a site that once had farm and out buildings can find a way through ?
- Highways: Have the following comments:
- Splays of 2.0 x 25m required in both directions;
 - The access will constructed in full accordance with Wrexham Council guidelines;
 - Dodd's Lane is quite busy particularly at peak hours. I would not wish to see a significant increase in traffic generation;
 - The applicant has submitted an assessment of the amount of traffic likely to be generated using the nationally recognised TRICS database. The level of traffic is not considered to be significant and not likely to cause any significant detriment to highway safety;
 - Any new development will require a new 2m wide footway along the full site frontage;
 - The internal layout of the estate meets with current design standards and parking provision is adequate. Visibility out of the driveway to plots 6 is reliant on the front garden of plot 7 being maintained at a height of less than 0.5m above the carriageway – an appropriately worded planning condition should secure this;
 - Conditions recommended.
- Public Protection: Conditions in respect of contamination investigation/remediation required along with measures to limit impacts of construction.
- Senior Flood Officer: A small portion of the site is identified as being at a low risk of surface water flooding as defined by NRW's flood map for surface water.

It is possible that this portion of the site, as a topographical low point, is used as a local conveyance route for surface waters to reach the local drainage network. Any proposals for the site should make provision to ensure the potential for surface water conveyance across the site is not compromised, altering flood risk locally. Additional information is required to demonstrate how this conveyance can be maintained post development.

With regards to the management of surface waters generated by the development, sufficient information has been submitted to demonstrate that a scheme is feasible and would request that a condition be included should permission be granted.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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Education:	Contributions not required.
CPAT:	Recommends condition in respect of photographic survey of farm buildings.
Welsh Water:	Have made the following comments: - The proposed development is crossed by public sewers. Welsh Water has rights of access at all times; - Foul flows should be discharged at manhole reference SJ32533201 or SJ32533204; - Conditions recommended.
NRW:	We recommend that you should only grant planning permission if you attach the following conditions. These conditions would address significant concerns that we have identified and we would not object provided you attach them to the planning permission. • Condition 1: The submission and implementation of a dedicated long term on site or off site compensatory scheme. • Condition 2: A management plan that includes provisions concerning long term management. • Condition 3: Details of measures designed to prevent the accidental capture/killing of GCN post construction. • Condition 4: Submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA. • Condition 5: Submission and implementation of an approved ecological compliance audit (ECA) scheme to the satisfaction of the LPA.
Site Notice:	Expired 28.12.18
Press Notice:	Expired 12.1.2019
Neighbours:	The owners/occupiers of 14 nearby properties notified 4.12.18 1 objection received expressing the following concerns: • The site is mainly farmland and comprises a mixture of unclassified and BMV land predicted grade 2; • As this is part of a phased development subsequent development will be on more BMV land. • The use of BMV land contravenes UDP policy EC2 and PPW10 paragraphs 3.54 and 3.55 and should therefore be refused;

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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- The site is located in a green belt/green wedge area and therefore contravenes UDP policy Ec1 and PPw10 paragraph 3.60 to 3.74;
- The developer must demonstrate very exceptional circumstances for the development to be approved. As the proposed dwellings do not satisfy this criteria the application should be rejected.

SPECIAL CONSIDERATIONS

Policy: The proposals do not accord with any of the circumstances set out in policy H5 that permit small scale residential development on sites outside of settlement limits. Whilst policy E8 allows for affordable housing on sites outside but adjoining settlement limits, it sets a limit of 5 dwellings on such sites. At 23 dwellings the proposals significantly exceed that limit.

In addition to lying outside of the settlement boundary the site lies within a Green Barrier and contains Best and Most Versatile (BMV) agricultural land (Grade 2). Policies EC1 and EC2 therefore apply.

The development is contrary to the above mentioned UDP policies however I am mindful that there are relevant material considerations that must be taken into account. I will discuss these in more detail below.

Weight afforded to policy PS1: The existing settlement limits reflect the housing requirements identified in the UDP that were informed by migration led projections using trends from 1996. The LDP housing requirements, which are discussed in more detail below, are informed by far more up to date information. The majority of the housing requirements over the remaining LDP period will be met on land outside of existing settlement limits. The existing settlement limits are therefore a considerable constraint to meeting these requirements, thus rendering Policy PS1 outdated. It should therefore be afforded only limited weight in the determination of planning applications.

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.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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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 (i.e. sites with planning permission) the LDP identifies an outstanding need to deliver 5521 homes over the plan period. It is intended that this will be met by a combination of windfalls and sites specifically allocated for housing development. The Deposit LDP includes proposals to allocate 19 sites in total: 2 key strategic sites and 17 non-strategic sites. The application site is **not** proposed for allocation, indeed it is proposed that the site remains outside of the settlement limit and with a Green Wedge.

To meet the LDP housing requirement, an average completion rate of 517 is required per annum over the 2013-2028 period. The delivery of new houses over this period has been consistently and significantly below this, averaging 241 a year.

LDP Background Paper 08: Housing Supply and Delivery sets out the following projections for completions from LDP allocation sites alongside the total rate of completions required over the 2018-2028 in order to meet the LDP requirements.

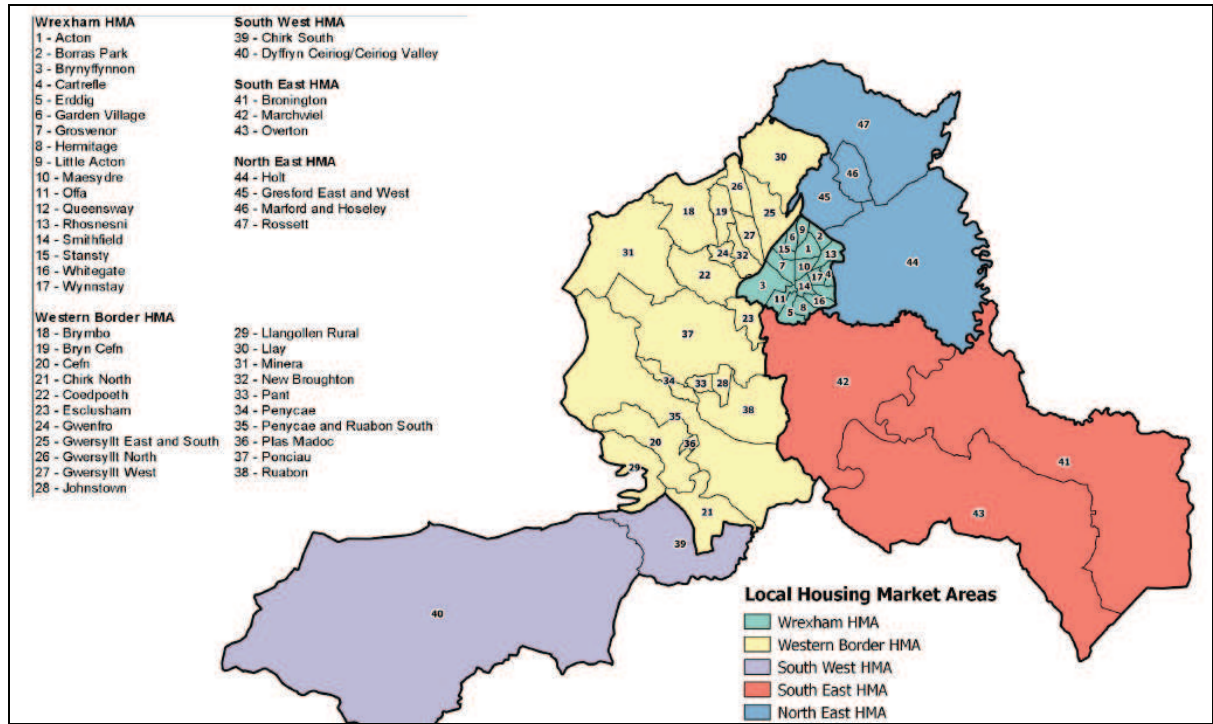
Year	Total Completions
2018-2019	484
2019-2020	571
2020-2021	781
2021-2022	803
2022-2023	841
2023-2024	820
2024-2025	748
2025-2026	717
2026-2027	761
2027-2028	751

If the LDP housing requirements are to be achieved there will need to be a significant increase in the number of completions over the remaining plan period. This can only be achieved by land coming forward for development.

It is my opinion that the above factors demonstrate that 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.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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Affordable Housing: The Local Housing Market Assessment Update (April 2018) identifies a requirement for 387 affordable dwellings over the 2017-2022 period in 'Western Border' sub area, which Gwersyllt is located within – see below:



The Western Border has the highest level of need for affordable housing in the County Borough. This is also a material consideration of significant weight in cases where sites will deliver affordable housing. The development would make a modest but nevertheless important contribution towards meeting the need.

Green Barrier: The UDP designation of Green Barriers is consistent with the Green Wedges referred to in Planning Policy Wales (PPW). PPW 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.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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None of the above applies to this proposal and it is therefore inappropriate development for a site located within Green Barrier/Wedge.

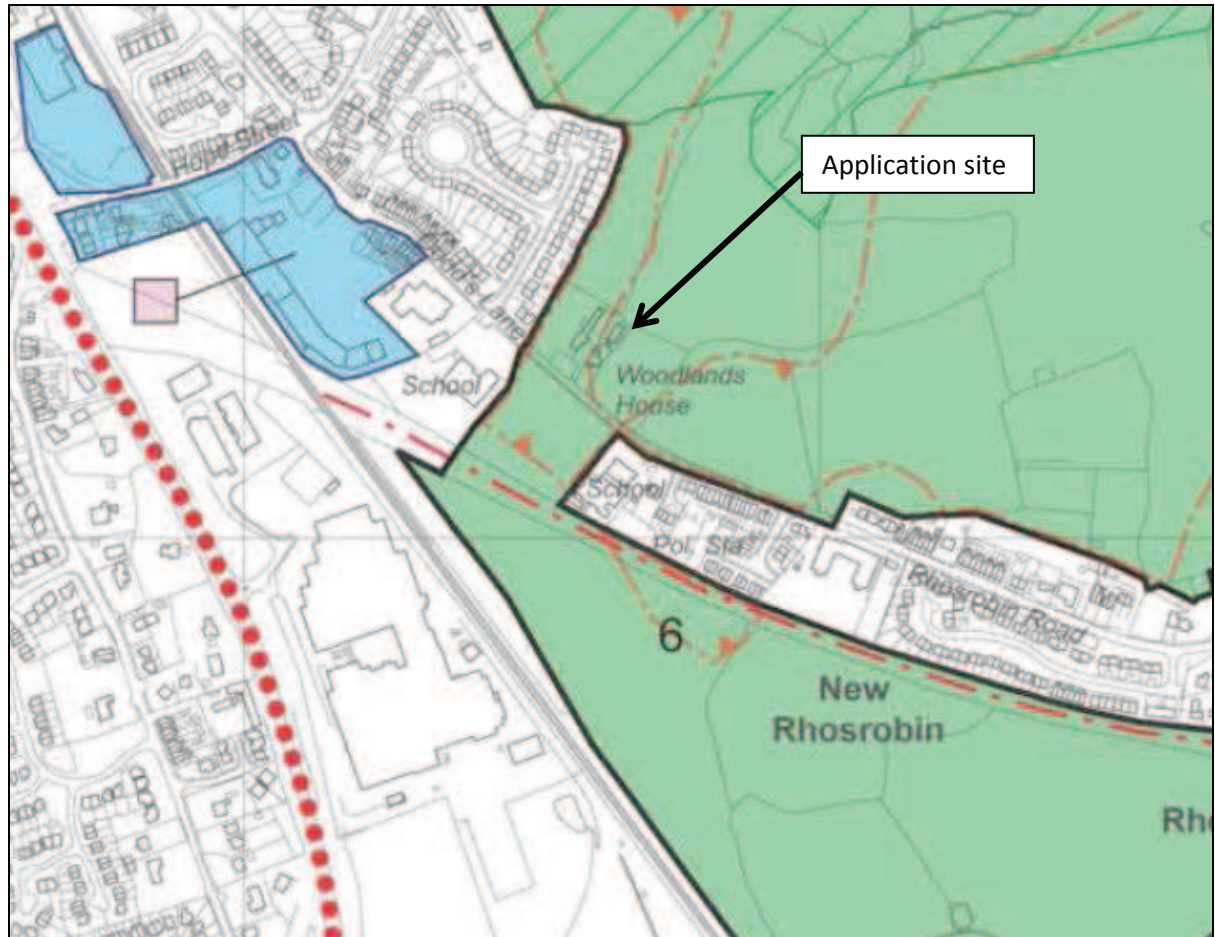
Green Barriers/Wedges do not have the permanence of a Green Belt (there being no Green Belts in Wrexham) and should be reviewed as part of the development plan process. The existing Green Barrier designations have been reviewed via the Strategic Green Wedge Review dated October 2017 as part of the process of preparing Wrexham's Local Development Plan. The Deposit LDP proposes that the land subject to this application be retained as Green Wedge. The Council has recently carried out consultation in respect of Focussed and Minor Editing Changes to the LDP however these **do not** include any amendments to the proposed Green Wedge between New Rhosrobin and Gwersyllt.

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. However the Manual advises that in considering what weight to policies in the LDP, the Council will need to consider carefully the underlying evidence and background to the policies. Paragraph 9.4.9 acknowledges that the evidence underpinning an emerging LDP could be used as a material consideration when making planning decisions. In addition paragraph 7.2.1.4 of the Local Development Plan Manual – Edition 2, 2015 states that the deposit plan '*should be considered by the LPA as the version it intends to submit for examination and, later, to adopt*'.

The Council has submitted the LDP (as amended by Focussed and Minor Editing Changes) for Examination and therefore must consider it to be sound. By submitting the LDP for examination the Council has also made a clear statement of intent in respect of the Green Wedge designation separating New Rhosrobin and Gwersyllt.

Notwithstanding the above it is necessary to consider if there are any very exceptional circumstances to justify the release of Green Barrier/Wedge land for development. It is clear there is a considerable need to increase the supply of land available for housing in the County Borough as well as need for affordable housing in this part of the County Borough. In appropriate cases these could constitute very exceptional circumstances sufficient to outweigh objections to a development on the grounds of conflict with UDP policies. However the importance of the site in the context of the Green Barrier/Wedge it lies within must also be carefully considered.

Impact upon Green Barrier: The application site is located within a Green Barrier that separates New Rhosrobin and Gwersyllt. This is shown below:



Paragraph 3.63 of PPW confirms that the purpose of a Green Wedge is to prevent the coalescence of settlements, manage urban form, safe guard the countryside from encroachment, protect the setting of an urban area and assist in urban regeneration by encouraging the recycling of derelict and other urban land.

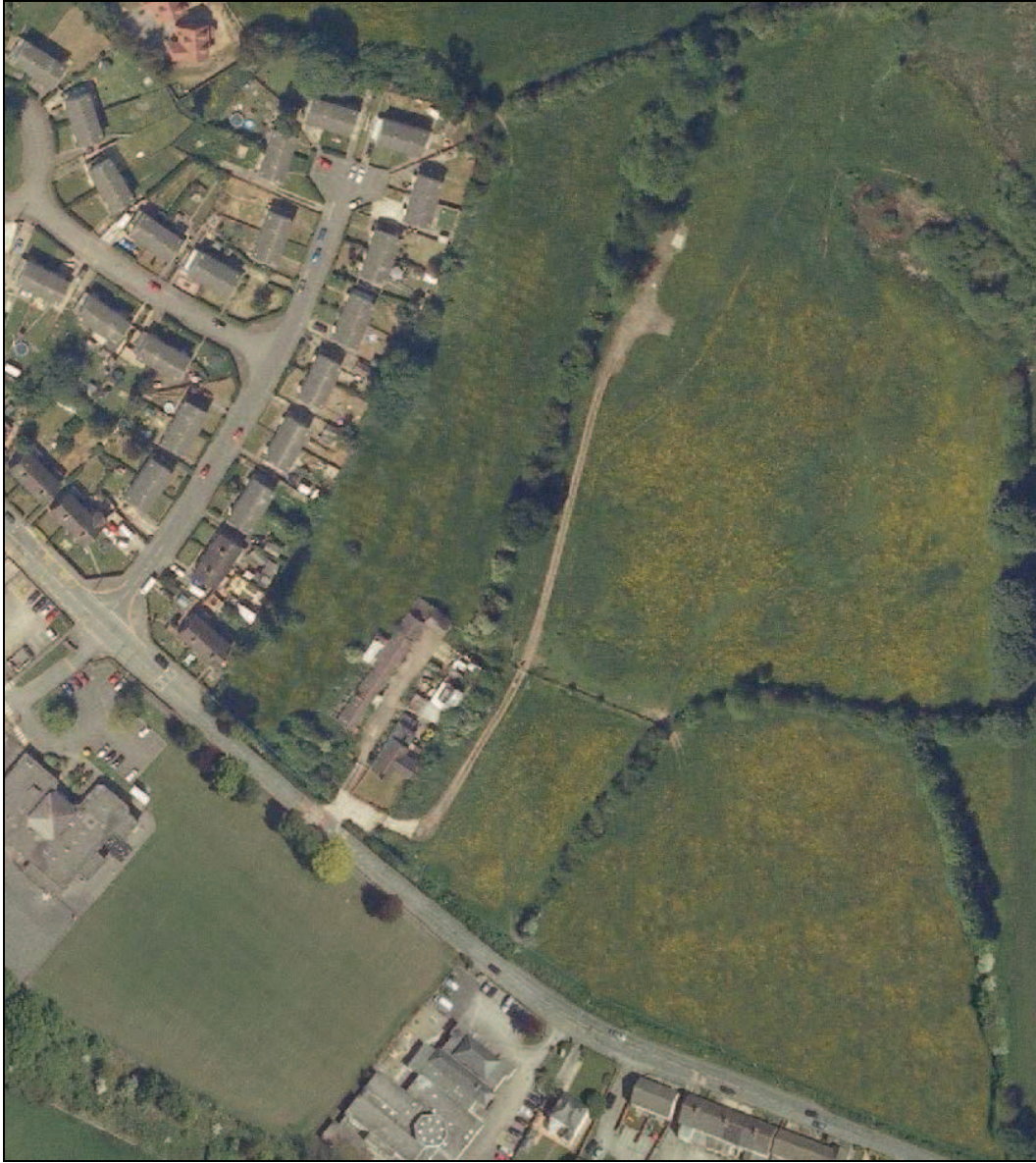
As the above map shows New Rhosrobin and Gwersyllt are separated by a small gap of approximately 100 metres. The Green Barrier (and proposed LDP Green Wedge) therefore serves the purpose of preventing the coalescence of New Rhosrobin and Gwersyllt and protecting the countryside that separates them from encroachment by built development.

On the southern side of Dodd's Lane the gap between the two settlements is occupied by school playing fields. Whilst the playing fields are free of built development, the brick wall and rails enclosing them gives the frontage separating the two settlements an urban character that serves to blur the distinction between them to some extent. The character of the northern side of Dodd's Lane, which includes the application site, is very different due a

break of almost 290 metres between existing built frontages. The intervening land is currently free of built development.

The application site was occupied until relatively recently by a former farmhouse and associated farm outbuildings however they did little to alter the impression of the built up area of Gwersyllt ending at nos. 49 and 51 Dodd's Lane – the semi-detached properties to the north-west of the application site. The farmhouse and farm buildings were set back from the highway and were located behind a substantial hedge. Indeed the highway is bounded by a hedge for almost entire length of frontage separating 49 and 51 Dodd's Lane in Gwersyllt and The Fairways, Woodlands View in New Rhosrobin. This helps to reinforce the impression of there being a clear distinction between Gwersyllt and New Rhosrobin along this side of the road. The former farm buildings were also a type of development that could be expected to be found in the countryside and areas of designated Green Barrier/Wedge.

The application site frontage is approximately 80 metres in length, which is less than the previous application (reference P/2016/0694). The proposals have also been designed to ensure built development does not project further eastwards than the previous buildings that occupied the site, with dwellings clustered up against the existing settlement limit and an area of public open space and landscaping lying beyond. The eastern boundary of the site also coincides with an existing hedgerow. The aerial photograph and proposed layout plan are included below:



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Despite the differences between the current and previous proposals, the erection of 23 dwellings will significantly harm the openness of the site, having a far greater impact than the buildings that previously occupied the site and significantly eroding the gap separating Gwersyllt and New Rhosrobin. Notwithstanding the provision of open space, the dwellings, estate access road and footway along the full site frontage will also result in a significant encroachment of urban development into the countryside between separating

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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the two settlements. The proposals are therefore in clear conflict with the purposes of designating land Green Barrier/Wedge.

Exceptional Circumstances: It is recognised that the need for housing generally as well as the need for affordable housing weigh heavily in favour of proposals such as this. It is also evident from the sites selected for allocation in the Deposit LDP that the County Borough's housing requirements in the period up to 2028 can only be met through substantial Greenfield site release. It is expected that most of the allocated sites will be subject to a requirement to provide on-site affordable housing so it is also clear that making a significant contribution to meeting the identified affordable housing needs of the County Borough is also dependant upon the release of Greenfield sites.

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. Indeed paragraph 3.2 of LDP Background Paper BP02: Settlement Hierarchy and Development Potential confirms that following the preparation of an Urban Capacity Study and consultation with land owners it became apparent that the housing requirements discussed above cannot be accommodated on previously developed land alone. This is also reflected in the sites on found in the LDP Site Register which are predominately Greenfield sites.

Notwithstanding the above, the LDP has identified sites that will contribution towards meeting the identified housing requirements as well as contributing towards meeting affordable housing needs. It is recognised that developments brought forward by Registered Social Landlords (RSLs), including affordable housing exception sites (i.e sites that would not otherwise be released for residential development), have an important role in contributing towards the overall supply of housing generally as well as specifically towards affordable housing. However such benefits must be balanced against the harm to the Green Barrier/Wedge that would result from the proposals – paragraph 3.71 of PPW makes no distinction between market and affordable housing when defining what constitutes inappropriate development within a Green Wedge. In my opinion the housing requirements generally and more specifically the recognised affordable housing need do not outweigh Green Barrier objections to the development in this instance.

I am fully aware that applications have been reported to Members recently where Officers have recommended that permission be granted for sites located in existing Green Barriers. However Members are reminded that each case is looked at on its own merits.

Loss of BMV Agricultural Land: The Predictive Agricultural Land Classification Map suggests that nearly half of the site is Grade 2 agricultural land. The applicants have submitted their own Soils and Agricultural Quality of Land assessment of the site which concludes that the majority of the site is Grade 3a. Despite the differences in grading this is consistent with the Predictive Agricultural Land Classification Map in so far as demonstrating Best

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and Most Versatile (BMV) land within the site. Planning policy EC2 and Planning Policy Wales paragraph 3.55 are therefore both applicable irrespective of whether it is accepted that the site contains Grade 2 or 3a land. The latter advises:

When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade

Given the housing requirements identified earlier in the report in my opinion the test that there should be an overriding need for housing development is satisfied. Furthermore given that the vast majority of the housing will be delivered on greenfield sites over the LDP plan period, it is also clear that the housing requirements of the Borough, both generally and affordable, cannot be met without the loss of BMV land. Of the 14 sites proposed for allocation in the LDP that are located outside of existing UDP settlement limits all contain at least some BMV land. However as already discussed above, the site is not identified for development in the LDP, indeed it is to be designated Green Wedge. The Council's position at the present time is therefore that it anticipates being able to meet its housing requirements without the development of further BMV land.

Notwithstanding the above, the application site contains just over 1 ha of BMV land. This represents a small proportion of the amount of BMV land within the County Borough and only a modest additional loss over and above that envisaged by the LDP. I therefore do not believe the loss of BMV land is, in this instance, an additional reason to refuse planning permission.

Design: The layout of the development is generally acceptable, with dwellings facing south-eastwards onto the internal estate road and an area of open space and soft landscaping, providing a strong built frontage. The open space area accords with policy CLF5, will benefit from natural surveillance from the proposed dwellings and will make a positive contribution towards the overall appearance of the development.

Separation distances to existing dwellings adjacent to the site is consistent with LPG21 advice therefore I am satisfied that the development will not adversely impact upon the standard of amenity afforded to neighbours by way of loss of light, privacy or by being overbearing.

The site has been designed to ensure that category A (high quality) trees, all but one category B (moderate quality) trees and category B hedgerows will be retained – notably the hedgerows that enclose the eastern boundary of the site. Compensatory planting for the loss of the hedgerow along the site frontage as well as planting within the public open space can be secured by condition along with an Arboricultural Method Statement to ensure that the retained trees and hedgerows are afforded adequate protection during construction works.

Whilst the layout is generally acceptable in terms of siting of dwellings, the provision of landscaping, open space and retention of trees and hedgerows, this does not offset the fact that proposals will have an urbanising effect on the appearance of the site and will have a detrimental impact upon the Green Barrier.

Highways: 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 LDP Background Paper BP02: Settlement Hierarchy and Development Potential identifies settlements in Wrexham as falling within one of 5 tiers based on an assessment of the availability of employment, local services and accessibility by non-car modes:

- Tier 1: Primary Settlement
- Tier 2: Key Settlement
- Tier 3: Local Service Centres
- Tier 4: Minor Villages
- Tier 5: Hamlets.

Gwersyllt is identified as a Tier 2: Key Settlement. Tier 2 settlements are described as though which support communities, but which are dependent upon the Primary Key Settlement (Wrexham) for some key amenities. This is a recognition of the fact that Gwersyllt benefits from broad range of services including primary and secondary schools, a range of retail provision, bus and rail services and employment provision. It is therefore a sustainable settlement and an appropriate place for residential development.

The development will be provided with a footway along the full length of the site frontage and along one side of the internal estate road. The footway would extend from the existing footway that runs along the north side of Dodd's Lane thus providing a safe means of pedestrian access to/from the site. The site is located opposite Gwersyllt Primary School and a short distance from Gwersyllt District Shopping Centre. Dodd's Lane is also served by regular bus services. The site is therefore well located to promote non-car

use for a number of routine trips. It's location is therefore in accordance with the sustainable transport hierarchy.

The site will be provided with a vehicular access is off Dodd's Lane. The section of highway fronting the site is subject to a 20mph speed limit therefore visibility splays of 2.4 x 25 metres in both directions are required. The submitted plans show the provision of splays measuring 2.4 x 43 metres, which exceeds the minimum required by Highways. The splays will be provided by removing an existing boundary hedge and the provision of the footway discussed above. The submitted plans confirm that replacement hedges would be planted behind the footway.

The LPG16 maximum parking provision for the development would require 1.5 spaces per 1 bedroom flat, 2 spaces per each 2 bedroom dwelling and 3 spaces per each 3 bedroom dwelling. The parking provision for the flats and 2 bedroom dwellings accords with the LPG16 maximum. The driveways for 10 out of the 3 bedroom dwellings are capable of accommodating 3 vehicles. Whilst the driveways for the remaining 3 bedroom dwelling is capable of accommodating only 2 vehicles, given the sustainable location of the site there would be no grounds to justify refusal in this instance. In any case, there is sufficient space to extend the driveways of the property should future occupiers require an additional space in future – something which would constitute permitted development.

Ecology: Great Crested Newts (GCN) are known to be present in the locality and the ecology report accompanying the application acknowledges that the site offers some potential for the species in respect of foraging and shelter. The retention/provision of suitable habitat is therefore necessary to ensure that the development does not adversely impact upon the favourable conservation status of local GCN populations.

The application is accompanied by proposals for a mitigation area on land owned by the applicants but lying outside of the application site to the south-east of the proposed development. The mitigation area is relatively small and isolated in terms of its relationship with wider GCN habitat. The applicants have been in discussions with both NRW and the Council's Ecologist regarding revised mitigation proposals and I expect these to be submitted shortly. Members will be updated on this matter via the addendum. The long term management and maintenance of the off-site mitigation area would need to be secured via a planning obligation. In addition, the development of the site would need to take place in accordance with a scheme of Reasonable Avoidance Measures, something which could be secured via a suitably worded planning condition.

The ecology report does not identify badger setts within or in the immediate vicinity of the site however it acknowledges that badgers are likely to be present in the locality. A pre-construction check for badger sets is therefore recommended. This could also be secured by condition.

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Minerals: Part of the site is subject to policy MW9. The policy applies to areas where there are potentially exploitable mineral reserves and states that non-mineral development will not be permitted unless it has been demonstrated that no exploitable mineral reserves existing within the site. Alternatively a development must make provision for the removal of the mineral resources.

Given that the areas of the site subject to policy MW9 are closely bounded by existing residential properties it will not be practical to extract minerals without significant disruption to residential amenity. The existing dwellings are also likely to physically limit the areas that could be worked. In my opinion it is therefore unlikely that the minerals beneath the site are likely to be worked, therefore policy MW9 does not present grounds for objecting to the development in this instance.

CONCLUSION

The development represents an undesirable intrusion of urban development into the countryside separating New Rhosrobin and Gwersyllt that will harm the openness of the Green Barrier separating the two settlements. The proposals therefore conflict with policies PS1, GDP1, H5, H8 and EC1. Whilst accepting the considerable need to increase the supply of land for housing generally as well as specifically for affordable housing, these are not considerations which outweigh the concerns regarding the impact of the development in this instance.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The site lies outside of a settlement limit and within a Green Barrier. The proposed dwellings will harm the openness of the Green Barrier and represent an undesirable intrusion into the countryside that separates Gwersyllt and New Rhosrobin thus eroding the distinction between those two settlements. The development is therefore contrary to policies PS1, PS2, GDP1, EC1, H5 and H8 of the Wrexham Unitary Development Plan.

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APPLICATION NO:
P/2018 /1014

LOCATION:
46 AND 46A CHESTER ROAD
WREXHAM
LL11 2SD

DATE RECEIVED:
04/12/2018

COMMUNITY:
Acton

DESCRIPTION:
CHANGE OF USE FROM HMO TO
WELLNESS CENTRE INCLUDING
ENLARGEMENT OF EXISTING CAR
PARKING AREA AND ALTERATION
TO ACCESS

CASE OFFICER:
KH

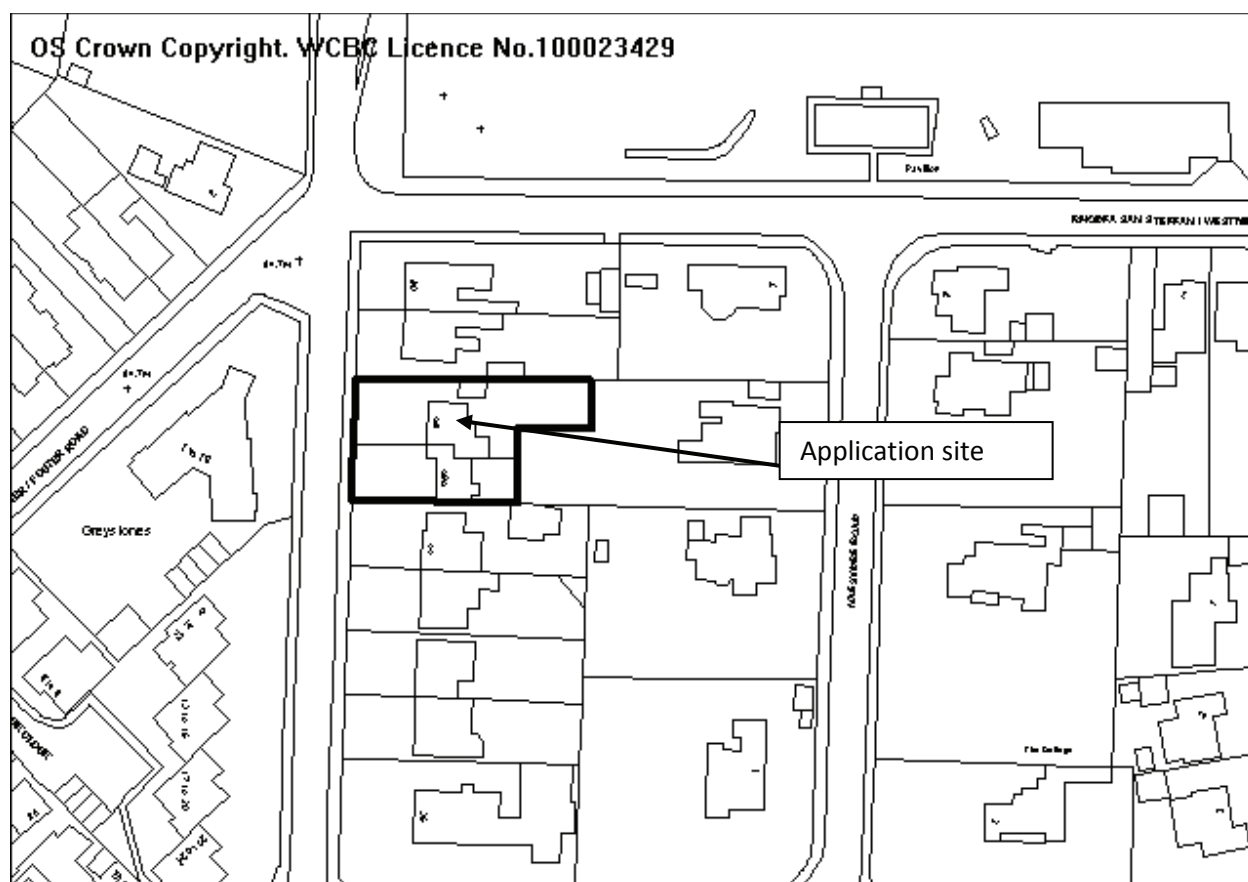
WARD:
Maesydre

AGENT NAME:
INSITE ARCHITECTURE
MR NICK WHEELER

APPLICANT(S) NAME:
MR J DAVEY

THE SITE

Nos. 46 and 46A Chester Road, Wrexham which is located off the Eastern side of Chester Road and in a predominantly residential area.



PROPOSAL

Change of use from House in Multiple Occupation (HMO) to a Wellness Centre including an extension to the existing car parking area. The building is detached and none of the building will remain as a HMO. The opening hours are 8.00 a.m. to 6.00 p.m. Treatment types are listed below:-

- Treatment types are listed below:
- Beauty Therapy
- Meditation
- Reiki
- Acupuncture
- Reflexology
- Physiotherapy
- Osteopath
- Chiropodist
- Nutrition
- Life Coaching
- Alexander technique and Hypnotherapy

All clients will visit the premises strictly by appointment with no drop in appointments or passing trade.

HISTORY

The property was previously used as a House in Multiple Occupation (HMO).

DEVELOPMENT PLAN

Within the defined settlement limit for Wrexham as defined in the Wrexham Unitary Development Plan. Policies PS1, PS2 and GDP1 refer.

CONSULTATIONS

- | | |
|--------------------|--|
| Community Council: | Object to proposal with deficit in parking provision, proposed commercial use of the semi-detached property out of keeping with the residential character of the building and nearby Conservation Area. |
| Local Member: | No comments. |
| Highways: | The original submission was unacceptable from a highway perspective with an access with substandard visibility and a shortfall in parking spaces and inadequate provision for turning on site.
A further submission has been submitted to overcome the concerns, with an access centrally located and an increase in parking requirements and a substantial area for turning. |

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Public Protection:	No objections subject to advisory notes and a planning condition.
Other representations:	Concern expressed verbally, by a resident in the area that insufficient parking would potentially result in cars parking on side streets with increased congestion for existing residents. A concern was also raised that the nature of the therapies should be made available.
Site Notice:	Expired 12.01.2019.

SPECIAL CONSIDERATIONS

Highways: Initially, Highways expressed concerns regarding the substandard access to the site, with substandard visibility in both directions with the proposed development site located on Chester Road a busy classified road subject to a 30 mph speed limit. Based on speeds of 30 mph the existing access was considered substandard in both directions and splays of 2.4m x 43m would normally be required in both directions. Highways consider that by relocating the access to a more central location the required splays could be achieved.

An amended plan has also provided an increase in parking spaces and a substantial turning facility – see below.



The LGP16 maximum for the development is 12 spaces. The submitted plan provides for 10 spaces. Whilst this is 2 less than the LGP16 maximum. I am aware that concern has been expressed that insufficient parking would potentially result in cars parking on side streets with increased congestion for existing residents. However the shortfall is not significant and the site is located within a residential area and on a frequent bus route. It is therefore unreasonable to conclude that some clients may arrive by non-car means. As noted below the development will also operate on an appointment only basis which should assist in managing demand for parking. I therefore consider it unlikely that the development will significantly increase demand for on-street parking in the area to the extent of causing issues in respect of highway safety or residential amenity.

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On the basis of the re-submission and agreement to provide a centrally located access and increased parking and turning facilities, Highways, subject to appropriate conditions, would support the application.

Other representations: A concern was raised that the nature of the therapies should be made available.

The treatment types are listed below:-

- Treatment types are listed below:
- Beauty Therapy
- Meditation
- Reiki
- Acupuncture
- Reflexology
- Physiotherapy
- Osteopath
- Chiroprapist
- Nutrition
- Life Coaching
- Alexander technique and Hypnotherapy

All clients will visit the premises strictly by appointment with no drop in appointments or passing trade.

Residential Amenity: The proposed development is relatively low-key and the nature of the use is unlikely to create significant noise in regarding to parking. Chester Road is a busy road and existing background noise will already have some impact on amenity. Treatment is by appointment only and hours restricted to between 08.00 am to 06.00 pm.

Conclusion: I have taken the concerns into regard and Highways have been able to secure acceptable parking and turning provision on the site and a centrally located access which will improve visibility to ensure highway safety.

The site is in a convenient location and on a bus route which may encourage alternatives to the car and use of public transport or arrive on foot.

Appointments only will also contribute to reducing the vehicles on site at any time.

Whilst I note the comments of the Community Council a number of properties on Chester Road have been used for commercial purposes.

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. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.
3. The landscaping scheme submitted and approved in connection with condition 2 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
4. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. Drg No. ISA 375 P201 Rev B
5. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
6. Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
7. The existing vehicular access as shown on the existing site layout dwg ISA 375 EO2 REV A shall be permanently closed up prior to first use of the new vehicular access hereby approved.
8. Prior to first use of the development, the highway fronting the existing vehicular access to be closed as part of this application shall be re-instated to full height footway in accordance with construction details which have been submitted to and approved in writing by the Local Planning Authority.
9. The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.
10. The vehicular access hereby approved shall be a minimum width of 4.8 metres.
11. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
12. There shall be no gates or other means of enclosure across the vehicular access point.
13. 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

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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provided across the approved access to intercept any such run off prior to first use of the development.

14. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

15. 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.

16. The property shall only be used for the purposes indicated in the application documents and in no circumstances used as a Health Centre / Doctor's Surgery.

17. Hours of use shall be between 08.00 am and 06.00 pm Monday to Friday.

REASON(S)

1. To comply with Section 91(3) 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.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To protect the amenities of the occupiers of nearby properties.
5. To ensure that adequate visibility is provided at the proposed point of access to the highway.
6. To ensure that adequate visibility is provided at the proposed point of access to the highway to ensure the safety of pedestrians.
7. In the interests of highway safety.
8. In the interests of highway safety.
9. In the interests of highway safety.
10. To ensure the formation of a safe and satisfactory access.
11. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
12. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
13. In the interests of highway safety.
14. In the interests of highway safety.
15. To protect the amenities of the occupiers of nearby properties.
16. In the interests of highway safety and nearby residential amenity.
17. In the interests of residential amenity.

NOTE(S) TO APPLICANT

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:-

means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

A licence will need to be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. The licence is a separate form and will need to be obtained from the Highways Department, Wrexham County Borough Council, telephone 01978 297158.

The applicants attention should be drawn to item nos 1, 2, 3, 4 and 5 of the supplementary notes.

Footway Crossing Licence

A licence should be obtained (as required by section 184) of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Footway reinstatement

A license should be obtained (as required by section 184 of the Highways Act 1980 from the Highway Department in order to reinstate the footpath at the existing access position. Further guidance can be obtained from the Highway Department at Wrexham County Borough Council on telephone 01978 729670.

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.

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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.

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APPLICATION NO:
P/2018 /1050

LOCATION:
1 THE STABLES BOWLING BANK
WREXHAM
LL13 9QF

DATE RECEIVED:
10/12/2018

COMMUNITY:
Isycoed

DESCRIPTION:
CONSTRUCTION OF NEW ACCESS /
DRIVEWAY AND ERECTION OF
BOUNDARY FENCE (IN
RETROSPECT)

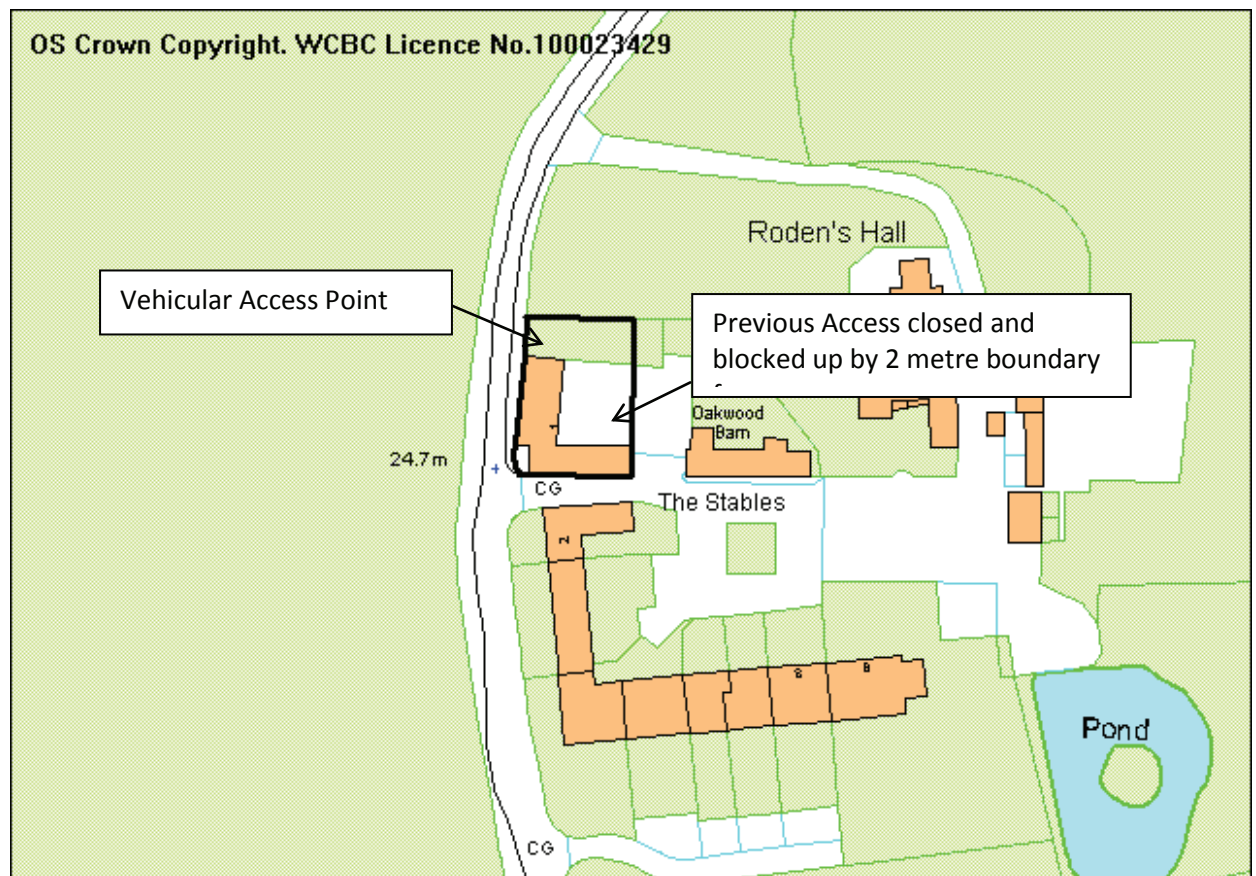
CASE OFFICER:
SEH

WARD:
Holt

APPLICANT(S) NAME:
MR TIM PLUVES STRUCTURE AND
DESIGN SERVICE LTD

AGENT NAME:
STRUCTURE AND
DESIGN SERVICE LTD
MR TIM PLUVES

THE SITE



PROPOSAL

As above

RELEVANT HISTORY

P/2018/0825 Conversion of existing outbuilding into living accommodation (extending existing property from a 2 bed dwelling into a 3 bed dwelling) and erection of timber bio-mas wood pellet store (in part retrospect). Granted 22/11/2018

DEVELOPMENT PLAN

Outside of settlement. UDP Policies PS2, H3, T8 and GDP1 apply. Local Planning Guidance Note No. 16 'Parking Standards' is also relevant.

CONSULTATIONS

Community Council:	Consulted	13/12/2018
Local Member:	Notified	13/12/2018
Highways:	Consulted	13/12/2018
Site notice:	Expired	07/01/2019
Other representations:	2 letters received expressing the following concerns:	
	• There will now be four access points on this part of the road, consideration to lowering the speed limit should be given; • Since the old access has been closed within the site, cars park in front of the fence, blocking the main access into the Stables.	

SPECIAL CONSIDERATIONS

Background: The existing vehicular access to the site off the adjacent property known as Oakwood Barn, has been closed and blocked off by a 2 metre high close boarded fence. A new access has been opened up onto the main road serving the development, to the north of the dwelling. In order to obtain adequate visibility to the north, it is proposed to cut back part of the boundary hedge belonging to the neighbour. The main issues to consider therefore relate to the impact of the development upon the visual amenities of the area and upon highway safety.

Highway Safety: The development site is located on a narrow classified rural road, subject to a 60mph speed limit. However, I would estimate typical speeds being around 25 mph due to the geometry of this section of the road. Given that this access will serve only 1 single dwelling, there is no justification to formally reduce the speed limit on this road. Visibility splays at the new access should be 2.4 x 33 in both directions. A condition will be attached to the permission to secure this in the interests of highway safety.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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Visual Amenity: In order to establish the visibility splay to the north, it is necessary to cut back the hedgerow for approximately 10 metres in this direction. The neighbouring landowner has confirmed in writing that these works can be carried out. This will result in the thinning of the hedge and so it is also proposed to plant some indigenous plant species inside the existing hedge to back fill, in the interests of protecting the visual amenities of the area. A planting scheme should be submitted for further approval, which will be secured by planning conditions.

Conclusion

The proposed access is acceptable in terms of highway safety, and would not be detrimental to the character and appearance of the area.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. Within 1 month of the date of this permission, full details of the proposed native boundary hedgerow planting for the land adjoining the application site, together with a timescale for the implementation of works shall be submitted to and approved in writing by the Local Planning Authority.
2. The landscaping scheme submitted and approved in connection with condition no. 1 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
3. Within one month of the date of this permission, the access hereby approved shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
4. Within one month of the date of this permission, vehicular parking and turning facilities shall be fully laid out, surfaced and drained on site in strict accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. These facilities 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. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
6. 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.
7. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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8. Within one month of the date of this permission a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.
9. The vehicular access hereby approved shall be a minimum width of 3 metres.

REASON(S)

1. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
 2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
 3. In the interests of highway safety.
 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.
 5. In the interests of highway safety.
 6. In the interests of highway safety.
 7. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
 8. In the interests of highway safety.
 9. To ensure the formation of a safe and satisfactory access.
-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
Dated - 1st APRIL 2019

APPLICATION NO:
P/2018 /1070

LOCATION:
LAND OFF FENNANT ROAD
PONCIAU WREXHAM
LL14 1PL

DATE RECEIVED:
18/12/2018

COMMUNITY:
Esclusham

DESCRIPTION:
CONVERSION OF BARN TO A
SINGLE DWELLING

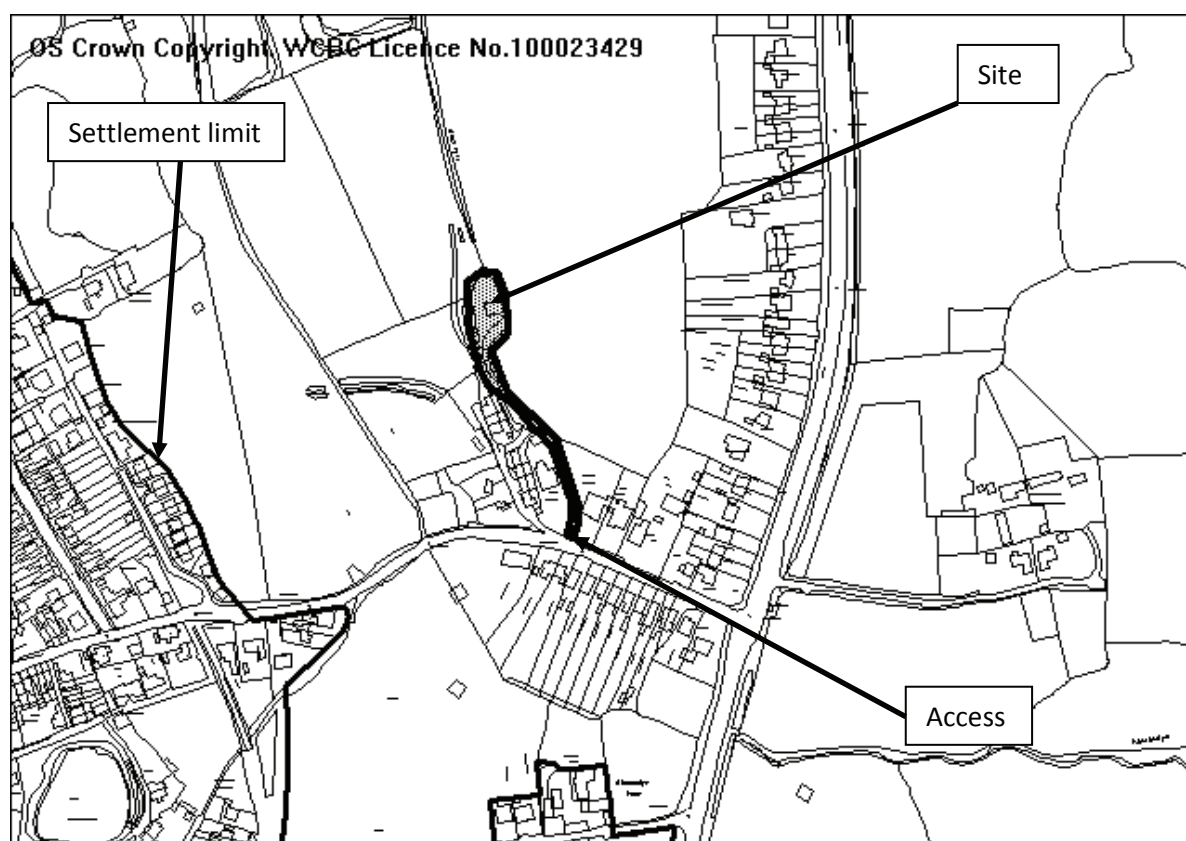
CASE OFFICER:
PF

WARD:
Ponciau

APPLICANT(S) NAME:
MS KAREN CZORA

AGENT NAME:
BLUEPRINT LTD
MR STEVEN ELTHAM

THE SITE



PROPOSAL

Planning permission is sought for the conversion of an existing brick built stable building to a single one bed dwelling.

A change of description has occurred during the course of the planning application so that the resulting converted building would be dwelling rather than a 'recreational unit'.

HISTORY

None.

PLANNING POLICY

The site is located outside any defined settlement limit. Policies PS2, PS3, PS4, GDP1, H3 and T8 are relevant. Guidance is also contained in Local Planning Guidance Notes 13 – Housing in the Countryside and 16 – Parking Standards.

CONSULTATIONS

A period of reconsultation was carried out following the change of description of the planning application.

Community Council:

No objection to the proposed development in principle. The following comments are made:

- Presumably any concerns regarding the structural integrity of the property below ground level will be addressed;
- Similarly, the Council notice that, whilst new gulleys will be provided for land water run-off and soakaway, there does not appear to be any consideration for drainage of foul water and sewerage. The proposed method of foul disposal seems to be unknown; and
- Linked to the above, it appears that Welsh Water will not agree that for "further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system;

Local Members:

Cllr K Hughes:

Has concerns on the following basis:

- The proposal would be to convert what appears to be a shed into a residential dwelling and whether or not the building could reach appropriate standards even after a number of improvements have been made; and
- Concerned also raised regarding the access track which leads directly from the brow of a hill on Fennant Road to the dwelling - the visibility appears to be poor.
- Requests that the application be presented to Planning Committee.

Cllr P Pemberton: Has no concerns at this stage.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
Dated - 1st APRIL 2019

Site notice:	Expired 21.02.2019
Public Protection:	No objection. Notes to applicant required in relation to construction nuisance.
Highways:	No objection. The visibility to the east of the access is below standards however the proposal is unlikely to increase traffic generation at the site.
NRW:	No comments.
CPAT:	No objection. The previous quarrying activities have destroyed any archaeological features in this location.
Welsh Water:	A condition should be imposed to approve a drainage scheme.
Neighbouring occupiers:	9 neighbouring occupiers notified. 3 representations received raising the following objections: • There will be an increase in domestic water from the site; • Where will refuse be collected from?; • What if third party horses were allowed to use the site and access track?; • The quarry is part of Offa's Dyke; • Does the existing structure meet Building Regulations for a domestic dwelling?; • The access to the site is on to a busy road with poor visibility. The condition of the track is questionable; • How will utilities such as gas and electric get to the site; • What insurance has been taken out in relation to neighbouring dwellings during the construction process; • Has a Coal Authority survey been undertaken; • Ownership, access rights and maintenance of the access track require clarification; • The site parking arrangements are not detailed on the plan; • Delivery of construction material and machinery has not been detailed; • The building is located under self-set trees, the condition of which are unknown; and • The building is on a greenfield site.

SPECIAL CONSIDERATIONS

Policy: The principle of the creation of dwellings in the open countryside through the use of redundant buildings is accepted. Policy H3 of the Wrexham Unitary Development Plan states:

The change of use or conversion of a building to residential use outside settlement limits will only be permitted where:-

- a) in the case of agricultural buildings, there is no longer an agricultural need and alternative non-residential uses have proved inappropriate; and*
- b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new dwelling; and*
- c) any inherent characteristics of merit in the building are retained; and*
- d) the proposed dwelling and the resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost; and*
- e) the floor plan of the existing building is sufficient to create a habitable dwelling.*

The origins of the building subject to the proposed conversion are unknown but it is currently utilised as a stable for the applicant's horse. It is constructed from brick with a corrugated steel roof. I am satisfied that the building type and its method of construction is sufficient for it to be considered in principle for conversion.

The application is accompanied by a structural survey. It concludes that the building is robustly constructed and in an overall fair condition. Any weaknesses with the facing elevations of the structure are limited to poor maintenance and missing bricks in random locations, all of which are easily rectifiable with localised repair. The report recommends that the roof covering is replaced in its entirety. I am satisfied that these works are compliant with the council's guidance and the Welsh Government's principles in terms of rural building conversion. The required works will not exceed the limits laid out in LPG3 and will not result in development that would be tantamount to the erection of a new dwelling.

Design and amenity: The building is simple in its appearance and the conversion proposal does not seek to dramatically alter this character. An attached lean to structure to the rear of the building is shown to be removed. Rooflights are proposed on the rear roof plain and a simple storm porch is shown to the front door. I am satisfied that these alterations are insignificant changes and would not result in an inappropriate appearance in the open countryside.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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LPG3 does recommend that buildings of less than 40m² would not lend themselves to a conversion because of the limited size. The internal footprint of the building in question is 35m². I acknowledge this is below the guidance standard, but I am satisfied that the resulting design is logical, featuring an enclosed kitchen, bathroom and standalone living area and bedroom. I do not consider that the proposal would result in a substandard level of accommodation.

The building sits within an enclosed setting, being a former quarry. It has its own natural curtilage with a courtyard frontage. Whilst the building would not have a garden in the traditional sense, the curtilage would effectively form a private amenity space because of the former quarry face and the site boundary which is not overlooked. As such, there would be no inappropriate incursion into the open countryside and any future occupants are afforded sufficient private space.

Highways: The site is accessed along a track from an established gated access onto Fennant Road. At the point of access, visibility to the east is poor, due to the presence of a boundary wall associated with the neighbouring dwelling *Maes Hafod*. Normally, were this an entirely new build with a new access, I would recommend that planning permission be refused. However, in this instance I am mindful that the applicant is using the site on a regular basis to tend to horses and manage the land. The building is small and is highly unlikely to be occupied by more than two persons. I am minded to conclude that the level of traffic movements will not be materially different to those currently experienced at the access. It is on this basis that highways have raised no objection.

Other matters: Observations have been made regarding the adequate drainage of the site. I have no reason to believe that the surface water generated from the change of use of the building will be any worse than at present. Normal Building Regulations will apply in relation to the suitable disposal of surface waters.

The method of foul water disposal is unknown at this stage. However it is likely to be a private treatment facility given the remote location from the highway. Again, the suitability of such a system would be governed through the Building Regulations process. On the basis of the limited level of development and other legislative controls, I do not consider that a detailed drainage scheme is required.

Disputes in relation to the ownership and maintenance responsibilities of the access track are civil matters between the parties involved. The applicant has provided a certificate with the application submission confirming full control and sole ownership of the access. I have no evidence or reason to dispute this submission.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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The need for building insurances in relation to third party land and property damage are not a planning matters.

The structural condition of trees on the site are matters for the applicant and/or the future developer to assess and are not reasons to refuse or hold back making a decision.

The site is located in an area of known coal mining activity but is designated as 'low risk' by the Coal Authority. No further consideration is required through the planning process.

Conclusion: I am satisfied that the proposed development constitutes a simple rural conversion scheme. The building is of sufficient form and condition to be converted and can be accommodated on a plot which is afforded a suitable access and curtilage. I therefore 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 C107/004 Sheet 1 of 1 Rev A and C107/005 Sheet 1 of 1 Rev A and as contained within the application documentation.
3. No part of the development shall commence until samples of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. 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, B, C, E, F, G of Schedule 2 Part 1 or Class A of Schedule 2 Part 2, other than the development hereby granted permission.
5. The vehicular parking and turning areas as shown on approved drawing(s) No(s). C/107/005 Sheet 1 of 1 Revision A 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(S)

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

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
Dated - 1st APRIL 2019

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.
 4. Due to the restricted application site and its location in the countryside 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.
 5. 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
-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
Dated - 1st APRIL 2019

APPLICATION NO:
P/2018 /1081

LOCATION:
LAND WEST OF WREXHAM GOLF
CLUB OFF A534 ROUNDABOUT
HOLT ROAD LLANYPWLL
WREXHAM
LL13 9SB

DATE RECEIVED:
20/12/2018

COMMUNITY:
Holt

CASE OFFICER:
SEH

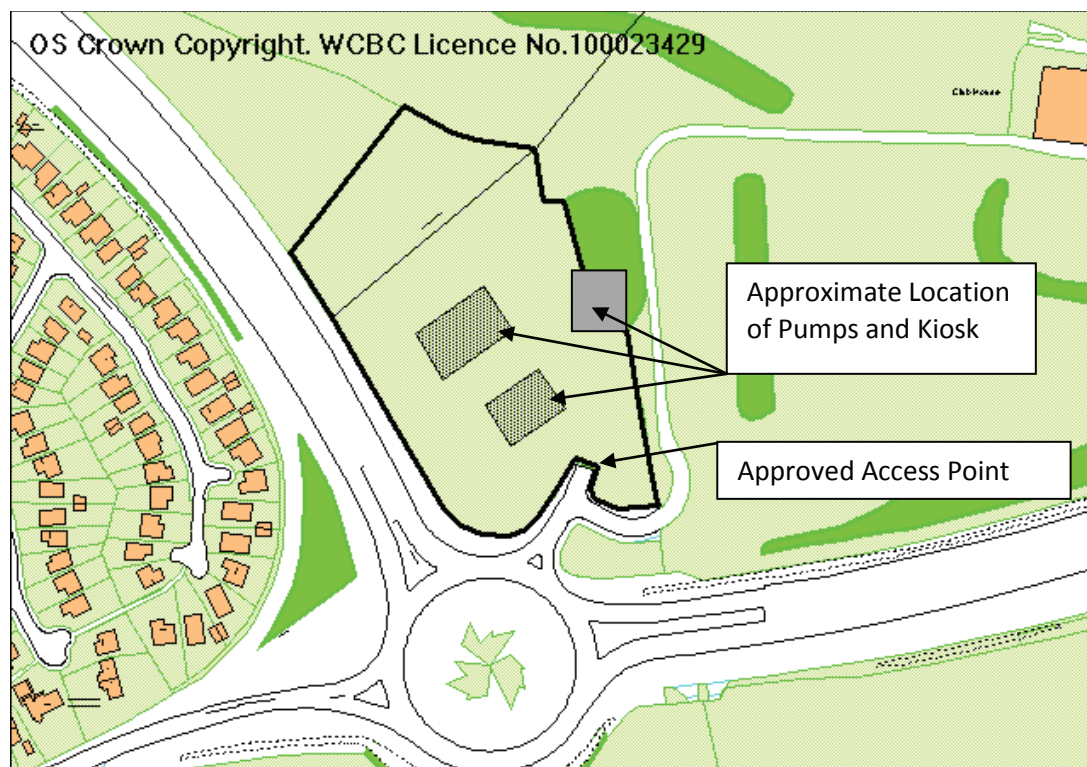
WARD:
Holt

DESCRIPTION:
SUBMISSION OF RESERVED
MATTERS PURSUANT TO OUTLINE
PLANNING PERMISSION
P/2017/0527 - LAYOUT, SCALE,
APPEARANCE, LANDSCAPING FOR
ROADSIDE SERVICES
INCORPORATING A PETROL FILING
STATION WITH ANCILLARY KIOSK
AND ASSOCIATED CAR PARKING
AND WORKS

AGENT NAME:
ASBRI PLANNING LTD
MR MATTHEW GRAY

APPLICANT(S) NAME:
EG GROUP

THE SITE



REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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PROPOSAL

As above

RELEVANT PLANNING HISTORY

P/2017/0527	Outline application (with all matters reserved apart from access) for roadside services incorporating a petrol filling station with ancillary kiosk and associated car parking and works - Granted 05/11/2018
P/2016/0630	Outline Planning Application (with All Matters Reserved apart from Access) for Roadside Services incorporating a Petrol Filling Station with ancillary Kiosk, Family Pub/Restaurant, Drive-Thru Restaurant and Associated Car Parking – Application Withdrawn on 07/04/2017
P/2008/0039	Change of Use of Land from Agricultural to Pitch and Putt Course for Junior Golfers (In Retrospect) – Granted on 10/03/2008
P/2007/0779	Change of Use of Land from Agricultural to Pitch and Putt Course for Junior Golfers (In Retrospect) – Withdrawn 14/08/2007
P/2004/0788	Change of use of land from agriculture to form extension to existing golf course - Granted on 26/10/2004
CB02893	Reserved Matters Approval (CB00001) – Refused on 11/09/2000. Appeal allowed on 30/07/2001. Development did not commence and the permission lapsed on 30/07/2003.
CB00001	Outline Planning Application for the erection of a Hotel/Leisure Complex, New vehicular and Pedestrian Access – Granted on 12/01/1998

DEVELOPMENT PLAN

The application site is on Greenfield land and located outside of the settlement limit and within Green Barrier. Policies PS2, GDP1, T8 and T9 of the Wrexham Unitary Development Plan (UDP) are applicable.

CONSULTATIONS

Community Council:	Consulted 02/01/2019
Adj. Community Council:	No comment.
Local Member:	Notified 02/01/2019
Adj. Local Member:	Notified 02/01/2019
Highways:	No objection to the proposed development subject to planning conditions (see Special Considerations section below).
Public Protection:	No comments.

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WW:	No objection to the scheme subject to compliance with the conditions attached to the outline planning permission.
NRW:	No objection to the scheme subject to compliance with the conditions attached to the outline planning permission.
PRoW:	The corner of this development affects Bieston footpath 2. A public path diversion order will be required prior to commencement of development.
Site Notice:	Expired 23/01/2019
Neighbours:	2 responses received sharing the following concerns: • A significant amount of traffic visiting this filling station will be generated on what is already a busy roundabout which needs observant concentration to navigate safely. Studying the area for which planning permission is requested, I can see no safe or sensible solution for extra access to this road; • The proposed filling station is a danger to traffic on the roundabout due to cars queuing to access the site and the adjacent golf club, backing up onto the roundabout. Alternative access solutions are suggested; • Stray golf balls are a safety risk to the users of the filling station; • The filling station will threaten the 'Elite' golfing status of the adjacent golfing venue; • Ecology reports are factually incorrect; • There are drainage concerns and the scheme should ensure that no drainage run off is allowed onto the adjacent land.

SPECIAL CONSIDERATIONS

Background: Outline planning permission was granted in 2018 (P/2017/0527) with all matters reserved for further approval except for access (which was approved as part of that application). Two neighbour response letters have been received which express concerns in relation to the access and suggest alternative access locations / solutions. The access shown on the proposed site layout plan is in the location already approved at Outline planning stage and I do not therefore intend to revisit matters relating to the safety of the vehicular access.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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Concerns have also been expressed in relation to ecology and drainage matters. These matters are to be dealt with separately by way of Discharge of Conditions (as attached to the Outline permission) application, and are not relevant to this application for approval of the reserved matters. The reserved matters now under consideration are appearance, landscaping, layout and scale.

Highway Safety and Access: A footway is provided within the site to secure the safe movement of pedestrians. Parking and turning provision is in accordance with local and national policies, and the submitted scheme of signage (in both English and Welsh) will ensure legibility for users of the site.

Details of the proposed TRO (double yellow lines) have been provided and these measures are considered to be acceptable. A condition will be attached to ensure that the TRO is in place prior to first use / operation in order to safeguard against any issues of parking along the internal access road.

The proposed development affects the alignment of Bieston public footpath 2, and a formal diversion order for re-alignment is required. A pre-commencement condition will be attached to the approval to secure this.

Scale, Design and Site Layout: The application is accompanied by a detailed Design and Access Statement which fully outlines the rationale behind the site layout, and responds to the site constraints. The scale and design of the building is appropriate for the location and would not be detrimental to the character and appearance of the area (see figure 1 and 2 below). The landscaping has increased the tree canopy cover around the boundaries of the site, particularly to the north-west, south-east and south-west, which will serve to subtly screen the development and break up sightlines into the land.

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Figure 1. Proposed Site Layout



Figure 2. Proposed Side Elevation



Figure 3. Proposed Front Elevation

Other Matters: Safety concerns expressed in respect of stray golf balls from the adjacent Golf Club were considered as part of the determination of the Outline permission. I remain of the view that this does not present a significant threat to the future users of the development. A condition requiring investigation into safety netting will be attached to the reserved matters approval.

CONCLUSION

The proposed development is acceptable in terms of scale, design and appearance and the landscaping proposed will make a positive contribution to the character and appearance of the development.

RECOMMENDATION: That the Reserved Matters be APPROVED

CONDITION(S)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 181161-PL-05a, 181161-PL-06, 181161-PL-07, 10104-001, 10104-003 Rev B, 10104-004, 10802/100/001 Rev B, 10802/1100/001 Rev B, 10802/700/001 Rev B, 181161-PL08a, 181161-PL-04f and as contained within the application documentation.
2. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
3. The vehicular parking and turning areas as shown on approved drawing no. 181161-PL-04f 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. Within one month of commencement of development, full details of a hard and soft landscaping scheme to include details of all tree and hedgerow planting and boundary treatments, and finished floor levels, together with a five year Maintenance Plan and timescales for implementation of works and planting shall be submitted to and approved in writing by the Local Planning Authority.
5. The landscaping and boundary treatment scheme submitted and approved in connection with condition no.04 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
6. The landscaping and boundary treatment scheme submitted and approved in connection with condition no.04 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
7. No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:
 - 1) Detailed layout, design, lighting, drainage and construction of the proposed new access and footways;The scheme as is approved shall be fully implemented prior to first use of the development.
8. 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

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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provided across the approved access to intercept any such run off prior to first use of the development.

9. No part of the development shall be occupied / used until a Traffic Regulation Order, to be funded by the developer, restricted parking along the access an internal access road has been implemented at the site.
10. The lighting scheme detailed within plan and report refs: 18-01, 18-02, 18-03 and 18-04 submitted as approved as part of this application shall be fully implemented in all respects prior to first occupation / of the development.
11. All signage and road markings hereby approved shall be presented bilingually in both Welsh and English, and the Welsh shall precede the English where possible.
12. No part of the development shall be occupied / used until refuse bins have been provided on site in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The bins shall thereafter be permanently retained in a usable condition.
13. No part of the development shall commence until the Bieston footpath 2 has been diverted in accordance with a Path Diversion Order, a copy of which shall be submitted to the Local Planning Authority for written approval.
14. Prior to first use of the development hereby approved, safety netting shall be erected on site on accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

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.
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.
7. In the interests of highway safety.
8. In the interests of highway safety.
9. In the interests of highway safety.
10. To comply with section 71ZA(2) of the Town and Country Planning Act 1990.
11. To comply with TAN 20: The Welsh Language.
12. To comply with section 71ZA(2) of the Town and Country Planning Act 1990.
13. In the interests of highway safety.
14. To safeguard the users of the site against stray balls from the adjacent golf course.

NOTE(S) TO APPLICANT

The Applicant is advised that the development to which these reserved matters are pursuant shall commence by 05/11/2023.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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The planning conditions as attached to the outline permission remain valid until they have been formally discharged.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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APPLICATION NO: P/2019 /0006	LOCATION: 8 ASH GROVE LODGEVALE PARK CHIRK WREXHAM LL14 5RF	DATE RECEIVED: 07/01/2019
COMMUNITY: Chirk	DESCRIPTION: OUTLINE APPLICATION FOR 1 NO. DWELLING ON AMENITY LAND ADJOINING 8 ASH GROVE	CASE OFFICER: KH
WARD: Chirk North	APPLICANT(S) NAME: MR KEVIN LAWRENCE	AGENT NAME: BLUEPRINT LTD MR DAFYDD EDWARDS

THE SITE

The land lies off the Western side of Ash Grove, Chirk adjacent to No. 8 Ash Grove (part of the garden area). There are residential properties to all sides.

PROPOSAL

Outline planning application for residential development.

HISTORY

None.

DEVELOPMENT PLAN

The site lies within the settlement limit for Chirk. Policies, PS1, PS2 and GDP1 of the Unitary Development Plan refer.

CONSULTATIONS

Community Council:	Members wish to ensure that any new building does not have an adverse impact on natural light on adjacent properties and that the BRE daylight and sunlight tests be undertaken. Also, concerns over highway issues, access and parking. Planning Committee should have a site visit ahead of coming to a decision.
Local Member:	No comments at this stage.
Welsh Water:	Drainage condition required.
NRW:	No comments.
Highways:	Consulted.
Other representations:	16 letters of objection received on the following grounds:-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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- Increased parking congestion on Ash Grove.
- Condition of roads and footpath (un-adopted) and already in poor condition. The proposed works will cause further damage to the road.
- Heavy Goods Vehicles (HGVs) will cause further damage to condition of the roads.
- Wagons would be likely to block access points.
- Construction noise.
- Visitors to the existing properties already create congestion.
- As the roads are un-adopted they will not be repaired.
- People from Sycamore Drive regularly park in Ash Grove.
- There may be occasions when lorries can't pass parked cars and works will be disrupted.
- Damage to cars parked on the road by large vehicles.
- Roads already congested.
- One of the local residents is disabled and further damage to road and footpath will be detrimental.

Site Notice: Expired 14.02.2019.

SPECIAL CONSIDERATIONS

Policy: The site lies within the settlement limit therefore subject to according with policy GDP1 the development of the site is acceptable in principle.

Layout: An indicative site plan is shown below:



Concerns have been raised regarding the impact of the development on existing nearby properties regarding to the loss of daylight / sunlight. The application is an outline application with all matters reserved for further approval so the details submitted at this stage are indicative only. The position, size and design of the dwelling will be considered in more detail at reserved matters stage however I am satisfied the plot is large enough to accommodate a dwelling without adversely impacting upon adjacent occupiers by way of privacy, loss of daylight or by being overbearing.

Other considerations: I am conscious that the roads are in poor condition and some deterioration of the roads may occur with vehicles delivering materials. However the road is unadopted therefore this is a matter for the applicants/developer and adjacent occupiers to address privately.

There is an existing problem due to demand for on-street parking demand on Ash Grove and Sycamore Road. It is proposed that the existing property at 8 Ash Grove will have 3 parking spaces and the proposed new property similarly provided with 3 parking spaces. This will be considered in more detail at reserved matters stage, however I have no reason to believe the proposals will lead to a significant increase in on-street parking.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
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The works will be disruptive at times but is is not uncommon on residential estates for extensions or new build to be carried out. I do not consider the nature of scale of the development to be such that it will cause significant harm to amenity whilst construction is carried out.

Conclusion: I am satisfied that the scheme is acceptable subject to the relevant conditions. I appreciate the condition of the roads in the vicinity are in a poor a condition and are un-adopted. I would not anticipate any major deterioration of the roads. With regard to congestion, as referred to above, three parking spaces will be provided for the existing property and the new property to prevent further congestion on the road.

The application for Approval of Reserved Matters will deal with the detail and ensure the building does not compromise nearby amenity, overlooking or loss of daylight / sunlight.

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. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
5. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter, the scheme shall be implemented in accordance with the approved details prior to occupation of

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the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the sewerage system.

6. Prior to the occupation of the dwelling hereby granted planning permission parking areas for both it and no. 8 Ash Grove shall be laid out, surfaced and drained in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The parking areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

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. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
5. To prevent hydraulic overloading of the public sewerage system to protect the health and safety of existing residents and ensure no pollution or detriment to the environment.
6. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

NOTE(S) TO APPLICANT

See comments / advisory notes provided by Welsh Water with regard to the reserved matters application.

Careful consideration of the location will be required to ensure nearby residential amenity is not compromised.

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APPLICATION NO:
P/2019 /0023

LOCATION:
THE OLD SHOP CADNEY LANE
BETTISFIELD WREXHAM
SY13 2LN

DATE RECEIVED:
15/01/2019

COMMUNITY:
Maelor South

DESCRIPTION:
SIDE AND REAR EXTENSIONS AND
ERECTION OF GARAGE

CASE OFFICER:
MR

WARD:
Overton

APPLICANT(S) NAME:
MR J L WESTERMAN

AGENT NAME:
MR S COLQUHOUN

SITE



PROPOSAL

The proposal seeks planning permission for a single storey side and rear extension, as well as a detached garage.

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HISTORY

- P/2017/0923 – Demolition of pair of semi-detached dwellings and erection of 2 no. two storey detached dwellings and associated parking. Approved 01/05/2018.
- P/2011/0589 – Demolition of existing pair of semi-detached dwellings and redevelopment to create 2 no. two storey detached dwelling and associated parking. Approved 05/03/2012.

DEVELOPMENT PLAN

Within Bettisfield Settlement Limit. UDP policy GDP1 applies.

CONSULTATIONS

- | | |
|--------------------|---|
| Community Council: | No reply. |
| Local Member: | No objection. |
| Ecology: | A condition requiring a scheme of reasonable avoidance measures for Great Crested Newts is recommended. There are issues with disposal of foul sewage in the area due to high ground water levels. It should be demonstrated that nutrients will not enter the drainage system and impact upon the Bettisfield Moss Special Area of Conservation. The proposed means of foul drainage (biodisk and soakaway) is inappropriate in this location. |
| NRW: | Further details required in regards to method of foul drainage to demonstrate that an acceptable method of foul sewage is achievable. If no further details are received or the proposed foul drainage scheme is not demonstrated to be acceptable, NRW would object and recommend refusal. |
| Site Notice: | Expired 25.04.2019. |
| Neighbours: | 1 no. representation supporting the proposal. |

SPECIAL CONSIDERATIONS

Design and Layout: The extensions would be single storey in height, appearing as subordinate additions to the main dwelling and when viewed from the street scene.

Matching roof pitches and materials would help to integrate the extensions with the main dwelling.

The garage would be located towards the rear of the site, having a simple appearance and being limited in scale, resulting in a sympathetic and complementary addition to the site.

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Crushed gravel is considered to be a suitable surface treatment.

The proposal is not considered would adversely impact on the host dwelling or surrounding locality and would comply with UDP Policy GDP1.

Residential Amenity: The proposal would have no adverse impacts to existing levels of residential amenities of neighbouring properties and would comply with UDP Policy GDP1.

Access and Car Parking: The submitted proposed Site Plan shows the existing access would be used to serve the garage and there is sufficient parking provision on the driveway for the dwelling.

Drainage: There are high ground water levels in the area resulting in issues with disposal of foul sewage. Increasing the size of any property in this area should not be permitted unless it can be demonstrated that nutrients will not enter the drainage system and impact upon the Bettisfield Moss Special Area of Conservation. Wrexham Ecology and NRW both advise that the proposed means of foul drainage (soakaway and biodisc) is inappropriate in this location and alternative means of foul drainage should be sought.

However, the only reason the proposal requires planning permission is due to the height of the extensions exceeding the threshold allowed under the General Permitted Development Order 2013. If the heights were lowered, then the applicant could construct the extensions under their permitted development rights.

Furthermore, the property is already in a C3 dwelling use class and there is nothing to prevent the applicant from installing a foul drainage system without requiring planning permission.

NRW advise that it is a legal requirement for all water discharges in Wales to be registered with NRW and some discharges may require an environmental permit, depending on type, volume and location of the discharge.

This is a separate matter to planning and should the proposed means of foul drainage be considered inappropriate by NRW during the registration stage, then the onus is on the applicant to demonstrate to NRW that an alternative means of foul drainage can be achieved.

On the basis of the above, it is not considered reasonable to justify a refusal on the foul drainage proposed as part of the scheme.

CONCLUSION

No adverse impacts would result to existing levels of visual and residential amenities of the surrounding area and 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 development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered Drg No. 3, Drg No. 4, Drg No. 2 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.

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.

NOTE(S) TO APPLICANT

You are advised to liaise with Natural Resources Wales regarding any new or altered foul drainage installations.

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Dated - 1st APRIL 2019

APPLICATION NO:
P/2019 /0059

LOCATION:
24 WINCHESTER WAY GRESFORD
WREXHAM
LL12 8HG

DATE RECEIVED:
25/01/2019

COMMUNITY:
Gresford

DESCRIPTION:
SIDE EXTENSION TO EXISING
BUNGALOW AND ERECTION OF
DETACHED GARAGE

CASE OFFICER:
LP1

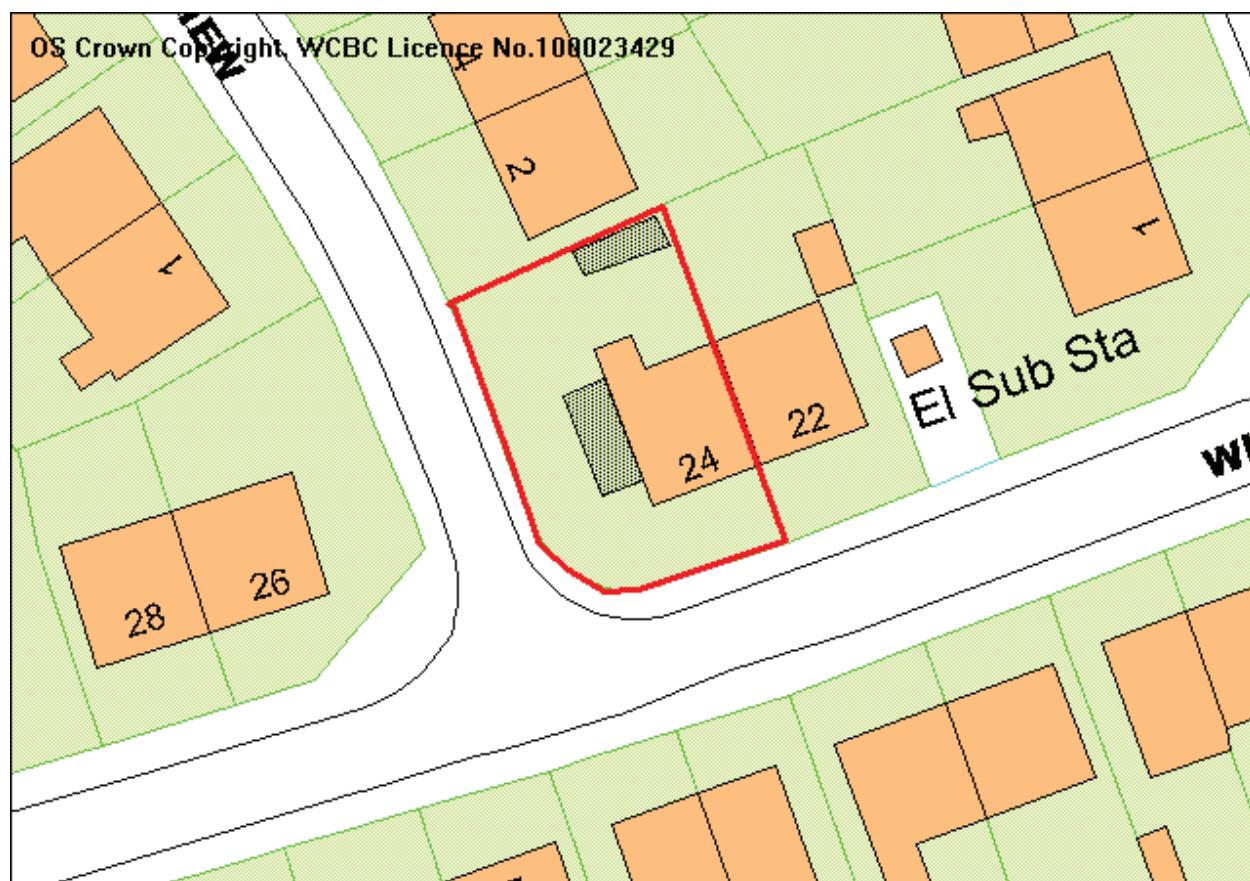
WARD:
Gresford East & West

APPLICANT(S) NAME:
MR PAUL ASHFIELD

AGENT NAME:
MR PAUL ASHFIELD

SITE

Semi-detached property in Gresford



PROPOSAL

Side extension to existing bungalow and erection of detached garage

HISTORY

None relevant

DEVELOPMENT PLAN

Lies within settlement limit, Policies GDP1 and PS2 apply.

CONSULTATIONS

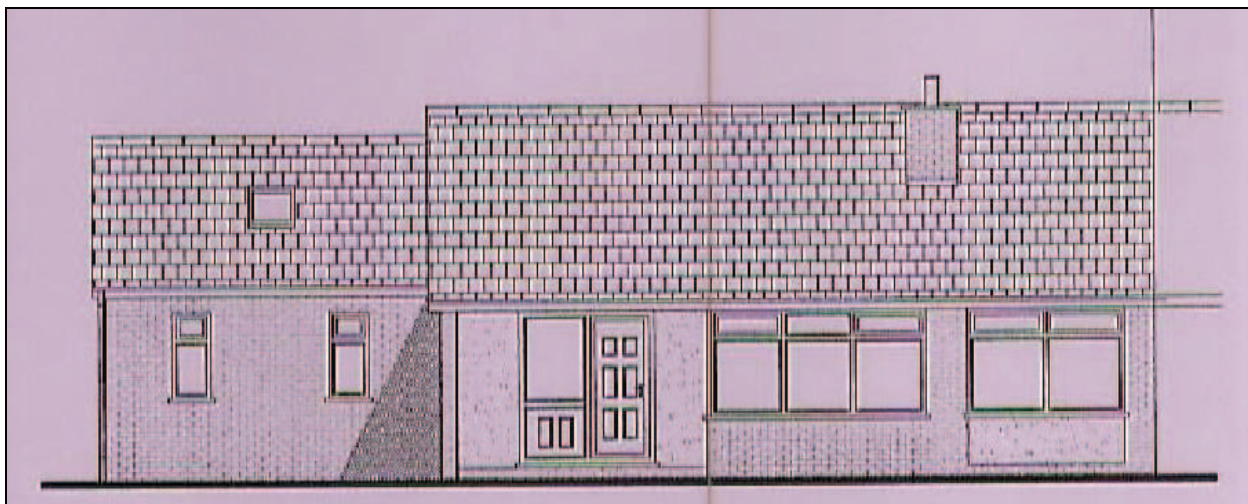
- Community Council: Wish to stipulate that the garage be used for domestic and not business purposes
- Local Member: Notified 30 January 2019
- Neighbours: One letter received raising the following points:
- Concerned that the side extension encompassing the side garden is not in keeping with the way other properties have been extended
 - No detailing has been given on landscaping to the side boundaries which would affect the street scene and neighbouring properties.
 - The proposed garage could result in loss of light to side facing windows on neighbouring property.
 - Concerned over impact of weight of garage on boundary wall and drainage between the properties.
 - Window in garage could result in overlooking to neighbouring property.

SPECIAL CONSIDERATIONS

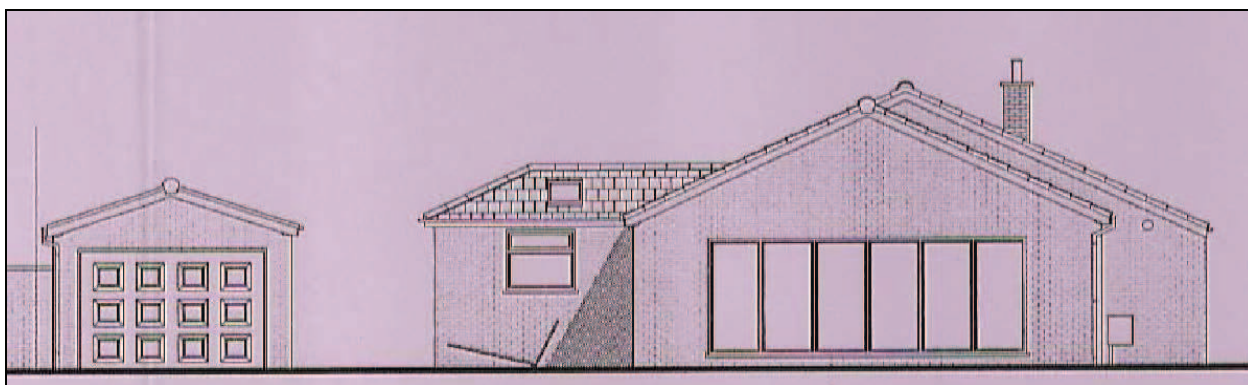
Design and Amenity

The property lies on a corner plot with a conifer hedge along the majority of the front and side boundaries.

The front and side elevation plans are shown below:



Front elevation



Front elevation

The plans show the addition of a hipped roof to an existing flat roof kitchen. By itself this work is permitted development and therefore falls outside of the scope of this application.

The design of the proposed extension is in keeping with the existing property and is set back from the front so it appears subsidiary. Although the property is a corner plot there is sufficient space between the side extension and the boundary that the open aspect of the corner plot will not be compromised should the hedge be removed.

The garage is a single garage which replaces the existing one to the rear of the property. Whilst it comes closer to the windows in the neighbouring property than the existing structure a building could be erected without planning permission in this location with the same height walls and constructed with a flat roof.

The proposed roof having a shallow pitch does not result in a significant adverse impact on the neighbouring property compared to what could be constructed under permitted development. The design of the building is also an improvement to a flat roof structure in this location. The proposed window in the garage is for a non habitable room and the owner has confirmed that it can be obscurely glazed if necessary.

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The proposed garage and extension are therefore acceptable in terms of the impact on the neighbouring property and streetscene.

Other considerations

The matter of the load bearing wall is not a planning consideration and will be considered by Building Regulations as part of the construction process.

CONCLUSION

The proposed extension and garage are acceptable and I therefore 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 2019/WW/01 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 building.

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.

NOTE(S) TO APPLICANT

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

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APPLICATION NO:
P/2019 /0097

LOCATION:
BRANCOTE 71 WYNNSTAY LANE
MARFORD WREXHAM
LL12 8LH

DATE RECEIVED:
08/02/2019

COMMUNITY:
Gresford

DESCRIPTION:
SINGLE-STOREY REAR
EXTENSIONS, ALTERATIONS TO
ROOF, NEW PORCH AND ROOF
ELEMENTS TO FRONT ELEVATION

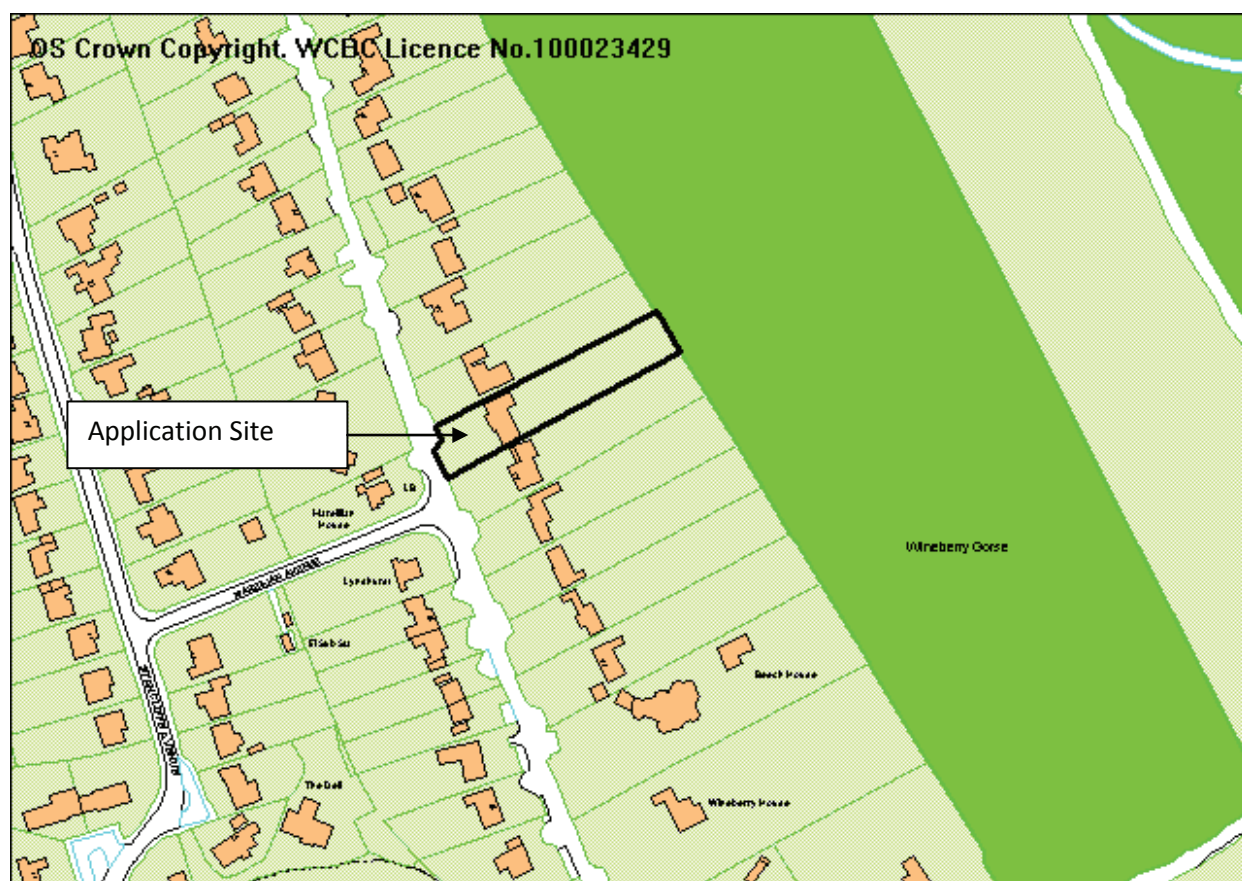
CASE OFFICER:
SEH

WARD:
Marford & Hoseley

APPLICANT(S) NAME:
MR ADAM COOPER

AGENT NAME:
BRATLEY
ARCHITECTURAL LTD
MRS SUZANNE
BRATLEY

THE SITE



PROPOSAL

As above

HISTORY

- P/2014/0422 Conversion of existing garage with extension over and two storey rear extension. Granted 05/08/2014
- P/2014/0185 Front porch extension together with ground floor garage and kitchen extension with first floor bedrooms over and internal alterations. Application Withdrawn

DEVELOPMENT PLAN

The site is within settlement. UDP Policies PS2 and GDP1 apply. Local Planning Guidance Notes Nos. 20 'House Extensions' and 21 'Space around Dwellings' are also relevant.

CONSULTATIONS

Community Council:	No objections or observations to make.	
Local Member:	Notified	11.02.2019
Site notice:	Expired	05.03.2019
Other representations:	1 letter of objection received raising the following concerns:	
	• We wish to object to the planned new roof height – the proposal would make the building dominate the site and view from the road, taking up the entire width of the plot. Also solar panels on the neighbouring dwelling would be overshadowed; • We understand the wish to align the roof height for aesthetic reasons. We wonder whether this could be achieved by lowering the roof height to the level of the lower part of the roof, without further reducing green energy production; • We would wish to note that there has been a tendency locally for the use of bonfires in gardens to clear building materials, these result in toxic smells and black smoke. Is it possible to include a restriction clause to prevent 'building material' bonfires where building work is being undertaken?	

SPECIAL CONSIDERATIONS

Background: This application is for alteration to the roof of the existing first floor extension; single storey rear extensions; removal of the balcony on the front elevation; erection of canopy and new porch. The main issues to consider relate to the impact of the development upon residential and visual amenity.

Design and Residential Amenity: The extensions proposed seek to utilise matching materials and have been designed to be in keeping with, and sympathetic to, the character and appearance of the existing dwelling. The rear extensions will not be visible from public viewpoints with the only visible elements being the front porch, ground floor roof canopy and the raising of the roof height to the side of the property (See existing and proposed images below at Figures 1 and 2). The proposed amendments will improve the current arrangement to the roof and will enhance the appearance of the dwelling and street scene.



Figure 1. Proposed Front Elevation



Existing Front Elevation



Figure 2. Proposed Side Elevation



Existing Side Elevation

There are no planning policies in relation to the protection of light provision to solar panels. That said it is highly unlikely that the increase in height of just 0.4 metres to meet the main ridge height would have an impact upon the light passing through to the solar panels on the adjacent dwelling.

Other matters: Although matters relating to the construction works are not strictly planning considerations, advisory notes will be attached which remind the applicants of their responsibilities in limiting any noise, bonfire smoke and dust pollution through the development phase.

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Conclusion: I consider the alterations and extensions to the dwelling to be acceptable in terms of scale and design, and there would be no significant impact upon visual or residential amenity. The development is in accordance with the Council's adopted policies and guidance 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 drawing(s) numbered 1435/04 Rev A, 1435/02 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 building.
4. 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), any window or opening in the elevation of the extension facing North West shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained.
5. With the exception of those shown on the approved plan and 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 windows or other openings shall be inserted in any elevation of the building.

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.
4. To protect the amenities of the occupiers of nearby properties.
5. To protect the amenities of the occupiers of nearby properties.

NOTE(S) TO APPLICANT

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;

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- 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.

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.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY**Dated - 1st APRIL 2019****LIST OF DELEGATED DECISIONS ISSUED**

HOL P/2017/0122 REFUSED 11/03/2019	LAND AT REAR OF AND ADJACENT TO GREDINGTON ARMS, HOLT ROAD, LLANYPWLL, WREXHAM, LL13 9SD	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (UP TO 5 DWELLING HOUSES), ACCESS AND ASSOCIATED PARKING
WRO P/2018/0743 REFUSED 26/02/2019	6, BROOK STREET, WREXHAM, LL13 7LL	CHANGE OF USE FROM RESTAURANT / CAFE TO RESTAURANT / CAFE AND THE BASE FOR A HOT FOOD AND DRINK HOME DELIVERY SERVICE
LLA P/2018/0906 GRANTED 01/03/2019	LAND AT, HOME FARM, GRESFORD ROAD, LLAY, WREXHAM, LL12 0NW	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING APPEAL REFERENCE: APP/H6955/A/16/3147116 (PLANNING REF P/2014/0905):- CONDITION 10 - SUBMISSION OF A SCHEME TO DEAL WITH POTENTIAL CONTAMINATION AT THE SITE
MIN P/2018/0927 GRANTED 26/02/2019	WERN FARM, WERN, BERSHAM, WREXHAM, LL14 4LU	ERECTION OF STABLE BLOCK AND HAY STORE, CONSTRUCTION OF MÉNAGE AND ALTERATIONS TO ACCESS DRIVE
BRN P/2018/0929 GRANTED 26/02/2019	THE COTTAGE, HANMER ROAD, EGLWYS CROSS, WREXHAM, SY13 2JR	TWO-STOREY EXTENSION SEPARATED BY SINGLE- STOREY GLAZED FLAT ROOF LINK, NEW ENTRANCE PORCH AND LANDSCAPING
BRN P/2018/0930 GRANTED 26/02/2019	THE COTTAGE, HANMER ROAD, EGLWYS CROSS, WREXHAM, SY13 2JR	LISTED BUILDING CONSENT FOR TWO-STOREY EXTENSION SEPARATED BY SINGLE-STOREY GLAZED FLAT ROOF LINK, NEW ENTRANCE PORCH AND LANDSCAPING
WRR P/2018/1009 GRANTED 01/03/2019	COLEG CAMBRIA, YALE CAMPUS, GROVE PARK ROAD, WREXHAM, LL12 7AB	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2018/0638- CONDITION 3 - SUBMISSION OF SCHEME FOR THE COMPREHENSIVE AND INTEGRATED DRAINAGE OF THE SITE CONDITION 4 - SUBMISSION OF SAMPLES OF ALL EXTERNAL FACING MATERIALS CONDITION 5 - SUBMISSION OF SCHEME PROVIDING FURTHER DETAILS OF THE PROPOSED BOUNDARY WALL ALONG THE CHESTER ROAD BOUNDARY CONDITION 6 - SUBMISSION OF A DETAILED ARBORICULTURAL METHOD STATEMENT CONDITION 7 - SUBMISSION OF DESIGN OF THE FOUNDATIONS WITHIN ROOT PROTECTION AREAS CONDITION 8 - SUBMISSION OF FULL DETAILS FOR THE ARBORICULTURAL SUPERVISION OF TREE PROTECTION MEASURES AND ANY GROUND WORKS CONDITION 9 - FULL DETAILS OF A HARD AND SOFT LANDSCAPING SCHEME TOGETHER WITH A TIMESCALE FOR IMPLEMENTATION CONDITION 12 - SUBMISSION OF AN APPROPRIATE DUST MANAGEMENT SCHEME CONDITION 14 - SUBMISSION OF A CONSTRUCTION TRAFFIC MANAGEMENT PLAN

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GRE P/2018/1039 REFUSED 26/02/2019	LAND ADJACENT TO THE PADDOCK, OLD WREXHAM ROAD, GRESFORD, WREXHAM, LL12 8UA,	ERECTION OF 2 NO. DETACHED DWELLINGS WITH CENTRAL ACCESS ROAD AND ASSOCIATED PARKING TO REAR
HOL P/2018/1042 GRANTED 26/02/2019	PLAS BOSTOCK FARM, COMMONWOOD, HOLT, WREXHAM, LL13 9TF	LISTED BUILDING CONSENT TO RENOVATE AND RESTORE TO BRING UP TO A LIVEABLE STANDARD INCLUDING:- - REMOVE FLOOR (LAID IN 1980S ON RUBBLE) AND LAY DAMP-PROOF MEMBRANE, INSULATION AND UNDER-FLOOR HEATING - RESTORE EXISTING CHIMNEYS AND FIREPLACES TO WORKING ORDER - RE-WIRE HOUSE
ERB P/2018/1044 GRANTED 11/03/2019	FOURTEENACRES, ERBISTOCK, WREXHAM, LL13 0DD	APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING ACTIVITY IN BREACH OF A PLANNING CONDITION:- CONDITION 3 IMPOSED UNDER PLANNING PERMISSION ERB 22125 RELATING TO OCCUPATION OF THE DWELLING TO A PERSON SOLELY OR MAINLY WORKING OR LAST WORKING IN THE LOCALITY IN AGRICULTURE OR IN FORESTRY
WRA P/2018/1060 GRANTED 11/03/2019	16, CHESTER ROAD, WREXHAM, LL11 2SA	CHANGE OF USE OF SINGLE DETACHED GARAGE TO DOG GROOMING BUSINESS
MAE P/2018/1089 REFUSED 25/02/2019	7, TUDOR DRIVE, PENLEY, WREXHAM, LL13 0JN	ERECTION OF REPLACEMENT TIMBER BOUNDARY FENCE AND SLIDING GATE (IN RETROSPECT)
WRO P/2019/0001 REFUSED 01/03/2019	TRAVELLERS REST, 26 KINGSMILLS ROAD, WREXHAM, LL13 8NH	ERECTION OF 1 NO. PAIR OF SEMI-DETACHED HOUSES ON HALF OF PUBLIC HOUSE CAR PARK AND NEW ACCESS
WRO P/2019/0008 GRANTED 26/02/2019	KINGS MILL HOTEL, KINGSMILLS ROAD, WREXHAM, LLL13 0NS	DISPLAY OF 3 NO. INTERNALLY ILLUMINATED SIGNS
OVE P/2019/0011 GRANTED 28/02/2019	WOODLAND VIEW, SALOP ROAD, OVERTON, WREXHAM, LL13 0EG	1. TRIMMING TO PROVIDE 2 METRE CLEARANCE TO THE ADJACENT PROPERTY AT NO 16 SALOP ROAD 2. CLEAR MAIN STEM TO HEIGHT OF 3 METRES 3. CROWN RAISE TO PROVIDE CLEARANCE OF 4 METRES
ROS P/2019/0012 GRANTED 25/02/2019	RECREATION GROUND, THE GREEN, ROSSETT, WREXHAM, LL12 0DS	NOTIFICATION OF PROPOSED WORKS TO TREES WITHIN ROSSETT CONSERVATION AREA:- T43 SYCAMORE - FELL TREE T44 HOLLY - CUT BACK TO HEDGE HEIGHT T46 HAWTHORN - FELL TREE
LGC P/2019/0014 GRANTED 08/03/2019	CWM HARDD, NANTYR, WREXHAM, LL20 7DD	CONVERSION OF ATTACHED GARAGE TO PROVIDE ANCILLARY ACCOMMODATE FOR EXISTING DWELLING

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GRE P/2019/0015 GRANTED 08/03/2019	16, HILLOCK LANE, GRESFORD, WREXHAM, LL12 8YL	ALTERATIONS AND EXTENSIONS TO EXISTING DWELLING WITH NEW MATCHING PITCHED ROOFS
BRO P/2019/0017 GRANTED 20/03/2019	9, LONGVIEW ROAD, PENTRE BROUGHTON, WREXHAM, LL11 6DJ	APPLICATION FOR VARIATION OF CONDITION 1 IMPOSED UNDER PLANNING PERMISSION P/2014/0054 TO ALLOW ADDITIONAL TIME FOR COMMENCEMENT OF DEVELOPMENT OF FIRST FLOOR BEDROOM EXTENSION
MAR P/2019/0019 GRANTED 26/02/2019	2, DANESWOOD, MARCHWIEL, WREXHAM, LL13 0RG	PROPOSED SINGLE-STOREY REAR EXTENSION TO REPLACE EXISTING CONSERVATORY INCLUDING NEW ROOF AND CHIMNEY STACK, ELEVATIONAL TREATMENT TO INCLUDE WHITE RENDER TO ALL FACADES AND REMOVAL OF GARAGE DOOR WITH WINDOW REPLACEMENT AND ERECTION OF NEW BOUNDARY WALL WITH RAILINGS TO FRONT
WRA P/2019/0021 REFUSED 26/02/2019	13, LITTLE ACTON DRIVE, WREXHAM, LL12 8DH	OUTLINE APPLICATION TO ERECT 1 NO. DWELLING WITH ALL MATTERS RESERVED ON LAND TO THE REAR OF 13 LITTLE ACTON DRIVE
WRO P/2019/0027 GRANTED 20/03/2019	TREE AT ERDDIG ROAD, WREXHAM, LL13 7DH	NOTIFICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER NO WMBC NO. 144 T1 SWEET CHESTNUT - REDUCE CANOPY BY 2 - 3 METRES, REMOVE DEADWOOD
BRO P/2019/0028 GRANTED 20/03/2019	TREES AT ASHFIELD COURT, NEW BROUGHTON, WREXHAM, LL11 6DP,	APPLICATION FOR WORKS TO TREES SUBJECT TO TREE PRESERVATION ORDER NO. WCBC TPO 288 2018 - W4, WHOLE BELT (ASH, OAK, BIRCH, ALDER, WILLOW) - CROWN LIFTING TO ALLOW 4 METRES CLEARANCE FROM THE BUILDINGS W1, WHOLE BELT (SYCAMORE, ELM, ASH, HAWTHORN, OAK, GOAT WILLOW, LIME, CHERRY) - CROWN LIFTING TO ALLOW 4 METRES CLEARANCE FROM THE BUILDINGS
WRR P/2019/0029 GRANTED 20/03/2019	WREXHAM LIBRARY, RHOSDDU ROAD, WREXHAM, LL12 7AB	APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER NO. DENBIGHSHIRE TPO NO. 12 WITHIN SHRUB / FLOWER BED ADJACENT TO MAIN LIBRARY ENTRANCE T34 HORSE CHESTNUT - SECTION FELL
ESC P/2019/0034 GRANTED 08/03/2019	AEL Y BRYN, WREXHAM ROAD, JOHNSTOWN, WREXHAM, LL14 1PE	TWO-STOREY REAR EXTENSION, GARAGE EXTENSION TO SIDE, NEW GATED ACCESS AND HEDGEROW TO FRONT
MAE P/2019/0036 GRANTED 08/03/2019	1, PARK VILLAS, PENLEY, WREXHAM, LL13 0LW	FIRST FLOOR SIDE BEDROOMS EXTENSION AND GROUND FLOOR REAR SHOWER ROOM EXTENSION
CEF P/2019/0037 GRANTED 08/03/2019	3, QUEEN STREET, CEFN MAWR, WREXHAM, LL14 3BD	REDUCTION IN HEIGHT OF BOUNDARY WALL

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WRR P/2019/0039 GRANTED 14/03/2019	6, GROSVENOR ROAD, WREXHAM, LL11 1BU	CHANGE OF USE OF FIRST AND SECOND FLOORS TO INCREASE THE NUMBER OF SELF-CONTAINED FLATS FROM 2 NO. TO 4 NO. (2 X 2 BEDROOM AND 2 X 3 BEDROOM)
WRR P/2019/0041 GRANTED 26/02/2019	11, ORCHARD GARDENS, WREXHAM, LL11 2RS	SINGLE-STOREY REAR EXTENSION
GRE P/2019/0044 GRANTED 26/02/2019	GREENOGE COTTAGE, PIKEY LANE, GRESFORD, WREXHAM, LL12 8TT	TWO-STOREY EXTENSION TO SIDE AND REAR AND ERECTION OF OUTBUILDING
CHI P/2019/0045 GRANTED 08/03/2019	58 LINDEN AVENUE, LODGEVALE PARK, CHIRK, WREXHAM, LL14 5ER	PARKING AND OPERATION OF MAXIMUM 2 NO TAXI VEHICLES
WRO P/2019/0047 GRANTED 08/03/2019	YSGOL CLYWEDOG, RUTHIN ROAD, WREXHAM, LL13 7UB	TWO-STOREY EXTENSION TO THE ENTRANCE AREA OF THE SCHOOL PROVIDING NEW ENTRANCE LOBBY, STAIRCASE, LIFT AND MEZZANINE ON THE FIRST FLOOR
GRE P/2019/0049 PART CONSENT 20/03/2019	BROMFIELD HOUSE, 21 HILLOCK LANE, GRESFORD, WREXHAM, LL12 8YL	NOTIFICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER WCBC NO. 259, 2016 T1 OAK - REMOVAL OF LOWER LIMB (APPROXIMATELY 25-30 FOOT LONG AND 12-14 INCHES DIAMETER) AND 2 NO. MINOR BRANCHES (APPROXIMATELY 8-10 FOOT LONG AND 3-4 INCHES DIAMETER)
RUA P/2019/0052 GRANTED 19/03/2019	8, RAILWAY TERRACE, RUABON, WREXHAM, LL14 6DH	FIRST FLOOR EXTENSION ABOVE EXISTING SINGLE STOREY TO REAR TO FORM BEDROOM AND BATHROOM AND SINGLE STOREY EXTENSION TO FORM KITCHEN ALONG WITH INTERNAL ALTERATIONS
RHO P/2019/0055 GRANTED 08/03/2019	RHOS AELWYD FC, PONCIAU PLAYING FIELDS, CLARKE STREET, PONCIAU, WREXHAM, LL14 1RS	DEMOLITION OF EXISTING TEMPORARY CHANGING ROOM FACILITY AND ERECTION OF REPLACEMENT COMMUNITY BUILDING
WRR P/2019/0057 GRANTED 20/03/2019	ROMANO, GROVE ROAD, WREXHAM, LL11 1DY	NOTIFICATION OF PROPOSED WORKS TO TREES IN GROSVENOR ROAD CONSERVATION AREA:- T3 HORSE CHESTNUT - PRUNE BACK BRANCHES OVER CAR PARK TO REDUCE LOADING T9 LIME - PRUNE BACK CROWN BY 1 - 2 METRES AND REMOVAL OF LARGE DEADWOOD

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WRR P/2019/0058 GRANTED 20/03/2019	DENTAL CENTRE AND CLINIC, GROVE ROAD, WREXHAM, LL11 1DY	NOTIFICATION OF PROPOSED WORKS TO TREE IN GROSVENOR ROAD CONSERVATION AREA T1 LABURNUM - REMOVE / FELL T7 SYCAMORE - 5 METRE CROWN REDUCTIONS AND INSTALLATION OF A COBRA BRACING SYSTEM T11 LIME - REMOVAL OF EXTENSIVE CROWN DEADWOOD T12 HORSE CHESTNUT - REMOVAL OF EXTENSIVE CROWN DEADWOOD T16 - UNSPECIFIED PINE - REMOVE / FELL T17 SYCAMORE - REMOVAL OF EXTENSIVE DEADWOOD T19 BEECH - 8 METRE CROWN REDUCTIONS AND INSTALLATION OF COBRA BRACING SYSTEM T22 SYCAMORE - REMOVAL OF EXTENSIVE DEADWOOD T26 HOLLY - REDUCTION OF LIVE CROWN G2 HOLLY, LABURNUM, HAWTHORN, SYCAMORE - COPPICE MULTI-STEMMED SYCAMORE G10 - BEECH, ELM - REMOVAL OF EXTENSIVE DEADWOOD G13 - BEECH, UNSPECIFIED OAK, SYCAMORE - REMOVAL OF DEADWOOD G15 4 NO. SYCAMORE - REMOVAL OF DEADWOOD
MAE P/2019/0060 GRANTED 12/03/2019	FAIRVIEW, CADNEY LANE, BETTISFIELD, WREXHAM, SY13 2LW	SINGLE-STOREY REAR EXTENSION, INTERNAL ALTERATIONS INCLUDING BEDROOMS, ENSUITE AND BATHROOM IN ROOF SPACE WITH DORMER WINDOWS AND EXTERNAL BALCONY, NEW CHIMNEY AND ERECTION OF DOUBLE GARAGE
GRE P/2019/0061 REFUSED 11/03/2019	TINTERN, PISTYLL HILL, MARFORD, WREXHAM, LL12 8LE	OUTLINE APPLICATION FOR DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 NO. NEW DWELLINGS
OVE P/2019/0064 GRANTED 26/02/2019	ORCHARD HOUSE, WREXHAM ROAD, OVERTON, WREXHAM, LL13 0HS	TWO-STOREY EXTENSIONS TO EXISTING DWELLING TOGETHER WITH BALCONY (PREVIOUSLY GRANTED UNDER CODE NO. P/2013/0034)
ERB P/2019/0065 GRANTED 20/03/2019	THE BOAT INN, ERBISTOCK, WREXHAM, LL13 0DL	NOTIFICATION OF PROPOSED WORKS TO TREES IN ERBISTOCK CONSERVATION AREA: - REMOVE LINE OF LEYLANDII TREES - PRUNE YEW TREE TO REFRAIN TREE 3.5M IN HEIGHT AND 2.0M IN WIDTH
WRA P/2019/0066 GRANTED 20/03/2019	1, OVERTON WAY, WREXHAM, LL12 7LB,	GROUND FLOOR EXTENSIONS TO DWELLING
OVE P/2019/0067 REFUSED 11/03/2019	7, SUNDORNE, OVERTON, WREXHAM, LL13 0EB	PAINT FRONT ELEVATION OF HOUSE IN IVORY STONE

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CEI P/2019/0068 GRANTED 20/03/2019	CWM CANOL, TYN TWLL ROAD, LLANARMON DYFFRYN CEIRIOG, LLANGOLLEN, LL20 7LH	DEMOLITION OF SINGLE-STOREY UTILITY/STORE AND WC BUILDING AND REPLACEMENT WITH TWO- STOREY EXTENSION TO FORM KITCHEN / DAYROOM WITH BEDROOMS OVER, SINGLE- STOREY UTILITY ROOM / WC AND GARAGES BLOCK WITH ROOF STORE OVER LINKED TO EXTENSION
PEN P/2019/0070 GRANTED 11/03/2019	31, DELFRYN, PEN Y CAE, WREXHAM, LL14 2NP	USE OF PART OF KITCHEN AREA FOR THE OPERATION OR ARTIFICIAL FLOWER ARRANGEMENT BUSINESS
WRO P/2019/0072 GRANTED 14/03/2019	DUNELM, ERDDIG ROAD, REXHAM, LL13 7DS	REPLACE EXISTING WINDOWS AND DOOR TO FRONT ELEVATION WITH UPVC ROSEWOOD COLOUR UNITS
HOL P/2019/0074 DISCHARG ED 01/03/2019	LAND BETWEEN, WALDEN HOUSE AND HOLT LODGE COTTAGES, HUGMORE LANE, LLANYPWLL, WREXHAM, LL13 9YE	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2018/0917: CONDITION 6 - SUBMISSION OF DETAILS OF BOUNDARY TREATMENTS PROPOSED INCLUDING POSITION, DESIGN, MATERIALS AND TYPE
CHI P/2019/0075 GRANTED 20/03/2019	THE COTTAGE, GREEN LANE, HALTON, CHIRK, WREXHAM, LL14 5BG	REAR EXTENSION AND INCORPORATION OF LAND INTO RESIDENTIAL CURTILAGE
HOL P/2019/0078 GRANTED 20/03/2019	RIVERMEAD, BRIDGE STREET, HOLT, WREXHAM, LL13 9JP	NOTIFICATION OF PROPOSED WORKS TO TREE WITHIN HOLT CONSERVATION AREA:- 1 NO. LAWSON CYPRESS TREE - REMOVE
ISY P/2019/0079 GRANTED 20/03/2019	DIAMOND FARM, BOWLING BANK, WREXHAM, LL13 9RL	ERECTION OF PORTAL FRAME HAY BARN
WRR P/2019/0080 GRANTED 20/03/2019	NORTH WALES POLICE, FRONT OF HOUSE FACILITY, RHOSDDU ROAD,, WREXHAM, LL11 1NF	DISPLAY OF SIGN
GRE P/2019/0085 GRANTED 26/02/2019	ALLINGTON FARM, COX LANE, ROSSETT, WREXHAM, LL12 0BH	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2018/0528:- CONDITION 2 - SUBMISSION OF A DETAILED METHOD STATEMENT AND MITIGATION PLAN FOR BATS CONDITION 3 - SUBMISSION OF DETAILS OF THE PROPOSED REASONABLE AVOIDANCE MEASURES CONDITION 4 - SUBMISSION OF AN EXTERNAL BAT FRIENDLY LIGHTING SCHEME CONDITION 5 - SUBMISSION OF DETAILS OF THE PROPOSED REASONABLE AVOIDANCE MEASURES AND MITIGATION PROPOSALS CONDITION 6 - SUBMISSION OF DETAILS OF THE SUBMISSION AND IMPLEMENTATION OF A BIOSECURITY RISK ASSESSMENT CONDITION 8 - SUBMISSION OF AN APPROPRIATE PHOTOGRAPHIC SURVEY OF THE EXISTING BUILDINGS

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GWE P/2019/0091 GRANTED 11/03/2019	45, ASHBOURNE AVENUE, GWERSYLLT, WREXHAM, LL11 4RR	GROUND FLOOR LOBBY AND W.C EXTENSION TO FRONT OF PROPERTY
BRO P/2019/0093 GRANTED 06/03/2019	121, MOSS VALLEY ROAD, NEW BROUGHTON, WREXHAM, LL11 6JA	APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2018/0973 TO CHANGE POSITION OF DORMER ON EXISTING AND PROPOSED DRAWINGS
WRR P/2019/0095 GRANTED 11/03/2019	1, CLARENDON AVENUE, WREXHAM, LL11 2DF	2 SINGLE-STOREY EXTENSIONS TO SIDES OF DWELLING, INSTALLATION OF SUN PIPES AND INTERNAL ALTERATIONS
GRE P/2019/0099 GRANTED 11/03/2019	18 HILLOCK LANE, GRESFORD, WREXHAM, LL12 8YL	NEW PITCHED ROOF OVER EXISTING GARAGE
RUA P/2019/0101 GRANTED 19/03/2019	EMERGENCY STANDBY ELECTRICITY, GENERATION FACILITY, PLAS BENNION ROAD, PENYCAE, WREXHAM, LL14 6RN	APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2015/0623 TO INCLUDE: - AMENDMENTS TO EXTERNAL OF THE COMPOUND ACOUSTIC FENCE, METERING CUBICLE, ACCESS - AMENDMENTS TO PLANT / EQUIPMENT WITHIN THE COMPOUND - GENERATORS, FUEL TANKS, GAS METERING HOUSE, TRANSFORMERS, WELFARE UNIT, CONTROL AND SWITCH ROOM, INTAKE SWITCH ROOM, CURRENT LIMITING REACTOR AUXILIARY GENERATOR - RUNNING REGIME - GENERATORS
BRY P/2019/0104 GRANTED 28/02/2019	BRYMBO FOSSIL FOREST AREA, BRYMBO, WREXHAM, LL11 5AX	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2018/0557 - CONDITION 5 - SUBMISSION OF SCHEME FOR THE COMPREHENSIVE AND INTEGRATED DRAINAGE OF THE SITE CONDITION 6 - SUBMISSION OF WRITTEN PERMISSION OF THE OWNER OF THE PRIVATE SEWER CONDITION 7 - SUBMISSION OF DETAILS OF THE PROPOSED REASONABLE AVOIDANCE MEASURES CONDITION 8 - SUBMISSION OF A BIOSECURITY RISK ASSESSMENT
COE P/2019/0105 GRANTED 07/03/2019	PLAS POWER HOME FARM BUILDINGS, RUTHIN ROAD, COEDPOETH, WREXHAM, LL11 3BP	PLOT 5 - THE OLD STONE WORKSHOP APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P2018/1024:- CONDITION 3 - SUBMISSION OF SAMPLES OF ALL FACING AND ROOFING MATERIALS
RUA P/2019/0107 GRANTED 14/03/2019	RUABON BUSINESS PARK SITE, ADJACENT TO A483, RUABON, WREXHAM, LL14 6TE	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2018/0053 CONDITION 27 - SUBMISSION OF TRAVEL PLAN

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COE P/2019/0108 GRANTED 14/03/2019	VINREEN, HEOL MAELOR, COEDPOETH, WREXHAM, LL11 3LR	SINGLE-STOREY REAR EXTENSION
ISY P/2019/0110 GRANTED 14/03/2019	YEW TREE VILLA, HOLT ROAD, BOWLING BANK, WREXHAM, LL13 9RR	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2018/0783 - CONDITION 8 - SUBMISSION OF SAMPLES OF ALL EXTERNAL FACING AND ROOFING MATERIALS
HOL P/2019/0112 GRANTED 20/03/2019	CLAYS COTTAGE, BRYN ESTYN ROAD, WREXHAM, LL13 9UB	APPLICATION FOR PRIOR NOTIFICATION OF AGRICULTURAL DEVELOPMENT - PROPOSED AGRICULTURAL IMPLEMENT AND STORAGE BUILDING
WRO P/2019/0113 GRANTED 20/03/2019	21 TO 23, REGENT STREET, WREXHAM, LL11 1RY	CHANGE OF USE OF PREMISES FROM CLASS A1 (RETAIL) TO CLASS A2 (PROFESSIONAL SERVICES) AND INTERNAL AND EXTERNAL ALTERATIONS
BAN P/2019/0115 GRANTED 14/03/2019	RORTY CRANKLE, 7 ABBEYGATE WALK, BANGOR ON DEE, WREXHAM, LL13 0BA	SINGLE-STOREY SIDE EXTENSION
ESC P/2019/0117 GRANTED 20/03/2019	MILL FARM HOUSE, MILL TERRACE, BERSHAM, WREXHAM, LL14 4LL	ERECTION OF DETACHED DOUBLE GARAGE, WORKSHOP AND STORE
OVE P/2019/0129 GRANTED 20/03/2019	FAIR VIEW, CLOY LANE, OVERTON, WREXHAM, LL13 0HR	SINGLE-STOREY EXTENSION TO REAR OF DWELLING
GLY P/2019/0131 GRANTED 20/03/2019	LEONARD CHESHIRE DISABILITY HOME, DOLYWERN, LLANGOLLEN, LL20 7AD	SITING OF SHIPPING CONTAINER (2.4 X 6.1 X 2.4 METRES) FOR STORAGE PURPOSES
COE P/2019/0134 GRANTED 25/02/2019	PLAS POWER HOME FARM BUILDINGS, PLAS POWER ESTATE, RUTHIN ROAD, COEDPOETH, WREXHAM, LL11 3BP	APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2018/1024 TO AMEND THE ORIENTATION OF THE CAR PORT
CEF P/2019/0166 GRANTED 20/03/2019	LAND AT, QUEEN STREET, CEFN MAWR, WREXHAM, LL14 3BD	APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2010/0374 TO RECONFIGURE AND AMEND THE STYLE OF ROOF LIGHTS ON THE REAR ELEVATION OF EACH HOUSE TO ACCOMMODATE THE APPROPRIATE TRUSS DESIGN FOR THE ROOF CONSTRUCTION
MAE P/2019/0206 GRANTED 19/03/2019	LAND ADJOINING MADRAS SCHOOL, OVERTON ROAD, PENLEY, WREXHAM, LL13 0LU	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2005/0683:- CONDITION 3 - SUBMISSION OF ALL EXTERNAL FACING AND ROOFING MATERIALS

