

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE
MEETING OF 4 FEBRUARY 2019

ADDENDUM REPORT OF THE
HEAD OF ENVIRONMENT AND PLANNING

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

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

ITEM 4 – DEVELOPMENT CONTROL APPLICATIONS

<i>Page Nos</i>	<i>Community</i>	<i>Planning Ref</i>	<i>Speaker Against</i>	<i>Speaker For</i>
65 – 83	SES	P/2018/0955	√	√
84 – 94	SES	P/2018/0956	√	√
95 – 104	SES	P/2018/0957	√	√
114 – 119	GRE	P/2018/0989		√

Pages 65 – 83 SES P/2018/0955

Maelor Foods Ltd., Pickhill Lane, Cross Lanes, Wrexham

AGAINST: Heather Rowlands (Objector)

FOR: Mr Stuart Andrews of Eversheds Sutherland (International) LLP

Representations

1 further representation received. No new issues raised.

Recommendation

Unchanged.

Pages 84 – 94 SES P/2018/0956

Maelor Foods Ltd., Pickhill Lane, Cross Lanes, Wrexham

AGAINST: Heather Rowlands (Objector)

FOR: Mr Stuart Andrews of Eversheds Sutherland (International) LLP

Representations

1 further representation received. No new issues raised.

Recommendation

Unchanged.

Pages 95 – 104 SES P/2018/0957

Maelor Foods Ltd., Pickhill Lane, Cross Lanes, Wrexham

AGAINST: Heather Rowlands (Objector)

FOR: Mr Stuart Andrews of Eversheds Sutherland (International) LLP

Representations

1 further representation received. No new issues raised.

Recommendation

Unchanged.

Pages 114 – 119 GRE P/2018/0989

Land adjacent to Red Lion Public House, Marford, Wrexham

FOR: Tom Hallett (Representing Applicant)

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

Pages 27 – 30 MAE P/2018/0788

Barn at Burgess Lane, Penley, Wrexham, LL13 OND

Consultation responses

Additional consultation responses have been received following the receipt of amended plans. Public Protection, Highways and the Local Member have no additional comments to make.

Recommendation

Remains unchanged.

Pages 31 – 34 GRE P/2018/0796

Hoseley House, Hoseley Lane, Marford, Wrexham, LL12 8YD

Consultation responses

A period of reconsultation was carried out upon receipt of an amended submission detailing a relocated bat roost mitigation area integral to the building along with a detailed updated methodology report.

Natural Resources Wales – No objection to the proposed alterations subject to conditions to secure that the proposed bat mitigation methods are implemented, and an appropriate lighting scheme and an ecological compliance audit is submitted.

Observations

In consultation with the council's ecology officer I am satisfied that the content of the submitted ecological report provides for an adequate methodology for the bat mitigation measures as well as an appropriate lighting strategy – therefore no additional conditions are required in this regard. A condition will be required for a further ecological compliance audit and a note to applicant required by NRW/WG reminding the applicant that a European Protected Species licence will be required.

Recommendation

Add condition 4:

Prior to the first use of the development, a compliance audit of all bat mitigation works shall be carried out by a qualified ecologist, independently of the appointed principal ecologist and shall be submitted to and approved in writing by the Local Planning Authority.

Reason 4:

In order to ensure that the development does not harm protected species in accordance with policy GDP1.

Add note to applicant:

Warning: An European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at

<https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

Pages 42 – 54 GRE P/2018/0887

Bryn y Groes, Chester Road, Gresford, Wrexham, LL12 8UA

Representations

Two representations received from local residents expressing the following:

- Plots 24 and 25 will overlook the existing properties on Maxwell Close. Although the windows will be obscure glazed, we will still have the feeling of being overlooked and loss of privacy;
- Plots 24 and 25 will be visually overbearing and cause overshadowing to the homes and gardens on Maxwell Close;

- We understand that the proposals meet with the minimum separation standards, but this does not show any consideration for the feelings of the residents of the adjacent properties on Maxwell Close;
- The properties should not exceed 2 storeys in height.

Observations

No new concerns expressed that have not already been addressed in the main agenda report.

Recommendation

No Change

Pages 60 – 64 WRO P/2018/0910
Ysgol Clywedog, Ruthin Road, Wrexham, LL13 7UB

Observations

Paragraph 2, Page 62 (Amenity Section) should read “a distance of 70m not 0.70 metre in regard to properties to the east

Recommendation

Remains unchanged.

Pages 108 – 113 WRC P/2018/0983
Private Shop UK, 6 Yorke Street, Wrexham, LL13 8LW

Observations

Condition 2 now reads:-

Notwithstanding the submitted information full details of repaired windows, new windows, roof lights and doors shall be submitted to and approved by the Local Planning Authority prior to commencement of the development hereby approved. Works shall be carried out strictly in accordance with details as are approved. UPVC will not be an acceptable material for any of the new or replacement windows or doors.

Recommendation

Remains unchanged.

Pages 143 – 204 Report No – HEP/06/19

ITEM 5 – WREXHAM TOWN CENTRE CONSERVATION AREA CHARACTER ASSESSMENT AND MANAGEMENT PLAN

In considering the contents of the report, Members are asked to note the following, additional, amendments to the draft document:

- *A funding bid to the Heritage Lottery Fund for a Townscape Heritage Scheme will now be submitted in May 2019 rather than March 2019 as originally intended.*

- *Within the Action Plan it is suggested that Section 106 monies could be used for certain public realm improvements. The Action Plan should be amended to include the removal of street clutter, replacement street furniture, re-surfacing and general improvements to the setting of St Giles Church, as works that could also benefit from Section 106 monies.*