

WREXHAM COUNTY BOROUGH COUNCIL

PLANNING COMMITTEE – MEETING OF 6 NOVEMBER 2017

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

Page Nos	Community	Planning Ref	Speaker Against	Speaker For
20 – 30	HOL	P/2017/0429	√	
41 – 46	CHI	P/2017/0700		√
47 – 55	HAN	P/2017/0725		√
56 – 61	BRO	P/2017/0730		√
71 – 76	WOR	P/2017/0746	√	
90 – 96	WOR	P/2017/0794	√	√

Pages 20 – 30 HOL P/2017/0429

CLEOPATRAS, THE CROSS, HOLT, WREXHAM

SPEAKER: AGAINST – ADAM MEREDITH (NEIGHBOUR)

Representations

One further representation received raising the following summarised points:

- The business is offering takeaway food and outside catering and can be evidenced. This should be investigated by the Planning Department;*
- The Officer's report wrongly states that the proposed development is different to the impact considered by the Planning inspectorate in 2006 with the previous occupant;*
- The nuisance is not limited to footfall on the driveway but the noise of customers sitting and eating in the rear garden area;*
- The Council has failed to enforce the clearing of the pavement to the front of the site and this will result in takeaway customers using the rear access;*
- Opening upon the rear of the site all hours will inevitably increase vehicle movements and congestions with deliveries as at present they at least take place at the front of the premises;*
- The Officer's report fails to take account of congestion on the driveway under normal circumstances and how cyclists, bins and other paraphernalia can be accommodated with existing vehicles parked on it;*

- Other land owners have been subject to intense scrutiny regarding how rear gardens areas are used due to the conservation area. Structures such as garden sheds have been subject to strict control and permits required for erecting scaffolding on the highway;
- There is no comment from the Conservation Officer in relation to street clutter or the development at the rear;
- Wrexham Council is showing bias towards the interests of commercial premises over the rights of all residents who have already suffered with the previous occupiers. This is a residential conservation area and there are enough establishments already.

Observations

The substantive elements of the above points raised have already been addressed in the main report. However, I wish to clarify the following points:

- *The matter of the applicant offering takeaway services is being investigated by the planning department. Doing so is potentially in breach of condition no. 4 of the existing planning permission. This proposal before Members now does not include any element of takeaway services;*
- *The proposal to allow use of the rear access is only for customer use and not for any other commercial activity beyond the existing controlled hours. It is not expected that the use of the access by customers would cause any congestion. Regardless of whether vehicles are parked on the access with bins stored, I am satisfied that pedestrians can use this access without being hindered;*
- *The application site is in a conservation area and has been assessed in accordance with policy EC7. It would seek to preserve its character. Other developments on other sites are considered on their own merits in accordance with permitted development legislation, planning policy and guidance. The site is located in a District Shopping Centre as defined by the UDP. This is not solely a residential area.*

Recommendation

Unchanged.

Pages 41 – 46 CHI P/2017/0700

KRONOSPAN, HOLYHEAD ROAD, CHIRK, WREXHAM

SPEAKER: FOR – MIKE MCKENNA (APPLICANT)

Pages 47 – 55 HAN P/2017/0725

LAND SOUTH OF BOUNDARY HOUSE, HORSEMAN'S GREEN, WREXHAM

SPEAKER: FOR – STUART HATHERALL (AGENT)

Representations

Two further letters of support received; one from a resident of Bettisfield and the other from a resident of New Broughton:

- Smaller villages such as Horseman's Green have suffered from a lack of new and affordable housing. The sustainability of rural communities requires new housing to be accepted from time to time;

- This looks like a suitable location for a new dwelling on the edge of the village. As planning permission was granted for a stable block, there is some history of allowing building on the land;
- The applicants appear to have accepted that two dwellings on the site was unacceptable, though these would have been smaller than the existing houses and more affordable;
- The revised scheme for a single storey bungalow is now acceptable;
- The site is a logical extension to the village and will not have an adverse effect on the area.

Observations

No new planning considerations. Representations made above are fully addressed in the main agenda report.

Recommendation

No change

Pages 56 – 61 BRO P/2017/0730

CARTREF, OFF BERSE ROAD, CAEGO, WREXHAM

SPEAKER: FOR – SION DILLON (APPLICANT)

Pages 71 – 76 WOR P/2017/0746

CORNERSTONES, THREAPWOOD, MALPAS, WREXHAM

SPEAKER: AGAINST – JOHN MCWILLIAMS (REP NEIGHBOURS)

Pages 90 – 96 WRO P/2017/0794

1 THE ELMS, TALLARN GREEN, MALPAS, WREXHAM

SPEAKER: AGAINST – JILL TAIT (NEIGHBOUR)

FOR – CHARLENE SUSSUMS LEWIS (AGENT)

Consultations

Flood Management:

- *The site is not identified as being at risk either within the TAN15 DAM or NRW's surface water flood map. I can also not see any recorded incidents of flooding on WCBC systems.*
- *British Geological Survey indicates superficial deposits of Till in the area. This can have variable drainage characteristics very much dependant on local conditions and may preclude the use of soakaway.*
- *Based on the scale of the proposed development – it is unlikely that the proposed development will have a significant detrimental effect on flooding within the area. I also agree that local betterment could be achieved if a suitably designed and constructed surface water management scheme is implement to serve the local development and any associated groundworks could be undertaken sympathetically to minimise or reduce surface water runoff from the proposed development site onto neighbouring land.*

Representations

1 additional representation objecting to the application for the following reasons:

- PPW states new development should be located in settlements which have relatively good accessibility by non-car modes. This requirement is not met;
- The site is located in an area which planning permission was granted in July 2001 to extend a garden into agricultural land. Condition 4 states no buildings shall be erected on the land. The imposition of the condition precludes the development of the site;
- The plan refers to the application area as outlined in red. The area outside of the existing garden consists of a paddock. This land lies in a Special Landscape Area and falls under WCB policy EC5. Also this area, if allowed, would constitute a further garden extension. LPG13 proscribes such development. Development into this area cannot be granted under WCB planning policies;
- Tallarn Green is not served by main sewers. The soil type is heavy glacial clay which presents great difficulty for drainage. Surface and foul water run-off is a constant problem. The land within the application does not have access to a water course to allow run-off and NRW has determined that soakaways do not work. The inability to meet current environmental standards in this critical aspect preclude development.

Further representations submitted by an objector whose comments are referred to in my main report:

- i) Photographs from June 2016 showing surface water within their garden that they suggest was flowing from the application site;*
- ii) Wanting confirmation whether the proposed surface water drainage condition applies to their garden.*

Observations

Condition 04 of planning permission P/2001/0452 withdraws permitted development rights to erect domestic outbuildings in the land. It does not preclude permission being sought or granted for development on the land nor prevent the erection of buildings provided they benefit from planning permission.

Condition 05 only seeks to ensure that adequate provision for managing surface water run-off from the application site is made. Any existing surface water run-off issues are primarily a private matter for the neighbours to take up with the applicants. Subject to a scheme for managing surface water drainage from the site being put in place for the proposed development, the existing drainage issues will, at worst, not be exacerbated. However a well-designed scheme may well help to alleviate the existing issues.

Recommendation

Unchanged.

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

Pages 15 – 19 LLA P/2017/0428

Consultations

Local Member: Cllr Apsley – Consulted on the 25th May 2017. No objections and satisfied with the specifications for the proposed new surfacing of the driveway.

Local Member: Cllr Walsh – Consulted on the 25th May 2017. Did not comment on this application.

Recommendation

Unchanged.