

WREXHAM COUNTY BOROUGH COUNCIL

**PLANNING COMMITTEE MEETING
4 DECEMBER 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
28 – 38	HOL	P/2017/0409		√

Pages 28 – 38 HOL P/2017/0409

COMMONWOOD FISHERY, BUCK ROAD, COMMONWOOD, HOLT, WREXHAM
SPEAKER: FOR – JONANTHAN MOORE LAMB (AGENT)

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

Pages 13 – 21 BRO P/2016/0411

LAND OFF QUARRY ROAD AND NEW ROAD, BRYNTEG, WREXHAM

Background

The application was previously deferred at a previous committee meeting to consider representations from residents regarding boundary treatment, land levels, noise and dust, and the impact on the existing road leading to the site. These issues are addressed by conditions and additional information regarding land levels and cross sectional drawings from the agent.

Further submissions

*Additional land levels and cross sectional drawings submitted and neighbours
Re-consulted*

Observations

I have added 2 additional conditions:-

CONDITION(S)

16. *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, D, E of Schedule 2 Part 1 other than the development hereby granted. (ZE01)*

17. *With the exception of those shown on the approved plans 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 approved dwellings other than those indicated on the approved plans.*

REASON(S)

16. *Due to the restricted application site and its relationship with adjoining properties 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. (090R)*

17. *To protect the amenities of the occupiers of nearby properties (014R)*

Recommendation

Recommendation to GRANT remains subject to the two additional conditions.

Pages 22 – 27 WRR P/2017/0249

REGENT HOUSE, REGENT STREET, WREXHAM

Consultations

Letter from a neighbour objecting on ground that the Conservation Area is being allowed to include a business of this type and will add nothing to the area. Detrimental to neighbours with noise and parking issues. The value of properties will be affected and the Valuation Officer should give serious consideration to adjusting existing bands. Residents not considered fairly.

2 further letters received objecting on the following grounds:

1. *I believe that the number of parking spaces available (5) is inadequate for staff and delivery use let alone an unknown number of customers who may drive to the premises, therefore encouraging them to use other parking spots in the area.*

2. *The company, predict that over half of their business will be deliveries, but this figure could well be incorrect, and result in a higher percentage of direct purchases and traffic.*

3. *The vehicles coming and going at this busy junction may well prove to be a safety/traffic hazard and a noise nuisance to adjacent apartments, such as mine, especially late at night. Caxton Place will soon be handling even more traffic than at present when the sheltered apartments at the bottom of Caxton Place are completed next year.*

4. *Fast food outlets often attract groups of people who can be noisy and leave litter before moving off, this may well be in the parking area as well as to the front and side of the premises.*

5. *The main entrance to Caxton Place has for many years been problematical, despite yellow line restrictions being put in place vehicles still park and obstruct the entrance. The problem has continued and may be exacerbated further by those using the take away, situated a few metres away as fast food customers are often tempted to park for short periods close to the premises.*

6. *Regent House is in a conservation which area contains some of the more attractive buildings in the town. Placing a take away here alongside grade II listed buildings is I believe completely out of character and would further degrade the town's character.*

7. *There are many fast food outlets and unsightly empty premises only 100 metres away in King Street, Lord Street and opposite the Guild Hall in Queen's Square. These are away from residential areas, and a busy junction such as Regent Street/Bradley Road. Surely the empty premises in these areas should be occupied first in order to improve the appearance of the town centre.*

- *Indiscriminate parking*
- *Impact on Conservation Area and Listed Buildings*
- *Noise, litter and disturbance*
- *Parking around junction and 5 parking spaces inadequate*

Observation

With regard to the location, a sequential approach to selection was adopted with premises in the Town Centre. No suitable sites capable of accommodating the use

The above issues are addressed in the main report.

Recommendation

Remains unchanged

Pages 72 – 79 GWEI P/2017/0874

LINDOP GARAGE, GLANLLYN ROAD, BRADLEY, WREXHAM

Application Withdrawn

Pages 80 – 85 GWE P/2017/0906

LAND TO THE REAR OF 2 ASH CLOSE, SUMMERHILL, WREXHAM

Consultations

Community Council:	No objection.
NRW:	No objection.
Highways:	No objection. Adequate visibility is achievable from the site access and adequate on-site turning and manoeuvring facilities are available. Conditions recommended to secure access

Wrexham Ecology: surfacing, provision of a dropped kerb and parking and turning facilities, visibility splays and private surface water run-off.
No comments received at the time of writing.

Observations

Recommendation remains unchanged subject to additional conditions recommended by Highway Authority.

Recommendation

Permission granted subject to the following additional conditions:-

CONDITION(S)

6. 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.
7. The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.
8. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4m x 18m to the west and 2.4m x 10m to the south, measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1m in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
9. Prior to first use of the development hereby approved, a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4m back from the 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 0.6m in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
10. 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:
 - a) Detailed layout, design, drainage and construction of the proposed new footway/carriageway.The scheme as approved shall be fully implemented prior to first use of the development.
11. 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.

REASON(S)

6. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
7. In the interests of highway safety.
8. To ensure that adequate visibility is provided at the provided at the proposed point of access to the highway.
9. To ensure that adequate visibility is provided at the provided at the proposed point of access to the highway.
10. In the interests of highway safety.
11. In the interests of highway safety.

NOTE(S) TO APPLICANT

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerb line 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 729690.

The applicant is advised that submission of a copy of the relevant section 38 adoption agreement, between the applicant and the Highway Authority, to the Local Planning Authority will allow the above condition no. 10 to be formally discharged in writing.

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of an estate road intended for adoption by the Council under the Highways Act 1980. It is essential therefore that detailed proposals are submitted to the Highway Authority and confirmed acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729690 for further guidance.

Pages 86 – 89 WRA P/2019/0911

NINE ACRE PLAYING FIELD, WESTMINSTER DRIVE, WREXHAM

Consultations

Community Council - The supporting visual representations for the proposed sign are noted. It would have no objections if the size of the sign is reduced, and the sign is relocated and re-orientated to face onto the main Chester Road in order to have minimum impact on the visual amenity of nearby residents.

Observations

Matters relating to visual impact are addressed in the main agenda report.

Recommendation

No change