

Susan Davies

From: Philip Forster
Sent: 20 September 2017 15:15
To: planning_admin
Subject: FW: Case Number P/2017/0473 - Change of use Planning permission on 1-3 Vicarage Hill, Wrexham

Applicant agent correspondence

From: dic@dicbic.net [mailto:dic@dicbic.net]
Sent: 20 September 2017 12:23
To: Philip Forster
Cc: Richards Gail; me@dicbic.net
Subject: RE: Case Number P/2017/0473 - Change of use Planning permission on 1-3 Vicarage Hill, Wrexham

Hi Philip

We all need our holidays, and I trust you enjoyed yours.

I confirm receipt of your e-mail regarding our application and look forward to receiving confirmation of our signed-off application.

With regards

Dic Bickerton

From: Philip Forster [mailto:Philip.Forster@wrexham.gov.uk]
Sent: 20 September 2017 09:08
To: dic@dicbic.net
Subject: RE: Case Number P/2017/0473 - Change of use Planning permission on 1-3 Vicarage Hill, Wrexham

Dic,

My apologies for not sorting this out before I left on annual leave but I realised that I have nothing on my file to suggest that o are content (as far as you can be) for me to impose a condition preventing the sale of hot food for consumption off the premises.

I have the application written up for approval and ready to be signed off on that basis. There are no objections so I can deal with it under delegated powers i.e doesn't need to go to Committee.

If you could confirm by return of this email I will get the application signed off.

Regards

Philip

Philip Forster



Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



01978 298786



Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam LL11 1AY



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From: dic@dicbic.net [<mailto:dic@dicbic.net>]

Sent: 25 July 2017 12:40

To: Philip Forster

Subject: RE: Case Number P/2017/0473 - Change of use Planning permission on 1-3 Vicarage Hill, Wrexham

Thank you - Philip

Regards Dic

From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]

Sent: 25 July 2017 09:04

To: dic@dicbic.net

Subject: RE: Case Number P/2017/0473 - Change of use Planning permission on 1-3 Vicarage Hill, Wrexham

Hello Dic,

Thanks for providing a comprehensive response to the issues raised. I will forward this over to Highways for comment. At this stage, my only concern is the ability to control 'delivery only' vehicles especially only cycles and motorcycles. Nevertheless, I will seek the view of Highways and respond as soon as possible.

Regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



01978 298786



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From: dic@dicbic.net [<mailto:dic@dicbic.net>]

Sent: 24 July 2017 17:13

To: Philip Forster

Cc: gail@dicbic.net; me@dicbic.net

Subject: Case Number P/2017/0473 - Change of use Planning permission on 1-3 Vicarage Hill, Wrexham

Case Number P/2017/0473 - Change of use Planning permission on 1-3 Vicarage Hill, Wrexham

Hi Philip.

Following our conversation last week and we have now spent some time in Wrexham looking around the areas adjacent to Vicarage Hill. We have also spoken to our agent and met with the builder on site and taken him through the work we are looking to undertake.

We are still waiting for an outline price from the builder but in principle as the majority of the work that will need to undertake on the property is similar for any proposal we have considered, and we do not see a significant different in overall costs irrespective of any of the proposals that have been suggested to us.

Having looked through a number of alternatives we are still of the opinion that to use the building to provide two single bedroom apartments on the upper floors and to use the ground floor for an A3 takeaway usage is the most viable solution for the building.

That said we accept the highways department has concerns that using the site as a primary takeaway facility could create arbitrary parking outside the premises on Vicarage Hill. Looking at this position again we would like to propose that we amend our planning permission proposal to a change of use to A3 usage excluding carry-out hot food sales and, with the conditions that we can provide off-street parking to the rear of the building for at least 6 to 8 moped/bicycle delivery vehicles, that we could be granted permission to be able to offer secondary off-site delivery sales.

As an alternative the only option we can currently see as a viable alternative would be to convert the entire property into an HMO building with 8 to 10 student bedroom accommodation units. However we have concerns that this is a market that may quickly become saturated in the area.

Could I ask you to place the first proposal above to the highways department as I believe this does provide an option that alleviates the conditions that may generate additional illicit parking on Vicarage Hill, and if they feel that this is not the case could we ask what conditions they would consider acceptable on the basis that we would still wish to pursue an A3 usage classification on the ground floor of the site.

With regards Dic Bickerton

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