

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 3 JULY 2017 **REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**

ADDENDUM

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
29 – 39	WRO	P/2017/0120		√
49 – 54	WRO	P/2017/0277	√	
55 – 64	WRO	P/2017/0329	√	

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Miners Rescue Centre, 3 – 5 Maesgwyn Road, Wrexham
SPEAKER: FOR – Stuart Hatherall (Agent)

Further submissions

The applicant has provided further submissions in relation to condition no. 9 in the recommendation.

- The project at the Mines Rescue Centre is to be grant funded.
- The charity will only be eligible for grant funding for the residential section to provide accommodation for the homeless.
- Once this is completed and occupied this will release further funding.
- It is of utmost importance that the client has this flexibility in terms of project phasing and occupation otherwise the project is unlikely to progress.
- The applicant hopes the condition can be removed.

Observations

Condition no 9 was imposed in order to ensure that the development would preserve the historic character of the entire building rather than to solely provide residential accommodation.

Whilst I acknowledge the concerns of local residents regarding the impact of high density accommodation in the locality, I am mindful of other material planning considerations, more specifically the condition of the building and opportunity now offered to preserve this building in the long term.

I am aware of the efforts of the applicant and community groups in seeking an economically viable mechanism to generate income to facilitate renovations whilst providing the opportunity to open up the building to the public to display its historic importance. Based upon the justification presented by the applicant regarding grant funding mechanisms and conditions I consider the removal of this condition from the recommendation acceptable.

Recommendation

Remove condition no. 9 and renumber remaining conditions accordingly.

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10 Talbot Road, Wrexham

SPEAKER: AGAINST – Sharon Jarvis (Neighbour)

Representations

Three further representations received substantially making points already raised in the main report. Additional points are highlighted below:

- *HMO imbalance of transients against residents;*
- *Are the existing HMOs properly licenced;*
- *The rooms are too small and do not meet licensing standards;*
- *There is drug dealing issue in the area and there have been several drug raids as a result of the HMOs; and*
- *A higher population leads to the need for increased services.*

Observations

Issues relating to the scale of rooms and how they relate to the requirements of licensing standards are not planning matters. This is a matter for a separate application under separate legislation which deals with room sizes and facilities.

The transiency of the population and issues of anti-social behaviour have effectively been considered in the main report where the effect on the social fabric of the area is concerned. However, I do not consider that population transiency and antisocial behaviour can be solely linked to dwellings occupied as HMOs. I remain satisfied the occupancy type of the dwelling and the concentration of such dwellings in the vicinity will not be detrimental to the locality and would not prejudice the outcomes of Well-Being of Future Generations (Wales) Act 2015.

Recommendation

Remains unchanged.

64 Pen y Bryn, Wrexham

SPEAKER: AGAINST – Sean Price (Representing Local Residents)

Applicant's Submission

The applicant has submitted the following clarifications about the site:

- Confirmation that the area to the rear of the site is part of the sale of the building. There is also one parking space, which is also used as a loading bay. The applicant has no knowledge of a designated turning – a revised site plan submitted to show a parking space.
- There is a cycle store proposed for 4 cycles. It seems it is possible to retain the car parking space (2400mm x 4800mm) when providing just 2 cycle parking areas (500mm x 2000m each);
- An area is provided to accommodate 4 x 240 litre bins, and will be screened;
- Drying is to be provided by internal washers/dryers (one per kitchen).

Representations

2 representations received. A summary of the concerns expressed are set out below:

- 1) To the rear of the 4 shops (nos. 58-64) is a private unadopted access road it is not an official car park. It is simply there so each owner can gain access to their property.*
- 2) The access road is not owned by any one party – it is shared. The owner of 64 Pen Y Bryn, is proposing to sell his property (bricks and mortar) and has included in the sale to the applicant the rear entrance and part of the private access road. He is not in ownership of this land. It has been maintained at the expense of the owners of other properties;*
- 3) Submitted plans show a parking space, bin stores and bike racks. There is not enough room for these. There is potential for access to adjacent business premises to be blocked – the businesses would be unable to operate.*
- 4) The land should not be included in the applications.*

Below is a photograph submitted by one of the objectors to illustrate how difficult it is for vehicles to use the access to the rear of nos.58-64 Penybryn if there is a car parked at the rear of no. 64.



Observations

The objections relate to a dispute over the ownership of land to the rear of no.64 Penybryn. This is a private matter outside of the scope of planning control. I have not recommended conditions to require the provision of a parking space or cycle storage. Based on the submitted plans, the bins will be stored on land that does fall within the Title for no.64 so would not impede the use of the access shown above.

Recommendation

Unchanged

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

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Observations

Correction to the main report - The proposed number of housing units stated in the main report is incorrect. This should read as **55 no. units** and not 54.

Recommendation

No change

Representations

1 objection expressing the following concerns:

- *We were not advised the application had been made and none of our staff observed planning notices on The Elms;*
- *Concerned that expanding the number of users of the building will increase the number of nuisance and illegal incidents in the area. There is already a substantial problem and we do not wish to see even more incidences of any abuse, the selling of drugs and other related incidences of inappropriate behaviour;*
- *Increase traffic and noise will also ensure.*

Observations

The representations relate to matters that are no material to this planning application.

Recommendation

Unchanged.

This application has been WITHDRAWN