

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 31 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
11 – 18	GRE	P/2016/0881		√
19 – 24	GLY	P/2016/0994		√
25 – 31	RUA	P/2016/1164		√
32 – 50	CHI	P/2016/1165	√	√
55 – 65	MAE	P/2017/0270		√
75 – 89	WRC	P/2017/0415	√	√
105 – 109	WRA	P/2017/0448	√	√

ITEM 5 – TREE PRESERVATION ORDER – WCBC NO. 266/2017

Page Nos	Community	Report No	Speaker Against	Speaker For
143 – 150	WRO	HEP/55/17	√	

Pages 11 – 18 GRE P/2016/0881

Beech Mount, Marford Hill, Marford, Wrexham
SPEAKER: FOR – Rob Lee (Agent)

Pages 19 – 24 GLY P/2016/0994

The Mulberry Inn, Old Road, Llwynmawr, Wrexham
SPEAKER: FOR – Stuart Hatherall (Agent)

Pages 25 – 31 RUA P/2016/1164

Maesyllan Farm, Maes y Llan Lane, Ruabon, Wrexham
SPEAKER: FOR – Stuart Hatherall (Agent)

Consultations

NRW: Confirmed submitted protected species survey is acceptable subject to additional conditions.

Additional Conditions

17. The submission and implementation of bat avoidance, mitigation and compensation measures shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out strictly in accordance with the details as are approved.

18. Details of the submission and implementation of an external lighting / internal light spillage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to first use / occupation of the development.

19. Details of the submission and implementation of a post construction monitoring and surveillance scheme shall be provided to the Local Planning Authority for approval. Works shall be carried out strictly in accordance with the details as are approved.

20. Details of the submission and implementation of an approved Ecological Compliance Audit (ECA) shall be submitted to and approved in writing by the Local Planning Authority.

Reasons

17. To protect bats which would otherwise be damaged / lost by the development hereby permitted.

18. To protect bats which would otherwise be damaged /lost by the development hereby permitted.

19. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.

20. To ensure the implementation of all ecological avoidance, mitigation and compensation works.

Recommendation

Remains as main report subject to additional planning conditions.

Pages 32 – 50 CHI P/2016/1165

Land on North Side of Station Avenue, Chirk

SPEAKERS: AGAINST – Gareth Hughes (Objector)

FOR – Richard Lomas (Applicant)

Consultations

Town Council: The Council has been consulted on two earlier occasions with respect to this request for outline planning permission. We note the decrease in proposed dwellings and suggestions on tree planting following removal of 2 of the protected trees within a conservation area. We refer to our original response dated 24th January 2017 and maintain the comments noted therein and recommend refusal of this application.

The following passage from the document proposing the Conservation Area still holds good in the eyes of the Council:

Para 4.39: Trees form an integral and important role to the character and appearance of the area, particularly the street trees along Station Avenue which have a strong presence within the streetscape. The trees, which are mostly lime trees, line the edge of the highway and are the primary feature of Station Avenue having been allowed to grow very large with branches forming an archway over the road. The avenue of trees enhances the linear form of the road and their scale and size create a strong sense of enclosure to the street and views. In addition the established woodlands surrounding Castle Road and across the Ceiriog valley at Chirk Bank are essential to the wider setting of the Conservation Area as well as individual buildings. Building use is mostly residential which combined with the low density of buildings creates a more peaceful atmosphere easing the transition from rural countryside to busy town centre, however regular light and heavy traffic flow to Mondelez, Canal Wood Industrial Estate, Chirk Railway Station, Chirk Castle and Lady Margaret's Caravan lessen this quality, particularly along Station Avenue. The low density building pattern is complimented by the abundance of open space, with the recreation ground, northern fields of the Ceiriog Valley and the field surrounding Oakcroft House of particular importance to the character of this sub-area.

The Council has also been copied on correspondence from Mr and Mrs Gareth Hughes objecting to the application and we support them.

Councillor Terry Evans: I have been advised by the local historian Mr Graham Greasley that the lime trees were planted to commemorate the battle of Waterloo 200 hundred years ago and that makes them a memorial site. Chirk Castle and the local history groups in Chirk should have been consulted on the application. See pictures below from Lancashire which are identical to Chirk (obtained from: <http://www.treehunter.co.uk/projects/2015/wloo-mem-trees-uk.html>)

Waterloo Memorial Tree Plantings - LANCASHIRE, ENGLAND



*Waterloo memorial Tree Planting - Lancashire, England.
Avenue of Lime Trees with others planted in 'Battle Formation' or Squares*

Observations

No new matters raised by the community council. The impact of the development upon the TPO protected trees and conservation area is addressed within the main agenda report. Both the Planning Authority's Senior Conservation and Arboricultural Officers have been consulted on this application; their initial concerns have been addressed by the amendments to the scheme (as detailed within the agenda report) and they have no objections to the development.

The land is not a registered memorial site and there is no requirement for local history groups or Chirk Castle to be consulted on applications involving works to or removal of TPO protected trees.

Recommendation

No change

Pages 55 – 65 MAE P/2017/0270

Land off and East of Ellesmere Lane, Penley, Wrexham

SPEAKER: FOR – Paul Goulding

Pages 75 – 89 WRC P/2017/0415

Land to the rear of 22 Bryn Estyn Road, Wrexham

SPEAKER: AGAINST – Anthony Griffiths

 FOR – Stuart Hatherall (Agent)

Pages 105 – 109 WRA P/2017/0448

6 Acton Gardens, Wrexham

SPEAKERS: AGAINST – Paul Marles (Objector)

 FOR – Thomas Stamford (Applicant)

Consultations

Further representations from the neighbour received raising the following points – Over the last few years there have been major developments at the property causing disruption to neighbouring properties. Further disruption would be considerable and unwelcome.

Observations

Whilst there is potential for disruption to nearby properties as a result of construction works these will only be for a short period.

Recommendation

Remains unchanged.

Pages 143 – 150 WRO HEP/55/17

105 Erddig Road, Wrexham

SPEAKER: AGAINST - Mr K Edwards

**ALL OTHER ITEMS ARE TAKEN IN THE ORDER SHOWN IN
THE ORIGINAL AGENDA**

Pages 90 – 100 CHI P/2017/0416

Consultations

Tree Officer: No arboricultural objections.

Recommendation

Remains unchanged.

Pages 101 – 104 BRO P/2017/0445

Consultations

Community Council: Opposed to application due to being outside the settlement limit.

Recommendation

Remains unchanged

Pages 110 – 114 WRA P/2017/0463

Nine Acre Playing Field, Westminster Drive, Wrexham

Representations

Community Council - The Community Council welcomes the amended plan that recognises the green ascetics of this important Open Space for Leisure use. The shipping container if permitted to be positioned on this site should have adequate and appropriate screening to ensure the visual and open aspect of this site is maintained. The Community Council wishes to reiterate that the position for siting of the Container should be agreed in consultation with the Council's Arboricultural Officer to ensure no tree roots or canopies are damaged.

One further neighbour representation received raising matters largely addressed in the main report save for the following points:

- The unsightly nature of the existing pavilion should not result in further visual decline; and
- The container should have a screen around it.

Observations

The acceptability of the siting of the container has been considered in view of the entire locality, including the character of existing buildings. Whilst it is noted that the existing pavilion is boarded, the siting of the container as discussed in the main report is not considered to cause any additional detrimental visual impact.

Screening as an additional measure is not considered necessary and is likely to make the structure appear more incongruous than if it were set against the background of the existing pavilion.

I am satisfied that the amended position of the container will have no impact upon those existing trees on site.

Members should note that the container has now been sited in accordance with the position shown on the submitted plan. The application is therefore fully in retrospect.

Recommendation

Remains unchanged.

Pages 126 – 130 CEF P/2017/0542

Roxmere, Bethania Road, Acrefair, Wrexham, LL14 3TS

Consultations

Community Council – No objections

Representations

The applicant has expressed concerns regarding the highway conditions in that he would not wish to be restricted to completing the proposed new access before the construction of the extension and may wish to complete the access at a later date.

Observations

The new access offers an improvement in highway safety and it would be desirable that this is completed prior to the extension being occupied, however the proposed extension does not affect the existing access and parking arrangements and the extension could be undertaken without the new access being in place. Conditions are still required to ensure that upon construction of the new access the old one is permanently closed.

Recommendation

Delete condition 8 and amend condition 9 to read 'Prior to the first use of the new access hereby approved the vehicular parking and turning areas as shown on approved drawing No. 282/001/3B shall be fully laid out, surfaced and drained. These areas shall thereafter be permanently retained and kept free of any

obstruction, and made available solely for the parking and turning of motor vehicles at all times'

Pages 131 – 135 CEF P/2017/0543

Roxmere, Bethania Road, Acrefair, Wrexham, LL14 3TS

Consultations

Community Council – No objections

One letter of objection received raising the following points – Considers that the proposed new access is at a more dangerous location than the current one. The new access is at the sharpest place on the bend of the road and also closer to the junction opposite and believes that it would increase the danger of vehicle accidents.

Representations

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Observations

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