

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 3 JANUARY 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
43 – 49	ESC	P/2016/0876		√
50 – 53	GRE	P/2016/1029	√	
72 – 75	WRA	P/2016/1084	√	

Pages 43 – 49 ESC P/2016/0876

*The Co-op Store, 50 Wrexham Road, Rhostyllen, Wrexham
FOR – Rhian Stratton (Agent)*

Representations

Community Council – no additional comments to make following period of re-consultation.

Recommendation

Remains unchanged.

Pages 50 – 53 GRE P/2016/1029

*Penrhos, 75 Wynnstay Lane, Marford, Wrexham
AGAINST – Chris Stubbs (Neighbour)*

Pages 72 – 75 WRA P/2016/1084

*9 Glyndwr Road, Wrexham
AGAINST – Susan Stanford (Neighbour)*

Consultations

Community Council – No observations other than on the potential impact of the external boundary wall on the streetscene.

Observations

No changes to the boundary treatment are proposed, however the wall can be removed without planning permission. The extension will be constructed in materials to match the existing property.

Recommendation

No changes to the recommendation.

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

Pages 54 – 58 HOL P/2016/1033

Applicant's Submission

The application has been **withdrawn**.

Pages 59 – 62 LGC P/2016/1040

Applicant's Submission

The applicant has forwarded correspondence from the owners of The Oak Public House, Glyn Ceiriog that was sent to him indicating support for the application for the following reasons:

- The Ceriog Valley is designated as a tourist economy and as a pub we sustain local employment, and are an important community service. Business is marginal at best and the pub has struggled to service without income generated from tourists in the valley;
- Rural economies such as the Ceriog Valley need all the support they can get to develop their infrastructure and bring visitors and as such we sincerely hope that Wrexham Council approve this application.

Recommendation

Unchanged.

Pages 76 – 80 BAN P/2016/1096

Representations

Community Council.

- *Concerned about this application because work is already taking place on the site even though the time for representations does not finish until next week.*
- *This is an application for retrospective planning permission and such applications should always cause concern to a planning authority in case it is being presented with a fait accompli.*
- *The site is within the village conservation area. Greater care is needed to ensure that the work that is done is compatible with the overall scheme of the area.*
- *The community council requests that Wrexham Council issues a stop notice forthwith to prevent any further anticipatory work being done.*
- *The construction does not comply with the submitted plans, being bigger in scale and nearer the adjoining property. The Planning Department case officer has stated on site to the neighbour the changes are acceptable. In the circumstances we are astounded that this has been allowed when the*

representation period is still outstanding and in addition to our request for a stop notice we suggest that this application be dealt with by a planning sub-committee visit.

Observations

The matters outlined above have substantially been addressed in the body of the main report.

The case officer visited the site prior to the submission of this planning application as part of the enforcement proceedings when the Council was made aware that works were not been carried out in accordance with the previously approved plans. Any views expressed by the case officer, as with any pre-application advice, were informal and do not prejudice the overall decision of the Planning Committee.

Recommendation

Remains unchanged.