

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 6 MARCH 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
16 – 19	RHO	P/2015/0770		√
20 – 40	GWE	P/2016/0189		√
53 - 63	SES	P/2016/0953		√
67 – 72	CEF	P/2016/0992		√

Pages 16 – 19 RHO P/2015/0770

Unit 8, Coppi Industrial Estate, Rhos, Wrexham
SPEAKER: FOR – Mr Luke Bithell (Applicant)

Pages 20 – 40 GWE P/2016/0189

Land East of Tan y Bont, Main Road, Rhosrobin, Wrexham
SPEAKER: FOR – Mr Emyr Williams Liberty Properties (Representing Applicant)

Consultations

Welsh Government (Trunk Roads): Directs that any permission include a condition requiring a scheme of noise mitigation with approval of the scheme subject to consultation with the Welsh Government. Advice for applicant also provided.

Recommendation

Unchanged.

Former Cross Lanes Hotel, Bangor Road, Cross Lanes, Wrexham
SPEAKER: FOR – Mr Martin Vassey (Representing Applicant)

Glenwyn Boarding Kennels, Delph Road, Acrefair, Wrexham
SPEAKER: FOR – Anne Lloyd Morris (Agent)

Representations

1 representation supporting the development for the following reasons:

- Penycae is a village well suited to sympathetic and well planned expansion;
- A number of high quality proposals similar to this application would meet the need in a sympathetic way possibly avoiding the need for new estate development;
- The planning framework states there should be high quality homes to meet people's needs;
- This development would help meet the demand for such housing in Penycae. I am aware of the need among the community for new housing. Many have grown up in the area would like to remain in that community but family sized housing such as the proposed rarely comes onto the market. This application is therefore welcome to me and my family;
- The development would enhance the area, fitting in far better than a noisy run down and smelly kennels.
- I would welcome the peace, quiet and sitting in my garden in summer with no smells.

1 representation received expressing the following concerns:

- Dwelling 1 seems to be over our boundary as the entrance to my drive splays out onto the road;
- Dwelling 1 is situated too far forward and overpowering our property, which results in restricting my view for access onto the road. I would recommend it to be situated in the middle of their land using the kennels' footprint as a location. By doing this, there would be no need to make alterations to the existing driveway inward to access the properties

Observations

Whilst noting the comments made in support of the application, the matters raised do not outweigh the planning policy objections to the development discussed in my main report.

The details submitted expressing concerns about the development would appear to suggest that a small part of the application site is actually owned by the applicants but instead belongs to the owners of the adjacent dwelling. Any disagreement over land ownership is a private matter between the applicants and their neighbours.

Notwithstanding the above, none of the dwellings appear to encroach onto the piece of land in question so it would not prevent the site from being developed if permission were granted. Furthermore the development would not impede visibility from the access serving the neighbouring property and conditions could be imposed to ensure that nothing is erected or planted along the site frontage that would. The impact of the development upon residential amenity is discussed in my main report.

Recommendation

Unchanged.

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

Pages 41 – 52 CEF P/2016/0505

Representations

Neighbour:

1 additional letter with the following concerns:-

- *Impact of the emergency access/cycleway close to residential properties off Station Road;*
- *Road tracks are not suitable and un-adopted;*
- *Roads should be improved;*
- *People using the development could park their cars on the tracks;*
- *Opportunity to improve the access of Llangollen Road onto King Street should be considered.*

Tree Officer:

A significant number of plots shown on the indicative drawing appear to be located in close proximity to residential properties which would cause excessive shading or be overly dominant or oppressive and/or unduly impact on private amenity areas.

Buffer zones should be provided through appropriate design of access roads, highway features and/ or wide grasses areas.

The indicative proposal shows the removal of a significant number of trees within the surveyed groups of trees 11, 12 and 13. The loss of these trees would not be acceptable. The trees should be incorporated into the layout. Trees should also be incorporated into open space areas.

Ecologist:

Additional condition.

Condition required to provide a species surveys

Observations

The details of the proposed emergency access/cycleway will be provided at the Reserved Matters application. Acceptable parking will be provided within the site to ensure parking will be restricted to the site. No improvements are proposed to the Llangollen Road/King Street junction.

With regard to the tree officer comments the layout is only indicative and I will add a note to the applicant. An additional ecology condition is added.

Additional Condition

Prior to commencement of any works on the site, comprehensive species surveys shall be submitted to and approved in writing by the Local Planning Authority, the scope of which has been agreed with the Local Planning Authority. Based on the results of the above required survey a scheme of ecological mitigation and a management plan shall be submitted to and approved in writing by the Local Planning Authority. The works as are approved shall be carried out in accordance with the details and retained thereafter.

Additional Reason

In order to protect wildlife interests, which are afforded special protection.

Additional Notes to Applicant

The layout is only indicative and the reserved matters application should carefully consider the relationship of trees and residential properties. The indicative layout indicates a relationship between trees and development which would not be acceptable by virtue of excessive shading and dominant oppressive features .Retention of trees generally will be required

Recommendation

Subject to the additional condition and notes my recommendations remain as the main report

Pages 73 – 77 LLR P/2016/1012

Observations

Following further discussions with the applicant to address my concerns in respect of the scale and design of the development, the applicant has requested a deferment to afford the opportunity to address these issues. I believe that there is potential scope and a willingness from the applicant to address these concerns. A deferment represents a sensible and constructive way forward.

Recommendation

Defer

Representations

Additional comments by the applicant in support of application.

The reason for the gates is to prevent the neighbouring property parking their cars constantly on their hardstanding. This has been going on for a period of time and the applicant is concerned that the neighbours will acquire prescriptive rights over the land if this is allowed to continue. Therefore it is extremely important that the applicants own hardstanding is able to be gated off to prevent unauthorised access by other vehicles.

The alternative would be to install retractable bollards with yellow hazard tape on a galvanised silver finish which the applicant would have thought to be far less appealing than a set of stained wooden gates.

Therefore the reason the applicant has applied for set of gates below 900mm to be installed to protect their property

In light of the above they hope the application will be Granted.

Observations

Additional Condition

The gates hereby permitted shall not open out on to the adjoining highway.

Additional Reason

In the interests of vehicular and pedestrian safety.

Recommendation

As main report.

Consultations

Community Council – The property is in a very prominent position in a Conservation Area. Other properties have been refused and we feel there should be a set fair rule for everyone.

Recommendation

No change