

Cerys Jones

From: Matthew Phillips
Sent: 09 January 2017 13:24
To: planning_admin
Subject: FW: P/2016/1052 - The Fields School Lane, Bronington
Attachments: P-2016-1052 Additional Response 1.pdf

Please add attached as highways response

From: Phil Palmer
Sent: 04 January 2017 10:47
To: Matthew Phillips
Subject: RE: P/2016/1052 - The Fields School Lane, Bronington

Matthew

My revised response attached.

Regards, Phil

From: Matthew Phillips
Sent: 23 December 2016 09:09
To: Phil Palmer
Subject: FW: P/2016/1052 - The Fields School Lane, Bronington

Phil,

Please see attached. The decision of the application has now been amended to 'Change of use of part of garage to annexe accommodation'. I trust this will now address your initial concerns?

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: mike nevitt [<mailto:cheshiredesigns@hotmail.com>]
Sent: 19 December 2016 22:12
To: Matthew Phillips
Cc: wargacarlton@btinternet.com
Subject: RE: P/2016/1052 - The Fields School Lane, Bronington

Hi Matthew,

I haave discussed a few things with the client and agreed on the attached plans for your consideration as an annexe.

Your thoughts are welcomed.

Mike

Mike Nevitt BSc Hons MCIOB APM APS

Cheshire Designs

Director

T: 01270 481618 M: 07792 144446

The Brea , 603 Crewe Road, Wistaston , Crewe , CW2 6PU

From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 16 December 2016 15:04

To: mike nevitt <cheshiredesigns@hotmail.com>

Cc: Estimates <Estimates@constructionlinx.co.uk>

Subject: RE: P/2016/1052 - The Fields School Lane, Bronington

Mike,

That seems a reasonable way forward. Depending on the accommodation provided, I would be able to treat the proposals as an annexe.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio

Environment and Planning/Amgylchedd a Chynllunio

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: mike nevitt [<mailto:cheshiredesigns@hotmail.com>]

Sent: 16 December 2016 06:57

To: Matthew Phillips

Cc: Estimates

Subject: Re: P/2016/1052 - The Fields School Lane, Bronington

Hi Matthew

I have spoken to the client and they are happy for me to change the plans to show an entrance and staircase to the upper floor and not have the lower floor accommodation.

Are you happy for me to update the plans on this basis and my client just wants to legalise this element

Regards

Mike Nevitt BSc Hons MCIOB APM

Cheshire Designs

Director

T: 01270 481618 M: 07792 144446

The Brea , 603 Crewe Road, Wistaston , Crewe , CW2 6PU

On 14 Dec 2016, at 13:14, Matthew Phillips <Matthew.Phillips@wrexham.gov.uk> wrote:

Mike,

What you are saying doesn't correspond with what is shown on the submitted plans. The upper floor of the garage is shown as a store on the existing plans, which is broadly consistent with the original plans for the garage when it had planning permission. In any case, I would anticipate that the level of accommodation on the upper floor, if it is indeed used as you suggest, would be something comparable to that shown on the proposed first floor plan. As much this would probably constitute ancillary accommodation because only a bedroom and bathroom would be provided.

It doesn't matter whether the proposals result in more residents on site or not. The application, as submitted, would result in an entirely separate dwelling and therefore we would expect the proposed unit to have its own parking provision without resulting in a loss of provision for the main dwelling and/or making it difficult to access. Furthermore a separate dwelling will have the potential generate additional traffic.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: mike nevitt [<mailto:mike@cheshiredesigns.co.uk>]
Sent: 07 December 2016 19:56
To: Matthew Phillips
Cc: 'Estimates'
Subject: RE: P/2016/1052 - The Fields School Lane, Bronington

Matthew,

While I respect what you are saying the concern for highways was the additional parking which clearly isn't the case as there are no increases on habitants we just merely want to formally convert this as he lives in the current top floor as it stands now and just want to legalise the building under planning.

Do you want me to call you to go through the application?

Regards

Mike

Mike Nevitt BSc Hons MCIOB APM APS
Cheshire Designs
Director

T: 01270 481618 M: 07792 144446
The Brea , 603 Crewe Road, Wistaston , Crewe , CW2 6PU

From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 06 December 2016 09:24
To: mike nevitt <cheshiredesigns@hotmail.com>
Cc: 'Estimates' <Estimates@constructionlinx.co.uk>
Subject: RE: P/2016/1052 - The Fields School Lane, Bronington

Mike,

That isn't clear from the application details. However for the use to be an annexe there would need to be a high level of dependency between it and the main dwelling. Based on the details submitted the building would be occupied entirely separately with little, if any dependency e.g a relative who requires a degree of care or relies on the main dwelling for some matters.

The fact that the intended occupant is the applicant's son does not make the accommodation an annexe/ancillary to the main dwelling. That being the case, the concerns raised are still applicable.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: mike nevitt [<mailto:mike@cheshiredesigns.com>]
Sent: 05 December 2016 20:31
To: Matthew Phillips
Cc: 'Estimates'
Subject: RE: P/2016/1052 - The Fields School Lane, Bronington

Hi Matthew,

Im a little confused over this one as we are trying to create an annexe and not a separate dwelling house as this is for the clients older son.

He does not wish to sell this off at all just mealy convert it.

Can you review this as will not change any parking arrangements or turning circles.

If you need any more clarification please do not hesitate to come back to me.

Regards

Mike

Mike Nevitt BSc Hons MCIOB APM APS
Cheshire Designs
Director

T: 01270 481618 M: 07792 144446

The Brea , 603 Crewe Road, Wistaston , Crewe , CW2 6PU

From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 05 December 2016 13:17

To: cheshiredesigns@hotmail.com

Subject: P/2016/1052 - The Fields School Lane, Bronington

Dear Sir,

Please find attached correspondence in connection with the above planning application.

Yours faithfully

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio

Environment and Planning/Amgylchedd a Chynllunio

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

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