

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 7 NOVEMBER 2016 **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
66 – 70	LLR	P/2016/0716	√	√
93 – 95	WRA	P/2016/0816	√	
114 – 117	GWE	P/2016/0865	√	√

Pages 66 – 70 LLR P/2016/0716

Woodbank Cottage, Pontcysyllte, Wrexham

SPEAKERS: AGAINST – Mr E J Cole (Neighbour)

FOR – Mr S. Nott (Representing Applicant)

Pages 93 – 95 WRA P/2016/0816

28 Little Acton Drive, Wrexham

SPEAKER: AGAINST – Mrs E. Jones (Rear Neighbour)

Submission

The applicant has submitted an amended plan for the proposed rear extension. The roof has been lowered by just over 400mm and I have provided the objector with a copy of the plan.

Observations

I have no objections to the proposal but the applicant was prepared to lower the roof by 400mm given the neighbour's concerns

Pages 114 – 117 GWE P/2016/0865

16 Cedar Close, Bradley, Wrexham

SPEAKER: AGAINST – Ms Lloyd-Richards (Neighbour)

FOR – Mr K Taylor (Applicant)

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

Pages 30 – 38 WRO P/2016/0023

Representations

Community Council: The Community Council object to the amended plan on the following grounds:-

- *Turning circle for vehicles within the site is too small*
- *Concerns over the access*
- *9 dwellings is over intensive*

With regards to comments received regarding nearby sensitive uses, differences in levels, existing boundary fencing and proposed landscaping will ensure no significant overlooking.

Observations

Corrections:

- *Proposal involves the provision of three, 3 bedroom properties, five 2 bedroomed and one 1 bedroom property and not 9 three bedroomed.*
- *Condition 04 – Now reads REV D not C*
- *Condition 05 – should be 2.4 metres x 56 metres*
- *Delete Condition 21, Condition 22 now becomes Condition 21 and reason*
- *Additional conditions:-*

Notwithstanding the approved plans, the parking spaces to the front of Plots 1 – 3 shall be provided with an extended level area behind each space (no raised kerbs) and shall be carried out in accordance with plans that have been submitted to and approved in writing by the Local Planning Authority prior to the occupation of those properties.

Reason:- In the interests of highway safety.

Any boundary fence / planting on the corner of the site where the existing cycleway / footway meets Croesnewydd Road is maintained at a maximum height of 1.0 metres for the last 5 metres leading up to the existing footway.

Reason:- In the interests of pedestrian safety.

Recommendation

Add Recommendation C

That if the obligation pursuant to Section 106 of the Town and Country Planning Act 1990, as detailed above is not completed within six months of the date of the Committee Resolution, the Head of Environment and Planning be given Delegated Authority to refuse planning permission for the following reason:-

1. *Lack of adequate contribution to schools to offset the development*

That the Head of Environment and Planning is given Delegated Authority to determine the final form and content of the reason for refusal.

Recommendation as main report and subject to alterations referred to above.

Pages 71 – 74 GRE P/2016/0755

Observations

As a 'belts and braces' approach to ensure the stability and security of the neighbouring listed privy structures, it is considered necessary to replicate condition no. 14 of the recommended on the associated application for planning permission P/2016/0755. Whilst the condition recommends the detail to be submitted prior to any demolition on the planning application, the granting of Conservation Area Consent could allow demolition to occur independent of implementation of the planning application. This is reflected in my amended recommendation

Recommendation

Add condition

4. No development shall commence, to include any demolition, until a detailed ground investigation survey has been carried out in relation to the 2 no. neighbouring grade II listed privies and submitted to and approved in writing by the local planning authority. The investigation shall propose mitigation measures to ensure the long term stability of the privies during the construction and occupation phase of the development hereby approved. The development shall be carried out strictly in accordance with the scheme as may be approved.

R: To ensure the works are carried out in a manner to ensure that the setting of the neighbouring listed structures is protected.

Pages 90 – 95 WRO P/2016/0799

Recommendation

Reason for refusal amended to now read and the adopted Fairy Road Conservation Area Assessment (1999).

Pages 126 – 128 GRE P/2016/0904

Applicant's Submission

Aesthetics

I do appreciate how the fence presently looks particularly when approached from the A483 direction with no planting in front of it. I propose to paint the fence green and to plant some climbers along that section, something like climbing hydrangea or ivy.

Water meter

The water meter is on my property and at that point there are 2 stop cocks and 2 water meters. The only people ever wanting access to these would be myself, my next-door

neighbour at number 19, and Dee Valley Water. The meters are Smart meters so do not need reading by looking at them.

Any replacement fence or wall would prevent access to the meters from the pavement as my new fence does. My new fence therefore provides no extra limitation to access compared with fences or walls not requiring planning permission.

Telegraph Pole support cable

A support cable for the telegraph pole is broken about 0.8m from where it is anchored to the ground and has been like that for all the time I have owned the property and most probably for many years before that. Before I erected the fence I contacted Scottish Power and they have agreed to remove the pole and put a smaller replacement one at the edge of my garden rather than about 2m into it. I expect that this will occur soon after Christmas.

Sight lines

I exit the cul-de-sac daily and believe the visibility of oncoming traffic when looking in my fence direction is much improved compared with when the hedge was there. It is logical and can be calculated that, although higher than the hedge, is now approx. 5.15m further away from the driver's view therefore offering better visibility for an exiting driver.

Observations

All matters have been covered in the main agenda report.

Recommendation

No change

Pages 141 – 143 OVE P/2016/0946

Consultations

Community Council – Members noted that the background information in the Planning Statement was incorrect as there was no existing building behind the caravan; therefore they do not support the application for a domestic shed to be installed adjacent to a building (a business) which is brick built and within the Conservation Area of Overton.

They also noted that the downpipe on the shed does not feed into an open gully or to an underground drain pipe; therefore the flow of water running down the outlet will disperse over the car park and onto the pavement. This will be a slip hazard for drivers using the car park, pedestrians using the pavement and customers to the Indian Restaurant and Fish and Chip takeaway.

Observations

In response to the community council's assertion that there was no previous building on the site, please see photograph below taken in 2010 which shows a shed in situ behind the fence.



Previous shed in situ behind fence



Shed to be retained

With regard to the downpipe, a condition should be attached to any permission securing a surface water drainage scheme.

Recommendation

Add condition

3. Within one month of the date of this permission, a scheme of drainage for the site indicating how surface water will be dealt with shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

Reason

3. To ensure that effective drainage facilities are provided for the proposed development.