

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 4 JANUARY 2016

DRAFT ADDENDUM

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT

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
92 – 96	CHI	P/2015/0700	√	√
115 – 124	CHI	P/2015/0728	√	√
125 – 131	CEF	P/2015/0748		√
132 – 140	WRO	P/2015/0804	√	√
149 – 155	BRO	P/2015/0831		√
162 – 165	OVE	P/2015/0867		√

PAGES 92– 96 P/2015/0700

Kronospan, Holyhead Road, Chirk, Wrexham

SPEAKER: AGAINST – Mr S Jones (Rep. Chirk Town Council)
FOR – Mike McKenna (Rep. Applicant)

Representations

Noise measurements have been carried out on site around the air graders. Measurements were carried out by Kronospan employees and a member of the Council's Public Protection Team. Measurements were carried out at ground level below the air graders, with the sifters to the left hand side, on staging above ground just below the air grader cyclones and at ground level in front of pre-production pullmans. The air graders are located in close proximity to existing noisy plant.

Observations

The air graders location in close proximity to existing plant ensures the air graders will not raise noise levels off site at the various noise sensitive locations.

Recommendation

As main report.

PAGES 115–124 P/2015/0728

Kronospan, Holyhead Road, Chirk, Wrexham

SPEAKER: AGAINST – Mr S Jones (Rep. Chirk Town Council)
FOR – Mike McKenna (Rep. Applicant)

PAGES 125–131 P/2015/0748

Glanllyn, Bethania Road, Acrefair, Wrexham

SPEAKER: FOR – Stuart Hatherall (Agent)

PAGES 132–140 P/2015/0804

LIDL Supermarket, Salop Road, Wrexham

SPEAKER: AGAINST – Mr D E Jones (Objector)
FOR – Mr E Whalley (Re. Applicant)

Observations

Member's attention is drawn to the last paragraph of page 136. For clarity, this paragraph is included in the report to explain that if the delivery timings as proposed were permitted, it would allow for deliveries to occur during times of the day (middle of the day) which are not considered sensitive times and when existing ambient background noise levels are higher.

I would also like to draw Member's attention to delivery times of other supermarkets in the County Borough which are considered in a similar context. For example Members may recall that they granted planning permission in December 2015 for a new foodstore on the site of the Ambulance Depot on Ruthin Road. The application site considered in that instance is a similar distance from the frontage of the nearest noise sensitive properties to that which is being considered as part of this planning application. There are no delivery timing restrictions imposed on that planning permission.

Recommendation

Remains unchanged.

PAGES 149–155 P/2015/0831

14 Pendwll Road, Moss, Wrexham

SPEAKER: FOR – Stuart Hatherall (Agent)

PAGES 162–165 P/2015/0867

3 Sundorne, Overton, Wrexham

SPEAKER: FOR – Stuart Hatherall (Agent)

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

PAGES 80-88 WRR P/2015/0691

Representations

Neighbour response

Objects for the following reasons:

- Egerton Street is not within the Application Site, and that the Applicant has no control over it. I do not see how a Planning Condition can be imposed on the Applicant Site that no development can take place until the Highways Dept imposes a RTO. What if in years to come Highways impose a different RTO banning disabled? Will the new Police Station have to close?
- Disabled Parking is allowed on Egerton Street at the present time, so the proposed RTO is not creating replacement disabled parking spaces.
- The disabled parking spaces by the library are OFF Street parking, Egerton Street is ON street parking.
- There is ample space within the library car park to provide the replacement designated disabled parking. If that requires the Police Authority acquiring an additional part of the library car park from the Wrexham Council, then so be it.
- As I understand it, Egerton Street is limited free parking and is frequently used by people visiting the Wrexham Council Offices at the Contact Centre, Lord Street, as well as people popping into AVOW, Banks, takeaways, travel agents, and shops in the immediate vicinity of Egerton Street. It seems that these members of the public are to be disadvantaged because the Police Authority can't be bothered to make the appropriate provision for the disabled themselves.
- If cost is a factor for the Police Authority, the new Police Station will release the current Police Station for redevelopment - a prime site on the fringe of the Town Centre.

Local member (Cllr Steve Wilson)

Offers the following comments:

At present there are 8 spaces by the Library car park on Rhosddu Road. These spaces give quite a bit of room for people to exit their vehicles in a safe location. On Egerton Street I would think there would be enough space for possibly 6 vehicles at best-with either the driver or passenger getting out onto the roadway. If a wheelchair is involved then there is no scope for this-unlike the present car park. I am not convinced that this is the solution-but it is better than Chester Street.

Rhosddu Community Council

The proposal to replace the off street disabled parking provision facility at the rear of the library, with on street parking for the disabled on Egerton Street is not providing satisfactory replacement disabled parking for the following reasons:

- The use of a Grampian style condition to ensure disabled parking provision on Egerton Street is not a suitable method as once the development has been commenced and occupied, there is nothing stopping the designation on Egerton Street being amended or lost;
- Disabled parking provision is available on Egerton Street at present in common with the general public. Consequently the proposed TRO is not

creating a replacement disabled parking spaces. The proposed TRO will only prevent access to Egerton Street to vehicles other than Blue Badge holders and deliveries;

- The disabled parking spaces by the library are off street parking, Egerton is on street parking;
- There is no hammerhead or turning within the public highway in Egerton Street. At present vehicles use either the parking area to the rear of the Lord Street shop, or the private car park by the side of AVOW offices as turning areas. If those land owners decide to prohibit the use of their car park for turning, disabled drivers may find it difficult to turn in the highway;
- The Community Council requested an equivalent number of replacement disabled spaces. No information has been provided to Community Council about existing and proposed provision;
- There is ample space within the library car park to provide the replacement designated spaces. If this requires the police Authority acquiring an additional part of the library car park from Wrexham Council, then so be it;
- Member of the public will be disadvantaged if short term parking on Egerton Street is lost. The needs of shopkeepers and businesses seem to have been overlooked;
- Full consultation on any TRO should be made with the local Chamber of Trade to determine whether there will be any opposition;
- The Police Authority has adequate provision at the current police station less than 200 metres away from the library. If there is a need for a police vehicle to be next to the police station for operational reasons then it could use the general parking like most other businesses are required to do;
- If cost is a factor for the Police Authority, the new police station will release the current police station for redevelopment, a prime site on the fringe of the town centre.
- As an alternative solution have the Police Authority and Highways investigated the possibility of using Rhosddu Road at the side of the Nat West Bank and in front of the Armed Services building. The wide pavement could be narrowed to accommodate additional parking, and taxis and disabled users could possibly share this area. Additionally there is an area by the Pebble Fish and Chip shop. This could be funded by a s106 agreement at no cost to the Council.

AVOW

Following the amended solution to off-setting the displacement of disabled parking spaces from Rhosddu Road Library car park, AVOW still wishes to object to the proposals on the following grounds.

- The proposed space allocation in Egerton Street is not a like for like replacement and will not afford disabled people the opportunity of safe entrance and exist to their vehicles in line with necessary legislation.
- There is no guarantee that the relevant Traffic Regulation Order would be approved.
- A full Equality Impact Assessment has not been conducted or consultation with representatives of the Disabled community in Wrexham.
- That the information being presented to the committee is still inaccurate in that it refers to the '8 no. disabled spaces are marked out in Rhosddu Road

library staff car park' – this is not a factual statement as the 8 spaces are within a designed Disabled Car Park area that is separated from the Library Staff Car Park by a barrier gate.

- The other element of mitigation by creating additional spaces in the main Library car park would seriously impact on people trying to access Shopmobility and town amenities around the King Street, Duke Street, Trinity Street part of the town due to the added distance. This again is covered in guidance about the distances disabled people can be expected to either walk or use a wheelchair.

Observations

The responses to the representations made by AVOW are substantially covered in the main report. However, clarification is provided for Members on the following points:

- The revised proposals to restrict access to Egerton Street to blue badge holders, deliveries and access only to private land, increases the possibility of blue badge holders parking much closer to Shopmobility than at present.
- Condition 12 ensures that the Traffic Regulation Order and provision of additional spaces in the public library car park is implemented prior to the loss of the existing provision.
- A full Equality Impact Assessment (EIA) is not required. The legislation does not require EIAs to be submitted for individual planning applications.
- At present, the Rhosddu Road library car park is subdivided by a gate providing 8 no. designated disabled spaces to the front (which would be lost to this development as part of the operational police car park) and a gated library staff car park to the rear (also to form part of the operational car park). The main report describes these as 'marked out' spaces. Whilst there are surface markings, the entire provision is for blue badge holders only.
- Whilst AVOW request the applicant revert back to the plan originally submitted this was not shown on the submitted planning application. The Rhosddu Road car park was always shown as catering for Operational Police vehicles only and that is what the Local Planning Authority is being asked to consider. The role of the Planning Committee is to make a decision upon the plans as submitted.
- Whilst I understand AVOW's position, the inconvenience this causes has to be weighed against other material considerations which would include the advantages of having a new front of house police presence within the town centre. Apart from the advantages this brings for community safety and crime reduction/prevention locally, the extension represents an attractive addition to the library and strengthens the building's relationship with the car park. Members therefore need to consider AVOW's concerns in the context of the overall benefits the scheme brings to the town.
- I believe that despite AVOW's objection the revised parking arrangements represent a reasonable solution. Given the improved situation I consider that any potential refusal of planning permission on these grounds would be extremely difficult to defend through any subsequent appeal. There is also the possibility of course of there not being a police presence in Wrexham.

The following observations are made to the points raised by Rhosddu Community Council and other interested parties which are not discussed in the main report.

- I am satisfied that there is a suitable area for turning at the head of Egerton Street and it is deemed suitable for current highway users;
- The re-allocation of short stay parking on Egerton Street to disabled and deliveries, on balance, would not be considered to represent a detriment to town centre trade as public parking provision would still be maintained. I am confident that general public parking provision can be displaced to other areas of the town centre.
- I am satisfied that the imposition of condition no. 12 is acceptable. The future of the Traffic regulation Order post occupation of the development would be managed by the council through normal consultation procedures and the history of the Traffic regulation Order would be taken into account. Any proposal to amend the Traffic Regulation Order would be considered on the merits of that proposed change if and when such a change may be proposed. The enforcement of the Traffic Regulation order would be regulated as with all other traffic regulations.

Recommendation

Remains unchanged.

PAGE 97-104 LLR P/2015/0706

Applicant's submission

In order to allay the concerns raised by the AONB JAC, the applicant has provided amended plans which seek to amend the roof shape of the dwelling so that the roof angles match. Whilst satisfied with the form and design of the dwelling as originally proposed, although it slightly raises the ridge of the proposed dwelling and the front and rear eaves levels remain different, I consider that this amendment represents a further improvement to the design of the dwelling.

Recommendation

Remains unchanged.

THE LDP PREFERRED STRATEGY

The LDP preferred Strategy was discussed at the meeting of the Planning Policy Panel on 21 December 2015, the following changes were proposed with the approved recommendation provided in bold below:

Members worked through the document with key comments and suggested amendments recorded below:

Contents Page:

- This should include page numbers;
- Officers to check chapter headings correspond to the numbered sections;

Pg 6:

- It was confirmed that Annual Monitoring Review would only be undertaken once the LDP had been adopted;

- Clarification on the Habitat Regulations Assessment was provided – this is a statutory piece of work required to accompany the LDP and provides an assessment of plan and its impacts, along with other plans, against statutorily designated sites (European designations).

Pg11:

- Change the word to constraints under the last sentence at the paragraph at the top of the page;

Pg 12:

- Para 3 under section 2.2 is to be amended to better describe the geographic position in relation to adjoining authorities.

Pg 16:

- Cllr O'Toole queried the references made to manufacturing within the Preferred Strategy which appeared contradictory, particularly where the sections referred to high value manufacturing however a key driver was the declining manufacturing sector. NC explained that the different references were a result of the different evidence base with the Wales Spatial Plan referring to the growth of high value manufacturing, whilst locally manufacturing is in decline according to the Econometric Forecasting Model which sits with the Employment Land Review (March 2015).

Pg 19:

- Bullet Point 6 should be amended to include reference to rail constraints and to refer to the input from 'other partners' (Network Rail, Highways Agency Wales and WG) to deliver funding for improvements.

Pg 23:

- Objective S03 is to be amended to read 'Regenerate Wrexham Town as a multifunctional destination to include retail, education, civic, amenity, employment, leisure and residential uses'.

Pg 33:

- Question 1 to be amended to include reference to 'Option B' so it is clear which option is preferred.

Pg 34:

- The term 'deliverable brownfield sites' in Para 2, section 5.1 to be highlighted/underlined to emphasis point.

Pg 35:

- Include a sentence to make clear that settlements within the tiers are based on existing settlements within the UDP.

Pg 36:

- Amend source reference for Figure 2 to original date (March 2015) and include paragraph number from background paper;
- Make Figure larger to fit whole page so text clearer.

Pg 37:

- Add '(Employment Use)' after Wrexham Industrial Estate in para 2.

Pg 39:

- In reference to the last para Cllr Pritchard enquired as to who was responsible for sewage infrastructure provision. NC and TS advised of ongoing discussions with Welsh Water and confirmed that they had not raised concerns about the strategic level of growth being put forward within the Preferred Strategy. Welsh Water likely to be present at Examination also to answer questions. Network requirement beyond Welsh Water AMP funding programme will come down to a site by site approach.

Pg 40:

- Add Do you agree that the Council's Preferred Spatial 'Option B' to Question 2

Pg 41:

- The meaning of the final bullet point was queried. NC advised members that they had agreed to amend the green barrier designations (as currently shown in the UDP) around the KSS only. This amendment is based upon phase 1 finding of the Green Barrier Review. Further work will be undertaken on green barrier (green wedge) designations with any subsequent amendments to the existing designations included at Deposit Plan stage. NC also advised that Phase 1 of the Green Barrier Review would be reported to panel members for approval at the next meeting on 25th January 2016.

Pg 42:

- The inclusion of only a limited number of Tier 4 Settlements on the Key Diagram was raised and that their inclusion was likely to infer that they are more likely to receive development. Section 5 of the document explains the spatial approach to growth and justifies the inclusion of certain Tier 4 settlements within the Key Diagram. NC highlighted the opportunity the Preferred Strategy and Candidate Site Register Consultation provides for communities to help decide where new growth would be most appropriate accommodated.

Pg 45:

- Bullet point 3 within Policy SP1 should be amended to make clear that the 7500 new jobs are County wide not just on WIE. Further breakdown on percentages will be available at Deposit Plan stage.

Pg 49:

- Policy SP2 refers to provision of 'Community Facilities'. It was advised that this term is intentionally broad to capture a range of facilities including healthcare and burial grounds for example and is the term the Planning Inspectorate had advised is used within the plan.

Pg 51:

- Policy SP3 refers to shopping within Wrexham Town Centre. The importance of local service centres to shopping was raised and it was advised that a policy covering district and local shopping centres would be included within the Deposit Plan.

Pg 52:

- The second box/table under each policy was queried - NC explained the second box under each policy is to make clear the evidence for that policy, highlight the links back to the LDP objectives and set out the approach to further policies within the Deposit Plan including SPGs.

Pg 54:

- A short discussion on 'Out of town' retail areas and their accessibility was had. NC explained that national policy position on 'out of town' shopping centres had changed and that the approach to both retail and transport included within the Preferred Strategy is reflective of WG policy guidance on Retails and Transport Hierarchies which place emphasis on town centres;
- Cllr Edwards suggested that this policy be amended to include a greater emphasis on rail travel and that it should refer to/take account of the recommendations included with Rail Travel Strategy document that reported to Executive Board in January 2015.

Pg 66:

- Cllr Jenkins thanked NC, DD and Emma Broad for their work on habitats, biodiversity and the inclusion of allotments however raised concerns that the statutory duty for local authorities to provide allotments did not appear to be sufficient in protecting existing allotment facilities and provided panel with a couple of examples where such facilities had been lost or reduced. Cllr Jenkins would like to see the ecological benefits of allotments recognised within the Strategy. NC advised that the Preferred Strategy would not be amended to strengthen this aspect in relation to allotments, however allotments are seen as contributing to green infrastructure provision, as having mitigating affects to climate change and having biodiversity value which is recognised in other Strategic Policies included within the Strategy (SP5 & SP11). Also it was advised that a topic based policy on allotments is recommended for inclusion within the Deposit Plan.

Pg 71:

- It was explained that site densities had not be specified however site densities are expected to be maximised, taking into account the surrounding site context and other issues and constraints and would be determined on a site by site basis therefore.

Pg 72:

- In relation to Gypsy and Traveller accommodation, the Preferred Strategy is not making any recommendations on where site allocations will be made however it does make clear what will be required at Deposit Plan (type of pitch and numbers). This requirement is based upon the Gypsy and Travellers Accommodation Needs Assessment which is currently being updated by

Officers in Housing for WG sign off in February 2016. It is expected that Housing will submit planning applications on Council owned land for the provision of Gypsy and Traveller pitches that the Deposit Plan will therefore safeguard through policy. No applications have been made at present however and NC to speak to Mike Jenkins for an update on study and applications. If no applications received than panel members will need to look at allocating sites to meet the identified requirement within the Deposit Plan. The ability to spread the provision of sites across the County was also raised however this is constrained by Council site ownership and a decision that we will not CPO any land.

Pg 83:

- It was agreed that the title to KKS2 be amended to better reflect the position of the site in relation to Cefn Road;
- Members agreed that a plan/map of each KKS would be beneficial and is to be included as appendices and cross referenced within the text;
- The retention of Erlas Walled Garden was a positive however the reference to the area as a 'Community Facility' should be deleted;
- The legal status of the policy/LDP in ensuring the protection/retention of playing fields for Morgan Clwyd was queried. AR advised that the terms of the private lease are not down to WCBC. NC advised that the policy does not make specific reference to retention of the facilities within their current location and new facilities could be provided elsewhere within site for example;
- It was confirmed that 5th bullet point on highway constraints related to the Greyhound roundabout only as this is key to delivering the site.

Pg 89:

- Policy SP11 – NC drew member's attention to bullet 9 of the policy in relation to the earlier discussion regarding allotments.

Resolved: That Members agree to the following recommendation:

- a) Note and endorse the content of LDP Preferred Strategy (as amended) and recommend to Executive Board that it is approved for full public consultation at the meeting on the 9th February 2016; and**
- b) Note that the recommendations of the Panel will also be reported to members of Planning Committee for their views on 4th January 2016 in order that they can also be taken into account by the Executive Board at their meeting on the 9th February 2016.**