

Proposed Residential Development

Former Golden Grove Inn, Llyndir Lane, Rossett, Wrexham LL12 0AS

- Planning and Design & Access Statement
Rev B

Ref: 1418

November 2014

89a Bloomsbury Lane, Timperley, Altrincham, Cheshire WA15 6NL
T: 0161 6 35 85 35 F: 08456 25 85 25 E: email@hunterplanning.co.uk

93 Parc Peter Sant, Llanelwain, Sir y Fflint CH7 6YU
T: 01352 620 635 F: 08456 25 85 25 E: email@hunterplanning.co.uk

www.hunterplanning.co.uk

www.cynllunio.com



RTPI

mediation of space · making of place

Chartered Town Planner

Hunter Planning and Hunter Planning Consultants are trading names of HAPC Ltd. Company Reg No. 06241656. Registered in England and Wales

Contents

1. Introduction
2. Location & Context
3. Planning History
4. Historic Discussions
5. Use & Amount
6. Character
7. Environmental Sustainability
8. Access, Community Safety, Movement
9. Arboricultural & Landscape Matters
10. Planning Policies
11. Conclusion
12. Appendix

89a Bloomsbury Lane, Timperley, Altrincham, Cheshire WA15 6NL
T: 0161 6 35 85 35 F: 08456 25 85 25 E: email@hunterplanning.co.uk

93 Parc Peter Sant, Llanelwain, Sir y Fflint CH7 6YU
T: 01352 620 635 F: 08456 25 85 25 E: email@hunterplanning.co.uk

www.hunterplanning.co.uk

www.cynllunio.com



RTPI

mediation of space · making of place

Chartered Town Planner

Hunter Planning and Hunter Planning Consultants are trading names of HAPC Ltd. Company Reg No. 06241656. Registered in England and Wales

1. Introduction

- 1.1 Hunter Planning Consultants have been appointed by Urban Developments Ltd to assist with a planning application for the redevelopment of the Golden Grove Inn, Rossett, Wrexham.
- 1.2 This statement, which should be read in conjunction with the supporting information submitted with the application, aims to give an appraisal of the planning issues and merits in context with planning and other policies, guidance and material considerations.
- 1.3 For the reasons set out below, it is considered that the application represents appropriate development and that planning permission should be granted.

2. Location and Context

- 2.1 The application site is located to the North East of Rossett on Llyndir Lane, outside of the recognised settlement boundary, in open countryside within the borough of Wrexham.
- 2.2 The site comprises a redundant Public House, formerly known as the Golden Grove Inn, 3 vacant residential dwellings, substantial hardstanding, external amenity space and residential amenity space. The site is generally flat, has mature landscaping around the perimeter and is bounded by open countryside on all sides. To the south and western boundaries the site has mature tree screening and drainage ditch, with the eastern boundary being mature hedgerow. The north boundary is generally open to the road. In the wider area, there are a wide range of individual and clusters of residential dwellings. The site has an area of approximately 6020 sq m. The site is currently accessed directly from Llyndir Lane providing level access.
- 2.3 Appendix A & B of the submission provides a photographic analysis of the existing site as viewed from numerous vantage points. The photographs suggest that the existing buildings are a dominant feature within the area and lane although generally can only be seen when approaching the site from the East.
- 2.4 The existing site has been developed and extended on numerous occasions and comprises 779 sq m of useable floor area, with a footprint of 579 sq m.
- 2.5 The Environment Agency maps illustrate that the application site is not within a known flood risk area and it is understood not to have a history of flooding, however there are two known flood areas directly adjacent to the north and south of the site. The site is also not within a recognised Conservation Area or Green Belt however is within a Special Landscape Area and Green Barrier designation

89a Bloomsbury Lane, Timperley, Altrincham, Cheshire WA15 6NL
T: 0161 6 35 85 35 F: 08456 25 85 25 E: email@hunterplanning.co.uk

93 Parc Peter Sant, Llaneurgain, Sir y Fflint CH7 6YU
T: 01352 620 635 F: 08456 25 85 25 E: email@hunterplanning.co.uk

www.hunterplanning.co.uk

www.cynllunio.com



RTPI

mediation of space · making of place

Chartered Town Planner

Hunter Planning and Hunter Planning Consultants are trading names of HAPC Ltd. Company Reg No. 06241656. Registered in England and Wales



Fig 01: Aerial Image Golden Grove Inn, Llyndir Lane, Rossett

3. Planning History

3.1 A search of the online planning records illustrates the following two applications.

P/2008/0359 04/04/2008 Golden Grove Inn Llyndir Lane Burton Rossett Wrexham Erection Of Outdoor Smoking Shelter Of 1 No. Timber Framed Pergola With Clear Corrugated Plastic Roof (In Retrospect).

P/2007/1192 05/10/2007 Golden Grove Inn Llyndir Lane Burton Rossett Wrexham Siting Of 2 No Static Caravans (In Retrospect) (REFUSED – Green Barrier, Flood, Special Landscape)

4. Historic Discussions

- 4.1 Pre-application discussions were held between the design team and Wrexham County Borough Council. The response received indicated that in principle the
- 4.1.1 "... loss of the public house would not have a significant or detrimental impact upon the social and economic fabric of the area".

89a Bloomsbury Lane, Timperley, Altrincham, Cheshire WA15 6NL
T: 0161 6 35 85 35 F: 08456 25 85 25 E: email@hunterplanning.co.uk

93 Parc Peter Sant, Llaneurgain, Sir y Fflint CH7 6YU
T: 01352 620 635 F: 08456 25 85 25 E: email@hunterplanning.co.uk

www.hunterplanning.co.uk

www.cynllunio.com



RTPI

mediation of space · making of place

Chartered Town Planner

Hunter Planning and Hunter Planning Consultants are trading names of HAPC Ltd. Company Reg No. 06241656. Registered in England and Wales

- 4.1.2 "... there would be valid planning grounds" for "...the two existing dwellings being demolished and replaced by two new units"
- 4.1.3 "... in the context of a comprehensive redevelopment of the site, it may be possible to justify its replacement if the development as a whole delivered a significant improvement to the character and appearance of the site."
- 4.2 Whilst the presented design were not found to be acceptable, valuable feedback was received and the designs have since been amended to reflect these comments. Subsequent discussions with the planning department welcomed the amendments and the overall principle of development.

5. Use and Amount

- 5.1 This planning application seeks to redevelop the redundant and unviable public house and dwellings with the erection of two detached family houses, with associated access, parking and landscaping.
- 5.2 It is proposed that the development of the site is consistent with the relevant current national and local government planning policies and aims to:
- Significantly improving the natural and built environment by providing high-quality design and sustainable features in the development
 - To create a strong sense of place which local residents feel proud of
 - To create an interesting and appropriate relationship with the surrounding context.
 - To develop the sense of safety using careful design to eliminate crime

6. Character

- 6.1 In developing proposals for the two dwellings, the design team have considered the existing site and the wider area, in terms of individual design, scales, massing character of the area, setting and visibility among other factors. Across the wider area, there are a range of architectural styles and aesthetics and it is suggested that there are no predominate forms or designs to influence this scheme, although references have been made to the traditional forms and materials although designed with a more contemporary feel. The images below, illustrate the range of styles, materials, details and common features.
- 6.2 We feel that the density, scale and amount of accommodation is appropriate for the site, the wider area and that the neighbourhood services can support the amount of development planned.
- 6.3 The proposals have concluded that whilst the existing buildings are set to the edge of the highway and are tightly packed together, a more substantial set back from the road and a larger separation between the built forms would have a positive impact on the site. The accompanying site plan overlay shows the comparison between the existing and the proposed development.
- 6.4 The footprint of the proposed dwellings are 410 sq m which is c. 30% smaller than the existing development. Even with the detached garages, the total footprint is still less than the existing footprint.

89a Bloomsbury Lane, Timperley, Altrincham, Cheshire WA15 6NL
T: 0161 6 35 85 35 F: 08456 25 85 25 E: email@hunterplanning.co.uk

93 Parc Peter Sant, Llaneurgain, Sir y Fflint CH7 6YU
T: 01352 620 635 F: 08456 25 85 25 E: email@hunterplanning.co.uk

www.hunterplanning.co.uk

www.cynllunio.com



RTPI

mediation of space · making of place

Chartered Town Planner

- 6.5 The designs for the dwellings have evolved, since and reflecting the pre-application discussions, to create two individual contemporary family houses. Plot 1 seeks to create a dwelling of rectilinear two storey appearance with a mix of render and brickwork. Plot 2 seeks to create a smaller visible scale and mass, with an appearance of a rendered one and a half dwelling to the public face
- 6.6 Plot 1 has a perception of being more substantial of the two dwellings from the street although the single storey garage and rear extension help to break the scale of the dwelling down. Plot 2 utilises roof and basement space to create a contemporary high quality family home which benefits from the setting and character of the site, with balcony areas to the rear, encouraging the use of the private amenity spaces.
- 6.7 The total habitable floor area of the proposed development is 898 sq m which is only c. 15% larger than the existing development.
- 6.8 The site is designed to reflect the character of the area as a whole, which is characterised by substantial dwellings, set on substantial plots. The dwellings are set back from the highway and substantial boundary treatments are provided for privacy, security and to achieve better highway safety. It is proposed that the development accords with Local Planning Guidance Note 21: Space around Dwellings
- 6.9 The design team have provided a street elevation and overlay of this and the other elevations in comparison with the existing site. When viewed as a street elevation the overlay clearly shows that the existing and proposed massing, scale and siting are very similar to existing. It has been suggested to have a greater separation between the two structures than existing as this will have a greater benefit for the perceived openness of the site. The set back from the edge of the road references the wider area precedent whilst providing a greater sense of openness.
- 6.10 It is therefore suggested that when comparing the existing and proposed arrangements that the application does not propose to create a development that would detract from the rural character of the site and its surrounding or does not harm the openness of the Green Barrier.

89a Bloomsbury Lane, Timperley, Altrincham, Cheshire WA15 6NL
T: 0161 6 35 85 35 F: 08456 25 85 25 E: email@hunterplanning.co.uk

93 Parc Peter Sant, Llaneurgain, Sir y Fflint CH7 6YU
T: 01352 620 635 F: 08456 25 85 25 E: email@hunterplanning.co.uk

www.hunterplanning.co.uk

www.cynllunio.com



RTPI

mediation of space · making of place

Chartered Town Planner

Hunter Planning and Hunter Planning Consultants are trading names of HAPC Ltd. Company Reg No. 06241656. Registered in England and Wales



a)



b)



c)



d)



e)



f)



g)

89a Bloomsbury Lane, Timperley, Altrincham, Cheshire WA15 6NL
T: 0161 6 35 85 35 F: 08456 25 85 25 E: email@hunterplanning.co.uk

93 Parc Peter Sant, Llaneurgain, Sir y Fflint CH7 6YU
T: 01352 620 635 F: 08456 25 85 25 E: email@hunterplanning.co.uk

www.hunterplanning.co.uk

www.cynllunio.com

Hunter Planning and Hunter Planning Consultants are trading names of HAPC Ltd. Company Reg No. 06241656. Registered in England and Wales



RTPI

mediation of space · making of place

Chartered Town Planner

7. Environmental Sustainability

- 7.1 The redevelopment of the site seeks to make a long term, viable and positive addition to the area. Whilst it is unfortunate that the existing use is no longer in operation, it is felt that the redevelopment of the site is the best option.
- 7.2 The site had been developed with environmental sustainability in mind. Since the introduction of the devolved building regulations, the previous Code for Sustainable Homes is now no longer applicable and as such the site will comply with the relevant requirements of the building regulations.
- 7.3 The site is orientated so that the rear of the properties are generally south facing. The rear of the properties have more glazing than the front to maximise solar gain and daylighting.

8. Access, Community Safety, Movement

- 8.1 As mentioned above, the existing buildings are located very close to the highway. There is an existing access to the north east corner of the site with a large car park to the front and rear. The existing number of pedestrian and vehicle movements into and out of the site would be substantial at its peak.
- 8.2 The proposals seek to improve access, community safety and movement by setting the building line back. This has several benefits as well as providing better visibility into and out of the site. Redeveloping the site for two dwellings will materially reduce the number of vehicular and pedestrian movements into and out of the site.
- 8.3 The existing access is amended and improved to suit the proposed residential use and the proposed layout has a greater visibility splay than existing.
- 8.4 It is proposed that the scheme complies with Policy T8 and Local Planning Guidance Note 16 in that 4 parking spaces are provided. It is appreciated that garages do not count in this calculation. The parking layout has been designed so that the cars can enter and leave the site in a forward facing gear.
- 8.5 The buildings will fully comply with Part M of the building regulations and provide appropriate access into, through and around the dwellings.
- 8.6 The site layout provides a secure boundary which allows for semi-public use to the front of the site and private use only to the rear of the site. It is proposed that this is an improvement to the current situation where the whole rear of the site is currently used by the owners, occupants and customers of the public house, including for vehicles.

9. Arboricultural & Landscape Matters

- 9.1 The proposed positioning of the new structures on the site have been carefully considered with regards to the impact on the existing trees and landscape. The main development sits generally on the existing footprint and hardstanding areas of the site. Post development the site will have substantially less (c. 40%) hardstanding than currently which will have a substantial positive impact on the character of the area as a whole.

89a Bloomsbury Lane, Timperley, Altrincham, Cheshire WA15 6NL
T: 0161 6 35 85 35 F: 08456 25 85 25 E: email@hunterplanning.co.uk

93 Parc Peter Sant, Llanelwain, Sir y Fflint CH7 6YU
T: 01352 620 635 F: 08456 25 85 25 E: email@hunterplanning.co.uk

www.hunterplanning.co.uk

www.cynllunio.com



RTPI

mediation of space · making of place

Chartered Town Planner

Hunter Planning and Hunter Planning Consultants are trading names of HAPC Ltd. Company Reg No. 06241656. Registered in England and Wales

- 9.2 It is suggested that no trees and hedgerows will be impacted by the development.
- 9.3 As the site is within a Special Landscape Area, careful consideration will be given to the quality of the external spaces and it is proposed that such details will be provided as part of a conditional approval.

10. Planning Policies

- 10.1 The planning system is going through a state of flux at the present time, with Wrexham County Borough Council preparing the Local Development Plan 2, which is due to be adopted in 2016. However, currently the Unitary Development Plan is still used for development control purposes.
- 10.2 The following policies are applicable to this application; with justification provided for each.
- 10.2.1 Policy PS1: Strategic Policy Whilst it is appreciated that the site is outside of the defined settlement boundary, the site is a substantial brownfield site with a use that unfortunately is now not viable.
- 10.2.2 Policy PS2: Strategic Policy It is suggested that, when comparing the existing and proposed drawings, the development does not materially affect the countryside, landscape character, open space or the quality of the natural environment.
- 10.2.3 Policy PS3 The use of a vacant brownfield site is preferred to the development of Greenfield land, particularly where the land is of high value (ecological, landscape or amenity, or quality agricultural). The development generally utilises the existing footprint and hard landscaping and as such, as substantial new housing is needed within the country, provides an appropriate form of development.
- 10.2.4 Policy GDP1: Development Objectives
- 10.2.5 Policy EC1: Green Barriers Whilst it is appreciated the site is within a green barrier, it is acknowledged that a green barrier is not as permanent as Green Belt and is in place to help prevent urbanisation and urban sprawl. This particular policy provides for limited new development and "other uses of land which maintain the openness of the Green Barrier and do not conflict with the purpose of including land within it". As the site already has substantial existing built form, independent dwellings and those dwellings are reflected by similar uses throughout the county, it is suggested that the proposals are not inherently contrary to the requirements of the policy and the purpose of the green barrier.
- 10.2.6 Policy EC5: Special Landscape Areas Similarly with the designation of special landscape area, it is acknowledged that stricter control will be placed on sites. It is suggested that the proposals are a high standard of design and landscaping and do not have a materially bigger impact on the special landscape area than the existing site. In fact, it is suggested that, term, post development the site will conserve and enhance the landscape.
- 10.2.7 Policy EC6: Biodiversity Conservation It is suggested that the redevelopment of site will not materially affect biodiversity conservation. The extents of the developed site are generally as existing, albeit at a reduced scale and compensatory measures can be provided where necessary. The accompanying Ecology report provides further details on these matters.

89a Bloomsbury Lane, Timperley, Altrincham, Cheshire WA15 6NL
T: 0161 6 35 85 35 F: 08456 25 85 25 E: email@hunterplanning.co.uk

93 Parc Peter Sant, Llaneurgain, Sir y Fflint CH7 6YU
T: 01352 620 635 F: 08456 25 85 25 E: email@hunterplanning.co.uk

www.hunterplanning.co.uk

www.cynllunio.com



RTPI

mediation of space · making of place

Chartered Town Planner

Hunter Planning and Hunter Planning Consultants are trading names of HAPC Ltd. Company Reg No. 06241656. Registered in England and Wales

- 10.2.8 Policy EC12: Development and Flood Risk The site as a whole is not within a flood risk area, however is closely adjacent to two areas. Whilst the proposed uses are sensitive to flooding generally, it is proposed that there is a similar characteristic to the existing site. It is proposed that the development of the site would not be subject to an unacceptable risk of flooding, would not increase the risk of flooding on adjacent sites and would not adversely affect flood management or maintenance schemes. The accompanying Flood Consequence Assessment provides further details on these matters.
- 10.2.9 Policy H3: Conversion of Buildings Outside Settlement Limits. It is acknowledged that this policy would allow for the conversion of the existing Public House into a self contained dwelling or a number of dwellings or apartments. The building is structural sound, capable of conversion without extensive rebuilding, is large enough to warrant conversion and would not constitute an undesirable intrusion into the landscape, create access problems or have an impact on public services. It is proposed though, that converting the building into one or more dwellings would not provide the best option for future residents or the area as a whole; as such it is suggested that a more appropriate solution would be to replace the existing buildings with dwellings that would be fit for purpose and reflect the requirement of modern life and building regulations.
- 10.2.10 Policy H4 – Subdivision of Buildings. Similarly to H3, the policy would allow for the subdivision of the existing buildings into several dwellings, without major extensions, additional new buildings; giving each more than adequate private open space.
- 10.2.11 Policy H5: Housing in the Countryside. It is proposed that whilst the application seeks two new houses, these houses replace two existing dwellings on the site. As such it is proposed that the policy is not strictly relevant to the consideration of the application.
- 10.2.12 Policy H10: Replacement Dwellings in the Countryside. The policy allows for replacement dwellings in the countryside where the existing dwelling is habitable and is not of architectural or historic interest. As stated above, there are more than two independent dwellings already on the site, even prior to considering the likely allowable conversion of the public house into one or more dwelling. The proposed dwellings also accord to the policy as they are generally located on the existing siting of buildings, reflect Policy GDP1 and reflect the floor area, form, bulk and character of the original dwellings and buildings on site.
- 10.2.13 Policy S9: Loss of Local Facilities. Whilst any loss of local facility is unfortunate, in this case the Golden Grove public house is no longer viable for several reasons. The location of the building is such that it is remote from population centres and therefore visitors would have to travel by car which is contrary to the general function of the pub and the immediate community is not large enough that they would actively use the facilities for any other use. There is also a plethora of public houses and local facilities within the settlement boundaries, including Rossett, and environs providing similar services but in a more sustainable location. It is proposed that the loss of the facility would not provide detrimental to the social and economic fabric of its locality. The site was sold, following a substantial marketing campaign for sale and/ or lease however no parties came forward to operate the building for a local facility and the applicant purchased it on the basis that the only viable option was to develop the site for residential purposes.

89a Bloomsbury Lane, Timperley, Altrincham, Cheshire WA15 6NL
T: 0161 6 35 85 35 F: 08456 25 85 25 E: email@hunterplanning.co.uk

93 Parc Peter Sant, Llaneugain, Sir y Fflint CH7 6YU
T: 01352 620 635 F: 08456 25 85 25 E: email@hunterplanning.co.uk

www.hunterplanning.co.uk

www.cynllunio.com



RTPI

mediation of space · making of place

Chartered Town Planner

Hunter Planning and Hunter Planning Consultants are trading names of HAPC Ltd. Company Reg No. 06241656. Registered in England and Wales

11. Conclusion

- 11.1 The planning application seeks the redevelopment of the substantial vacant Golden Grove Inn for two high quality, contemporary family homes.
- 11.2 It is suggested that the proposals do not materially affect the site designation of Special Landscape Area or Green Barrier and are not materially more harmful to the area than the existing buildings on site.
- 11.3 In summary we propose that the site is suitable for proposed development conforms to Government guidance and Local Policies and are in keeping with the character of area as well as representing appropriate development. We therefore propose that the application and development should be encouraged.
- 11.4 To summarise we propose that:
- The proposed density, layout, scale and massing is suitable for the site, the surrounding properties and the neighbourhood services.
 - the orientation and massing of the proposals would not cause an unacceptable overshadowing or overlooking of the adjoining properties and respect the scale of the surrounding development.
 - the proposals in terms of design and layout are sympathetic to the area and the adjoining properties and character of the area and will create a safe and secure place for the occupants and wider community.
 - the overall proposal will make a positive contribution to the area and accord with planning policies.
 - The proposal creates an accessible, appropriate, legible, and contextual development

12. Appendix

- 12.1 Appendix A – Photographic Reference Plan
- 12.2 Appendix B – Photographic Images

89a Bloomsbury Lane, Timperley, Altrincham, Cheshire WA15 6NL
T: 0161 6 35 85 35 F: 08456 25 85 25 E: email@hunterplanning.co.uk

93 Parc Peter Sant, Llaneurgain, Sir y Fflint CH7 6YU
T: 01352 620 635 F: 08456 25 85 25 E: email@hunterplanning.co.uk

www.hunterplanning.co.uk

www.cynllunio.com



RTPI

mediation of space · making of place

Chartered Town Planner

Hunter Planning and Hunter Planning Consultants are trading names of HAPC Ltd. Company Reg No. 06241656. Registered in England and Wales