

Judith Williams

From: Janet Sutherberry
Sent: 03 December 2014 09:57
To: planning_admin
Subject: FW: Planning application P/2014/0788 - Park View, Gatewen Farm Road, LL11 6YA
Attachments: Park View, Gatewen Amended Site Layout Plan.pdf; Park View, Gatewen Amended Application Site Plan.pdf

Please attach plans to planning file – amended plans
And the email as applicant/agent corres

From: David Fitzsimon [mailto:info@fitzsimonplanning.co.uk]
Sent: 03 December 2014 09:53
To: Janet Sutherberry
Subject: Planning application P/2014/0788 - Park View, Gatewen Farm Road, LL11 6YA

Good Morning Janet

I have served notice on Landbank Management Ltd today. I have also served notice on WMBC Highways Department for completion (see amended application site plan). I will forward copies of the notices, along with the Certificate B in today's post.

I attach an amended application site plan to this effect. I also enclose an amended proposed site layout plan, showing sufficient parking and turning facilities within the curtilage of the proposed dwelling.

In your e-mail, you suggest it will be important that the parking spaces for the new dwelling do not obstruct the parking spaces of Barn 1/The Hayloft. The proposed parking and turning facilities are entirely within the curtilage of the proposed dwelling. The garage building which is attached to the barn belongs to the applicant and is included within the application site. It is not proposed to change this building or arrangement in any way.

Finally, you suggest that I need to establish whether there are established rights to alter any services required for the replacement dwelling. You will appreciate that the existing dwelling already has infrastructure, and in any case, this is a civil rather than a planning matter.

I trust this information assists in moving the application forward in a positive manner.

Kind regards

David Fitzsimon

On 28 November 2014 at 14:54 Janet Sutherberry <Janet.Sutherberry@wrexham.gov.uk> wrote:

Thanks for the report.

Since our earlier communications, the consultation process has produced some neighbour responses, and these raise some issues that need further clarification.

In particular, it is claimed that the applicant has no vehicular right of way along the approach lane leading to the site, and this road is owned by Landbank Management Ltd, and others using this lane are paying a sum to ensure that the lane is maintained. T Are you able to confirm your clients ownership of the lane, or you will need to include this area within the red line, and serve notice on the owner, and complete certificate B of the planning application.

Please note that land ownership whether proven or not, is private civil matter for your client to resolve, but under the circumstances I think you should provide a plan that shows how your client is going to achieve vehicular access to the site, or if this cannot be proved, where the occupants of the property will park if the right of way is not proven.

I note that Parkview is an existing dwelling (with or without rights of vehicular access), but the scale of the proposed replacement dwelling is much larger than the existing property, and is therefore likely to generate some additional traffic movements, and this will be a material consideration.

Finally, please can you provide a plan to show how cars can park and turn within the site, without needing to use the approach lane for turning purposes. It will also be important to ensure that the arrangements do not block or use the parking spaces of Barn 1/The Hayloft. It may also be necessary to ensure that cars do not need to wait in the lane when the gates to the site are being opened or closed.

As a final matter, you may need to establish whether there are established rights to alter any services which could be required for the replacement dwelling, and/or to bring new services along the lane.

If your client needs to contact Landbank Management Ltd, they can be contacted by using the following email address:

enquiries@structuredesigns.co.uk

or write to them at:

Land & Property Management (Gatewen Lane), 10 Nicholas Street, Chester, CH1 2DS ref Rob Cookson

Regards

Janet

Janet Sutherberry

Senior Planning Officer / Uwch Swyddog Cynllunio

☎ 01978 298776

✉ Wrexham County Borough Council, 16 Lord Street, Wrexham LL11 1LG

✉ Cyngor Bwrdeistref Sirol Wrecsam, 16 Stryt yr Arglwydd, Wrecsam LL11 1LG



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From: David Fitzsimon [<mailto:info@fitzsimonplanning.co.uk>]

Sent: 27 November 2014 15:31

To: Janet Sutherberry

Subject: Fwd: RE: Planning application P/2014/0788 - Park View, Gatewen Farm Road, LL11 6YA

Janet

Report as promised.

Hopefully now the application can proceed positively.

Regards

David

----- Original Message -----

From: David Fitzsimon <info@fitzsimonplanning.co.uk>

To: Janet Sutherberry <Janet.Sutherberry@wrexham.gov.uk>

Date: 26 November 2014 at 21:15

Subject: RE: Planning application P/2014/0788 - Park View, Gatewen Farm Road, LL11 6YA

Hello Janet.

Just a quick note to advise you that the bat survey has been undertaken today and the Ecologist has given the dwelling a clean bill of health.

The report should be with you within a week.

Regards

David

On 18 November 2014 at 16:10 Janet Sutherberry

<Janet.Sutherberry@wrexham.gov.uk> wrote:

Yes I believe all other matters are likely to be ok, although not all consultation replies have been received to date.

Please let me know your intentions

Regards

Janet

Janet Sutherberry

Senior Planning Officer / Uwch Swyddog Cynllunio

☎ 01978 298776

✉ Wrexham County Borough Council, 16 Lord Street, Wrexham LL11 1LG

✉ Cyngor Bwrdeistref Sirol Wrecsam, 16 Stryt yr Arglwydd, Wrecsam LL11 1LG



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From: David Fitzsimon [<mailto:info@fitzsimonplanning.co.uk>]
Sent: 18 November 2014 16:05
To: Janet Sutherberry
Subject: Re: Planning application P/2014/0788 - Park View, Gatewen Farm Road, LL11 6YA

Hello Janet

Apologies for the delay in responding, but I have been out of the country for a few days.

I will arrange for a bat and bird survey to be undertaken.

I note you suggest that possibly the application should be withdrawn. Can you advise, however, whether you consider the proposal to be satisfactory in all other aspects.

If so, I suggest that the application should progress on an assumption that there are no bat/bird issues, and any ecological matters can be dealt with if indeed they do arise following receipt of the survey.

I look forward to hearing from you further.

Regards

David Fitzsimon

On 13 November 2014 at 16:31 Janet Sutherberry
<Janet.Sutherberry@wrexham.gov.uk> wrote:
David,

I note that you have answered section 14 of the submitted application form – stating that no protected species are affected by the development. I also note that the Design and Access statement makes reference to any surveys that assess the possible potential of protected species being affected within the site. As a result I am unclear how this proposed demolition work can be considered without looking at the possibility of (protected) bats being present? The Council's ecologist is of the opinion that a bat survey is required before the application is determined, and therefore an assessment/survey must be submitted. If you require further information regarding this matter – please refer to TAN 5: Nature Conservation and PPW (Planning Policy Wales).

Therefore please provide an ecological survey as soon as possible, and let me know the timescales for its submission. If the timescales are longer than 2 weeks – I suggest the application is withdrawn and re-submitted once the information is available.

Regards
Janet

Janet Sutherberry
Senior Planning Officer / Uwch Swyddog Cynllunio

☎ 01978 298776

✉ Wrexham County Borough Council, 16 Lord Street, Wrexham LL11 1LG

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