

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 7 MAY 2013 **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
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33 Saxon Road, Gwersyllt
Speaker: FOR – Mrs Povah (Applicant)

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

PAGES 2 – 7 GLY P/2013/0113

Applicant's Submission

The applicant has submitted a revised Conservation Method Statement and Design and Access Statement and minor elevational amendments.

Observations

The amendments and revised statements have addressed the conservation concerns.

Recommendation

Remains unchanged.

PAGES 8 – 11 GLY P/2013/0114

Applicant's Submission

The applicant has submitted a revised Conservation Method Statement and Design and Access Statement and minor elevational amendments.

Observations

The amendments and revised statements have addressed the conservation concerns.

Recommendation

Subject to additional conditions my recommendation remains in accordance with the main report to GRANT Listed Building Consent

Add the following Conditions

- 4. All works shall be carried out in strict accordance with the Conservation Method Statement (amended 02/05/13) and Design and Access Statement (amended 02/05/13) approved as part of this application.*
- 5. Details of the mix and finish and extent of repointing shall be submitted to and approved by the Local Planning Authority prior to works commencing on site. Works shall only be carried out in strict accordance with such details as are approved.*
- 6. On exposure of the roof timbers, a site meeting between the Council's Conservation Officer and the contractor shall take place to determine the extent of repair and replacement of the roof timbers. The applicant / contractor shall give the Council's Conservation Officer no less than 5 working days notice in writing of this meeting. The works shall only be carried out in strict accordance with such details as are approved.*
- 7. Prior to commencement of the works hereby approved a site meeting between the Council's Conservation Officer and the contractor shall take place in order to determine the extent and sequence for construction works. The applicant's / contractor shall give the Council's Conservation Officer no less than 5 working days notice in writing of this meeting. Works shall only be carried out in strict accordance with such details as are approved.*

Reasons

- 4. To protect the integrity of the Listed Building.*
- 5. To protect the integrity of the Listed Building.*
- 6. To protect the integrity of the Listed Building.*
- 7. To protect the integrity of the Listed Building.*

PAGES 24 – 28 COE P/2013/0179

Applicant's submission

Further plans have been received detailing an amended design of the proposed totem sign, including the deletion of a bottom panel within the sign and confirmation that the exact the totem sign will be attached to the existing stanchion.

Observations

The inclusion of a 2 metre gap at the bottom of the totem will allow maximum visibility for motorists attempting to enter and leave the site. The height of the sign from ground level accords with the guidance contained within Manual for Streets 2 and I am therefore satisfied that the scheme is acceptable in terms of public safety. The amended proposed sign is also similar in appearance to the existing 'BP' sign although is some 0.5m higher. I do not consider that this additional height will be visually detrimental to the street scene.

Recommendation

Amended as follows.

That Advertisement Consent is **Granted** subject to the following conditions:

CONDITION(S)

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant such permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
6. The luminance levels of the signage hereby approved shall be maintained strictly in accordance with the details as contained in the approved application documentation.
7. No light source to any sign(s) hereby granted consent shall be directly visible to drivers of motor vehicles using the adjacent highway.

REASON(S)

1. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
2. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
3. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
4. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
5. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
7. In the interests of highway safety.

PAGES 34 – 39 ROS P/2013/0198

Representation

Further response from neighbouring occupier to the east raising the following points:

- *The proximity of the extension from the footprint of the neighbouring dwelling, the mass, and height will lead to a gross intrusion on the living standards of the occupiers of this property;*
- *The boundary hedge indicated to be cut back to suit and its constituent wooden fence is in poor condition. The application shows*

no provision for the reinstatement of the fence or other means of boundary treatment to prevent overlooking and loss of privacy.

Observations

Points raised in relation to the overall massing and potential impact of the extension on the neighbouring property have been addressed in the main report. However, as a point of clarification, the facing eastern elevation does feature a small window serving the hallway. Although a hallway is not strictly described as a habitable room, because of the proximity of this window to the boundary I suggest that a condition requiring that this window be permanently obscurely glazed is imposed as there is the potential for overlooking to occur on a regular basis.

In view of the poor condition of the hedge and its limitations in securing privacy I consider it would be unreasonable to insist upon its replacement as a requirement of any permission granted. The loss of the boundary hedge / fence is a matter to be dealt with between the interested land owners. In the circumstances I do not consider that there is a need in amenity to terms to insist upon a replacement boundary treatment.

Recommendation

Add the following Condition

- 6. Notwithstanding the details shown on the approved plan, the proposed ground floor window to the eastern elevation of the extension shall be only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained and shall be permanently fixed shut.*

Reason

- 6. To protect the amenities of the occupiers of the neighbouring dwelling*