

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 3 DECEMBER 2012

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
49 – 54	CEF	P/2012/0719		√

PAGES 49–54 CEF P/2012/0719

Oakstream, Bowers Road, Acrefair, Wrexham, LL14 3TN

Speaker: FOR – Mr T Mennel (Agent)

Applicant's submissions

The applicant's agent has confirmed that the land to the south is owned by the applicant's son and therefore he would be able to provide the required visibility splay.

Observations

Reasons for refusal on highway safety grounds are not required in light of the above.

Recommendation

Remains unaltered.

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

PAGES 2-6 BRO P/2012/0441

Applicant's submissions

Request the application be **withdrawn**.

Observations

The application has been **withdrawn**.

PAGES 67-69 RHO P/2012/0732

Representations

Further neighbour response received. Plan shows the yellow hatched box in the turning area which means that this person will no longer be able to park directly outside their house, resulting in a further to walk and less space to access the car for someone with a disability.

Cllr Kevin Hughes: No objections.

Observations

The turning area at present features no parking provision and any person parking in it at present may be causing an obstruction. Whilst I acknowledge that the arrangement means that existing parking habits may change, I do not consider that the formalised parking area will result in residents having to walk significantly further to their vehicles to the detriment of their health.

Recommendation

Remains unaltered.

PAGES 70-72 WRA P/2012/0734

Consultations

Community Council: No objection.

Recommendation

Remains unaltered.

PAGES 73-80 ABE P/2012/0771

Consultations

Public Protection: The site of the proposed surface water drainage scheme should be subject to scheme of contamination remediation before the pond is constructed. Conditions recommended.

Welsh Water: Drainage conditions recommended.

Observations

The recommendation in my main report already includes a condition that meets Welsh Water's requirements.

Recommendation

In addition to the recommendations in my main report, I request that delegated authority be given to the Head of Community Wellbeing and Development to **amend** any conditions as may be necessary following the submission of the additional/revised proposals for the creation and management of a habitat area and provision of a surface water balancing pond.

That the following conditions be added:

Conditions

18. The formation of the surface water drainage holding pond shall not commence until a scheme to deal with potential contamination at the part of the site relating to this particular development has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring.

19. The surface water drainage holding pond shall not be brought into use until a Verification Report which demonstrates that the remedial works approved as part of condition no. 18 above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.

Reasons

18. In the interests of the amenities of the future occupants of the buildings and to prevent pollution of the local environment.

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