

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 4 MARCH 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
3 – 9	WRO	P/2012/0740	√	
10 – 18	WRO	P/2012/0741	√	
54 – 67	WRC	P/2013/0880	√	√
89 – 94	WOR	P/2013/0047		√
95 – 99	WRA	P/2013/0053	√	

PAGES 3 – 9 WRO P/2012/0740

Miners Rescue Centre, 3 -5 Maesgwyn Road, Wrexham.

Speaker: AGAINST – Alan Jones, N W Miners Assoc Trust Ltd.

Representations

Petition received from Measgwyn Residents Group with 24 signatories raising the following points:

- The off street parking provision of four spaces is totally inadequate for nineteen student bed development and it is our fear that if approved will increase the competition for parking on Maesgwyn Road, which will further inconvenience the residents of the street. The provision of off street parking for this application seems to run contrary to that provided for similar schemes recently approved i.e. Mitre Inn, Pentrefelin and Walnut Inn, Rhosddu.*
- There is a proliferation of HMOs in Maesgwyn Road and as such a development of this size will only make the street even less desirable for families to remain as residents of the street.*

Observations

The issues raised are not matters for consideration as part of this application for listed building consent. These issues are covered in the report for the planning application (P/2012/0741) within the agenda.

Recommendation

Remains unaltered.

PAGES 10 – 18 WRO P/2012/0741

Miners Rescue Centre, 3 -5 Maesgwyn Road, Wrexham.

Speaker: AGAINST – Alan Jones, N W Miners Assoc Trust Ltd.

Further Representations

Petition received from Measgwyn Residents Group with 24 signatories raising the following points:

- *The off street parking provision of four spaces is totally inadequate for nineteen student bed development and it is our fear that if approved will increase the competition for parking on Maesgwyn Road, which will further inconvenience the residents of the street. The provision of off street parking for this application seems to run contrary to that provided for similar schemes recently approved i.e. Mitre Inn, Pentrefelin and Walnut Inn, Rhosddu.*
- *There is a proliferation of HMOs in Maesgwyn Road and as such a development of this size will only make the street even less desirable for families to remain as residents of the street.*

Consultations

(following reconsultation)

Highways: No objections to amended parking layout.

Network Rail: No objection as the application site no longer includes Network Rail land. The site butts up to operational boundary. A risk assessment to cover construction methodology and detailing is required.

Offa Community Council: Object. Parking provision is inadequate and the listed features, particularly in the training gallery, should remain accessible for viewing and in the current proposals they would be hidden away.

Observations

I have addressed the comments made by the Community Council in the main report.

A note to applicant is included in the recommendation to inform the applicant of their responsibilities by carrying out work adjacent to operational railway land.

Additional conditions are required to secure facilities for refuse storage and to restrict construction working hours. *Comments raised within the petition are addressed in the main report.*

Recommendation

Add conditions

12. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. (Reason: To protect the amenities of the occupiers of nearby properties).

13. Prior to the first occupation of the development hereby approved, an amenity space, external drying facility and bin storage area shall be laid out in full in accordance with details to be further submitted to and approved in writing by the local planning authority. The scheme as approved shall be retained thereafter. (Reason: In the interests of the amenity of the future occupiers of the development and in the interests of the visual amenity of the area).

PAGES 54 – 67 WRC P/2012/0880

Former Gas Works Site, Rivulet Road, Wrexham.

Speaker: FOR – Craig Sparrow (Applicant)

Speaker: AGAINST – Mrs L Wilson (on behalf of tenants)

Consultations

Public Protection - It is noted that this application is covered by P/2009/0969 and therefore the Remediation Strategy agreed under this earlier planning permission is sufficient, however, we require a plan that shows the capping scheme. Due to the contamination issues already being dealt with under P/2009/0969 I presume no further condition is required to address the need for the plan that we require since this will be covered by the existing condition.

Observations

An additional condition is not required in respect of the capping scheme, as this is covered by the existing condition attached to the outline permission (P/2009/0969). However, in order to ensure adequate privacy levels condition 19 is amended to ensure that the windows facing south are non-opening.

Recommendation

Amendment to condition no. 19 to read:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), any window in the elevation facing South shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained and remain fixed shut at all times.

PAGES 89 – 94 WOR P/2013/0047

Oakfield, Hollybush Lane, Penley

Speaker: FOR – Mrs C Lewis Moreton (Applicant)

Applicant's Submission

The agent confirms deletion of the floodlights and has supplied revised plans.

Recommendation

The recommendation remains the same.

Amendments to conditions:

- 02 refer to drawings 392/SK01C and SK03A
- 03 refer to drawing 392/SK01C
- 11 refer to drawing 392/SK01C

PAGES 95 – 99 WRA P/2013/0053

238 Chester Road, Wrexham.

Speaker: AGAINST – Mr Malcolm Dobson (Neighbour)

Consultations

Acton Community Council: No objection.

Recommendation

Remains unaltered.

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

PAGES 19-25 WOR P/2012/0752

Representations

1 addition objection expressing the following concerns:

- overlooking/loss of privacy

Recommendation

Remains unaltered.

PAGES 26-29 HOL P/2012/0818

Applicant's Submission

The applicant has submitted amended drawings. The roof of rear extension has been reduced in height although the overall length of the extension has been increased marginally. The rear elevation has been amended to increase the amount of glazing. Smaller doors to the front and back of the side extension are also now proposed.

Observations

Whilst there is a marginal increase in the length of the rear extension, the submitted plans address my concerns regarding the height of the extension in relation to the adjoining property. The increased glazing on the rear extension is acceptable and will have no amenity implications.

The alteration to provide smaller doors to the front and back of the rear extension is acceptable in principle but a simpler design would be more appropriate. Condition 4 will be revised accordingly and a note to applicant added.

Recommendation

Permission be granted in accordance with Recommendation B subject to Condition 04 being amended and an additional note to applicant attached.

Condition 04: Notwithstanding the approved plans details of the proposed doors to the front and rear of the side extension shall be submitted, in writing, for the further approval of the Local Planning Authority. Works shall be carried out strictly in accordance with the details as approved and retained thereafter.

Note to applicant: With regards to Condition 04, the central glazing bar should be deleted from the design.

PAGES 38 – 45 WRO P/2012/0832

Representations

One letter received in response to re-consultation expressing the following concerns:

- The look of the new build house is not keeping with other houses close by.
- Lowering of the kerbs in front of No. 32 Beechley Road will reduce the amount of on-street parking.
- This road is a bus route, with a bus stop outside No. 34 Beechley Road. When the bus stops it will partially cover the new access which is not ideal.
- Loss of light and privacy to the houses to the rear (Saxon Street).
- Beechely Road is getting busier all the time, with a new housing estate getting built at the top of the road which will make it even busier; so it is not safe to have up to 4 cars reversing in and out of the drive ways.

Observations

No new issues raised. Please see main report.

Recommendation

Remains unaltered.

PAGES 71 – 77 CHI P/2013/0014

Observations

For clarification on the attached site plan, the elongated block on the western boundary is the proposed accommodation block.

The second sentence of condition 08 should be amended to read:- “For the avoidance of doubt the facilities shall only be used by Kronospan employees, visitors and contractors”.

Recommendation

Subject to the alteration of Condition 8 my recommendation remains unaltered.

PAGES 78 - 80 CHI P/2013/0023

Consultations

Public Protection: Further response requesting noise control condition to protect the amenity of the neighbouring residential occupiers.

Recommendation

Add condition:

2. Noise from the air source heat pump units hereby approved shall not exceed 42dB LAeq(5min) as measured 1 metre from the window of a habitable room in the façade of any neighbouring residential property. (Reason: In the interests of the amenity of the adjoining occupiers).

PAGES 108 - 110 CHI P/2013/0073

Representations

1 objection received expressing the following concerns:

- it will cause major parking problems due to parking shortages in Chirk;
- customers using the Hand Hotel car park will not be tolerated;

- problems arising from deliveries;
- barriers will be erected to prevent access to the Hand Hotel Car Park if this is passed;
- there is no vehicular access to the rear of this premises from the Hand Hotel Car Park

Observations

Highways have not expressed any concerns about existing or potential parking problems in Chirk town centre.

The use of the Hand Hotel car park by anyone other than its own customers is a private matter for the owners/operators of the hotel to address.

It is unlikely that the development will require a significant number of deliveries. It should also be noted that the premises can be used for purposes within Class A2 without permission. It is unlikely that the number of deliveries to an A1 or A3 use would differ significantly.

Recommendation

Remains unaltered.