

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 2 APRIL 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
2 – 7	ROS	P/2012/0131		√

PAGES 2-7 ROS P/2012/0131

Meadow House, Trevalyn, Rossett.

Speaker: FOR – Mr James Gould (Applicant)

Observations

I am now in a position to make the following additional comments in regard to some of the answered objections referred to in the main report.

Water hydrants are located in the road at the site entrance. The applicant has indicated that they have leaked water and this has been reported to the utility company who have repaired them promptly. The type of waste used on the site is non-hazardous inert material and this is controlled by the Environment Agency. A stile serving a public footpath which crosses the application site is in disrepair and this has been reported to the Council's Public Rights of Way Section and this will be replaced/repared.

Recommendation

Remains unaltered.

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

PAGES 8-12 MIN P/2012/0766

Consultations

Verbal response received from Minera CC raising no objections to the proposed outbuilding providing it reflects the character and appearance of the existing building.

Recommendation

Remains unaltered.

PAGES 18-24 CHI P/2012/0881

Observations

I have spoken with the Site Manager at Pen y Bont and he is hopeful that capping of the site can be substantially completed by the end of 2014. However, this will presumably depend on the amount of waste brought into the site.

The landfill is conditioned to cease and the site restored in accordance with the approved restoration scheme not later than 6 October 2015.

Recommendation

Remains unaltered.

PAGE 51-54 BRO P/2013/0138

Consultations

Highways: The use of the shed /storage building is not a cause for concern, but due to condition of private access track no commercial use of the building would be supported.

Observations

The points raised above are covered in the main report.

Recommendation

Remains unaltered.

PAGES 55-59 WOR P/2013/0143

Consultations

Public Protection: Recommend an advisory note be attached advising the applicant of the implications of dust nuisance.

Representations

1 additional objection expressing the following concerns:

- Possible first step to proposals for a dwelling;
- management/removal of waste, possible pollution;
- increased problems with flies;
- the Council must ensure effective spraying of the building, hardstandings, the field and animal waste storage areas to negate any further breeding of flies;
- smell;
- increased traffic/highway safety.

Observations

The majority of the issues above have been addressed in my main report.

It is outside of the scope of planning control to ensure the site is managed effectively. In any case the site is and could continue to be used to accommodate animals irrespective of whether permission is granted for the proposed building.

Recommendation

The following informative be attached to the decision:

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.