

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 4 FEBRUARY 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 – 24	RHO	P/2012/0210	√	√

PAGES 3–24 RHO P/2012/0210

Former Griflex Site, Unit 14 Vauxhall Industrial Estate, Ruabon, Wrexham

Speakers: AGAINST – Mr Thompson (Local farmer – access concerns)
FOR – Mr Higgins (Developer)

Observations

Page 12 Paragraph 2 should state that:

“....the DPP and Council’s own Retail Assessment assumed that it was unrealistic to retain much more than two thirds of all convenience expenditure.....”

Recommendation

Remains unaltered.

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

PAGES 25-30 RHO P/2012/0737

Observations

I have been requested to point out that there is a recently constructed rear conservatory to 5 Llys y pant.

Recommendation

Remains unaltered.

PAGES 39-42 PEN P/2012/0828

Observations

Further to the applicant's intention to remove the front boundary wall for which planning permission is not required I intend to impose a further condition to prevent vehicle parking on the premises.

Recommendation

Add condition:

03 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), no part of the land/premises known as 6 Afoeitha Road shall be used to park/store motor vehicle(s). (Reason: The application details include proposals to remove the highway means of enclosure, in part; and based upon the previous planning history of the site this action is likely to encourage unauthorised crossing of motor vehicles to and from the property from the highway at a location that is likely to cause significant highway safety issues. The Council therefore considers that it is important to prevent the parking of motor vehicles within the site, in the interests of protecting highway safety).

PAGES 48-51 HOL P/2012/0836

Consultations

Holt Community Council: The proposed signs are much too large and unsightly for the area and slightly unnecessary. We don't think it is that hard to find as the equestrian part has been there a long time without big signs. We hope that the revised proposals will be more acceptable.

Applicant's Submission

The applicants confirm that sign 1 to the east of the entrance has now been removed.

Recommendation

The recommendation remains the same, based on the revised application for one sign only.

PAGES 52-55 BRY P/2012/0843

Representations

1 additional objection received (Plantation Cottage – No 24 Coed y felin Road) expressing the following concerns:

- object to new side facing bedroom window;
- loss of privacy;
- direct overlooking due to Ashlea being in an elevated position;
- use of side windows adjacent to boundaries should be avoided as a view across adjacent land cannot be assumed.

Observations

The orientation of the application site relative to the dwelling to the east (including a relatively recent addition to it) is such that the addition of the window will not have a significant or unacceptable impact upon privacy.

Recommendation

Remains unaltered.

Applicant submissions

Supporting statement submitted by the applicant summarised as follows:

- Sponsored signage on a number of roundabouts has been managed for a number of years. The approach was supported by members in 2010 (CEnO/19/10)
- Sponsorship enables the income to be used for the improvement of the landscape quality of the roundabouts;
- The proposals have been worked up in conjunction with highway officer requirements to ensure that members of the public are not put at risk. Telephone numbers are not allowed on the signage;
- Complaints have not been received regarding other schemes in the town centre; and
- In the current climate, sponsored roundabout signage is an ideal way to obtain revenue for environmental improvement.

Observations

Error in main report. Final paragraph should read:

'Conclusion: I am satisfied that the signage will not cause detriment to the visual amenity of the area or the safety of the public. I therefore recommend accordingly.'

The paragraph in the main report relating to highway safety states that there has been no traffic incidents reported at the Tesco / Bodhyfryd roundabout or the Asda roundabout. This should read that there have been no traffic incidents which I consider are likely to be directly attributed to the location of the sponsorship signage at these roundabouts over a five year period.

The sponsorship signage approved at the above locations is dimensionally the same as proposed as part of this planning application.

Recommendation

Add condition:

07 This consent shall not be for the benefit of the land but shall operate for the benefit of Wrexham County Borough Council and immediately on the discontinuance of the need for the signage it shall be completely removed from the site. (Reason: In the interests of highway safety).

