

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 2nd JULY 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

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Millbrook House, Overton Road, Bangor-on-Dee, Wrexham

Speaker: AGAINST – Pamela Davies (Representing Neighbours)

Applicant's submissions

Additional amendment: inclusion of a high level side facing window in the north-west facing elevation (facing School House) at ground floor level.

Representations

One additional objection:

- Confirming previous objections and objecting to additional window which would increase impact upon School House.
- Extension granted permission at the beginning of the year does not feature on the plans. This omission is misleading.

Observations

The additional window is at ground floor level and due to it being a high level window will not result in any significant overlooking of School House.

Recommendation

Remains unchanged.

Consultation

Following further discussions with Public Protection concerns have been raised about determining a suitable acceptable noise level at the nearest noise sensitive property without having a full noise assessment of the proposal.

Applicant submission

Further information submitted in relation to the proposed operation of the centre and how pedestrians will be managed within the site. This additional information is summarised as follows:

- *The number of go karts is not envisage to exceed 8.*
- *Bookings will be taken for half hour periods with a 15 minute change over.*
- *No person under the age of 16 will be permitted at the centre unless accompanied by an adult.*
- *It is not envisaged that customers will visit en-mass given the booking system. Any one hour period could result in a maximum of 16 persons (taking into account adults accompanying under 16s). Spectators would be expected at evening periods.*
- *Only one existing business has commercial access to the rear of the adjacent units. All members of the public that visit these sites are required to use the public car parking facilities to the front. Signs will be erected to this effect.*

Observations

I am satisfied that the use of the building by a limited number of customers on a booking basis will not result in a detrimental amount of additional traffic to the site. The existing vehicular access appears to be used by a limited number of the commercial units along the site frontage, the majority of access to these properties taken from the estate access road. I am satisfied that signage and pedestrian guidance around the site will allow for the safe movement of customers taking into account the limited amount of commercial activity adjacent to the building.

Although the current lawful B2 use of the property could potentially result in noise generating activities similar or greater than the noise generated by the proposed use, the proposed opening hours of the development are later than what would be expected from other commercial uses on the site. In view of the concerns raised about the determination of an acceptable noise level following further discussions about the noise impact upon nearby residential properties a full noise survey will be required.

Recommendation

That consideration of the application is deferred until a noise survey fully assessing the impact of the proposal of the nearest noise sensitive properties has been submitted.

Correction

*SPECIAL CONSIDERATIONS (3rd paragraph)
height difference is approximately 3 metres*

Applicant's Submission

Amended plans received showing the proposed side facing bedroom window will be obscurely glazed and fixed shut up to 1.75m from finished floor level.

Representations

One representation received raising concerns about overlooking into rear garden of neighbouring dwelling and the potential loss of boundary hedge.

Observations

The impact upon the neighbouring property to the south west is lessened by the introduction of obscure glass and high opening casement. No further re-consultation is deemed necessary.

These issues relating to the representation have been addressed in the main report.

Recommendation

Additional conditions and reasons:

3. Prior to the first occupation of the development hereby approved, the south western facing window opening serving bedroom 3 as detailed on the approved plan numbered 1035 -02 B shall only be glazed and re-glazed using obscure glass which shall thereafter be permanently retained. (Reason: In the interests of the amenity of the neighbouring occupiers of the site).
4. Prior to the first occupation of the development hereby approved, the south western facing window and any subsequent replacement window opening serving bedroom 3 as detailed on the approved plan numbered 1035 -02 B shall be permanently fixed shut at any height below 1.75 metres measured from the finished floor level of the extension hereby approved. (Reason: In the interests of the amenity of the neighbouring occupiers of the site).

Consultations

Public Protection: Recommend condition limiting noise levels of air handling plant.

Observations

The condition is unnecessary because no air handling plant is proposed.

Recommendation

Remains unchanged.

