

**WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE
MEETING OF 1 APRIL 2019**

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

ADDENDUM REPORT

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

<i>Page Nos</i>	<i>Community</i>	<i>Planning Ref</i>	<i>Speaker Against</i>	<i>Speaker For</i>
31 – 47	GWE	P/2018/0997	√	√
48 – 56	WRA	P/2018/1014		√
61 – 67	ESC	P/2018/1070		√
68 – 74	HOL	P/2018/1081	√	√
75 – 79	CHI	P/2019/0006		√

Pages 31 – 47 GWE P/2018/0997

Woodlands Farm, Dodds Lane, Gwersyllt, Wrexham

AGAINST: John Filce (Objector)

FOR: Marcus Blayney (Representing Applicant)

Consultation Response

Welsh Government Department for Rural Affairs confirms the ALC report has been completed in accordance with the *Revised Guidelines and Criteria for Grading the Quality of Agricultural Land* (MAFF 1988). The survey presents a fair and accurate representation of land quality on the site (ALC Subgrade 3a and 3b). The Department recommends that the ALC report should be accepted by your Authority.

Representations

1 additional representation making the following comments:

- the development proposed contravenes UDP Policy EC2 in addition to the reasons stated
- should the LDP take away all the green wedges as proposed in the LDP then the decision if appealed will be lacking in this regard bearing in mind that I can find no evidence that the sequential selection process has been followed by the applicants in bringing this application forward.

Observations

Agricultural Land

To ensure clarity, I confirm that the proposals conflict with policy EC2. However the conflict is not cited in the reason for refusal for the reasons set out in the report.

Ecology

I have not received any further ecological mitigation proposals. In the absence of these the development does not make adequate provision for ensuring that it does not adversely impact upon the favourable conservation status of local Great Crested Newt populations.

Recommendation

A further reason for refusal is added:

2. Inadequate mitigation proposals have been put forward in respect of Great Crested Newts. The development will therefore adversely impact upon the favourable conservation status of that species and therefore conflicts with policy EC6 of the Wrexham Unitary Development Plan.

Pages 48 – 56 WRA P/2018/1014
46 & 46A Chester Road, Wrexham
FOR: Mrs J Davey (Applicant)

Consultations

Acton Community Council: Revised plans for this application to convert from a H.M.O. to Wellness Centre (the Community Council objected to the original application in December 2018 – the further comments now made are in response to the revised plans).

The Council's previous objections are re-affirmed and it has noted the revisions to the application and that the property is in fact a pair of semi-detached properties being used as a single detached property. The Council has also noted the reduced business hours and welcomes the proposed improvements to the Highway Access for this property. However, the Community Council strongly opposes the proposed commercial use of this detached property which, if permitted will extend the commercial reach of the Town Centre into a well-established residential area affecting the character of the area and that of the nearby Conservation Area.

Recommendation

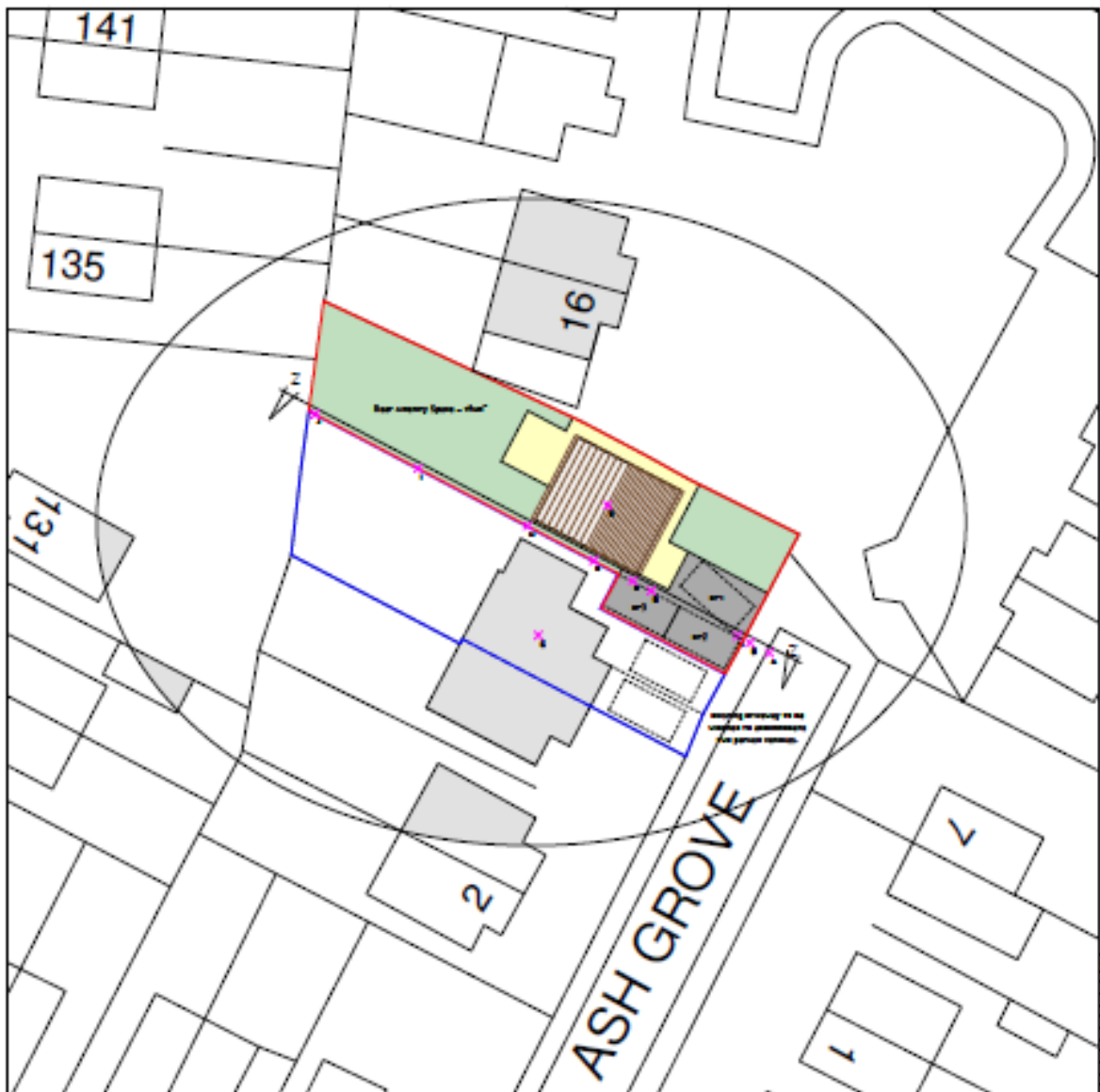
Remains as main report.

Pages 61 – 67 ESC P/2018/1070
Land off Fennant Road, Ponciau, Wrexham
FOR: Stuart Hatherall (Agent)

Pages 67 – 74 HOL P/2018/1081
Land West of Wrexham Golf Club, Holt Road, Llanypwll, Wrexham
AGAINST: Pamela Valentine (Representing Golf Club)
FOR: Matthew Grey (Agent)

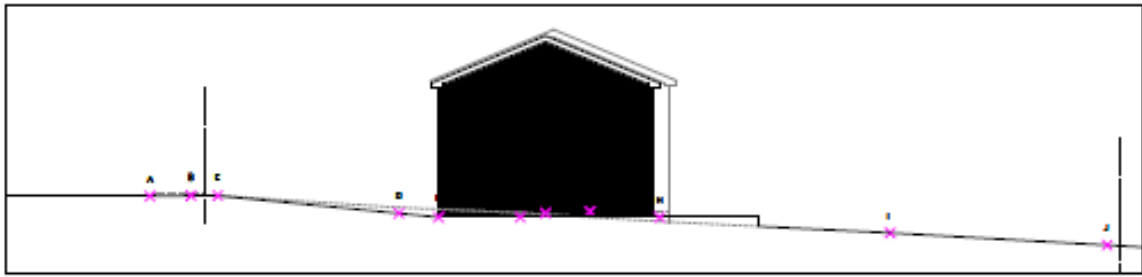
Pages 75 – 79 CHI P/2019/0006
8 Ash Grove, Lodgevale Park, Chirk, Wrexham
FOR: Stuart Hatherall (Agent)

The applicant has submitted an amended plan with regards to parking provision with 3 spaces provided for the proposed new dwelling and the existing driveway widened to accommodate two parked vehicles for the existing property.



Site Plan 1:200

A typical cross section is also illustrated



Typical Cross Section Z-Z 1:100

Recommendation

Remains as main report

ALL OTHER ITEMS ARE REPORTED IN THE ORDER OF THE ORIGINAL AGENDA

Pages 57 – 60 ISY P/2018/1050 1 The Stables, Bowling Bank, Wrexham

Additional information has been submitted including a site layout and parking plan, highway verge treatment, and photographs to demonstrate that the cutting back of the hedgerow to achieve the required visibility splay has been carried out (Before and After pictures are shown below). Written confirmation that the hedge will be maintained in this condition has also been submitted.



Before

Visibility splay 23m in the northerly direction.



After

Visibility is clear for 34m in the northerly direction, red arrow indicating a person at 34m and positioned in the centre of the road.

Observations

The works to the hedge were carried out prior to the determination of this application to ensure that the hedge would not be disturbed during the bird nesting season. The visibility splays, verge treatment, site layout and parking arrangements are all acceptable and some amendments are required to the planning conditions to reflect approval of the additional information.

Recommendation

Amended Conditions:

Condition No.3

The access hereby approved shall permanently retain visibility splays of 2.4 metres x 33 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Condition No.4

The vehicular parking and turning areas as shown on approved Plan Ref: 158002 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

Additional Condition

Condition No.10

Within one month of the date of this permission, the site shall be laid out in strict accordance with layout plan ref: 158002.

Reason

In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.