

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE
MEETING OF 29th JULY 2019

ADDENDUM REPORT OF THE
CHIEF OFFICER PLANNING AND REGULATORY

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>
11 – 38	GRE	P/2018/1063	√	√
39 – 52	ABE	P/2018/1086		√
53 – 71	ABE	P/2018/1087		√
73 – 75	ROS	P/2019/0109		√
105 – 109	BAN	P/2019/0458	√	

Pages 11 – 38 GRE P/2018/1063

Land West of Bryn Isa, Vicarage Lane, Gresford, Wrexham

SPEAKER(S) AGAINST: Andrew Bailey (Rep. Residents Group)

FOR: Justin Paul (Agent)

Applicants Submission

The applicant has submitted the following additional plans and documents:-

- 1:500 Street Scene Elevations
- 1:200 Site Entrance Approach
- 1:500 Swept Path Analysis Rev C
- 1:500 Standard Soft Landscape Proposals July 2019
- Examples of Historic Village Centres with Lanes without Pavements Document

The Street Scene Elevations and Site Entrance Approach have been altered to reflect the slight relocation of Plots 7 – 8.

The Swept Path Analysis is for the internal layout of the site.

The Landscape Proposals have been updated to reflect the most recent submission, being July 2019.

The submitted document outlines two other villages in the County which do not have continuous footway links.

Consultations

Trees – Further to the response provided by the Tree Officer, conditions are recommended to secure a landscaping scheme, retention of the hedgerow along the south and south western boundaries, submission of Arboricultural Method Statement, details of Arboricultural Supervision and permanent retention of trees, shrubs and hedgerows.

Representations

CPRW – Object to the application. Concerns raised include loss of BMV land.

Adjoining Local Member – Objects to the application. Alyn Family Doctors is at capacity, the application does not accord with UDP Policy GDP2.

Llay Community Council – Object to the application. Concerns raised relating to the impact of the development on Alyn Family Doctors which is at capacity, the proposal conflicts with UDP Policy GDP2.

2 no. representations received from neighbouring properties (1 no. comprising a representation from Alyn Family Doctors). The surgery is at capacity, the proposal fails to represent very exceptional circumstances for development in green barrier, the proposal is contrary to highway policies, an application for development of 49 houses at Pont Adam Crescent in Ruabon was dismissed at appeal on highway safety grounds, the Inspector in the appeal decision at Pont Adam Crescent stated that a 12.5% increase in traffic volume would be 'significant' and 'prejudicial to highway safety', this application generates an increase in traffic volume of 35.14% at AM peak hours and 23.76% - 31.68% at PM peak hours.

Observations

Additional Plans & Documents

The additional plans submitted by the agent are considered to be acceptable and do not raise new issues requiring further discussion and comments in the report. Condition 2 has been updated to include reference to the additional plans mentioned above.

The submitted document has included aerial maps of Brymbo and Ruabon as well as photographs, outlining the lanes without footways. This is available to view on the file.

Each application is determined on its own merits. The highway safety issues discussed in the main body of the report remain unchanged, in that whilst the Highway Authority state that the increase in traffic along the lane would be significant, they do not state how this would be harmful to highway safety.

Trees

With the exception of the conditions to secure landscaping and retention of existing trees, shrubs and hedgerows which have already been added as conditions, the conditions requested by the Tree Officer are considered to be reasonable and would be added to any grant of planning permission.

Impact on healthcare/local surgery

There is no UDP Policy or Local Planning Guidance Note that imposes specific requirement for developers to provide or make contributions towards healthcare facilities. There is also no statutory requirement to consult the Health Board regarding planning applications. Capacity issues at local surgeries is considered to be a separate matter, outside the scope of this planning application.

Recommendation

Remains unchanged subject to the inclusion of the above mentioned plans in condition 2, the additional conditions relating to trees and the addition of 'RECOMMENDATION D' at the end of the report, outlined below.

RECOMMENDATION D

That if the Obligation pursuant to Section 106 of the Town and Country Planning Act 1990 is not completed within six months of the date of the Committee Resolution, the Chief Officer Planning & Regulatory is given delegated authority to REFUSE planning permission and to determine the final form and content of the reasons for refusal.

Conditions

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-

Site Layout

Dwg No. PL-001 Location and Block Plan
Dwg No. PL-002 Rev J (1:500 Proposed Masterplan)
Dwg No. PL-003 Rev A (1:200 Site Entrance Approach)
Dwg No. PL-035 (1:500 Schematic Site Sections)
Dwg No. PL-036 Rev A (1:500 Vicarage Lane Elevations)
Dwg No. 2479-01-SK03 Rev C (1:500 Swept Path Analysis)
Dwg No. 2479-01-SK02 (Proposed Site Access and Off-Site Footway Improvement Scheme)
Dwg No. 08/101/02 Rev v2.6 (1:500 Soft Landscape Proposals) July 2019

House Types

Dwg No. PL-005 (1:50 1 Bed Apt Elevations)
Dwg No. PL-004 (1:50 1 Bed Apt Floor Plans)
Dwg No. PL-006 (1:50 Kendal Floorplans)
Dwg No. PL-007 (1:50 Kendal Elevations)
Dwg No. PL-008 (1:50 Denbigh/Holt Floorplans)
Dwg No. PL-009 (1:50 Denbigh/Holt Elevations)
Dwg No. PL-010 (1:50 Beaumaris Floorplans)
Dwg No. PL-011 (1:50 Beaumaris Elevations)
Dwg No. PL-012 (1:50 Beaumaris Hybrid Floorplans)
Dwg No. PL-013 (1:50 Beaumaris Hybrid Elevations)
Dwg No. PL-014 (1:50 Conwy Floorplans)
Dwg No. PL-015 (1:50 Conwy Elevations)

Dwg No. PL-016 (1:50 Rhuddlan Floorplans)
Dwg No. PL-017 (1:50 Rhuddlan Elevations)
Dwg No. PL-018 (1:50 Harlech Floorplans)
Dwg No. PL-019 (1:50 Harlech Elevations)
Dwg No. PL-020 (1:50 Chirk Floorplans)
Dwg No. PL-021 (1:50 Chirk Elevations)
Dwg No. PL-022 (1:50 Chirk Hybrid Floorplans)
Dwg No. PL-023 (1:50 Chirk Hybrid Elevations)
Dwg No. PL-024 (1:50 Powis Floorplans)
Dwg No. PL-025 (1:50 Powis Elevations)
Dwg No. PL-026 (1:50 HT 1 Floorplans)
Dwg No. PL-027 (1:50 HT 1 Elevations)
Dwg No. PL-028 (1:50 HT 2 Floorplans)
Dwg No. PL-029 (1:50 HT 2 Elevations)
Dwg No. PL-030 (1:50 HT 3 Floorplans)
Dwg No. PL-031 (1:50 HT 3 Elevations)
Dwg No. PL-032 (1:50 HT 4 Floorplans)
Dwg No. PL-033 (1:50 HT 4 Elevations)

Reason: To define the scope of the planning permission.

16. The existing hedgerows along the south and south-west boundaries shall be permanently retained and shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height falls below 2.5 metres at any point without the prior written permission of the Local Planning Authority. If any parts of the hedgerows are removed without permission, die or become diseased, they shall be replaced by hedgerows of such size and species and within a timescale all to be approved in writing by the Local Planning Authority.

Reason: To protect landscape features which are of significant amenity value in the area and which would ensure a satisfactory standard of appearance of the development.

17. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
- d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;

- f) Method for protecting retained trees during demolition works;
 - g) Details of all proposed tree works, including felling and pruning.
- Reason: To ensure the work is carried out to accepted arboricultural practices for the long term well-being of the tree(s).

Reason: To ensure the work is carried out to accepted arboricultural practices for the long term well-being of the tree(s).

Pages 39 – 52 ABE P/2018/1086

Storage Lane at Clywedog Road North, Wrexham Industrial Estate, Wrexham
SPEAKER FOR: Justin Paul (Agent)

Pages 53 – 71 ABE P/2018/1087

Land opposite Wilkinson Business Park, Clywedog Road South, Wrexham Industrial Estate, Wrexham
SPEAKER FOR: Justin Paul (Agent)

Pages 73 – 75 ROS P/2019/0109

Haytor, 4 Park Lane Court, Rossett, Wrexham
SPEAKER FOR: Simon Kettle (Agent)

Observations

Adjoining Occupiers: Re-notified 10.07.2019. No written observations received.

Recommendation

Remains unchanged

Pages 83 – 86 GRE P/2019/0222

Lark Rise, 20 Wynnstay Lane, Marford, Wrexham
SPEAKER FOR: Stuart Hatherall (Agent)

Pages 105 – 109 BAN P/2019/0458

5 Haydock Road, Bangor on Dee, Wrexham
SPEAKER AGAINST: George Tranter (Neighbour)

ALL OTHER ITEMS TO BE SHOW IN THE ORDER OF THE ORIGINAL AGENDA

Pages 77 – 81 ERB P/2019/0185

The Boat Inn, Erbistock, Wrexham

Applicant's submission

Amended plans have been received which show additional detail in relation to the construction specification of the proposed glazed roof. The plans also specify materials to be used on the existing roof section to be replaced and as well as the extensions at the rear of the building

Observations

The amendments and specification details have been considered acceptable by the Conservation Officer. As such, there is no longer a requirement to include a condition seeking further roof design detail or the submission of facing material samples. This is reflected in the recommendation below

Recommendation

Amend condition 2 to read:

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:

B200 - Proposed site plan

B201 Rev A - Proposed Ground Floor and Basement plans

B202 Rev B - Proposed first floor and roof plans

B203 Rev A - Demolition and alterations plan

B204 Rev A - Proposed Elevations

B207 Rev A - Proposed site plan and landscaping and boundary treatments

B208 - Proposed ground floor and first floor finishes Plans

B209 - Proposed door schedule and details

B210 - Proposed window schedule and details

B211 - Kitchen and WC extensions coping details

B212 - External staircase and balustrade details

and as contained within the application documentation.

Reason: To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

Delete conditions 3 and 4 and renumber the remaining conditions accordingly.

Pages 101 – 103 ROS P/2019/0457
7 Shordley Close, Rossett, Wrexham

Consultations

Community Council – No objections to the application.

Anticipated objection from neighbouring properties were not submitted.

Observations

The extension will have minimal adverse impact on the neighbouring properties and is acceptable for the location.

Recommendation

Recommendation remains unchanged.

Pages 111 – 116 CHI P/2019/0486
Land to the North of Station Avenue, Chirk, Wrexham

Representations

Highways - The submitted plan shows the proposed signs are located behind the visibility splay from the new access. There are no recommendations on highway grounds in this instance.

Recommendation

Remains unchanged.