

Public Pack

Planning Committee - Monday, 1 October 2018

4a Addendum Report (*Pages 3 – 6*)

Item 4a

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE MEETING OF 1 OCTOBER 2018

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING

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

Page Nos	Community	Planning Ref	Speaker Against	Speaker For
9 – 26	SES	P/2017/1032	√	√
27 – 36	SES	P/2017/1037	√	√
37 – 46	SES	P/2017/1038	√	√
68 – 73	WRR	P/2018/0546	√	
95 – 99	GRE	P/2018/0693		√

Pages 9 – 26 **SES P/2017/1032**

Pages 27 – 36 **SES P/2017/1037**

Pages 37 – 46 **SES P/2017/1038**

Maelor Foods, Pickhill Lane, Cross Lanes, Wrexham

FOR: Mr Guy Evans (Agent)

AGAINST: Heather Rowlands (Rep Objectors)

Consultations

Highways have confirmed no objections subject to conditions in light of the submission of the following:

- Proposals for A525/Pickhill Lane junction improvements;
- Applicant's purchase of the adjoining former Lloyd Fraser Site and details submitted in respect of past traffic generation in respect of that site;
- Proposed visibility improvements at site access.

Recommendation

Unchanged

Pages 68 – 73 WRR P/2018/0546

Off street parking, Bus Station, Trinity Street, Wrexham

AGAINST: Mr John Gallanders (AVOW)

Pages 95 – 99 GRE P/2018/0693

Disused Shippon, off Village Walks, Marford, Wrexham

FOR: Mr Stuart Hatherall (Agent)

**ALL OTHER ITEMS WILL BE SHOWN IN THE ORDER OF THE ORIGINAL
AGENDA**

Pages 78 – 84 SES P/2018/0591

Lloyd Fraser Transport, Pickhill Lane, Cross Lanes, Wrexham

Observations

Correction: Page 82 final paragraph should read as follows

*I am aware that the details submitted with this suggest that the traffic generated if production at Maelor Poultry site were to be 2,000,000 birds per week rather than the 1,000,000 currently proposed, then HGV movements would be 144 per **day**, which would still be a net reduction in potential HGV movements along Pickhill Lane compared to if the existing lawful use of the application site were to resume. However as confirmed in my report for application P/2017/1032 the applicants are not currently proposing to increase production to that figure, and indeed it would be outside of the scope of their existing PPC permit.*

Pages 89 – 94 WRC P/2018/0644

4 Willow Court, Wrexham

Representations

A neighbour has provided me with a representation submitted to members. A summary of the concerns are set out below:

- i. Significant differences in size between existing shed and proposed garage:

	Wooden Shed Dimensions	Proposed Garage Dimensions	Difference In size
Width (cm)	180	580	400 increase
Height(cm)	230	410	180 increase
Depth (cm)	250	580	330 increase

- ii. *Roof of no.4 is approximately 410cm high and set 600cm away from the boundary. Garage would be same size as that roof and the pitch will be approximately 300cm from the boundary therefore will be viewed as significantly taller from neighbouring property;*
- iii. *Development is significantly larger than existing wooden shed.*

Observations

The above matters have been dealt with in my main report

Recommendation

Unchanged

