

Public Pack

**Pennaeth Gwasanaethau Cwsmeriaid a Chorfforaethol/
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Dear Councillor

Planning Committee - Monday, 4 March 2019

I refer to the agenda for the above meeting recently circulated and now enclose the following:

4a Addendum Report (Pages 3 - 8)

Yours faithfully

A handwritten signature in black ink that reads 'Sioned Wyn Davies'.

Head of Corporate and Customer Services

*Rydym yn croesawu gohebiaeth yn Gymraeg.
Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi*

*We welcome correspondence in Welsh.
We will respond to any correspondence in Welsh and this will not lead to any delay.*

Item 4a

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE MEETING OF 4 MARCH 2019

ADDENDUM REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING

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
13 – 29	CHI	P/2018/0551	√	√
30 – 58	RUA	P/2018/0577	√	√
59 – 72	GLY	P/2018/0832	√	
73 – 75	WRO	P/2018/0922		√
76 – 93	LLA	P/2018/0933	√	√
94 – 99	WRA	P/2018/0935		√
113 – 115	CHI	P/2019/0002	√	

Pages 13 – 29 CHI P/2018/0551

Kronospan Ltd, Holyhead Road, Chirk, Wrexham

AGAINST: Mrs Jackie Allen (Local Resident)

FOR: Mike McKenna (Chairman)

Representations

Cllr Terry Evans further comments regarding Planning Application P/2018/0551

- Traffic chaos at the entrance with traffic at a standstill*
- Only time before serious accident*
- Road surface was replaced about 2 years ago and it is badly worn out in places*
- Entrance to Kronospan is worn / rutted unsafe for cyclists*
- Main drains have been upgraded to 60 tonnes and the road around these keeps collapsing and needs redoing every few months, all the road surface drains from Kronospan entrance to the bottom roundabout are completely blocked with wood chips and wood dust making it difficult to clean the drains and the Council have been out recently and cleaned some but many still blocked causing localised flooding in places in particular by both bus stops opposite the Coop. The Council do not have the money to repair or tarmac the road and drains should only be emptied annually and this is a great expense on Wrexham County Borough Council when the Council budget is shrinking and extra lorries (200) will cause more problems on the roads*
- Monitoring equipment was provided at the school, but was removed rather fast. Nox Gas readings were a little too high and not made public.*
- Independent monitoring along the road has been asked for and this should have been conditioned because it is a new application. The permit does not protect the*

community and are still blighted with dust and noise after 2020 upgrading program and well to spending £220 million and residents have not seen any benefit to date.

- More pollution next to a school route with children breathing exhaust fumes
- Put a new road off the roundabout.

Complaint from neighbour who lives in Pen y Waun. Dust daily from Kronospan – on post box, on the car and in the air and feels unable to use the washing line and causes daughter to sneeze repeatedly and needs antihistamines. Concerns at what comes out of chimneys and neighbours not given enough information or updates on plans and extensions.

Recommendation

As main report.

Pages 30 – 58 RUA P/2018/0577

Cinders Farm, Ruabon, Wrexham

AGAINST: Martin Young (Representing local residents)

FOR: Guy Maxfield (Agent)

Representations

3 further representations received raising matters which have already been addressed in the main report.

Recommendation

Remains unchanged.

Pages 59 – 72 GLY P/2018/0832

Rear of Seion Chapel, Pontfadog, Llangollen, Wrexham

AGAINST: Adrian Durnell (Local Resident)

Consultations

Education – Confirm that the schools within the Ceiriog Valley have capacity at present.

Representations

Two letters received in response to the re-consultation exercise, expressing the following concerns:

- **Access** - The lane that runs from the proposed development to the main B4500 road is- as per the Service Manager Environment- **below current design standards in terms of width and pedestrian access.** Whilst a footway will now be constructed across the frontage of the site, there is no pathway for the whole length of the narrow lane which is on a steep hill. This is particularly dangerous on the corner by Seion Chapel. During icy conditions- which are common in the winter- the addition of a further 14 cars and increased pedestrian access will only makes this situation increasingly dangerous. They can change their plans as many times as they want but it doesn't change the layout of the lane as I have said before my boundary goes up the

lane two thirds of the way at the narrowest part from the corner of the chapel to the garage on the right hand side so they can take theirs back as far as they can it's not going to alter the most dangerous part of the lane if anything it's going to make it more dangerous because you are going to have less time to stop because you're nearer to the bend by the chapel and that really worries me because my front door is right on the bend.

- **Existing properties at a lower level** - Existing properties on the south eastern boundary are at a lower level. The proposed south east section showing the relationship of the new development with existing dwellings shows screening via hedge/ shrub planting. On the border by Tegfryn- which only has a small garden area at the rear- additional screening is shown as growing **above the eaves level of the house**. This is unacceptable from an available light perspective. I request that this is checked by an independent surveyor prior to any decision being taken re this application. Furthermore, as per the hedge acting as a screen generally, the building contractor needs to explain how this will be maintained so that it does not become a nuisance for the existing property householders and is maintained at an acceptable height and condition. We are going to be totally overlooked with are privacy totally invaded you only have to take a look at this site to realise how wrong it is.
- **Defined settlement limit** - The garden areas of the development **are outside the settlement limit**. This means that the actual buildings are being squeezed into the cramped area between the settlement limit and existing properties on the south eastern boundary. Separation distances are clearly at a premium, and I again request that these distances are checked by an independent surveyor prior to any decision being taken re this application.
- **Architectural style** - The development design has taken cues from the nearby Maes Meredydd terrace (though this is not adjoining)- a former council house estate. **These are not in keeping with Smithy Cottages and Seion chapel, and therefore the proposed development does not fit into the immediate surrounding architectural vernacular**. Seion chapel is currently being converted for residential use- but my understanding is that the present owner will not continue with this work if this application is approved.
- This development is being planned in a cramped location within a small village. If allowed to go ahead it would have a detrimental impact upon the residential amenity of neighbouring occupiers and the wider visual amenities in this area of great natural beauty. The building of 6 affordable homes will provide little evident advantage to the local community as a whole and the application should therefore be rejected.

Observations

No new matters expressed that have not been already been covered in the main report, with the exception of the planting shown on the plans to the rear of Smithy Cottages. The planting is indicative only and this stage and will be properly considered when the planting scheme is submitted for further consideration (as secured by planning condition). Any potential negative impacts with regards to shading will be safeguarded against as part of that process.

Recommendation

No change

Pages 73 – 75 WRO P/2018/0922

1 Y Groes, Salisbury Road, Wrexham

FOR: Stuart Hatherall (Agent)

Pages 76 – 93 LLA P/2018/0933

British Legion Social Club, Watts Dyke, Llay, Wrexham

AGAINST: Mr Moore (Local Resident)

FOR: Andrew Lainton (Representing Agents)

Representations

Llay Community Council - Llay Community Council continue to support the decision of WCBC Planning Committee's decision, taken in July 2018, to refuse this application.

Adjacent Local Member (Cllr Hugh Jones) objects to the application on the basis of the following issues;

- If granted it will increase pressure on already overloaded services such as schools and medical facilities. The doctors practice which includes Rosset, Gresford and Llay is already struggling to cope; and*
- It will also be a further erosion of our rural villages.*

One further public representation received raising matters already addressed in the main report.

Applicant's submission

The applicant has provided an amended plan to deal with a procedural issue relating to the hybrid nature of the planning application. It has specifically labelled the 'Boxing Club Building' to differentiate this element of the proposal as being outline rather than the part of the full element.

Observations

The points made in the further representations received have already been addressed in the main report.

Recommendation

Amend condition no 12 to remove reference to 'Rev P2' which had been included in error.

Pages 94 – 99 WRA P/2018/0935

The Goulbourne, Borrass Park Road, Wrexham

FOR: Stuart Hatherall (Agent)

Pages 113 – 115 CHI P/2019/0002

2 Forest Hills, Halton, Chirk, Wrexham

AGAINST: Mr Blackmore (Local Resident)

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

Pages 116 – 118 CHI P/2019/0016

Land in front of Nos. 77 and 78 Longfield, Chirk, Wrexha

Applicants Submission

1 no. additional plan submitted on 21/02/2019 (Dwg No 16B) showing the position of the relocated footpath at a scale of 1:200 and 1:500.

Consultations

Highway Authority – Any permission should include a condition to secure the proposed layout prior to first use of the development.

Observations

The additional 1:200 and 1:500 relocated footpath plans will be added into the plans condition.

Given the Highway Authority do not consider that a scheme for the footpath is required up front, the current recommended condition will be superseded by the condition requesting that the scheme is laid out prior to first use.

Recommendation

Remains unchanged with the exception that condition 3 is superseded and the additional plans are added into the second condition.

CONDITION(S)

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 16, 1:200 and 1:500 Position of Relocated Footpath (received 21/02/2019) and as contained within the application documentation.
3. Prior to first use of the development hereby approved, the site shall be laid out in strict accordance with layout plan Dwg No 16 (received 15/01/2019), 1:200 and 1:500 Position of Relocated Footpath (21/02/2019).

REASON(S)

2. To comply with Section 71ZA(2) of the Town and Country Planning Act 1990.
3. In the interests of highway safety.

