

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE
MEETING OF 5 NOVEMBER 2018

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 |
|-----------------|------------------|---------------------|------------------------|--------------------|
| 46 – 51 | ESC | P/2017/0687 | √ | |
| 79 – 87 | RUA | P/2018/0277 | | √ |
| 88 – 95 | LLA | P/2018/0426 | | √ |
| 102 – 107 | GRE | P/2018/0599 | | √ |
| 108 – 113 | RUA | P/2018/0640 | | √ |
| 114 – 118 | WOR | P/2018/0664 | | √ |
| 119 – 126 | WRR | P/2018/0684 | | √ |
| 144 – 147 | GWE | P/2018/0738 | √ | |
| 155 - 166 | WRO | P/2018/0772 | √ | |

Pages 46 – 51 ESC P/2017/0687

Land to the rear of Nos 61 and 63 Henblas Road, Rhostyllen, Wrexham
AGAINST: Mr Mark Becker (Representing residents of Britannia Close)

Pages 79 – 87 RUA P/2018/0277

Willow Cottage, Park Street, Ruabon, Wrexham
FOR: Mr Stuart Hatherall (Agent)

Consultations

Tree Officer – No objection subject to conditions to secure submission of an Arboricultural Method Statement and details of arboricultural supervision prior to commencement of development, as well as a post commencement landscaping scheme.

This third condition is not considered necessary in this instance given landscaping is a reserved matter and can be addressed in a future application.

Welsh Government – Lift their holding objection with a condition recommended that the development is carried out in accordance with the submitted Site Layout Plan and AB Acoustics Report.

Recommendation

Remains unchanged with the exception of 3 no. additional conditions attached to the decision notice, outlined below.

Condition(s)

9) The proposed development shall be carried out in accordance with Dwg No. A046/002 Rev G and the submitted information in the AB Acoustics Report revised July 2018.

Reason: In the interest of mitigating noise to occupiers of the proposed development from the A483 dual carriageway.

10) 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 Method Statement as is approved. The Method Statement shall include the following:

- 1) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- 2) 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;
- 3) 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;
- 4) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- 5) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- 6) Method for protecting retained trees during demolition works;
- 7) 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 trees (s).

11) No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

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

Informative

The scheme of arboricultural supervision required in connection with condition no. 11 above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturalist, the Developer/Applicant/Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement.

Pages 88 – 95 LLA P/2018/0426

Disused Mill, Bradley Mill, Bradley, Wrexham

FOR: *Mr Matt Gilbert (Agent)*

Pages 102 – 107 GRE P/2018/0599

Tintern, Pistyll Hill, Marford, Wrexham

FOR: *Mr Stuart Hatherall (Agent)*

Pages 108 – 113 RUA P/2018/0640

18 Pont Adam Crescent, Ruabon, Wrexham

FOR: *Mr Stuart Hatherall (Agent)*

Pages 114 – 118 WOR P/2018/0664

Bowling Bank Farm, Mulsford Lane, Worthenbury, Wrexham

FOR: *Mr Dorian Hopkins (Applicant)*

Applicants Submission

The agent has requested that the aerial images shown below are included in the Officer Report to highlight the widening of the access. The first image taken in 2010 shows a small gap in the hedgerow where the access used to be.

The second access appears to show the removal of a section of hedge and the widening of the access, taken in 2012 and prior to the applicant purchasing the site.



Consultations

Highway Authority

Previous access

The previous access shown on Google Maps circa 2009 appeared to comprise a narrow fence/possible gate setback between the mature hedgerow either side of the access.

Existing Access requiring planning permission

The access which seeks retrospective planning permission appears to have been widened to approximately 22m, reducing in width to 6.5m at approximately 13.5m behind the adjoining carriageway. The access is gated at this point.

A significant amount of loose material (hardcore) has been placed within the highway verge without consent from the Highway Authority. If the application is supported, the Highway Authority recommends that the access is surfaced with hard bound materials e.g bitmac, for a minimum distance of 10m behind the adjoining highway.

The Streetscene Engineer has also provided comments in regards to the frequency of use of the entrance as a passing place resulting in the breaking up of the surface and therefore causing damage to the highway. He also raises concerns in regards to the potential inadequate protection for the existing pipe running along the adjacent ditch headwall.

Traffic Generation

The required visibility splays should be 2.4 x 43m either side of the site access.

The current visibility splays measure 2.4 x 19m to the south east and 2.4 x 37m to the north-west.

Further information has been provided by the applicant, confirming that the access is only intended to be used once or twice a year for woodland maintenance, with typical machinery and vehicles comprising woodland maintenance machinery for example hedge cutting tractors etc. A hedgerow would be planted to run alongside the track line.

If the proposed access is only used by 1 or 2 vehicles (up to 4 vehicle movements) per year, of which would typically be a tractor and trailer, then an access 5m wide, gated 10m behind the adjoining highway and surfaced with hard bound materials for 10m would be adequate. The provision of full visibility splays would be considered preferable.

However if the proposed access does not experience any significant increase in vehicle movements compared with the previous access use, then the required full visibility splays could not be justified.

Observations

Having regard to the points raised by the Streetscene Engineer, the frequency of use of the site entrance as a passing place cannot be controlled by the Local Planning Authority and nevertheless, the road is considered to be a fairly typical quiet and narrow rural lane which would not generate a significant amount of vehicular traffic typically experienced in a town or suburban location. Therefore the amount of vehicles encountering one another at this particular point along the highway is considered would be fairly limited, particularly in the context that there are other passing places along the road itself.

Any impacts to the pipe running along the ditch headwall is not a planning matter.

As specified by the Highway Authority, provision of the full visibility splays could not be justified given the infrequency of use of the access.

The Officer's comments in the highway section of the body of the report remain unchanged, as does the recommendation.

Recommendation

Remains unchanged.

Pages 119 – 126 WRR P/2018/0684

Henblas Square, Henblas Street, Wrexham

FOR: Mr David Marjoram (Agent)

Representations

Local Member - I support new homes in the town centre on principle but have concerns about the impact of having no parking provision for these new apartments. The lack of adequate off-site parking coupled with poor public transport provision in the borough could mean further congestion and parking problems on residential streets surrounding the town centre, in particular the Grosvenor ward in Rhosddu. A task and finish group to review Wrexham's residential parking provision is due to meet soon and I very much hope that the growing numbers of town-centre apartments will be included in that review.

Recommendation

No change to my recommendation.

Pages 144 – 147 GWE P/2018/0738

Cricket Ground, Park Wall Road, Bradley, Wrexham,

AGAINST: *Ms Louise Roberts (Representing Bowling Club)*

Consultations

Community Council

Contrary to my main report, Gwersyllt Community Council has confirmed they object to the application and make the following comments:

Members fully understood Llay United Youth Football Club's requirement to obtain a suitable container for storage of equipment but was also mindful of the security, vandalism and anti-social behaviour problems affecting the Bowling Club in recent years. The Council concluded that it would be in the best interests of the Football Club and the Bowling Club for the proposed container to be sited at an alternative site a few metres from the proposed location at the rear of a grassed bank. Members viewed a photograph of the proposed alternative site and agreed that it would be a better location. Accordingly, the Clerk was instructed to write to Mr Adams and the Local Planning Authority opposing the site listed in the Planning Application and suggesting that it is withdrawn and that a revised application is submitted for the alternative location and that this site should be suitably fenced off as soon as possible or for anti-vandal paint to be applied pending the erection of suitable fencing.

Observations

The above matters are addressed in my main report.

Recommendation

Unchanged.

Pages 155 – 166 WRO P/2018/0772

Garthwyn, 82 Beechley Road, Wrexham

AGAINST: *Mr John Harding (Representing Residents' Association)*

Consultations

Community Council Re-consultations Response

Objects due to the over concentration of HMOs in the locality and the negative effect on local residents. Beechley Road is already subject to parking on both sides of the road creating dangers for motorists and pedestrians. Members object to the removal of mature trees within the garden in order to facilitate parking provision.

Highway Authority Response

The development site is located on the corner of Beechley Road and Bennions Road, which are both unclassified roads subject to 30 mph speed limits.

The applicant has submitted a revised layout plan which indicates the widening of the existing access off Beechley Road to 4 metres. A condition should be attached to increase this to 5 metres (see conditions on the main agenda report) to improve manoeuvrability.

The applicant also proposes to reduce the height of the boundary hedge which will maximise visibility from the existing access, and this will be secured by planning condition.

The maximum parking provision (4 spaces) has been proposed on site and the spaces are independently accessible. There are no objections to the proposal on highway safety grounds, subject to planning conditions.

Representations

Additional representation received from a local resident expressing the following:

- *Potential for approx. 7 additional vehicles in an already congested location;*
- *Illegal Parking in double yellow lines;*
- *Off-street parking is not available to this property;*
- *Waste refuge being left at the property is overflowing the bin and if more occupant are allowed then this will get worse;*
- *There are no fire escapes at the property.*

Additional representation received from the Beechley Road Residents' Association expressing the following:

- *With regard to the 50metre radius criteria used in regard of existing HMO properties; I would suggest that using this criteria it would, in theory, be possible to grant licences to several more properties in the road. This would raise the percentage of HMO properties beyond the present 9.5% to say 16%. Does this sound like a good idea? This possible scenario fills us with anger as well as fear.*
- *Linear criteria should also be in place to ensure that its character as an entity is not compromised. A line has to be drawn somewhere to ensure the quality of life of long term residents is maintained, and in our opinion this is where that line should be drawn.*
- *The committee report refers to effects on house prices and state that this is not a material planning decision. There has already been an adverse effect on prices in the road as a result of decisions taken in the past by the planning department. This deterioration can only accelerate given the authorities perceived plan of allowing properties in the road to become nothing more than cheap accommodation for short term residents and all the problems they bring with them. We see this as a direct attack on our future and we will do our utmost to prevent this from happening.*

Applicant's Submission

Observations

No new matters raised that have not already been addressed in the main agenda report. An additional condition is required to secure the details of the access

widening scheme, together with relocation of the lighting column, for further approval.

Recommendation

Additional Condition and reason

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Detailed layout, design, drainage and construction of the proposed new access, and
- 2) Relocation of existing street lighting column.

The scheme as is approved shall be fully implemented prior to first use of the development.

Reason – To secure the creation of a safe and satisfactory access in the interests of protecting highway safety.

Additional advisory note

There is an existing lighting column located alongside the access which must be moved in order to widen the access. The applicant is advised to liaise with the Council's Street Lighting Section to arrange and fund any required works – Mr Paul Rogers on 01978 729673.

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

Pages 12 – 37 HOL P/2017/0527

Land West of Wrexham Golf Club, Holt Road, Llanypwll, Wrexham

Representations

One further response received:

As a close resident of the proposed site, and a frequent commuter to Wrexham Industrial Estate, I often encounter traffic braking sharply approaching the roundabout from the Gresford, and there is no lane discipline. If granted, the development would have grave consequences to highway safety.

Applicant's Submission

Following further negotiations with the Highway Authority, a third option has been presented which involves a proposed road lining and signage scheme.

Please see figures 1 and 2 below which detail the potential highway works in relation to vehicles approaching the A5156 / A534 roundabout southbound from the A5156, and proposed carriageway markings in the form of 'SLOW / ARAF' markings in both lanes at each countdown marker sign.

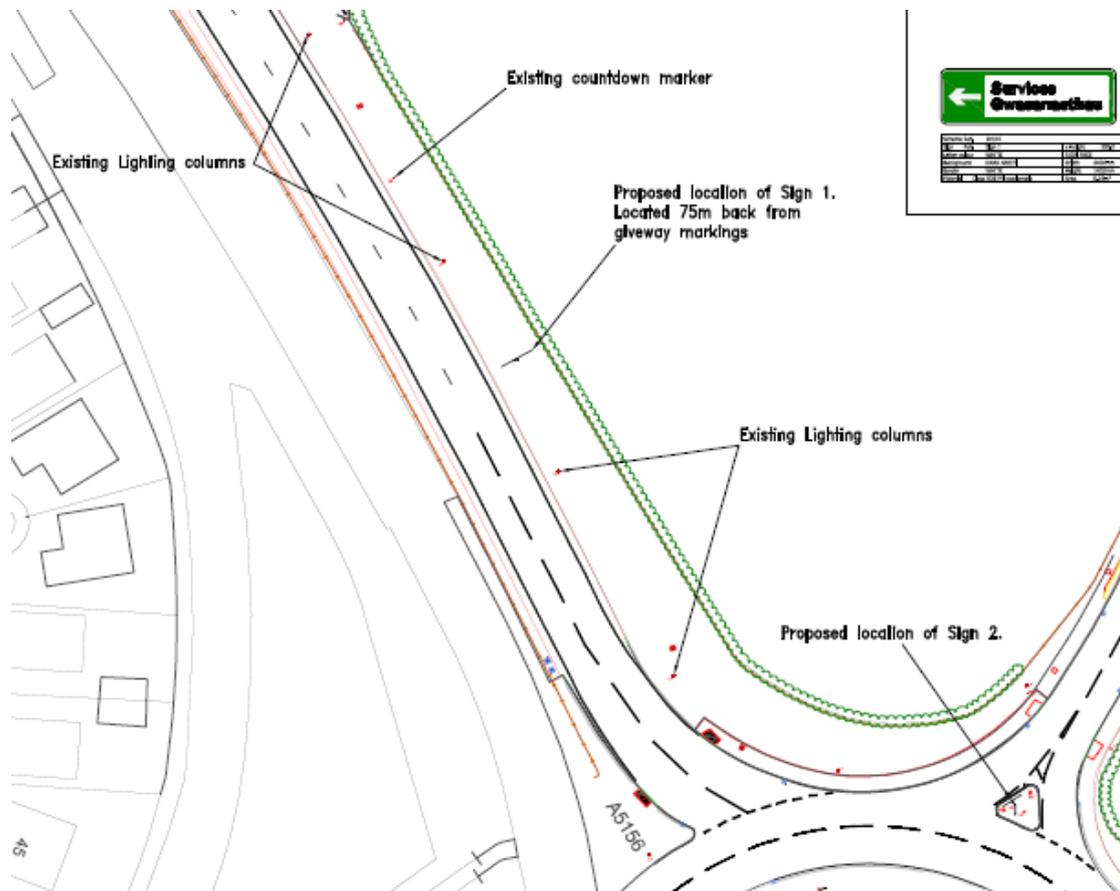


Figure 2. Proposed Signage

Observations

The applicant is proposing highway improvements to address the highway safety concerns expressed above, and in the main agenda report. The highway authority has been consulted and the comments of the senior highway engineer will be presented at the committee meeting.

Recommendation

No change to my recommendation.

Pages 52 – 68 WRR P/2017/0843

Land North of Total Fitness, Stansty Road, Wrexham

Applicant’s Submission

An amended plan has been received that makes minor changes to the access to the communal parking area serving the 4 terraced properties.

Recommendation

Conditions 02, 07, 08, 10, 12 and 13 be amended to refer to drawing no. PLN07 Revision K.

Land at Bedwell Road, Cross Lanes, Wrexham

Consultations

NRW: We recommend that you should only grant planning permission if you attach the following conditions. These conditions would address significant concerns that we have identified and we would not object provided you attach them to the planning permission.

1. The finished floor levels of the proposed dwellings should not be any lower than the existing site levels.
2. Submission and implementation of an avoidance based great crested newt conservation measures undertaken to the satisfaction of the local planning authority
3. Submission and implementation of a Biosecurity Risk Assessment undertaken to the satisfaction of the LPA.

Observations

The submitted plans confirm that finished floor levels will exceed existing site levels therefore item 1 is addressed by way of condition 02. The matters referred to in items 2 and 3 are covered by condition 11.

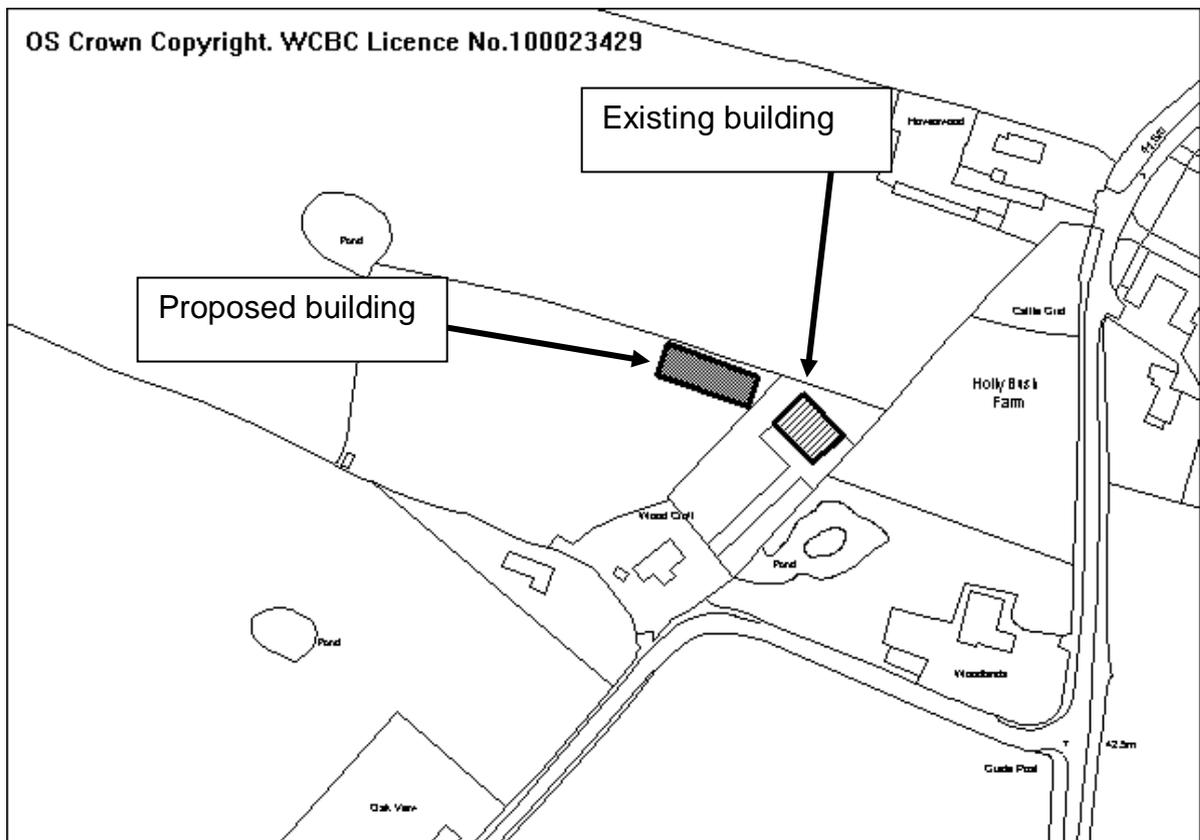
Recommendation

Unchanged.

Woodcroft, Hollybush, Bangor on Dee, Wrexham

Observations

The plan in my main report show the building slightly further south than it is actually proposed to be. A corrected version of the plan is shown below.



Recommendation

Unchanged.

Pages 167 – 169 GWE P/2018/0793

Family Centre, Dean Road, Wrexham

Consultations

Community Council

The Community Council welcomes this proposed change of use to this empty building and has no objection provided adequate restrictions are put in place to ensure that there are no unsociable movements of traffic associated with the proposed use to and from the site to ensure minimum disruption to local residents.

Observations

The hours of operation are limited to day time hours and I would not anticipate any significant noise issues to the detriment of neighbours.

Recommendation

My recommendation remains in accordance with the main report.

East Way, Bowling Bank, Wrexham, LL13 9RR

Consultations

Highway Authority Response

A revised layout plan has been submitted which shows the proposed visibility splays of 2.4 x 43 metres in both directions, and these splays will be secured by planning condition (see main agenda report). The provision of these splays and re-location of the access away from the junction with Bowling Bank Lane is considered to be a significant improvement in highway safety terms and there are no objections to the proposal.

Recommendation

No change to my recommendation.