

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE
MEETING OF 3 DECEMBER 2018

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
35 – 42	WRA	P/2018/0588	√	√
57 – 61	LLR	P/2018/0729		√
69 – 74	RUA	P/2018/0806		√
75 – 81	RUA	P/2018/0815		√
82 – 85	RHO	P/2018/0846	√	

Pages 35 – 42 WRA P/2018/0588

120 Rhosnesni Lane, Rhosnesni, Wrexham

AGAINST: Mr Daniel Jones (Neighbouring Property)

FOR: Mr Stuart Hatherall (Agent)

Pages 57 – 61 LLR P/2018/0729

Min-y-Dwr, Canalside, Froncysyllte, Wrexham

FOR: Mr Stuart Hatherall (Agent)

Pages 69 – 74 RUA P/2018/0806

Ruabon Business Park Site, Adj A483, Ruabon, Wrexham,

FOR: Mr Nick Heard – Savills (Agent)

Pages 75 – 81 RUA P/2018/0815

Ruabon Business Park Site, Adj A483, Ruabon, Wrexham,

FOR: Mr Paul Blackmore – The Kay Group (Applicant)

Pages 82 – 85 RHO P/2018/0846
Llwyn Isa, Stanley Road, Ponciau, Wrexham
AGAINST: Mr Nicholl (Neighbouring Property)

Local Member – Cllr K. Hughes - In view of the size and the nature of the extension i.e. two storey high, a request that the application is sent to the Planning Committee for determination is made.

Recommendation
Remains unchanged.

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

Pages 51 – 56 WRR P/2018/0700
Land adjoining 31 Greenfield, Wrexham

Consultations

Highway Authority – The revised Site Layout Plan demonstrates that the required visibility splay in the south easterly direction is achievable, subject to lowering the wall and vegetation.

The shared access would measure 4.8m wide is considered to be acceptable.

Proposed parking and turning provision for both dwellings is considered to be sufficient.

Conditions remain the same as those already set out in the Committee report.

Trees – There are some reasonably significant trees on the site boundaries. A condition to secure an Arboricultural Method Statement is considered reasonable to secure protection measures where necessary.

Recommendation

Remains unchanged with the exception of the additional condition mentioned above.

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

Pages 92 – 99 ESC P/2018/0877

Former Chapel, The Homestead, Mount Street, Rhostyllen, Wrexham

Consultations

Council's Ecologist – The recommendations of the ecology survey should be conditioned.

Recommendation

Additional Condition and Reason:

Condition: The development shall be carried out in strict accordance with the recommendations contained within the Ecological Appraisal and Impact Assessment, referenced HOM150818 Version 2, and Dated 14 October 2018, submitted and approved as part of this application.

Reason: To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.