



<b>REPORT TO:</b>	Planning Committee
<b>REPORT NO.</b>	HEP/01/18
<b>DATE:</b>	2 January 2018
<b>REPORTING OFFICER:</b>	Head of Environment and Planning
<b>CONTACT OFFICER:</b>	David Williams (Ext 8775)
<b>SUBJECT:</b>	Development Control Applications
<b>WARD:</b>	N/A

## **PURPOSE OF THE REPORT**

To determine the listed planning applications.

## **INFORMATION**

Detailed reports on each application together with the recommendations are attached.

## **RECOMMENDATION**

See attached reports.

## **BACKGROUND PAPERS**

None.

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

<b>Community</b>	<b>Code No</b>	<b>Applicant</b>	<b>Recommendation</b>	<b>Pages</b>
LLA	P/2017 /0859	GRWP CYNEFIN MR OSIAN DYMENT	GRANT	11 – 18
GWE	P/2017 /0912	MR DANIEL WILLIAM HUGHES	GRANT	19 – 22
CHI	P/2017 /0916	GLYN WYLFA (TRUST) LTD MR TREVOR MORRIS	GRANT	23 – 28
WRA	P/2017 /0922	EE LIMITED	GRANT	29 – 33
CEF	P/2017 /0960	MRS ELAINE JONES	GRANT	34 – 42
BRO	P/2017 /0961	MRS JOANNE HUGHES	GRANT	43 – 48
ABE	P/2017 /0965	BRYN MELYN CARE LTD MR BOB YETZES	GRANT	49 – 57
ROS	P/2017 /0992	MR SHAUN KELLY	GRANT	58 – 61

Total Number of Applications Included in Report – 8

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All plans are intended to be illustrative only and should be used only to identify the location of the proposal and the surrounding features. The scale of the plans will vary. Full details may be viewed on the case files.

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**APPLICATION NO:**  
P/2017 /0859

**LOCATION:**  
FORMER COMMUNITY CENTRE  
SITE SHONES LANE LLAY  
WREXHAM  
LL12 0PL

**DATE RECEIVED:**  
13/10/2017

**COMMUNITY:**  
Llay

**CASE OFFICER:**  
PF

**WARD:**  
Llay

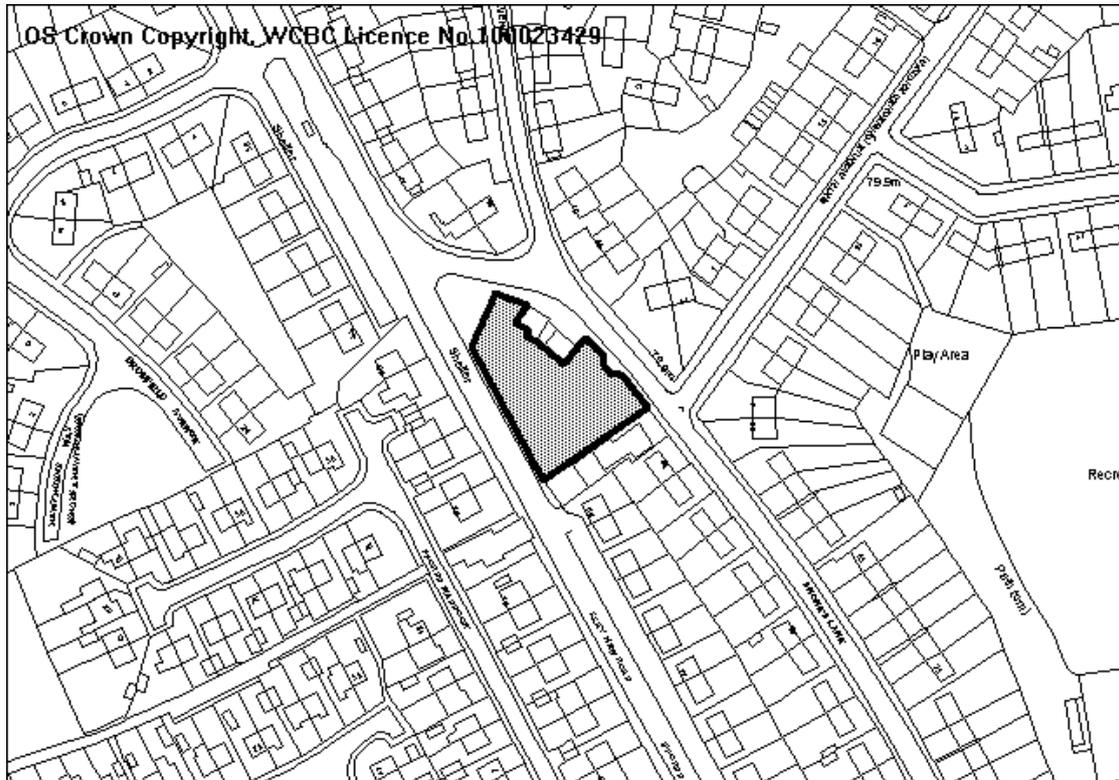
**DESCRIPTION:**  
RESIDENTIAL DEVELOPMENT TO  
PROVIDE 1 NO. TWO-STOREY 2  
BEDROOM DWELLING, 1 NO. 3  
BEDROOM SPECIAL NEEDS  
BUNGALOW AND 1 NO. TWO-  
STOREY BLOCK OF 4 APARTMENTS  
WITH ASSOCIATED WORKS

**AGENT NAME:**  
WYNN ROGERS  
ARCHITECTURAL  
SERVICES LTD  
MR LLOYD EVANS

**APPLICANT(S) NAME:**  
MR OSIAN DYMENT  
GRWP CYNEFIN

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**THE SITE**



**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
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**PROPOSAL**

Planning permission is sought in full for the erection of 1 no. two storey two bed dwelling, 1 no. 3 bedroom bungalow and a block of four two bed flats. Vehicular and pedestrian access is proposed on to Shones Lane and parking provision is proposed on site.

**HISTORY**

None.

**PLANNING POLICY**

The site is located within the Llay settlement limit as defined by the Wrexham Unitary Development Plan (UDP). Policies PS1, PS2, PS3, PS4, GDP1, GDP2, EC4, EC13, H2 and T8 are relevant. Guidance is contained in Local Planning Guidance Notes 16 – Parking Standards, 21 - Space Around Dwellings and 30 - Residential Design Guide.

**CONSULTATIONS**

Community Council:	The community Council does not object but raises the following points: <ul style="list-style-type: none"><li>• There may be overlooking from the two storey development towards the adjacent bungalows;</li><li>• Who will be responsible for the existing hedge?</li><li>• Concern about bin collections from the area once completed.</li></ul>
Local Members:	Notified 26.10.2017
Site notice:	Expired 20.11.2017
Highways:	No objection. <ul style="list-style-type: none"><li>• The traffic generation from the site will differ little from the previous use of the site;</li><li>• Parking provision is marginally below maximum standards (shortfall of 2) but the development is located in a sustainable location.</li></ul>
Public Protection:	Amenity nuisance conditions recommended.
Natural Resources Wales:	No comments.
Welsh Water:	Recommends advisory note in relation to connection to existing drains.
Neighbouring occupiers:	18 neighbouring occupiers notified. One representation received raising the following points:

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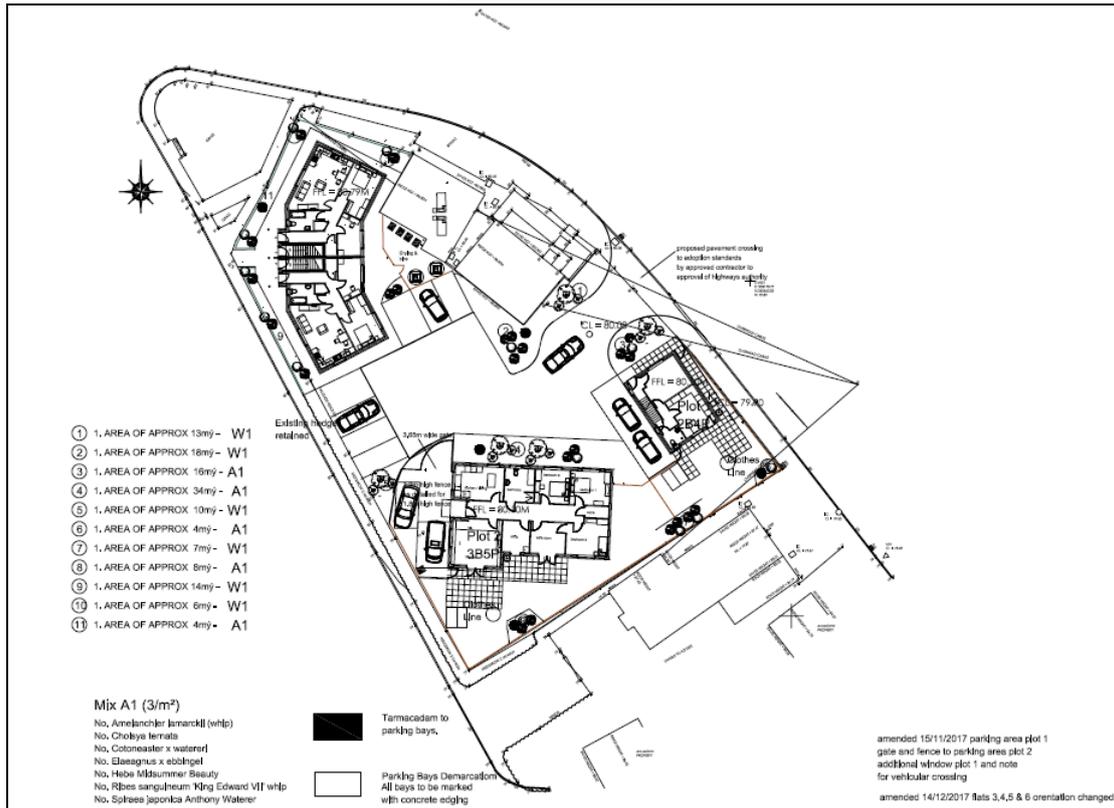
- With an extra 350 houses already scheduled to be built in Llay, the village does not have the infrastructure to cope with the amount of people this will attract.

**SPECIAL CONSIDERATIONS:**

**Policy:** The application site is located within a defined settlement limit. Policies PS1 and H2 of the UDP direct new residential development to within defined settlements and allow the development of unannotated land. The site is considered to be previously developed land (PDL) having been the site of the recently demolished community centre. Local and national planning policy promotes the redevelopment of previously developed land in sustainable locations. Whilst I note local concern regarding the recent approval of the large proposed residential development at Home Farm in Llay (P/2014/0905 - Home Farm refers), I do not consider that the proposal as presented will add significantly to service demand within Llay. The scheme meets key local and national planning policy in terms of the preferred location for new housing proposals on PDL. Of particular note is the Council's requirement to contribute to the 5 year housing supply requirement as well as a desire to deliver quality affordable housing.

**Design and amenity:** The proposed development consists of a number of different elements. A block of four flats is proposed at the narrower end of the site by the junction with Llay New Road and Shones Lane in order to create a feature building. A two storey detached dwelling is proposed facing onto Shones Lane with a larger bungalow within the site. I am satisfied that density of the development is satisfactory and all separation standards can be achieved in accordance with LPG21. For the benefit of Members, a plan of the proposal is shown below.

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**Proposed site layout**

The main issue is the prominence of the site being adjacent to the main Llay New Road and at a junction with Shones Lane. Amended plans have been submitted which show the principle elevation of the block of flats switched from facing into the site to facing out towards the junction. This is considered a better approach as it provides more of a feature elevation when viewed from outside the site.

The detached bungalow will also be viewed from Llay New Road on approach from the south. Whilst its rear elevation will face the main road, its orientation against neighbouring buildings and the retention of the existing hedge will ensure that it will not appear incongruous in the streetscene.

Finally, although the principal elevation of the detached two storey dwelling will not face Shones Lane, its side facing orientation will provide some interest on approach from both directions as the front and rear elevations will be on view.

Of particular importance will be the need for good quality boundary treatments and these can be controlled by planning condition. There is a specific need to retain the existing hedge which faces on to Llay New Road given the prominence of this boundary. This hedge falls within the control of the applicant and does not form part of the adopted highway.

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
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**Other matters:** Concerns have arisen regarding refuse collections. I have no reason to believe that the proposed design will result in any difficulty for standard refuse collections.

**Education contribution:** The proposed development will result in the provision of more than 4 dwellings with 2 or more bed spaces. In accordance with policy GDP2 and LPG 27, there is a need to secure a contribution towards a shortfall in education infrastructure provision in the locality where one has been identified.

In this instance it has been confirmed that there is a shortfall in provision in the locality at primary and secondary level and a contribution will be required. This is reflected in my recommendation.

**Conclusion:** I am satisfied that the proposed development will represent a sustainable reuse of previously developed land within a defined settlement limit. I recommend accordingly.

**RECOMMENDATION A**

That the Council enters into an obligation under Section 106 of the Town and Country Planning Act 1990 requiring the provision of a financial contribution towards a identified shortfall in primary and secondary education provision in the locality. The final form and amount shall be determined by the Head of Environment and Planning.

**RECOMMENDATION B**

That if the Obligation pursuant to Section 106 of the Town and Country Planning Act 1990, as detailed above, is not completed within six months of the date of the Committee resolution, the Head of Environment and Planning be given delegated authority to **REFUSE** planning permission for the following reasons:-

- The proposal would not make adequate provision to offset its impact upon a shortfall in education infrastructure in the locality. To allow the development would be contrary to policy GDP2 of the Wrexham Unitary Development Plan.

That the Head of Environment and Planning be given delegated authority to determine the final form and content of reasons for refusal.

**RECOMMENDATION C**

Subject to the completion of the S106 obligation, planning permission be **GRANTED** subject to the conditions contained in the main report save for the following amendments and additions:-

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**CONDITION(S)**

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered T1b Rev B, T2a, T3a, T4, T5 Rev A, T11 Rev B and T12 Rev B and as contained within the application documentation.
3. Prior to their use on the development samples of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. Prior to their installation, details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be installed in accordance with a timescale to be approved as part of the detail and shall be retained in this condition thereafter.
5. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
6. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
7. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4m by 43m to the south east and 2.4m by 33m to the north west measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
8. Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
9. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
10. The existing hedge which bounds the site facing onto Llay New Road between the points marked A and B on the approved plan shall be retained. It shall be protected during the construction phase in accordance with a scheme which has been submitted to and approved in writing by the local planning authority before development commences.

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
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**REASON(S)**

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
5. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
6. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
7. To ensure that adequate visibility is provided at the proposed point of access to the highway.
8. To ensure that adequate visibility is provided at the proposed point of access to the highway.
9. In the interests of highway safety.
10. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

**NOTE(S) TO APPLICANT**

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you

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require further information or advice please contact the Building Control Section on 01978 292050.

Prior to any connection to the existing foul drainage network, the applicant should contact Dwr Cymru Welsh Water for further advice.

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**APPLICATION NO:**  
P/2017 /0912

**LOCATION:**  
HYFRYDLE 2 DODDS LANE  
GWERSYLLT WREXHAM  
LL11 4NF

**DATE RECEIVED:**  
01/11/2017

**COMMUNITY:**  
Gwersyllt

**DESCRIPTION:**  
PARKING AND OPERATION OF 1  
NO. TAXI VEHICLE

**CASE OFFICER:**  
MR

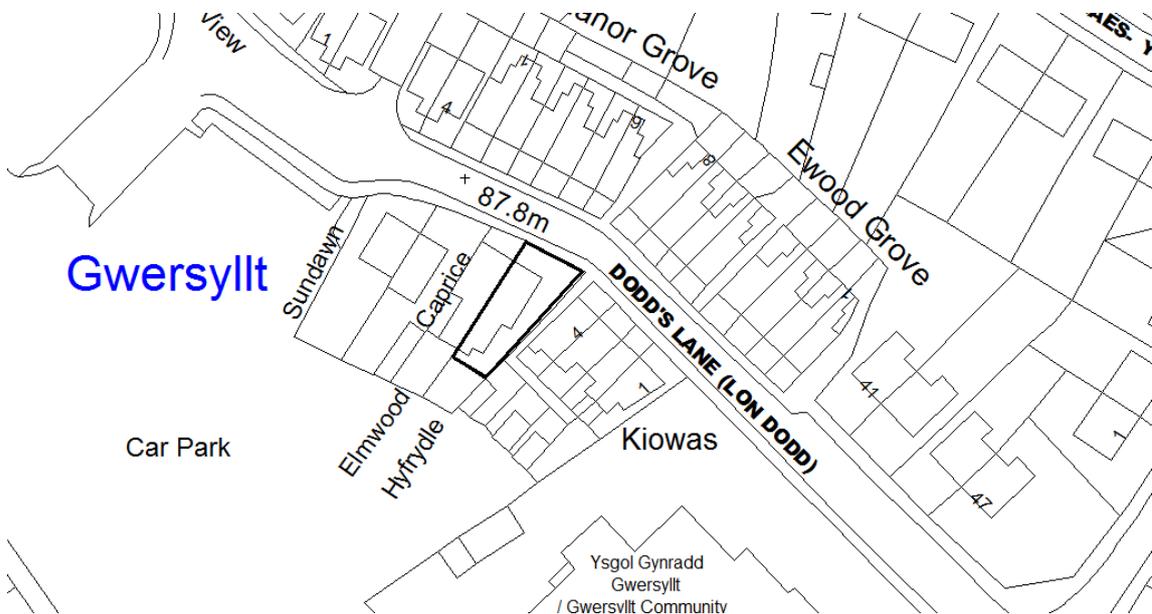
**WARD:**  
Gwersyllt East & South

**APPLICANT(S) NAME:**  
MR DANIEL WILLIAM HUGHES

**AGENT NAME:**  
MR DANIEL WILLIAM  
HUGHES

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**THE SITE**



**PROPOSAL**

The proposal seeks planning permission for the parking and operation of 1 no. taxi vehicle.

**HISTORY**

None relevant.

**DEVELOPMENT PLAN**

Within Gwersyllt Settlement Limit. UDP policy GDP1 applies.

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## **CONSULTATIONS**

Community Council:	Object. Concerns raised include adverse impacts to highway safety and increase in parking on the highway as a result of the proposal.
Local Member:	Both Local Members notified on 02.11.2017. Cllr Mannering raises no objection. Cllr Griffiths requests a condition on the decision notice that only 1 no. vehicle is in operation at any one time.
Highway Authority:	There is adequate space on the site curtilage for the required parking provision. The business operates via a pre-booking basis there would therefore be nobody turning up or waiting at the house for a taxi.
Public Protection:	No comments to make.
Site Notice:	Expired 24.11.2017.
Neighbours:	No representations received.

## **SPECIAL CONSIDERATIONS**

**Principle:** The application site lies within Gwersyllt Settlement Limit as identified on Policy Map INSET 3.

The proposal originally sought planning permission for the parking and operation of 2 no. private hire vehicles within the residential curtilage of the dwelling. The Highway Authority raised concern with this, as the parking provision was considered to be inadequate to accommodate 2 no. vehicles as well as the applicants' domestic vehicles. Therefore the number of vehicles proposed as part of the scheme has been reduced to 1 no.

The principle of development is considered to be acceptable, subject that no adverse impacts would arise to existing levels of residential amenities and highway safety.

**Residential Amenity:** The overall scale of the proposal is considered to be minimal, being limited to 1 no. vehicle as part of the business.

The applicant has confirmed that the business would operate on an appointment basis only with no customers visiting the premises. Types of services offered would be for example airport transportation.

No change is proposed within the dwelling house itself and it is considered that given the overall scale and nature of the proposed development, the primary use class of the property remains as C3.

Given the limited scale and nature of the proposal, it is considered unlikely that it would give rise to any adverse impacts or nuisance to existing levels of residential amenities of nearby properties, sufficient to warrant refusal of the application.

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Conditions restricting the number of vehicles operating from the site, an appointment only basis and a personal condition specific to the applicant are considered reasonable to safeguard existing levels of residential amenities.

Public protection raises no objection.

The proposal is considered would comply with UDP Policy GDP1.

**Access and Car Parking:** Based on the applicants confirmation that the business operates on appointment only and that there is sufficient parking provision on the site curtilage for 3 no. vehicles, Highway Authority raise no objection.

A condition to ensure no waiting facilities are provided at the premises to safeguard residential amenities and highway safety is considered reasonable.

### **CONCLUSION**

The principle of development is considered to be acceptable and any impacts which would arise to existing levels of residential amenities and highway safety are considered could be mitigated against by condition. The proposal would comply with UDP Policy GDP1.

**RECOMMENDATION:** That permission be GRANTED

### **CONDITION(S)**

1. The use as permitted shall cease and be abandoned before 31 December 2018.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1:1250 Site Location Plan, 1:200 Block Plan and as contained within the application documentation.
3. This permission shall not be for the benefit of the land but shall operate for the benefit of Mr Danny Hughes and immediately on the discontinuance of his use of that land, the use shall cease and be permanently abandoned. The land shall be restored to its previous condition not later than one month after that date.
4. The development hereby approved shall operate by appointment only and no more than one private hire vehicle shall be operated from the premises at any one time.
5. No waiting facilities shall be provided and no customers shall be picked up or set down at the premises.

### **REASON(S)**

1. To allow the opportunity for the impact of the use to be properly monitored and evaluated.
2. To define the scope of the planning permission

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
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3. In the interests of safeguarding existing levels of residential amenities of neighbouring occupiers.
  4. To ensure that adequate parking facilities are provided and maintained within the curtilage of the site in the interests of the free flow of traffic, highway safety and the amenities of the locality.
  5. To ensure that adequate parking facilities are provided and maintained within the curtilage of the site in the interests of the free flow of traffic, highway safety and the amenities of the locality.
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**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

**APPLICATION NO:**  
P/2017 /0916

**LOCATION:**  
GLYN WYLFA CASTLE ROAD CHIRK  
WREXHAM  
LL14 5BS

**DATE RECEIVED:**  
02/11/2017

**COMMUNITY:**  
Chirk

**DESCRIPTION:**  
CHANGE OF USE OF VEHICLE  
REPAIR WORKSHOP (UNIT D) INTO  
TWO-STOREY OFFICE BUILDING  
INCLUDING RAISING HEIGHT OF  
ROOF, INTERNAL AND EXTERNAL  
ALTERATIONS

**CASE OFFICER:**  
MP

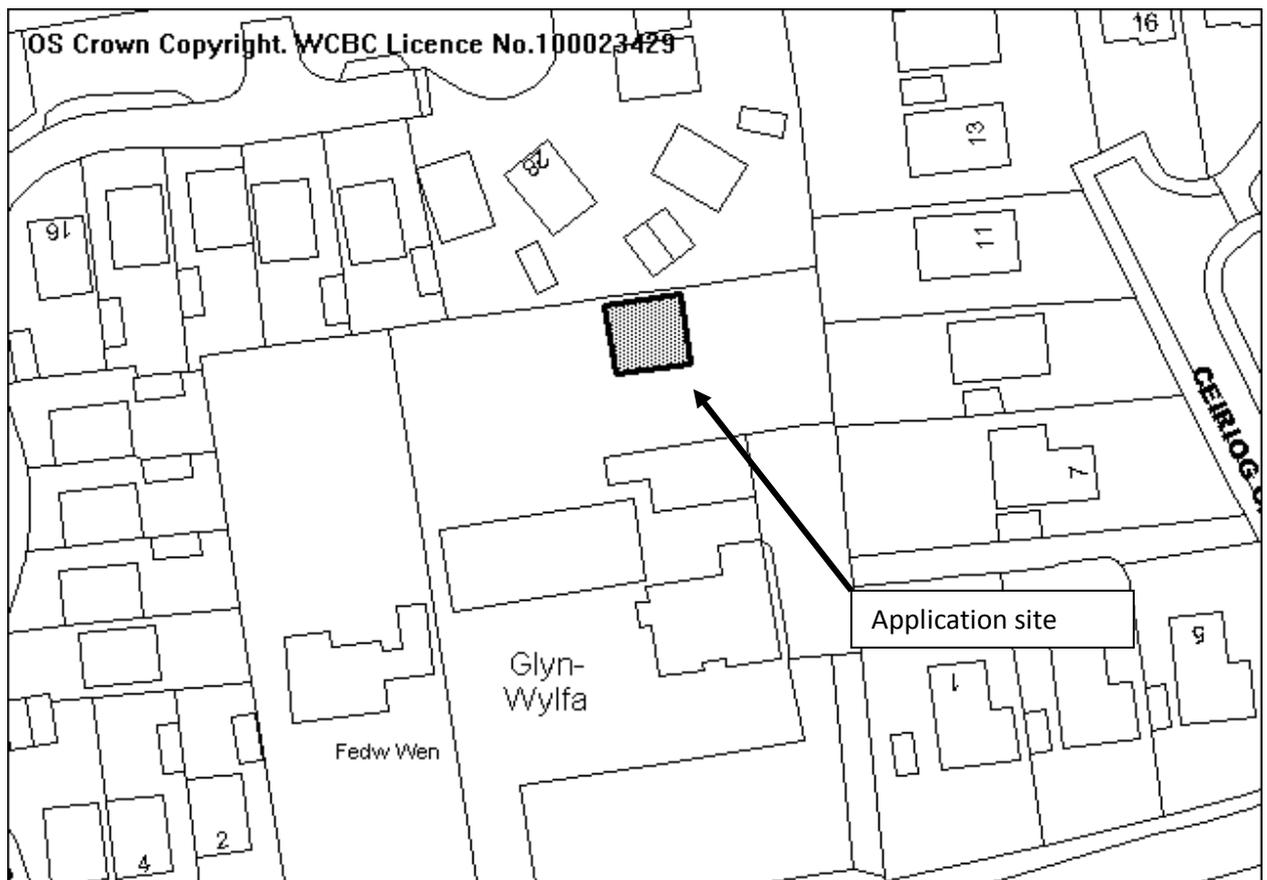
**WARD:**  
Chirk South

**AGENT NAME:**  
DPA LTD  
MR GAVIN PORRITT

**APPLICANT(S) NAME:**  
MR TREVOR MORRIS  
GLYN WYLFA (TRUST) LTD

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**THE SITE**



**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
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**PROPOSAL**

As above.

**HISTORY**

P/2011/0732 Change of use of former Council offices to mixed use including offices, business units, tourism centre including information, browse, and cafe and supporting facilities. Granted 5.12.2011

**PLANNING POLICY**

Within settlement, Chirk Conservation Area and World Heritage Site Buffer Zone. Policies GDP1, E4, EC7 and EC11 apply.

**CONSULTATIONS**

Community Council:	The Council have 2 observations that they would wish to be taken into account: 1) By raising the existing building by a further 5' approx. a BRE light assessment should be carried out to demonstrate properties adjacent are not detrimentally affected – they should not lose natural light. 2) The two new window openings on the first floor should have opaque glass stipulated to avoid the neighbouring properties being overlooked.
Local Member:	Notified 6.8.17
Public Protection:	Advice on measures to limit impacts of construction process.
Contaminated Land:	Contaminated land conditions recommended.
Highways:	There is adequate off-road parking space provided within the site to cater for the proposed use. No recommendations on highway grounds.
Civic Society:	Notified 6.11.17
Canal and River Trust:	Notified 6.11.17
Site Notice:	Expired 4.12.17
Neighbours:	The owners/occupiers of 6 nearby properties notified on 10.11.2017. 3 objections received expressing the following concerns: - Increase in height of the building would be overbearing; - Overlooking/loss of privacy; - Loss of light; - We assured when Glyn Wylfa took possession of the site the building would not be changed; - Purchased this house because of a south facing view;

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1 letter received making the following comments:

- confirming that neighbours had contacted the directors of the Glyn Wylfa Trust, Chirk Town Council;
- Neighbours are concerned that the directors disregard neighbour's concerns and during a site visit town council members had either failed to read the plans or did not understand them;
- Neighbours are also concerned that two town councillors are members of the trust;
- They are concerned that the Town Council have failed to mention in their observations the overbearing, overshadowing and negative visual impact the proposed development would have as they are legitimate criteria for objection.

1 representation in support making the following comments:

- Fully support this application;
- It is the only part left that has not been improved;
- The Trustees of Glyn Wylfa have done a marvellous job;
- It is now one of the best buildings in Chirk;

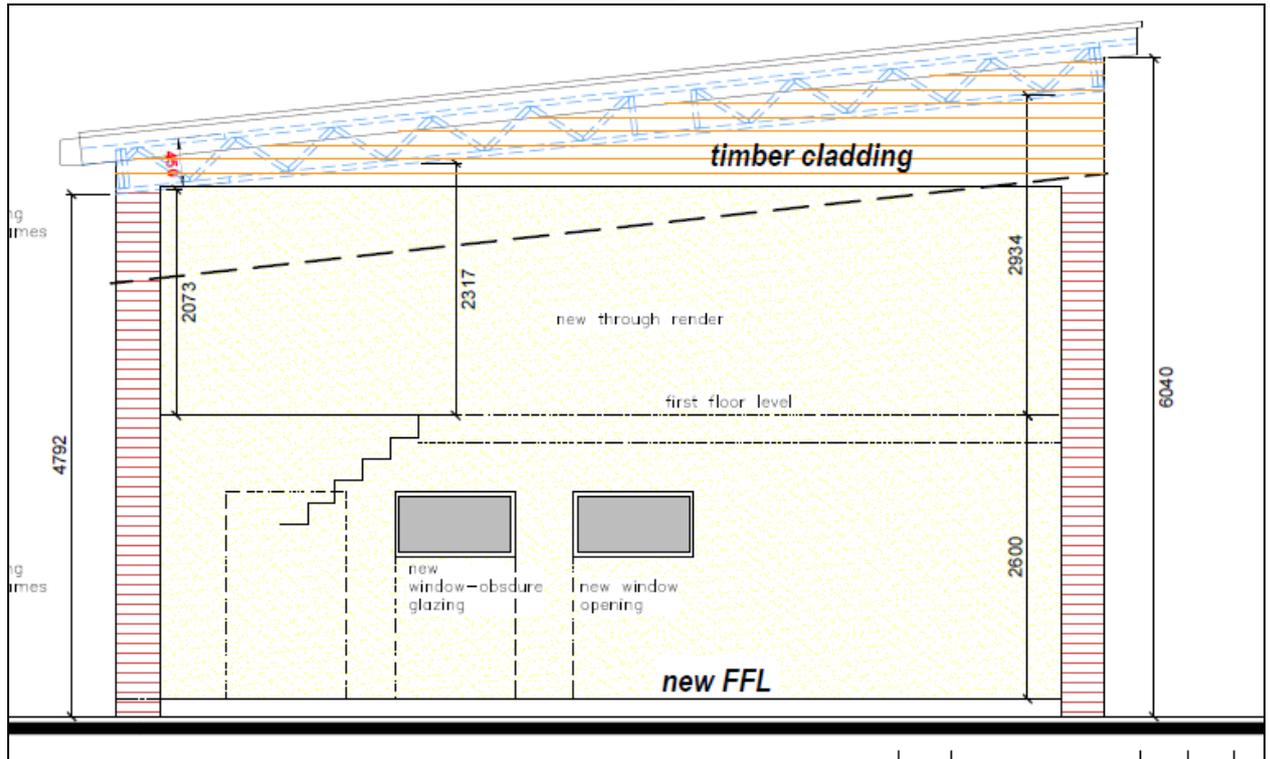
### **SPECIAL CONSIDERATIONS**

**Policy:** The proposal is for employment development which subject to complying with GDP1 in respect of design, the impact upon neighbouring properties and parking provision, accords with policy E4.

The permitted use of the building is as a light industrial workshop, which is a class B1 use. The proposed use as an office falls within the same use class, therefore despite the description of development planning permission for change of use is not in fact required. Permission is however required for the alterations to the building to facilitate its new use, which include an increase in its overall height in order to provide an upper floor and the installation of new windows.

**Amenity:** The building has a mono-pitch roof that is currently 4m high at its lowest and 5m at its highest. This will be increased by just under 1.4m. This is illustrated on the drawing below:

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The building is 9.9m from the rear of no.28 Telford Rise to the north. The proposed development will satisfy the BRE daylight test in respect of the windows in the rear of the dwelling and therefore will not result in significant loss of light to habitable rooms. Whilst I accept that the increase in height will have an impact upon the outlook from the rear of the dwelling and daylight to the garden, the existing building already has a significant impact upon both. I do not consider the additional height will, in this instance, prove unduly overbearing or significantly prejudice the standard of amenity afforded to the occupier in terms of the use of their garden.

The development includes provision of 2 small first floor windows in the rear (west) elevation of the building with cill heights of 1.5m. The position of the building is such that I am satisfied these windows will not afford significant views into the rear gardens of no.26 or no.28 Telford Rise and will therefore not unacceptably impact upon the standard of privacy afforded to the occupiers of either dwelling.

In addition to the above new ground and first floor windows are to be installed in the front (east) elevation. The northern most of the upper floor windows would afford views into the rear garden of no.30 Telford Rise. In order to protect the standard of privacy afforded to the occupiers of that dwelling amended plans have been received confirming the windows will be obscurely glazed. The installation and retention of obscurely glazed windows will be required by planning condition.

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The development is far enough away from other nearby dwellings to not adversely impact upon residential amenity by way of loss of light, privacy or by being overbearing.

Given the intended use of the building I do not anticipate there being a significant risk to the standard of amenity afforded to neighbouring occupiers by way of noise or other disturbance.

**Design:** The form of the building will be retained, albeit 1.4m higher. The external alterations will improve the overall appearance of the building. Given its location the building is not readily visible in the wider area and the proposals will not adversely impact upon the street scene, the Conservation Area of the setting of the World Heritage Site.

**Parking:** The established and proposed uses fall within the same Class B1 LPG16 would allow for a maximum of 2 spaces for the existing building and 4 spaces once the proposed upper floor is installed. I am however satisfied that there is adequate parking provision within the Glyn Wylfa site to cater for the development and as such I do not anticipate it giving rise to parking or highway safety problems in the locality, particularly as the site is reasonably accessible on foot from Chirk, as well as by bus and rail services.

**Other Matters:** The concerns expressed by neighbours regarding Glyn Wylfa Trust or the Town Council and their response are not material considerations.

## **CONCLUSION**

The proposed development accords with the relevant UPD policies.

**RECOMMENDATION:** That permission be GRANTED

## **CONDITION(S)**

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered P-02, P-10, P11, P-20 Revision A and P-21 and as contained within the application documentation.
3. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that

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has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

4. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 03 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

5. Any windows installed in the east elevation at first floor level shall be glazed or re-glazed with obscure glass which shall thereafter be permanently retained. The windows shall also remain fixed shut at all times

**REASON(S)**

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission.
3. In the interests of the amenities of the future occupants of the buildings
4. In the interests of the amenities of the future occupants of the buildings
5. To protect the amenities of the occupiers of nearby properties.

**NOTE(S) TO APPLICANT**

The development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

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**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

**APPLICATION NO:**  
P/2017 /0922

**LOCATION:**  
NORTHBOUND FOOTPATH NEAR  
JUNCTION WITH PLAS GWYN  
BORRAS ROAD WREXHAM  
LL12 7EG

**DATE RECEIVED:**  
07/11/2017

**COMMUNITY:**  
Acton

**CASE OFFICER:**  
MP

**WARD:**  
Maesydre

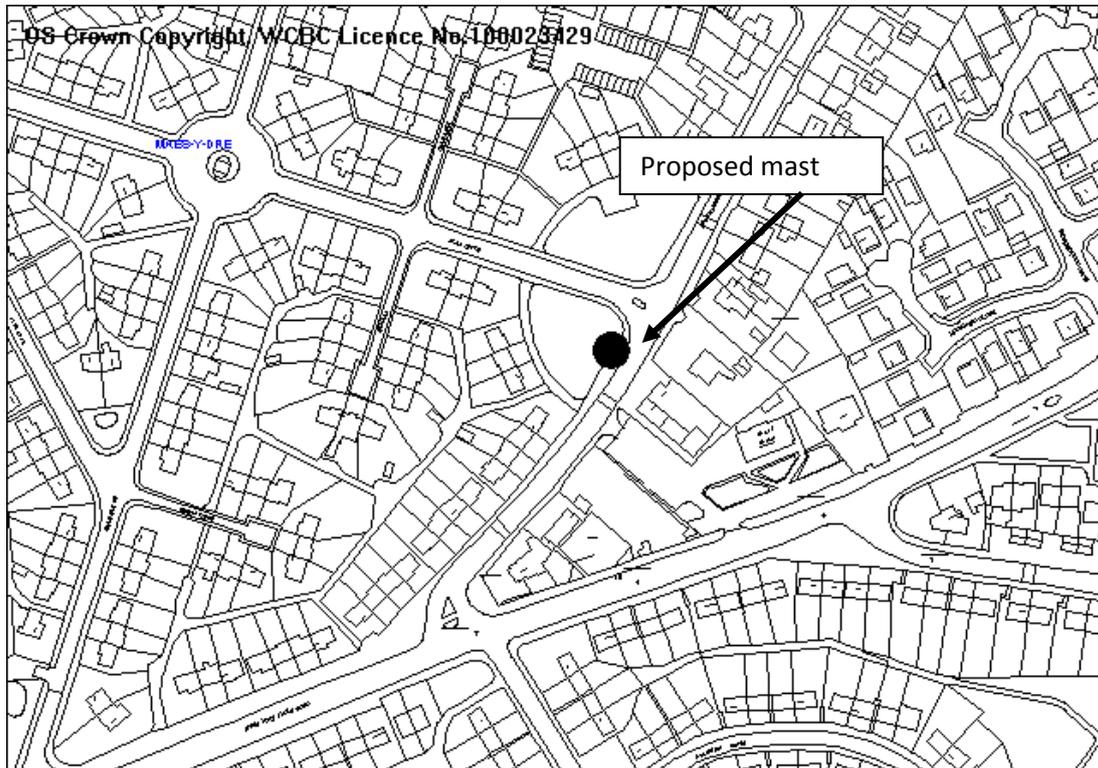
**DESCRIPTION:**  
APPLICATION FOR PRIOR  
NOTIFICATION OF PROPOSED  
DEVELOPMENT BY A  
TELECOMMUNICATIONS  
OPERATOR FOR THE  
INSTALLATION OF 12M HIGH  
TELEGRAPH STYLE POLE WITH  
SHROUDED ANTENNAS GROUND  
BASED EQUIPMENT CABINETS,  
ANCILLARY EQUIPMENT AND  
CABLING ON THE NORTHBOUND  
PUBLIC FOOTPATH

**AGENT NAME:**  
HARLEQUIN GROUP  
MR KIERAN PARKER

**APPLICANT(S) NAME:**  
EE LIMITED

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**THE SITE**



**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

**PROPOSAL**

As above.

**HISTORY**

P/2017/0221            Application for Prior Notification of proposed development by a telecommunications operator for the installation of 15 m street pole, 3 No. antennas, 2 No. dishes, 3 No. cabinets and ancillary equipment on the public footpath. Prior approval refused 18.4.2017

**DEVELOPMENT PLAN**

Within settlement limit. Policies GDP1 and CLF8 apply.

**CONSULTATIONS**

Community Council:            The Community Council is mindful of the importance of maintaining the existing level of electronic communication for local residents and businesses once the Wrexham Police HQ is relocated. Any replacement for the Police HQ tower equipment should be as unobtrusive as possible on the street scene and not have a detrimental impact on the visual amenity for local residents.

Local Member:                Has the following concerns:

- The proposed location is within close proximity to a concentration of shops, homes, public house and a secondary school and I am concerned about emissions from the mast causing ill health to the people, and in particular children, who live in the area;
- I am concerned the residents are unaware of the potential impact upon their health and environment. I would like reassurance residents have been properly consulted regarding the application. There should be no "rushing through" of the application without proper consultation.
- Additionally, the outlook of residents will be compromised by the visual impact of an unsightly 12 metre mast, shrouded antennas and accompanying equipment.
- I would like to know why this particular site has been selected and which other sites have been considered for a 12 Metre mast, shrouded antennas and equipment

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

Adj Local Member:	Notified 7.11.2017
Public Protection:	No objection provided the application is submitted with a Declaration of Conformance to ICNIRP Public Exposure Guidelines.
Highways:	No recommendations of highway grounds.
Site Notice:	Expired 4.12.2017
Neighbour letters:	The owners/occupiers of 19 nearby properties notified 17.11.2017 and 1 additional owner occupier notified 30.11.2017

### **SPECIAL CONSIDERATIONS**

**Policy:** National guidance on telecommunication development in Wales is contained in Planning Policy Wales Technical Guidance Advice Note (Wales) 19: Telecommunications. The importance of providing an efficient telecommunication infrastructure is considered crucial to the economic viability of Wales. However TAN19 also advises that this provision must be made without adverse impact upon the environment.

Wrexham UDP Policy CLF8 allows for the development of telecommunications facilities subject to an appraisal has been carried out that:

- a) Firstly, of the potential for sharing other masts and sites; if there is no potential;
- b) Secondly, of the potential to use existing buildings and structures; if there is no potential;
- c) Thirdly, of the potential to use other sites.

Policy GDP1 is also applicable to the proposals.

**Site selection:** The mast is required to provide continued coverage to the area once an existing installation located on top of the Police Headquarters building is removed in preparation for the demolition of that building.

The submitted details confirm that 13 alternative sites have been considered and discounted on the grounds there were no shareable structures, the sites would not provide the required coverage or a taller and therefore more visually intrusive mast would be required. I am satisfied that sufficient consideration of possible alternative sites has been given and that no reasonable alternative to the proposed site currently exists.

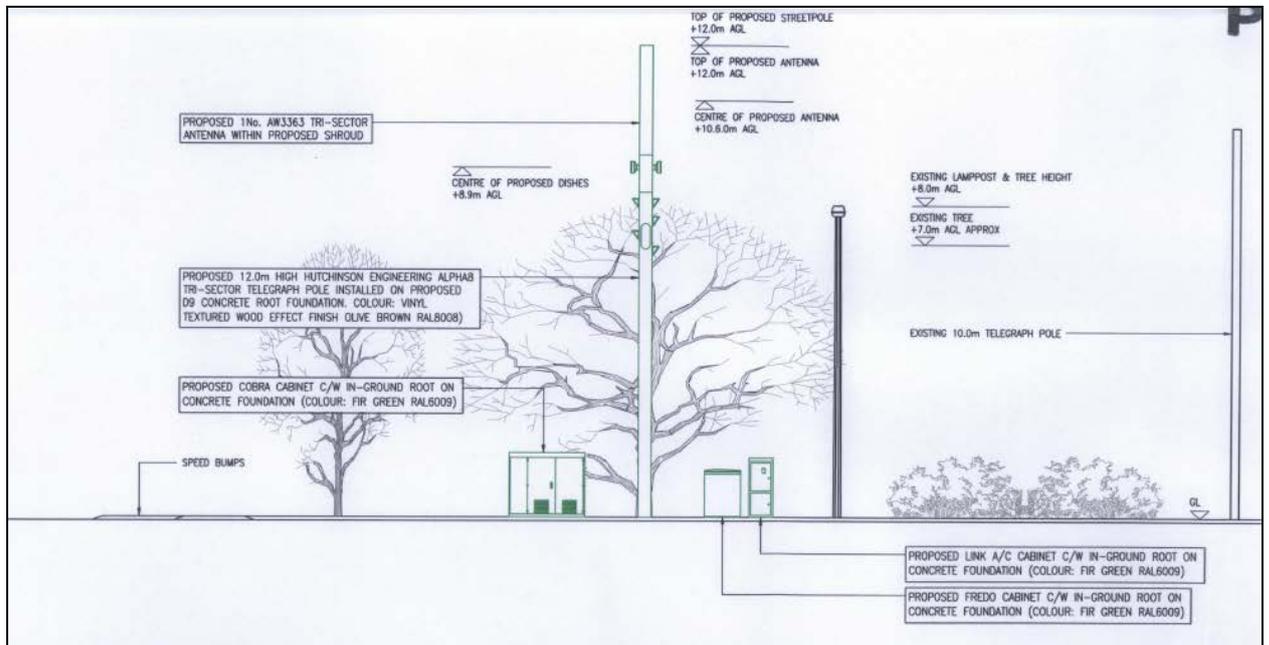
**Health effects:** It is a statutory requirement that applications for prior approval or planning permission for the type of telecommunications development proposed need to be accompanied with a declaration that the equipment will operate in full compliance with the International Commission on Non-Ionizing Radiation Protection ICNIRP guidelines. Where transmissions from a proposed base station meet the ICNRP guidelines it is unnecessary for a local

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

planning authority to consider further the health aspects and give significant weight to concerns about them when processing a planning or prior approval application.

The application documents include such a Declaration of Conformity with ICNIRP Public Exposure Guidelines.

**Siting and appearance:** This application has been submitted following the refusal of an earlier prior approval application for a 15m mast (P/2017/0221) due to concerns about its visual impact. To address those concerns the current proposals are for a 12m high mast with an antenna shroud of the same diameter as the mast. By comparison a nearby streetlight and telegraph pole are 8 and 10 metres high respectively. A tree to the rear of the proposed mast is also around 8m high. The proposed mast will be finished with a wood effect texture and painted brown in order to resemble a telegraph post. See plan below:



Whilst the proposed mast will be higher than existing structures in the vicinity, I do not consider that it will be unduly prominent or harmful. The proposed design will also help integrate the structure into the street scene. As such I am satisfied that the current proposals are acceptable and overcome concerns that led to the refusal of the previously proposed 15m mast.

In addition to the mast will be accompanied by 3 equipment cabinets. They themselves these do not need planning permission or prior approval. Nevertheless I am satisfied that their size is such that they will not adversely impact upon the street scene.

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

**CONCLUSION**

The development will not have a detrimental impact upon the street scene and therefore accords with policies GDP1 and CLF8 of the Wrexham UDP.

**Members are reminded that the local planning authority has 56 days, beginning with the date on receipt of the application in which to determine and notify the applicant whether prior approval is required for siting and appearance of the proposed telecommunication equipment and whether approval is given or refused.**

**There is no power to extend the 56 day period. If no decision is made, or the local planning authority fails to notify the developer of its decision within the 56 days, approval is deemed to have been given. The 56 day period expires on 10/1/2018**

**RECOMMENDATION**

That prior approval is required and is **GIVEN**

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**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

**APPLICATION NO:**  
P/2017 /0960

**LOCATION:**  
LAND OPPOSITE NO 3 CAE GLO  
CEFN MAWR WREXHAM LL14 3DP

**DATE RECEIVED:**  
21/11/2017

**COMMUNITY:**  
Cefn

**DESCRIPTION:**  
ERECTION OF 1 NO. THREE  
BEDROOM DWELLING WITH  
ASSOCIATED PARKING AND  
LANDSCAPING

**CASE OFFICER:**  
SEH

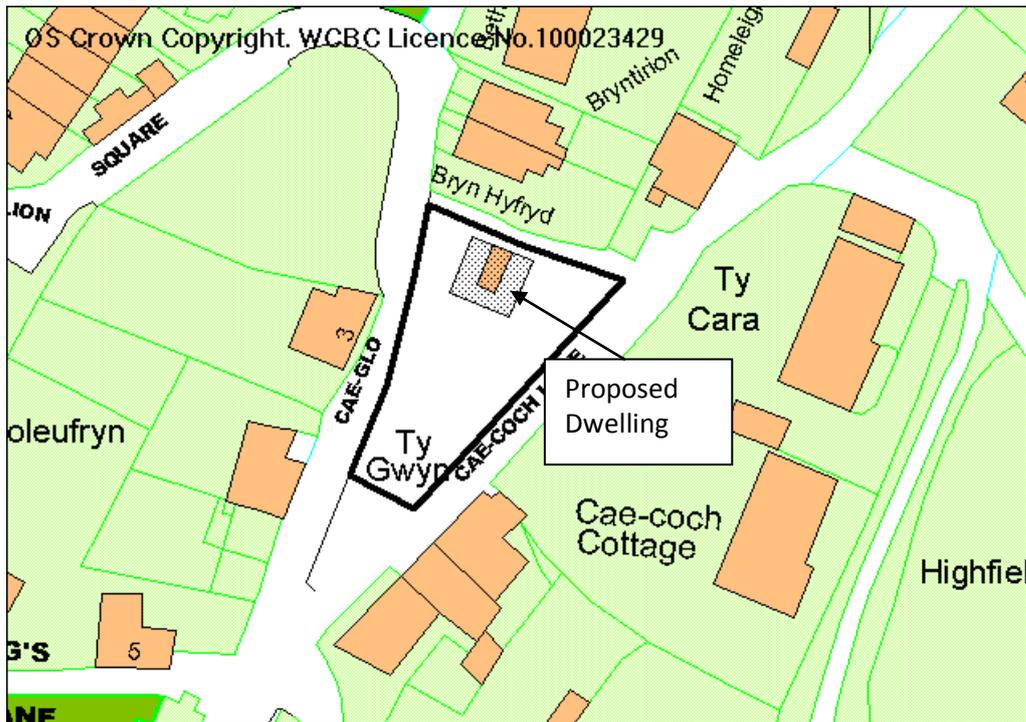
**WARD:**  
Cefn

**APPLICANT(S) NAME:**  
MRS ELAINE JONES

**AGENT NAME:**  
MRS ELAINE JOINES

---

**THE SITE**



**PROPOSAL**

As above

**RELEVANT HISTORY**

None relevant

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

## **DEVELOPMENT PLAN**

The site is within settlement limits and World Heritage Site (WHS) Buffer. Policies PS1, PS2, PS3, PS4, H2, T8 and GDP1 apply. Local Planning Guidance Notes Nos. 16 'Parking' and 21 'Space around Dwellings' are also relevant.

## **CONSULTATIONS**

Community Council:	No objections/observations
Local Member:	Notified 24/11/2017
Highways:	Recommends conditions.
HSE:	Does not advise against the development
Public Protection:	Recommend conditions regarding construction noise, dust and contamination
NRW:	No comments
Welsh Water:	Recommend drainage conditions
Site Notice:	Expired 18/12/2017
Neighbours:	1 letter of objection and 1 letter of support received raising the following matters: <ul style="list-style-type: none"><li>• Regeneration of this wasteland will be a visual improvement;</li><li>• Loss of light, privacy and view,</li><li>• The site appears too small to accommodate the development,</li><li>• The development will not fit in visually and will be an overdevelopment of the site,</li><li>• There are no pavements around the site and the additional associated cars are of concern to pedestrians/road users.</li></ul>

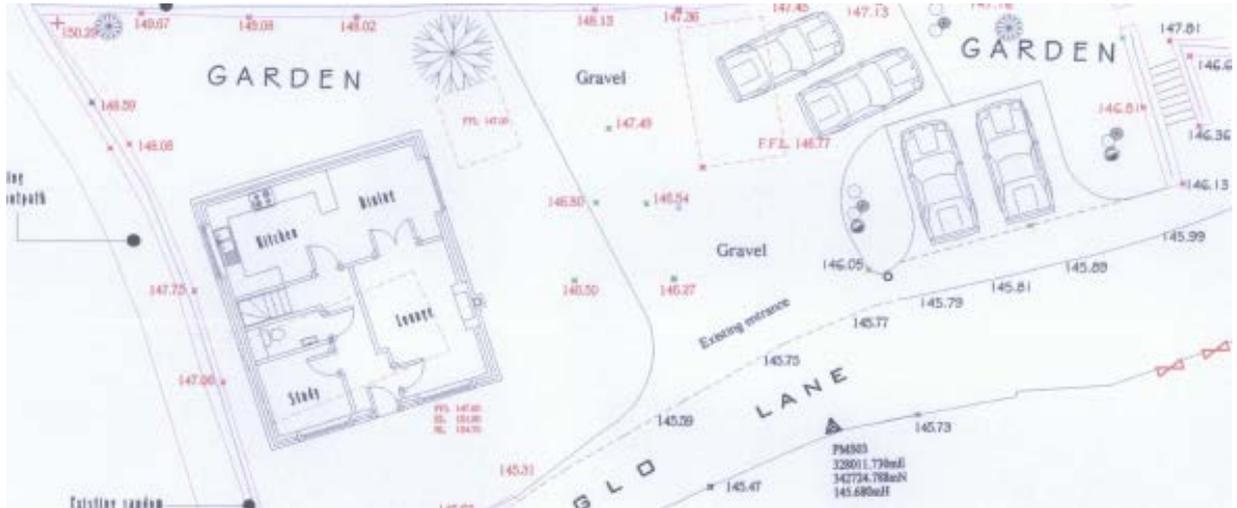
Re-notified 13/12/2017

## **SPECIAL CONSIDERATIONS/ ISSUES**

**Background:** This is a full application for the erection of 1 no. dwelling and associated new vehicular access off Cae Glo. The main issues to consider relate to the impact of the development upon highway safety, residential amenity and upon the character and appearance of the area.

**Residential Amenity and Design:** The site is considered large enough to accommodate a single dwelling together with outdoor space of adequate size in accordance with LPGN No.21 'Space around Dwellings'. Having considered also the properties around the site, the proposed development is in accordance with the Council's separation distances and guidance on 'Space around Dwellings'. As such no significant loss of light or privacy would occur to existing surrounding properties.

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**



*Figure 1. Site Layout Plan*

The application site is located to the north of Cefn Mawr Conservation Area and within the Buffer Zone of the WHS. This area of Cefn Mawr is characterised by two storey cottages of stone and brick construction that typically sit directly adjacent to the narrow highways, many are historic and have origins of the mid to late 19<sup>th</sup> century when Cefn Mawr and the surrounding area were heavily populated with industry and associated workers. The pattern of settlement follows the topography of the area which results in a distinct linear pattern of development at various tiers of the hill which is most prominent within wider views.

The proposed new dwelling is to be situated to the north of the site and is to have its main elevation facing west across the valley which accords with the general pattern of orientation of buildings. The planning statement details the building is to have a render finish which is not uncommon within the locality with many of the earlier brick and stone cottages having been rendered at a later date. The surrounding buildings typically have a vertical emphasis to their elevations and the proposed dwelling accords with this.

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**



*Figure 2. Elevations*

**Highways:** The site has an existing access located on an unclassified highway subject to a 30mph speed limit although vehicular speed is considered to be no more than 15 mph due to the geometry of the road for which Welsh Government guidelines recommend visibility splays measuring 2.4 x 18m in both directions. Visibility at the existing access is adequate. The site is currently used for the parking of vehicles associated with Ty Gwyn, Cae Coch Lane.

It is proposed to utilise the existing access to provide parking for the new dwelling and a second access and driveway will be constructed to ensure parking is retained for Ty Gwyn. The new driveway will require the existing footway to be lowered to provide an adequate access in to the site. Given the lack of pedestrian provision in the vicinity of the site it is considered that the

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

existing footway should be extended approximately 20m in a northerly direction, and this will be secured by planning condition.

**Other Matters:** Concerns have been raised due to the loss of view of the Valley. There is no right to a view over this land and this is not a relevant planning consideration.

**Conclusion:** The proposed dwelling is acceptable in terms of scale and design, and adequate onsite parking has been provided together with safe and satisfactory vehicular and pedestrian access. The residential development of the site would not be detrimental to the residential or visual amenities and would accord with Policies PS2, T8, GDP1 and H2 of the UDP.

**RECOMMENDATION:** That permission be GRANTED

**CONDITION(S)**

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 602/1, 602/2 Rev A and 602/4 and as contained within the application documentation.
3. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.
4. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
5. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.
6. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
7. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 602/2 Rev A shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
8. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

9. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
10. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
11. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.
12. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 11 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.
13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A, B, C, E and F of Schedule 2 Part 1, other than the development hereby granted permission
14. Prior to first occupation of the development boundary treatments shall be stalled on site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. These boundary treatments shall thereafter be permanently retained and no other walls, fences or other means of enclosure shall be erected on site.
15. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the building.
16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), any window or opening in the elevation facing North at first floor level shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained.

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

17. 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 footway

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

18. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 17 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

19. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

20. The vehicular access hereby approved shall be a minimum width of 5.8 metres.

21. Prior to first use of the development, the highway fronting the existing vehicular access to be closed as part of this application shall be re-instated to full height footway in accordance with construction details which have been submitted to and approved in writing by the Local Planning Authority.

22. Prior to first use of the development a 1.4m wide footway shall be constructed along the site frontage for approximately 20m in a northerly direction in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

**REASON(S)**

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To define the scope of the planning permission

3. To protect the amenities of the occupiers of nearby properties.

4. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment.

5. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

7. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.

8. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

9. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
10. In the interests of highway safety.
11. In the interests of the amenities of the future occupants of the buildings
12. In the interests of the amenities of the future occupants of the buildings
13. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority.
14. To protect the amenities of the occupiers of nearby properties.  
To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
15. To protect the amenities of the occupiers of nearby properties.
16. To protect the amenities of the occupiers of nearby properties.
17. In the interests of highway safety.
18. To ensure that adequate visibility is provided at the proposed point of access to the highway.
19. In the interests of highway safety.
20. To ensure the formation of a safe and satisfactory access.
21. In the interests of highway safety.
22. In the interests of pedestrian safety.

**NOTE(S) TO APPLICANT**

The applicant is advised that compliance with condition no. 3 does not provide an exemption from the statutory noise nuisance provisions of the Environmental Protection Act 1990. Any complaints received relating to noise from the development during the permitted hours may still be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints and legal action may be taken where appropriate.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

Further advice on compliance with conditions 11 and 12 may be obtained by contacting the Council's Environmental Protection Team on 01978 315733. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Housing and Public Protection Department prior to commencement of works on site.

This development is adjacent to a public footpath. If a temporary closure of the path is required during the construction phase of the development, the Rights of Way section should be contacted to arrange a temporary traffic regulation order.

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729690.

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**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

**APPLICATION NO:**  
P/2017 /0961

**LOCATION:**  
ROLLERS ARMS HIGH STREET  
SOUTHSEA WREXHAM  
LL11 5PB

**DATE RECEIVED:**  
21/11/2017

**COMMUNITY:**  
Broughton

**DESCRIPTION:**  
FIRST FLOOR EXTENSION TO  
PUBLIC HOUSE

**CASE OFFICER:**  
SEH

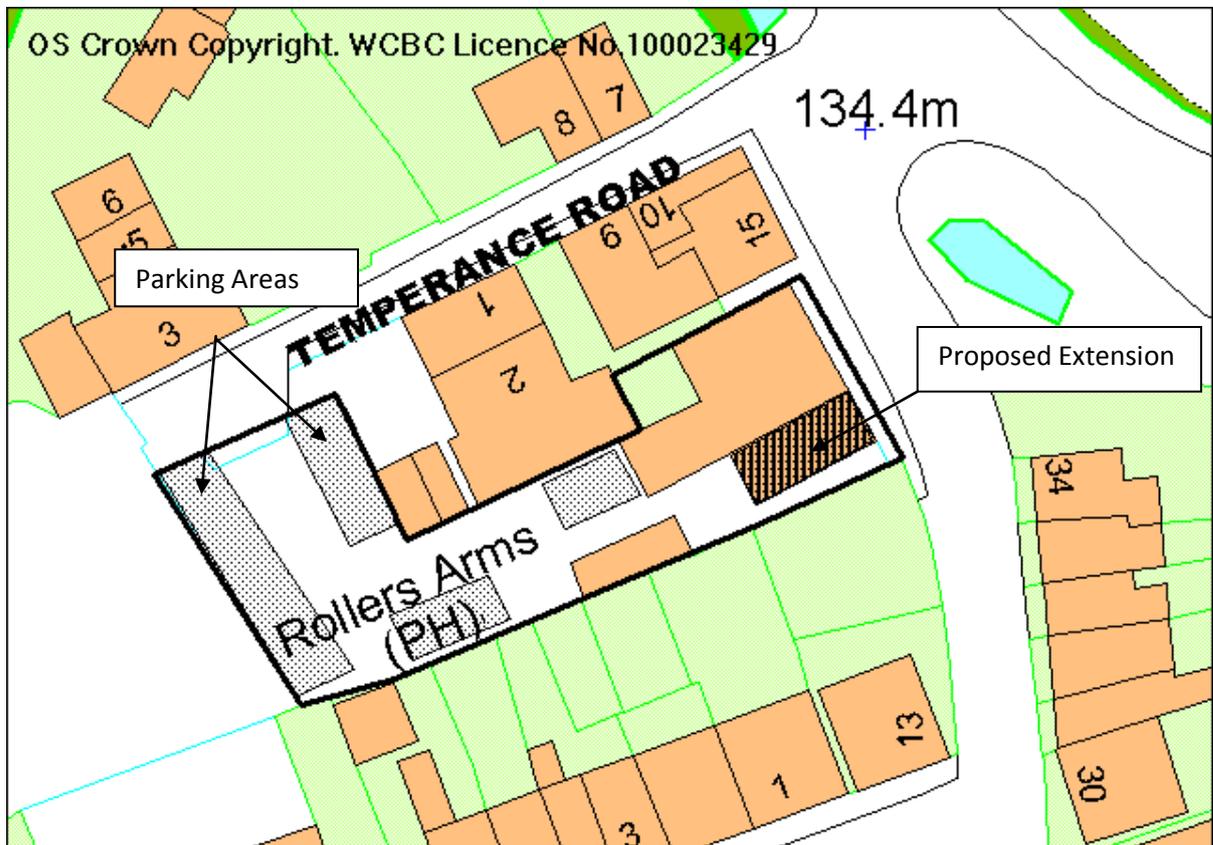
**WARD:**  
Gwenfro

**APPLICANT(S) NAME:**  
MRS JOANNE HUGHES

**AGENT NAME:**  
MRS JOANNE HUGHES

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**THE SITE**



**PROPOSAL**

As above

**RELEVANT HISTORY**

None Relevant

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

## **DEVELOPMENT PLAN**

The site is within settlement limits. UDP Policies PS2, T8 and GDP1 apply. Local Planning Guidance Notes Nos. 16 'Parking' and 21 'Space around Dwellings' are also relevant.

## **CONSULTATIONS**

Community Council:	Consulted	23/11/2017
Local Member:	Notified	23/11/2017
Highways:	No objections subject to recommended condition.	
Public Protection:	Recommend conditions and notes regarding construction noise and dust etc.	
Site Notice:	Expired	18/12/2017
Neighbours:	2 letters of objection received raising the following matters:	
	<ul style="list-style-type: none"><li>• Increased noise due to the increase in customer numbers;</li><li>• Loss of light, privacy and overshadowing.</li></ul>	
	Re-notified	14/12/2017

## **SPECIAL CONSIDERATIONS/ ISSUES**

**Background:** Proposed is a first floor side extension to provide for a dining area associated with the public house. The relevant matters to consider relate to the impact of the development upon highway safety, residential amenity and upon the character and appearance of the area.

**Design and Residential Amenity:** The Rollers Arms is a double pile building which appears to be of at least mid-19<sup>th</sup> Century origins appearing on the earliest OS map for the area however it is likely of earlier 19<sup>th</sup> century origins.

The pub formed part of a small cluster of buildings to the north of the main village of Southsea. The immediate area developed significantly during the latter part of the 19<sup>th</sup> Century when the Plas Power colliery to the north west of the site was established. The building is likely of sandstone construction which has subsequently been rendered.

The proposal is for a first floor addition to the side elevation of the building together with replacement windows to the High Street elevation, and a large gabled porch to give definition to the main entrance from the street and improve legibility to accessing the building.

The initial submission did not appear proportionate when viewed from High Street against the existing building. The scheme has since been amended by raising the height of the gable facing High Street so that it now appears more consistent with the existing gables fronting High Street. The replacement

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

windows are much improved in terms of their proportion and method of opening, and enhance the character of the building.



Having considered also the properties around the site, the proposed development is in accordance with the Council's separation distances and guidance on 'Space around Dwellings'. The extension is in excess of 15 metres away from the properties which back on to the site (minimum distance required in 13 metres) which will safeguard against any significant loss of light or outlook. The amended scheme has removed the proposed first floor windows in the side elevation to safeguard against any overlooking. The development would also result in the removal of the existing kitchen window at first floor level and a ground floor window to the pub lounge which will be of benefit to the adjacent occupiers in terms of increasing the level of privacy to these properties. The window in the rear elevation (to the stairs) at first floor level will also be obscure glazed to prevent overlooking in this direction.

**Highways:** The highway authority has been consulted and has confirmed that there are no objections to the increase in floor area subject to a condition requiring the surfacing and lining out of the parking area in accordance with the approved plan, prior to first use of the extension.

**Other Matters:** Concerns have been raised over the increased intensity of use to the building of the additional customers that the development is intended to attract. Local residents have advised they already experience noise nuisance in relation to the use of the outdoor space to the rear of the

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

public house. Given the relatively small increase in floor area I have no reason to think that the use of the outside space within the curtilage of the public house will increase significantly.

**Conclusion:** The proposed extension is acceptable in terms of scale and design, and adequate onsite parking has been provided together with safe and satisfactory vehicular and pedestrian access. The residential development of the site would not be detrimental to the local residential amenity or the visual amenities of the area and would accord with Policies PS2, GDP1 and T8 of the UDP.

**RECOMMENDATION:** That permission be GRANTED

**CONDITION(S)**

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 528/3, 528/4 and 528/5 and as contained within the application documentation.
3. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.
4. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
5. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 528/5 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
6. Prior to first use of the development, boundary treatments shall be installed on site in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. These boundary treatments shall thereafter be permanently retained and no other walls, fences or other means of enclosure shall be erected on site.
7. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the building.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

enacting that Order with or without modification), any window or opening in the elevation facing South and West at First Floor level shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained.

9. No use of the commercial premises shall be made before 10.00 or after 23.00 hours on any day.

**REASON(S)**

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To protect the amenities of the occupiers of nearby properties.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
5. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area. To protect the amenities of the occupiers of nearby properties.
7. To protect the amenities of the occupiers of nearby properties.
8. To protect the amenities of the occupiers of nearby properties.
9. To protect the amenities of the occupiers of nearby properties.

**NOTE(S) TO APPLICANT**

The applicant is advised that compliance with condition no. 3 does not provide an exemption from the statutory noise nuisance provisions of the Environmental Protection Act 1990. Any complaints received relating to noise from the development during the permitted hours may still be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints and legal action may be taken where appropriate.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
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with the requirements of the notice can result in prosecution;  
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

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**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
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**APPLICATION NO:**  
P/2017 /0965

**LOCATION:**  
2 COED ABEN FARMHOUSE COED  
ABEN ROAD WREXHAM  
INDUSTRIAL ESTATE WREXHAM  
LL13 9UH

**DATE RECEIVED:**  
22/11/2017

**COMMUNITY:**  
Abenbury

**CASE OFFICER:**  
MP

**WARD:**  
Holt

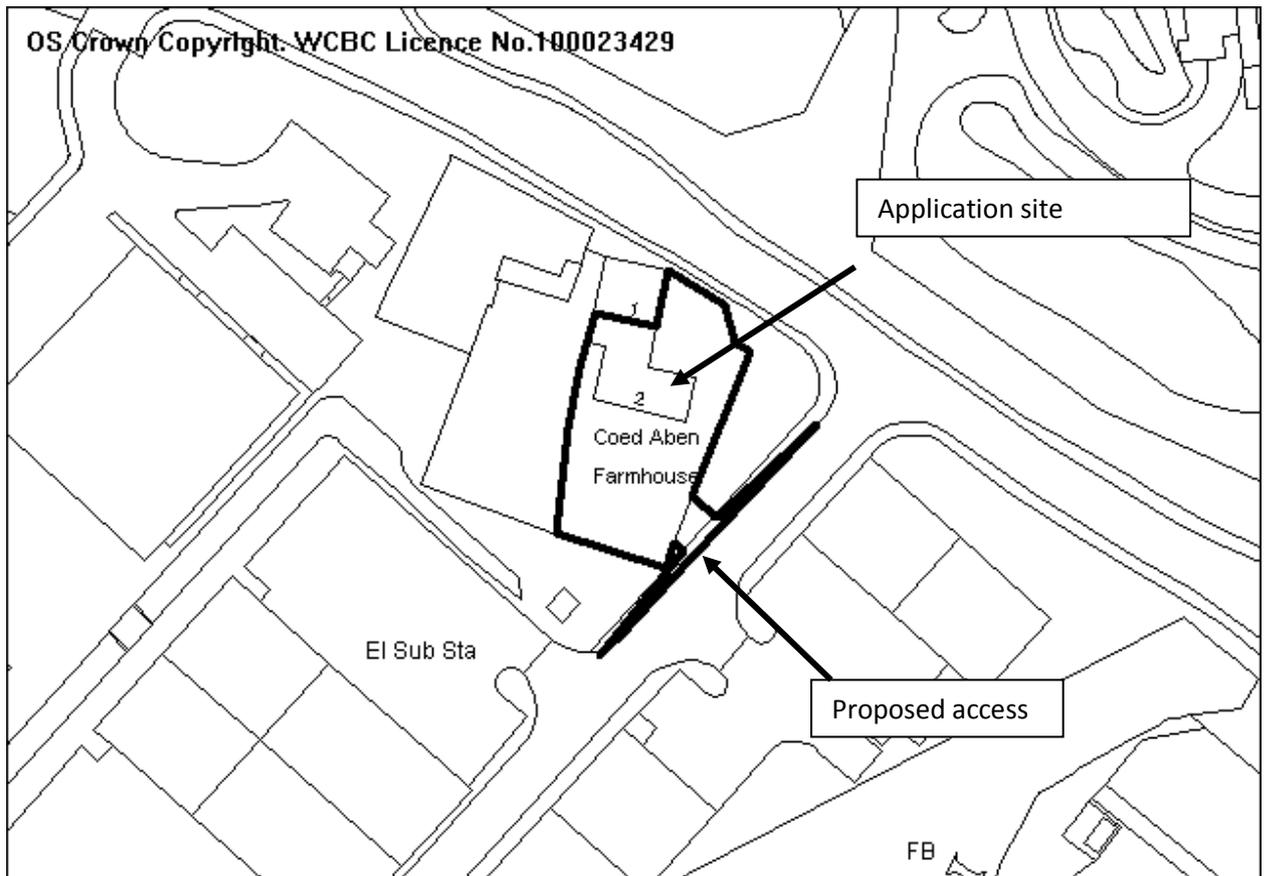
**DESCRIPTION:**  
CHANGE OF USE FROM C3  
(RESIDENTIAL DWELLING) TO C2  
USE (RESIDENTIAL CHILDRENS  
HOME) INCLUDING FORMATION OF  
NEW VEHICULAR ACCESS

**AGENT NAME:**  
DPA LTD  
MR GAVIN PORRITT

**APPLICANT(S) NAME:**  
MR BOB YETZES  
BRYN MELYN CARE LTD

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**THE SITE**



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## **PROPOSAL**

As above. The property is to provide accommodation for up to 3 children between the ages of 10 and 18 who are in care. There will normally be 3 carers on site day and night, with carers working 2 day shifts and therefore sleeping on-site. During the night there will 2 staff sleeping and 1 on-duty. In addition to carers there will be a manager on site for up to 4 days a week and there will also be visits by other staff such as carers, therapists and psychologists.

## **HISTORY**

- P/2017/0264            Use of the premises as a dwelling house providing care for up to three children living together as a single household with car provided by up to three residential staff at any one time. Lawful Development Certificate application. Refused 3.7.2017
- P/2017/0449            Change of use from C3 (residential dwelling) to C2 (residential children's home).. Refused 31.7.2017

## **PLANNING POLICY**

Within settlement limit of the Wrexham Industrial Estate. Policies GDP1, H11 and T8 apply.

## **CONSULTATIONS**

- Community Council:            The Community Council remain of the view that this is an inappropriate development for the reasons expressed previously. Whilst it is noted that there is an amended access local knowledge of this junction confirms our view that this will be a dangerous addition to what is already a difficult and hazardous junction. The Council therefore formally objects.

*Community Council objections to P/2017/0449  
They felt that they could not support the application as they considered it an inappropriate site for the nature of the proposal. Members felt that it was isolated from the community, schools and other necessary facilities for the residents. Additionally there were real concerns over the additional traffic movements at, what is already, a very busy junction. It was noted that there could be two carers to each resident, plus residential staff, which would increase the volume of traffic from*

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*that which would be normally expected for the current use.*

- Local Member: Notified 23.11.2017
- Public Protection: No comments.
- Highways: Have made the following comments:
- Any existing/proposed access onto Coed Aben Road would normally be required to provide visibility splays of 2.4 x 120m in both directions;
  - Visibility from the existing access is adequate in a south easterly direction. However visibility in the north-westerly direction is inadequate providing a splay of approximately 2.4 x 30m;
  - It would appear that the proposed development has the potential to generate more vehicle movements than would currently occur. I would therefore not normally be able to support any development that is likely to result in a significant increase in vehicle movements utilise this substandard access;
  - The submitted plan indicates the construction of a new access off the private access road to the east serving existing business units. The applicant will need to have an agreement with the landowner in order to construct the access and provided the required visibility in perpetuity;
  - It is proposed to provide a 4.8m wide access provided splays of 2.4 x 25m in both directions;
  - I would normally recommend a minimum of 5m hard bound surfacing behind the access, no gates within 5m back from the footway, Aco drain or similar across the access, relocation of existing lighting column and dropped kerb crossing if the road was adopted;
  - Recommend the existing sub-standard access onto Coed Aben Road is permanently closed up;
  - Based on the submitted information there would appear to be potential for more to visit the site that parking spaces. There may be scope to provide adequate parking and turning at the rear of the site but this would require alterations to the current layout.
  - No objection in principle.
- Wales and West Utilities: Consulted 20.12.2017
- National Grid: Consulted 20.12.2017
- HSE: The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
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or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site.

Site Notice:

Expired 20.12.17

Neighbours:

The owners/occupiers of 5 nearby properties notified 29.11.2017.

### **SPECIAL CONSIDERATIONS**

**Policy:** The application proposes the change of use of the property from a single dwelling (Class C3 use), to a care home (Class C2 use).

Policy H11 deals specifically with residential care homes and states that proposals for elderly persons residential care homes, nursing homes and development for specialist health care will normally be allowed where:

- a) the development accords with Policy GDP1; and
- b) adequate garden area for the amenity of residents can be provided; and
- c) in the case of change of use, the existing building is of an adequate size for the use proposed without substantial extension; and
- d) the facility is accessible to community facilities (e.g. shops, post office, doctor's surgery, etc.).

Whilst the policy does not specifically refer to care homes for children I consider it to be broadly applicable to the development proposed. I will comment on compliance with GDP1 separately below. Dealing with the other requirements of the policy in turn:

#### *Garden/amenity space*

The property has a substantial curtilage including a sizeable private garden area with stable building to the rear. The latter is to be retained and used for storage and potentially as recreational space – i.e. it will be used for purposes incidental to the care home. The submitted plans include proposals to increase the area available for parking within the rear garden however a lawned area of approximately 100 sq.m would be retained. This would be sufficient to provide an amenity space for the occupiers of the proposed care home.

#### *The existing building is of adequate size*

The existing building is a 5 bedroom dwelling with lounge, dining room, kitchen and utility. I am satisfied that it has sufficient space to provide

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accommodation for up to 3 children plus carers. There are no proposals to extend the building.

*Accessibility of community facilities*

The site is located on the Wrexham Industrial Estate. There are no local facilities in close proximity to the site and none within walking distance. Whilst the proposals therefore do therefore accord with part d) I do not consider this to be a valid reason to refuse permission in this instance.

The site is already in use as a dwelling. Whilst the nature of the proposed use is different in so far the occupation of the building will not be by a single family/household, the needs of the occupants in terms of accessibility to general/essential facilities will not be significantly different. Occupants of the property would need to travel by car to access shops, take children to school etc under the existing and proposed uses. The children that are cared for at the site are no more likely, indeed given that they are in care I would suggest they are less likely, to need independent/unaccompanied access to local services and facilities than children occupying the house as part of a single household (i.e under the existing permitted Class C3 use).

**Amenity of neighbouring occupiers:** The property adjoins another dwelling, no.1 Coed Aben Farmhouse. The front elevation of that property faces directly onto the front garden of the application site.

*Privacy*

No external alterations to the building are proposed therefore the development will not increase the overlooking of the adjoining dwelling from habitable rooms.

Based on the details submitted there would be a greater degree of activity associated with the use than a normal domestic household as a result of shift changes of care staff taking place (every other day), daily visits by other specialist staff and the arrival and departure of the site manager on 5 days a week. The busiest times will be when shift changes and staff meetings take place as several members of staff will arrive and depart in a short space of time. Staff or visitors who travel to the site by car will so do via the proposed new access to the east of the building which leads to a parking area to the rear of the building. The main entrance to the building is in the front elevation and is approximately 5m from the front elevation of no.1 Coed Aben.

Notwithstanding the above, an increased number of visitors to the property will not reduce the standard of privacy afforded to the occupiers of the adjoining dwelling. The ground floor windows in the front elevation no.1 Coed Aben will already be passed by occupiers coming/going to the application site, every visitor to the property as well as by anyone using the garden. Views (albeit

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more limited owing to the orientation of the property) are also possible from the adjoining highway.

I appreciate that the visitors to the site may be more transient than those associated with a normal household, for example care staff members may change over time or as a result of annual leave, sickness etc. However the identity of the visitor to a property does not increase the degree of overlooking or loss of privacy. It is worth noting that even a normal domestic household may have a variety of different visitors such as postal staff, delivery staff and visits by friends or family. There may also be circumstances where care workers visit members of a household as a result of age, illness or disability.

In light of the above in my opinion the proposed use will not have a significant impact upon the standard of privacy afforded to adjoining occupiers.

*Noise*

I do not believe the comings and goings associated with staff will prove significantly more disruptive than the existing use.

The supporting information suggests that a staff member may carry out domestic chores during the night such as washing and ironing. I consider it unlikely that this presents a risk of there being significant additional night time noise compared to the existing residential use. In any case, when such activities take place are outside of the scope of planning control – regardless of whether the building is used as a dwelling or care home.

It would be for the care workers to ensure that the children cared for at the property are not unduly disruptive. Judging the likely behaviour of prospective occupants of a building is outside of the scope of planning control, however I see no reason why the risk of the occupants of the property being noisy is significantly greater than under the existing residential use.

I appreciate that there will be a degree of noise associated with staff arrivals and departures, particularly if they travel to/from the site by car. Based on the details submitted, most of this activity will take place during the daytime when Coed Aben Road is also likely to be at its busiest with traffic with traffic to/from the Industrial Estate. I consider it unlikely that the level of noise generated by care workers arriving/leaving the site will significantly exceed existing background noise levels and as such I do not believe it will prove unduly disruptive for the occupiers of the adjoining dwelling.

*Anti-social behaviour*

As already mentioned above, it is outside of the scope of the planning system to judge the likely behaviour of the occupiers. It is also outside of the scope of the planning system to judge the performance of the applicants in their capacity as a care provider organisation, given that permission runs with the

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land not with individual applicants. It will be for the operators of the site to ensure that the children cared for at the premises do not engage in anti-social behaviour.

**Appearance:** The proposed new access will result in the loss of some modest sizes trees however they are not of significant amenity value and as such the works will not adversely impact upon the appearance of the area.

**Highways:** The existing site access suffers from inadequate visibility to the north-west being substantially below the required 2.4 x 120. Given that visibility is obstructed by the adjoining dwelling there is no scope for the applicants to be able to secure improvements. The substandard nature of the existing access is the reason why the previous application (reference P/2017/0449) was refused.

The current application proposes a new access to the site onto a private road to the east which will have adequate visibility. The private road also serves as access to 9 industrial units so it is unlikely that the development will significantly increase the amount of traffic using the junction between the private road and Coed Aben Road and I am therefore satisfied it will not prejudice highway safety. The proposed access will need to be fully laid out and brought into use and the existing access permanently closed up to vehicular traffic. This will be required by condition.

The submitted plans show 6 parking spaces. I note the comments made by Highways but parking provision is in excess of the maximum parking provision for a Class C2 use of 1 space per 2 bedrooms or 2.5 spaces (rounded up to 3) for this type of development. However taking account of the details submitted, whilst parking demand will exceed the LPG16 maximum it is unlikely to regularly exceed 6 spaces.

Demand is likely to typically be 5-6 spaces if all staff arrived individually by car; 3 spaces for the on-site care staff, 1 for the manager when they are on site and 1 for other visiting care staff. The supporting information advises that the normally carer to child ratio will be 1:1 but on occasion it will be 2:1. The applicants have clarified that they anticipate that 2:1 care will only be required for one child at a time and whether additional care staff are required will be assessed on a day to day basis. The car park will also be fully occupied for short periods of time every other day when the on-site care staff change shifts.

The submitted details do identify up to 3 hours once a week when care staff attend the site for meetings and as a result parking demand may be up to 8 spaces, but only if all staff drive to the site. Whilst I appreciate that this exceeds the proposed number of parking spaces, there would be space for vehicles to park on the existing driveway between the proposed parking area and the existing access resulting in a limited amount of double parking. Whilst

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this is not ideal I consider it unlikely that this will give rise to off-site highway issues.

It is not unreasonable to assume that some staff will travel to/from the site together. In any case, in my opinion there is very little risk of vehicles parking regularly on Coed Aben Road. On-street parking already appears to take place on the private road that will serve as access to the site; however it will be for the owners of the road to take action should this ever become a problem. In my opinion the proposed level of on-site parking provision would not provide a valid reason for refusal in this instance.

### **CONCLUSION**

The development broadly accords with policy H11 and is unlikely to give rise to significant issues in respect of the standard of amenity afforded to adjoining occupiers or to highway safety.

**RECOMMENDATION:** That permission be GRANTED

### **CONDITION(S)**

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered - P-01, P-02 Revision A, S-10 and S-20 and as contained within the application documentation.
3. No part of the building shall be used for the purposes hereby granted planning permission until the proposed access as shown on drawing No. P-02 Revision A has been laid out, surfaced and drained.
4. No part of the building shall be used for the purposes hereby granted planning permission until the existing access onto Coed Aben Road has been permanently closed up to vehicular traffic in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.
5. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
6. The vehicular parking and turning areas as shown on approved drawing(s) No(s). P-02 Revision A shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

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**REASON(S)**

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. In the interests of highway safety.
4. In the interests of highway safety.
5. To ensure that adequate visibility is provided at the proposed point of access to the highway.
6. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.

**NOTE(S) TO APPLICANT**

The development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

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**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
**2 JANUARY 2018**

**APPLICATION NO:**  
P/2017 /0992

**LOCATION:**  
HANSELS MEAD CHAPEL LANE  
ROSSETT WREXHAM  
LL12 0EE

**DATE RECEIVED:**  
29/11/2017

**COMMUNITY:**  
Rossett

**DESCRIPTION:**  
PARKING AND OPERATION OF 1  
NO. PRIVATE HIRE VEHICLE

**CASE OFFICER:**  
MR

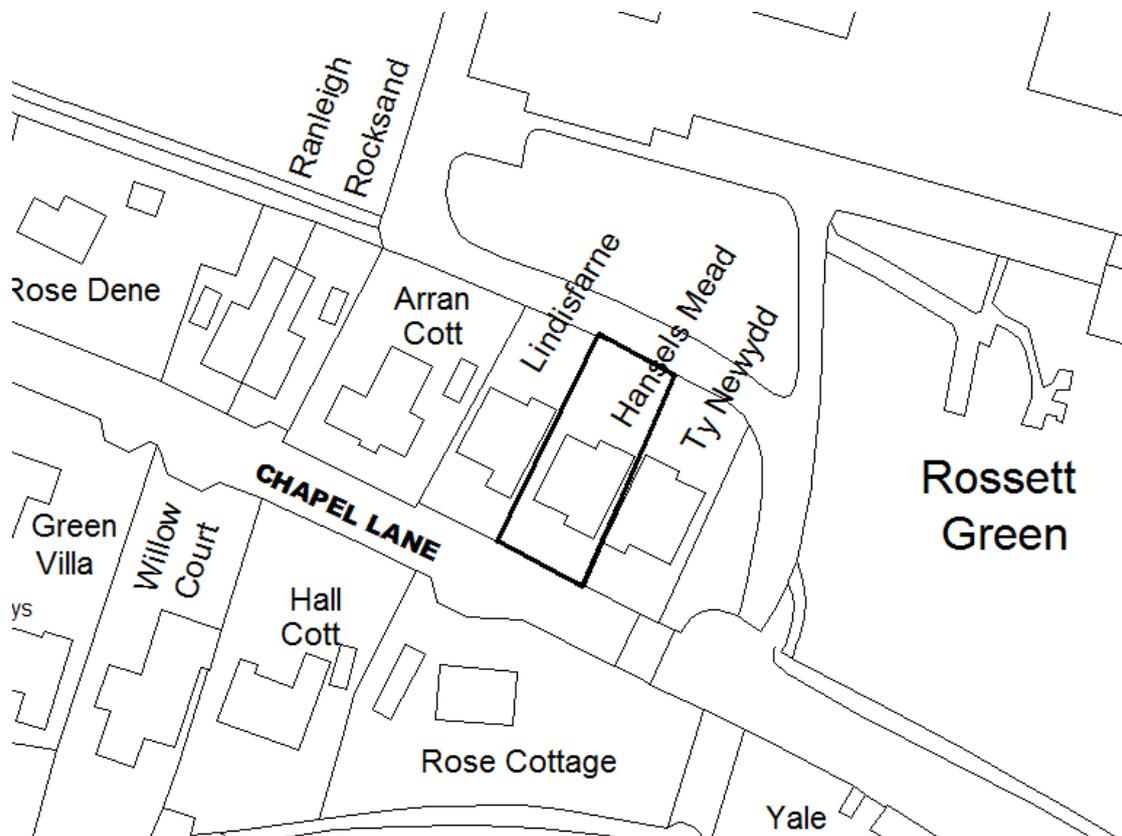
**WARD:**  
Rossett

**APPLICANT(S) NAME:**  
MR SHAUN KELLY

**AGENT NAME:**  
MR SHAUN KELLY

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**THE SITE**



**PROPOSAL**

The proposal seeks planning permission for the parking and operation of 1 no. private hire vehicle.

**HISTORY**

None relevant.

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
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**DEVELOPMENT PLAN**

Within Rossett/Lavister Settlement Limit. UDP policy GDP1 applies.

**CONSULTATIONS**

Community Council:	No response received to date. A verbal update will be provided at Committee, if received.
Local Member:	Concerns raised in an email dated 05/12/2017. Questions raised in regards to the resultant use of the property as commercial and increase in traffic on a narrow lane with difficult junctions and a primary school present.
Highway Authority:	No objection. The applicant will need to apply for a S.184 Agreement to drop the kerb fronting the driveway. Adequate space is available on the driveway for 2 no. vehicles as well as a space within the garage. A condition to secure a temporary permission for 1 year is considered appropriate to monitor the effects of the proposal on the surrounding residential area.
Public Protection:	No comments to make.
Site Notice:	Expired 27.12.2017.
Neighbours:	No representations received to date. Any representations received will be informed to Committee members during the Meeting.

**SPECIAL CONSIDERATIONS**

**Principle:** The application site lies within Rossett/Lavister Settlement Limit as identified on Policy Map INSET 4.

The principle of development is considered to be acceptable, subject that no adverse impacts would arise to existing levels of residential amenities and highway safety.

**Residential Amenity:** The overall scale of the proposal is considered to be minimal, being limited to 1 no. vehicle as part of the business. The applicant has confirmed that the business would operate on an appointment basis only with no customers visiting the premises. Types of services offered would be for example car hire for airport transportation or to wedding venues.

No change is proposed within the dwelling house itself and it is considered that given the overall scale and nature of the proposed development, the primary use class of the property remains as C3.

Given the limited scale and nature of the proposal, it is considered unlikely that it would give rise to any adverse impacts or nuisance to existing levels of residential amenities of nearby properties, sufficient to warrant refusal of the application.

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Conditions restricting the number of vehicles operating from the site, an appointment only basis and a personal condition specific to the applicant are considered reasonable to safeguard existing levels of residential amenities.

Public protection raises no objection.

The proposal is considered would comply with UDP Policy GDP1.

**Access and Car Parking:** Highway Authority raises no objection and therefore the proposal is not considered likely to result in a material increase in traffic along the surrounding highway network, and specifically, Chapel Lane to warrant refusal of the scheme.

### **CONCLUSION**

The principle of development is considered to be acceptable and any impacts which would arise to existing levels of residential amenities and highway safety are considered could be mitigated against by condition. The proposal would comply with UDP Policy GDP1.

**RECOMMENDATION:** That permission be GRANTED

### **CONDITION(S)**

1. The use as permitted shall cease and be abandoned before 31 December 2018.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1:1250 Location Plan and as contained within the application documentation.
3. This permission shall not be for the benefit of the land but shall operate for the benefit of Mr Shaun Kelly and immediately on the discontinuance of his use of that land, the use shall cease and be permanently abandoned. The land shall be restored to its previous condition not later than one month after that date.
4. The development hereby approved shall operate by appointment only and no more than one private hire vehicle shall be operated from the premises at any one time.
5. No waiting facilities shall be provided and no windows shall be picked up or set down at the premises.

### **REASON(S)**

1. To allow the opportunity for the impact of the use to be properly monitored and evaluated.
2. To define the scope of the planning permission.
3. In the interests of safeguarding existing levels of residential amenities.
4. To ensure that adequate parking facilities are provided and maintained within the curtilage of the site in the interests of the free flow of traffic, highway safety and the amenities of the locality.

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5. To ensure that adequate parking facilities are provided and maintained within the curtilage of the site in the interests of the free flow of traffic, highway safety and the amenities of the locality.
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**LIST OF DELEGATED DECISIONS ISSUED**

<p>LLR P/2016/0623 GRANTED 18/12/2017</p>	<p>FORMER METHODIST CHAPEL, STATION ROAD, TREVOR, WREXHAM, LL20 7TP</p>	<p>APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER CODE NO. P/2016/0216 CONDITION 3 - FACING MATERIALS, SURFACE TREATMENT AND HARD LANDSCAPING CONDITION 4 - SAMPLE AND INSTALLATION SPECIFICATIONS OF THE NEW FLOOR COVERING CONDITION 5 - APPROPRIATE PHOTOGRAPHIC SURVEY OF THE EXISTING BUILDINGS ON THE SITE CONDITION 6 - SPECIFICATION INCLUDING MIX, FINISH AND EXTENT OF NEW AND REPLACEMENT RENDER OR PLASTER FINISHES CONDITION 7 - WALL INSULATION BEHIND THE DADO CONDITION 9 - DETAILS OF EXACT POSITION, TYPE, NUMBER AND FINISH OF NEW PIPEWORK, EXTRACTS, METER BOXES, FLUES, VENTS OR DUCTWORK CONDITION 10 - DETAILS OF MEANS OF ENCLOSURE AROUND BIN STORE</p>
<p>LLR P/2016/0624 GRANTED 18/12/2017</p>	<p>FORMER METHODIST CHAPEL, STATION ROAD, TREVOR, WREXHAM, LL20 7TP</p>	<p>APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION CODE NO. P/2016/0217 CONDITION 3 - DETAILS OF MEANS OF VENTILATION CONDITION 6 - VEHICULAR ACCESS CONDITION 7 - HARD SURFACING CONDITION 8 - MEANS OF ENCLOSURE AROUND BIN STORE CONDITION 9 - CUSTOMER ACCESS TO PREMISES</p>
<p>COE P/2016/1108 GRANTED 14/12/2016</p>	<p>17 PENYGELLI ROAD, COEDPOETH, WREXHAM, LL11 3RW</p>	<p>APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF: P/2016/0592 TO ALLOW THE INSERTION OF A WINDOW IN THE SIDE ELEVATION AT GROUND FLOOR LEVEL</p>

**REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**  
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BRO P/2017/0028 APPROVED 30/11/2017	LAND AT, WHITEHEAD DRIVE, NEW BROUGHTON, WREXHAM, LL11 6BZ	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2015/0821 - CONDITION3 - SCHEME TO DEAL WITH POTENTIAL CONTAMINATION AT THE SITE. CONDITION 4 - SUBMISSION OF VERIFICATION REPORT. CONDITION 5 - SURFACE WATER DRAINAGE SCHEME. CONDITION 6 - SAMPLES OF ALL EXTERNAL FACING AND ROOFING MATERIALS. CONDITION 7 - FULL DETAILS OF HARD AND SOFT LANDSCAPING
BRY P/2017/0302 REFUSED 13/12/2017	LAND SOUTH EAST OF, TWENTY HOUSES, BRYMBO ROAD, BWLCHGWYN, WREXHAM, LL11 5UA	OUTLINE APPLICATION TO ERECT 1 NO. DWELLING (ALL MATTERS RESERVED)
WRR P/2017/0382 REFUSED 11/12/2017	THE OLD REGISTRY, 23 CHESTER STREET, WREXHAM, LL13 8BG	CONVERSION TO 11 NO. FLATS
WRR P/2017/0383 REFUSED 11/12/2017	THE OLD REGISTRY, 23 CHESTER STREET, WREXHAM, LL13 8BG	LISTED BUILDING CONSENT FOR CONVERSION TO 11 NO. FLATS
RUA P/2017/0538 GRANTED 07/12/2017	PEN Y GARDDEN HALL, OFF TATHAM ROAD, PEN Y GARDDEN, RUABON, WREXHAM, LL14 6RE	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2017/0246 CONDITION 3 - DETAILS OF THE ENCLOSURE FENCING AND TENNIS COURT SURFACE CONDITION 4 - DETAILED ARBORICULTURAL METHOD STATEMENT
RUA P/2017/0576 GRANTED 28/11/2017	LAND AT, PONT ADAM CRESCENT, RUABON, WREXHAM, LL14 6EG	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2015/0178 CONDITION 4 - ARBORICULTURAL METHOD STATEMENT CONDITION 5 - DRAINAGE CONDITION 6 - VISIBILITY IMPROVEMENTS CONDITION 7 - BAT BOXES AND BIO- SECURITY RISK ASSESSMENT CONDITION 8 - NOISE MITIGATION CONDITION 9 - HIGHWAY DETAILS CONDITION 10 - CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN CONDITION 11 - LIGHTING SCHEME
COE P/2017/0734 GRANTED 30/11/2017	SWN Y GWYNT, PARK ROAD, COEDPOETH, WREXHAM, LL11 3TD	CONVERSION OF EXISTING GARAGE TOGETHER WITH FIRST-FLOOR EXTENSION OVER AND ERECTION OF NEW GARAGE

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GWE P/2017/0798 GRANTED 27/11/2017	PARK VIEW, WHEATSHEAF LANE, GWERSYLLT, WREXHAM, LL11 4DU	DEMOLITION OF EXISTING GARAGE AND ERECTION OF NEW SINGLE-STOREY EXTENSION
OVE P/2017/0805 GRANTED 14/12/2017	OVERTON VIEW, CLOY LANE, OVERTON, WREXHAM, LL13 0HR	CONVERSION OF PART OF EXISTING OUTBUILDING INTO A 2 BEDROOM DWELLING
WRA P/2017/0806 GRANTED 30/11/2017	8, GLENEAGLES, , WREXHAM, LL13 9GR	APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER NO, WCBC TPO 273, 2017:- SYCAMORE (T6) - TRIM BACK EPICORMIC GROWTH UP TO 4 METRES, REMOVE BRANCH STUB AND REDUCE GROWTH OVER GARDEN BY 2 METRES
ESC P/2017/0809 GRANTED 27/11/2017	UNIT F15 THE COURTYARD, BERSHAM ENTERPRISE CENTRE, RHOSTYLLEN, WREXHAM, LL14 4EG	CHANGE OF USE OF WAREHOUSE TO MIXED USE OF WAREHOUSE AND RETAIL (A1)
RHO P/2017/0819 GRANTED 30/11/2017	, ANWYLFA, STANLEY ROAD, PONCIAU, WREXHAM, , LL14 1HH	TWO-STOREY SIDE EXTENSION
GRE P/2017/0826 GRANTED 30/11/2017	22, BODWYN PARK, GRESFORD, WREXHAM, LL12 8NP	REMOVE LATERAL BRANCHES FROM 2 NO. TWO MULTI-STEM SYCAMORE TREES TO A HEIGHT OF 7 METRES, WHICH ARE OVERHANGING GARDEN, COPPICE SMALL HOLLY LEANING INTO GARDEN AND SEVER IVY FROM SYCAMORES TO ALLOW INSPECTION AT A LATER DATE (TREES PROTECTED BY TPO WMBC NO. 3)
GWE P/2017/0827 GRANTED 30/11/2017	19, PENSON COURT, SUMMERHILL, WREXHAM, LL11 4UP	CROWN LIFT 1 NO. LIME TREE TO A HEIGHT OF 5M FROM GROUND LEVEL AND REMOVE ALL EPICORMIC RE-GROWTH FROM BASE OF THE TREE (TREE PROTECTED BY TPO WMBC NO. 8
GWE P/2017/0832 GRANTED 30/11/2017	PENDINE PARK CARE HOME, SUMMERHILL ROAD, STANSTY, WREXHAM, LL11 4YE	CONVERSION OF FORMER OFFICES TOGETHER WITH LINK EXTENSION TO PROVIDE 2 NO. BEDROOMS
BRN P/2017/0840 GRANTED 05/12/2017	EASTWICK FARM, , TYBROUGHTON, WREXHAM, SY13 3BG	USE OF FIRST FLOOR OF EXISTING DETACHED GARAGE AS ANCILLARY ANNEXE ACCOMMODATION
WRO P/2017/0842 GRANTED 05/12/2017	LAND NORTH OF PENTRE BACH, CROESNEWYDD ROAD, WREXHAM, LL13 3BN	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2016/0401 CONDITION 13 - DRAINAGE DETAILS

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WOR P/2017/0845 GRANTED 27/11/2017	THE RIDINGS, CAE LICA LANE, SARN, MALPAS, WREXHAM, SY14 7LW	ERECTION OF STEEL FRAMED STORAGE BUILDING, CONVERSION OF EXISTING STORE TO STABLE BLOCK AND THE ROTATION OF EXISTING STABLE BLOCK/ RE-ARRANGEMENT OF COURTYARD AREA
OVE P/2017/0847 GRANTED 30/11/2017	BADGERBANK BARN, CLOY LANE, OVERTON, WREXHAM, LL13 0HR	FRONT PORCH EXTENSION AND ERECTION OF DETACHED GARAGE
BRN P/2017/0848 GRANTED 27/11/2017	HIGHER LANES COTTAGE, HIGHER LANES, ISCOYD, WHITCHURCH, SY13 3AX	FIRST-FLOOR EXTENSION ABOVE EXISTING STUDY TO FORM DRESSING AND EN-SUITE BATHROOM
ROS P/2017/0849 GRANTED 24/11/2017	GOLDEN GROVE INN, LLYNDIR LANE, BURTON, ROSSETT, WREXHAM, LL12 0AS	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2015/0021- CONDITION 6 - SUBMISSION OF SURFACE WATER DRAINAGE SCHEME CONDITION 7 - SCHEME OF EXTERNAL LIGHTING
WRR P/2017/0851 GRANTED 30/11/2017	AVALON, NEW ROAD, RHOSDDU, WREXHAM, LL11 2HD	INCORPORATION OF LAND TO THE REAR INTO RESIDENTIAL CURTILAGE FOR USE AS GARDEN AREA
RUA P/2017/0853 REFUSED 11/12/2017	WALKER FAN HOUSE AND ADJOINING BUNGALOW, WYNNSTAY YARD, THE GREEN, RUABON, WREXHAM, LL14 3EH	DEMOLITION OF EXISTING BUNGALOW, RESIDENTIAL DEVELOPMENT TO CONSTRUCT TWO SEPARATE APARTMENT BLOCKS FORMING TOTAL OF 18 NO. APARTMENTS, REMEDIAL WORKS TO WALKER FANHOUSE, NEW ACCESS ARRANGEMENTS AND ASSOCIATED WORKS
ROS P/2017/0858 APPROVED 23/11/2017	GOLDEN GROVE INN, LLYNDIR LANE, BURTON, ROSSETT, WREXHAM, LL12 0AS	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2016/0100 - CONDITION 6 - SCHEME OF EXTERNAL LIGHTING
WOR P/2017/0867 GRANTED 27/11/2017	THE FIELDS, PLASSEY LANE, WILLINGTON, MALPAS, SY14 7LT	DEMOLITION OF 4 NO. DISUSED FARM BUILDINGS / STABLES, ERECTION OF NEW FARM BUILDING AND CONSTRUCTION OF EQUESTRIAN ARENA (IN RETROSPECT)
HOL P/2017/0869 GRANTED 30/11/2017	LILACS, FRANCIS LANE, HOLT, WREXHAM, LL13 9YP	ERECTION OF SINGLE GARAGE AND CONSTRUCTION OF NEW ACCESS / DRIVEWAY (DEMOLITION OF EXISTING GARAGE)
HAN P/2017/0870 GRANTED 14/12/2017	PADDOCK OPPOSITE KILN COTTAGE, BROOKHOUSE LANE, AROWRY, HANMER, WREXHAM, SY13 3EQ	ERECTION OF STABLE BLOCK

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WRA P/2017/0872 GRANTED 30/11/2017	4, FFORDD DYLAN, WREXHAM, LL12 7LT	EXTENSION TO DWELLING AND ALTERATIONS TO INCLUDE CONVERSION OF LOFT
WRC P/2017/0878 GRANTED 27/11/2017	UNIT 2, BORDER RETAIL PARK, WREXHAM, LL13 8NG	DISPLAY OF 1 NO. INTERNALLY ILLUMINATED FASCIA SIGN AND 1 NO. NON-ILLUMINATED FASCIA SIGN
WRA P/2017/0880 GRANTED 14/12/2017	14, MOORHEAD CLOSE, WREXHAM, LL13 9XB	CHANGE OF USE OF LAND FROM PUBLIC OPEN SPACE TO INCORPORATE INTO RESIDENTIAL CURTILAGE (IN RETROSPECT)
WRR P/2017/0881 GRANTED 30/11/2017	31, SANDWAY ROAD, WREXHAM, LL11 2RB	EXTENSION AND ALTERATIONS TO DWELLINGS
COE P/2017/0882 GRANTED 14/12/2017	13, HEOL BRYNIOG, COEDPOETH, WREXHAM, LL11 3HW	NEW FRONT PORCH EXTENSION ADJACENT TO EXISTING PORCH
GRE P/2017/0883 GRANTED 30/11/2017	1 PARK LEIGH FARM BARN, PARK LANE, ROSSETT, WREXHAM, LL12 0BL	EXTERNAL AND INTERNAL ALTERATIONS
LLR P/2017/0888 GRANTED 14/12/2017	LAND NORTH OF TREVOR BASIN, OFF TOWER HILL, TREVOR, WREXHAM, LL14 3NL	TEMPORARY CHANGE OF USE OF LAND FOR CAR PARKING
WRR P/2017/0889 REFUSED 30/11/2017	LAND AT JUNCTION OF NEW ROAD AND STANSTY ROAD, WREXHAM, LL11 2BU,	DISPLAY OF ADVANCE DIRECTIONAL SIGN
GWE P/2017/0890 GRANTED 27/11/2017	28, OLD MOLD ROAD, GWERSYLLT, WREXHAM, LL11 4SB	NEW PITCHED ROOF OVER EXISTING FLAT ROOF AND OVER BAY WINDOW, CONVERSION OF GARAGE AND INTERNAL ALTERATIONS
OVE P/2017/0891 GRANTED 18/12/2017	MIN YR AFON, ERBISTOCK, WREXHAM, LL13 0DS	APPLICATION FOR TREE WORKS TO TREES SUBJECT TO TREE PRESERVATION ORDER NO. 22 (1985):- T1 - BEECH - CROWN RAISE BY c. 3M OVER THE RIVER, THIN THE REMAINING SKIRT BY c 10%, REMOVE YOUNG MINOR BEECH TREE UNDER T1, REMOVE THE FIRST MAJOR LIMB BACK TO THE STEM ON THE EAST SIDE (OPPOSITE SIDE TO RIVER), REMOVE MINOR SUB LATERAL TO NORTH, REMOVE EPICORMIC TO A HEIGHT OF 3M USING LOWEST LIMB ON ADJACENT OAK (T2) AS MARK: T2 OAK - CROWN RAISE BY 3 UP TO A MAXIMUM DIAMETER OF 75MM (NO MAJOR LIMBS) T3 BEECH - REMOVE FIRST MAJOR LIMB ON EAST SIDE OVERHANGING THE FENCE, CROWN RAISE REMAINING TO C. 4M, REMOVE SMALL LOW LATERAL OVER

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		THE RIVER; G4 - REMOVE DEAD ELMS T4 BEECH - REMOVE SIX LOWEST LIMBS (MAXIMUM DIAMETER 100MM)
HOL P/2017/0893 REFUSED 27/11/2017	HOME FARM HOUSE, WREXHAM ROAD, HOLT, WREXHAM, LL13 9YU	REPLACEMENT OF 6 NO FRONT SOFTWOOD WINDOWS WITH TIMBER REPLACEMENT UPVC WINDOWS
WRO P/2017/0894 GRANTED 30/11/2017	22, DRWS Y COED, WREXHAM, LL13 7QB,	SINGLE-STOREY EXTENSION TO FRONT OF PROPERTY
WOR P/2017/0896 GRANTED 27/11/2017	CORNERSTONES, THREAPWOOD, MALPAS, WREXHAM, SY14 7AN	ERECTION OF STABLE BLOCK WITH TACK ROOM, HAY STORE, SIDE SHELTER AND STORAGE (IN RETROSPECT)
RUA P/2017/0897 GRANTED 27/11/2017	LAND BETWEEN, IDOMA AND 1 BRYN COTTAGES, PENYLAN, RUABON, WREXHAM, LL14 6HP	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION CODE NO P/2015/0347: CONDITION 2 - SUBMISSION OF SCHEME OF REASONABLE AVOIDANCE MEASURES FOR BATS CONDITION 3 - SUBMISSION OF SAMPLES OF ALL EXTERNAL FACING AND ROOFING MATERIALS CONDITION 5 - SUBMISSION OF SCHEME OF BOUNDARY TREATMENT INCLUDE TIMESCALES FOR IMPLEMENTATION
WRO P/2017/0898 GRANTED 14/12/2017	60, RUABON ROAD, WREXHAM, LL13 7PH	REPLACEMENT OF EXISTING SINGLE- GLAZED WOODEN BAY WINDOW WITH DOUBLE GLAZED WINDOW BAY WINDOW (IN THE SAME STYLE RETAINING EXISTING LEADED GLASS AND TIMBER FRAME)
WRO P/2017/0900 GRANTED 27/11/2017	EVANGELICAL BAPTIST CHURCH, BRADLEY ROAD, WREXHAM, LL13 7TP	ERECTION OF NON ILLUMINATED FREE STANDING NOTICE BOARD AND NON ILLUMINATED FASCIA SIGN TO BUILDING
SES P/2017/0901 GRANTED 27/11/2017	MAELOR FOODS, PICKHILL LANE, CROSS LANES, WREXHAM, LL13 0UE	DISPLAY OF 2 NO. SIGNS
ISY P/2017/0904 GRANTED 27/11/2017	WESTWAY, LOWER FARM ROAD, BOWLING BANK, WREXHAM, LL13 9RY	CONSERVATORY EXTENSION
LLA P/2017/0905 REFUSED 14/12/2017	THE LODGE, 6 RACKERY HALL MEWS, RACKERY LANE, LLAY, WREXHAM, LL12 0QB	LISTED BUILDING CONSENT TO REPLACE EXISTING WINDOWS WITH WOODGRAIN EFFECT PVCU
MIN P/2017/0907 GRANTED 27/11/2017	8, EVERSLEY COURT, MINERA, WREXHAM, LL11 3YZ	SINGLE-STOREY REAR EXTENSION TO DWELLING

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RUA P/2017/0908 GRANTED 27/11/2017	90, ALBERT GROVE, RUABON, WREXHAM, LL14 6AG	REAR CONSERVATORY EXTENSION (PARTLY IN RETROSPECT)
WRA P/2017/0913 GRANTED 11/12/2017	1, GABRIEL CLOSE, WREXHAM, , LL13 9HZ	SINGLE-STOREY FRONT EXTENSION
GRE P/2017/0914 GRANTED 11/12/2017	24, STANCLIFFE AVENUE, MARFORD, WREXHAM, LL12 8LW	REPLACEMENT FRONT PORCH EXTENSION
GLY P/2017/0915 GRANTED 30/11/2017	PLAS ONN, , LLWYNMAWR, LLANGOLLEN, LL20 7BD	APPLICATION FOR PRIOR NOTIFICATION OF AGRICULTURAL DEVELOPMENT - PROPOSED AGRICULTURAL BUILDING FOR THE STORAGE OF MACHINERY AND FODDER
PEN P/2017/0925 GRANTED 14/12/2017	30 HALL STREET, , PEN Y CAE, WREXHAM, LL14 2RY	TWO-STOREY REAR EXTENSION
WRA P/2017/0926 APPROVED 01/12/2017	58, FFORDD LLYWELYN, WREXHAM, LL12 8JP	APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2017/0556 TO CHANGE WINDOW MATERIAL FROM SOFTWOOD TO ALUMINIUM
MAE P/2017/0928 GRANTED 14/12/2017	9, HILLCREST, PENLEY, WREXHAM, LL13 0NL	SINGLE-STOREY REAR EXTENSION WITH ROOF TERRACE OVER
HOL P/2017/0929 GRANTED 11/12/2017	3, MILLFIELD, HOLT, WREXHAM, LL13 9WJ	ERECTION OF FRONT PORCH
CEF P/2017/0932 GRANTED 11/12/2017	SPLASH COMMUNITY TRUST, PLAS MADOC LEISURE CENTRE, LLANGOLLEN ROAD, ACREFAIR, WREXHAM, LL14 3HL	INSTALLATION OF NEW EXTERNAL FLUE (TO TERMINATE 4.7M ABOVE THE ELEVATION)
LGC P/2017/0936 GRANTED 14/12/2017	PLAS NANTYR, PLAS NANTYR ROAD, NANTYR, GLYN CEIRIOG, WREXHAM, LL20 7DD	INSTALLATION OF UNDERGROUND SUPPLY TO BE TAKEN FROM EXISTING OVERHEAD SERVICE LINE (RETROSPECTIVE)
RHO P/2017/0938 GRANTED 18/12/2017	UNIT 11, VAUXHALL INDUSTRIAL ESTATE, RUABON, WREXHAM, LL14 6HA	CHANGE OF USE OF PART OF FORMER PASSENGER TRANSPORT DEPOT TO STORAGE AND DISTRIBUTION USE OF DAIRY PRODUCTS
BAN P/2017/0939 GRANTED 14/12/2017	BANGOR ON DEE RACECOURSE, OVERTON ROAD, BANGOR ON DEE, WREXHAM, LL13 0DA	EXTENSION TO EXISTING SINGLE-STOREY BUILDING

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<p>WOR P/2017/0941 GRANTED 28/11/2017</p>	<p>1 LODGEBURY BARN, LODGEBURY COURT, SHOCKLACH ROAD, THREAPWOOD, MALPAS, CHESHIRE, SY14 7AZ</p>	<p>APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2017/0795: CONDITION 4 - SUBMISSION OF SAMPLES OF ALL EXTERNAL FACING MATERIALS</p>
<p>GRE P/2017/0942 GRANTED 18/12/2017</p>	<p>GREEN FARM, THE GREEN, GRESFORD, WREXHAM, LL12 8RG</p>	<p>NOTIFICATION OF PROPOSED WORKS TO TREES WITHIN GRESFORD CONSERVATION AREA:- 2 NO. YEW TREES - CROWN REDUCTION RETAINING TREES' SHAPE INVOLVING PRUNING THE LEADING LATERAL BRANCHES AWAY FROM THE HOUSE BY APPROXIMATELY 1.5 METRES, PRUNING THE LEADING LOW LATERAL BRANCHES OVER THE GARDEN WALL BY APPROXIMATELY 1.5 METRES, OTHER LATERAL BRANCHES TO BE TRIMMED BY APPROXIMATELY 1 METRE TO RETAIN SHAPE OF THE CROWN, ALL BRANCHES TO BE PRUNED WILL BE LESS THAN 3CM IN DIAMETER. 1 NO. ORNAMENTAL PEAR TREE - REDUCTION IN HEIGHT BY APPROXIMATELY 1.5 METRES AND THINNING OUT OF LOWER BRANCHES, ALL BRANCHES TO BE PRUNED WILL BE LESS THAN 3 CM IN DIAMETER</p>
<p>ABE P/2017/0943 APPROVED 08/12/2017</p>	<p>UNIT 12, ASH ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9JT</p>	<p>APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2017/0150: CONDITION 5 - SUBMISSION OF A CONSTRUCTION TRAFFIC MANAGEMENT PLAN CONDITION 6 - SUBMISSION OF A SERVICE AND DELIVERY MANAGEMENT PLAN CONDITION 11 - SUBMISSION OF A COMPREHENSIVE AND INTEGRATED DRAINAGE SCHEME</p>
<p>MIN P/2017/0946 APPROVED 15/12/2017</p>	<p>TOMLINSONS DAIRIES, FIVE CROSSES INDUSTRIAL ESTATE, MINERA, WREXHAM, LL11 3RD</p>	<p>APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION NO. 11 IMPOSED UNDER PLANNING PERMISSION P/2016/0739:- SUBMISSION OF DETAILS OF MEASURES PUT IN PLACE TO PREVENT VEHICULAR ACCESS FROM THE ACCESS ONTO GWERYGASEG ROAD AND THE ADJOINING CAR PARK TO ANY OTHER PART OF THE SITE</p>
<p>ISY P/2017/0948 GRANTED 29/11/2017</p>	<p>JUBILEE HOUSE, SUN LANE, BOWLING BANK, WREXHAM, LL13 9RP</p>	<p>APPLICATION FOR A NON-MATERIAL AMENDMENT TO APPEAL REFERENCE NO. APP/H6955/A/16/3162005 AND CONDITION 3 OF PLANNING REFERENCE P/2017/0177 TO REPLACE THE ROOFING MATERIAL FOR THE REAR LEAN-TO WITH TILE TO MATCH</p>

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		ALL OTHER EXISTING ROOFS
COE P/2017/0949 GRANTED 14/12/2017	26, MIDDLE ROAD, COEDPOETH, WREXHAM, LL11 3TN	GROUND FLOOR FRONT SUN LOUNGE EXTENSION, FIRST FLOOR REAR BEDROOM EXTENSION, DORMER WINDOWS TO FRONT AND SIDES AND INTERNAL ALTERATIONS
MIN P/2017/0950 GRANTED 14/12/2017	16, GWERN Y GASEG ROAD, COEDPOETH, WREXHAM, LL11 3RE	SINGLE-STOREY EXTENSION TO SIDE AND REAR
ERB P/2017/0952 GRANTED 18/12/2017	THE YEW TREE, PLAS GOULBOURNE LANE, ERBISTOCK, WREXHAM, LL13 0DG	SINGLE-STOREY REAR EXTENSION AND FRONT PORCH
RHO P/2017/0958 GRANTED 15/12/2017	FLAT NOS 22 TO 30, BROAD STREET, RHOSLLANERCHRUGOG, WREXHAM, LL14 1RB	INSTALLATION OF WHITE UPVC REPLACEMENT WINDOWS
HAN P/2017/0964 GRANTED 28/11/2017	LAND SOUTH OF, BOUNDARY HOUSE, HORSEMANS GREEN ROAD, HORSEMANS GREEN, WREXHAM, SY13 3DY	APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF: P/2007/0291 - TO INCREASE THE FLOOR AREA, ALTER THE ELEVATIONS TO INCORPORATE NEW OPENINGS (WINDOWS AND DOORS), BRICK COURSE, ROOF OVERHANG AND CONCRETE APRON
WRO P/2017/0966 REFUSED 19/12/2017	MITRE VAULTS, 32 PENTRE FELIN, WREXHAM, LL13 7NB	THREE-STOREY 20 ROOM EXTENSION TO EXISTING HMO WITH ASSOCIATED PARKING
ROS P/2017/0972 GRANTED 20/12/2017	21, CROMAR CRESCENT, ROSSETT, WREXHAM, LL12 0EF	PARTIAL DEMOLITION OF DETACHED OUTBUILDING, SINGLE-STOREY FRONT PORCH EXTENSION AND TWO-STOREY REAR EXTENSION
CHI P/2017/0973 GRANTED 29/11/2017	1 AND 2, HOME FARM COTTAGES, CHIRK CASTLE, CHIRK, WREXHAM, LL14 5AE	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER LISTED BUILDING CONSENT P/2017/0813: CONDITION 3 - SUBMISSION OF A SCHEME OF PLANTING AND FENCING TO SCREEN THE DEVELOPMENT
RHO P/2017/0974 GRANTED 20/12/2017	56, BANGOR ROAD, JOHNSTOWN, WREXHAM, LL14 2SP	DEMOLITION OF EXISTING AND ERECTION OF NEW DETACHED GARAGE TO REAR

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WRA P/2017/0980 GRANTED 22/12/2017	185, HOLT ROAD, WREXHAM, LL13 9DY	DEMOLITION OF EXISTING EXTENSION AND OUTBUILDING AND ERECTION OF NEW SINGLE-STOREY SIDE AND REAR EXTENSION
GWE P/2017/0983 GRANTED 30/11/2017	2, ALDER CLOSE, BRADLEY, WREXHAM, LL11 4BJ	APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2016/0902 TO RENDER BRICKWORK TO FIRST FLOOR
ROS P/2017/0993 APPLICATION REQUIRED 14/12/2017	NEW FARM, COBBLERS LANE, BURTON, WREXHAM, LL12 0AH	APPLICATION FOR PRIOR NOTIFICATION OF AGRICULTURAL DEVELOPMENT - PROPOSED STEEL PORTAL FRAMED BUILDING FOR STORAGE OF HAY AND FOODER
WRO P/2017/1003 GRANTED 14/12/2017	1-3, VICARAGE HILL, WREXHAM, LL13 7HN	APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2017/0473 TO ALLOW DETAILS OF THE MEANS OF VENTILATION FOR THE EXTRACTION AND DISPERSAL OF COOKING SMELLS TO BE SUBMITTED FOR THE APPROVAL OF THE LOCAL PLANNING AUTHORITY PRIOR TO THE FIRST USE OF THE A3 DEVELOPMENT