



REPORT TO:	Planning Committee
REPORT NO.	HEP/04/18
DATE:	3 April 2018
REPORTING OFFICER:	Head of Environment and Planning
CONTACT OFFICER:	David Williams (Ext 8775)
SUBJECT:	Development Control Applications
WARD:	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
3rd APRIL 2018

Community	Code No	Applicant	Recommendation	Pages
BRO	P/2017 /0772	PLAS POWER ESTATE	GRANT	17 – 34
BRY	P/2017 /1061	MR TIM NICHOLSON	GRANT	35 – 42
BRO	P/2018 /0004	MR ANDREW CASH	GRANT	43 – 57
BRY	P/2018 /0011	MR PHILIP PUGHE	GRANT	58 – 66
BRO	P/2018 /0039	MR S WARBURTON	GRANT	67 – 71
CHI	P/2018 /0056	MR & MRS DAVENPORT	GRANT	72 – 77
BRO	P/2018 /0082	MR LEIGHTON HARPER	GRANT	78 – 80
RUA	P/2018 /0097	MR PARRY	REFUSE	81 – 86
OVE	P/2018 /0102	MRS EMMA WILLIAMS	GRANT	87 – 90
WRO	P/2018 /0114	CHARLIE'S KITCHEN MR ANDREW LEECH	GRANT	91 – 95
ISY	P/2018 /0120	MR ROBERT CHARLES BRERETON	GRANT	96 – 99
WRO	P/2018 /0125	PRITCHARD PROPERTY (PARAGON) LTD	GRANT	100 – 104
MAR	P/2018 /0155	MS J BRAND	GRANT	105 – 112
BRY	P/2018 /0159	MR SHAWN DAVIES	GRANT	113 – 117

Total Number of Applications Included in Report = 14

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REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

APPLICATION NO:
P/2017 /0772

LOCATION:
LAND SOUTH OF BERSE ROAD
CAEGO WREXHAM
LL11 6TP

DATE RECEIVED:
11/08/2017

COMMUNITY:
Broughton

DESCRIPTION:
OUTLINE APPLICATION FOR
RESIDENTIAL DEVELOPMENT AND
ASSOCIATED VEHICULAR AND
PEDESTRIAN ACCESS

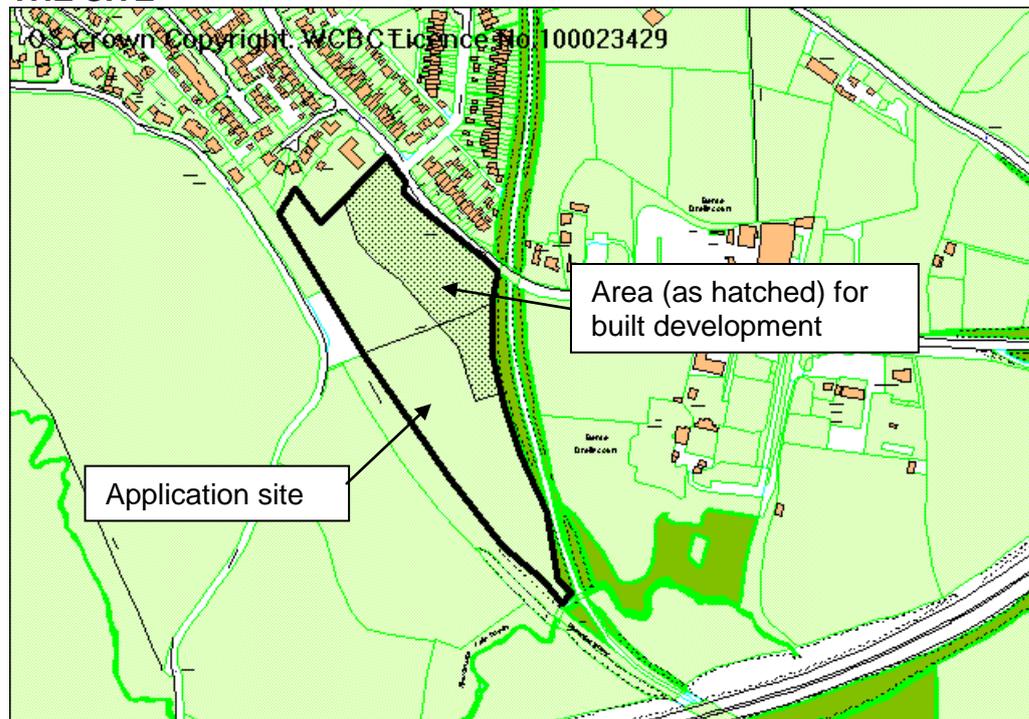
CASE OFFICER:
SEH

WARD:
New Broughton

AGENT NAME:
STRUTT AND PARKER
MRS JO REDMOND

APPLICANT(S) NAME:
PLAS POWER ESTATE

THE SITE



PROPOSAL

As above

RELEVANT PLANNING HISTORY

P/2016/0080 Outline application for residential development and associated vehicular and pedestrian access.
Refused 16/09/2016

DEVELOPMENT PLAN

The application site is on Greenfield land and located outside of the settlement limit and within Green Barrier. Part of the site is also within a C2 Zone flood risk area. Policies PS1, PS2, PS3, PS4, GDP1, GDP2, EC1, EC2, EC4, EC6, EC12, EC13, H5, H7, CLF5, T8 and T9 of the Wrexham Unitary Development Plan (UDP) are applicable. These policies are amplified in Local Planning Guidance Notes (LPGN) Nos. 10 'Public Open Space in New Developments', 16 'Parking Standards', 17 'Trees and Development', 27 'Developer Contributions to Schools', 28 'Affordable Housing' and 32 'Biodiversity and Development'.

NATIONAL PLANNING POLICY

National Planning Policy is contained in Planning Policy Wales (PPW) Edition 8 and Technical Advice Notes (TAN) 1 'Joint Housing Land Availability Studies', 2 'Planning and Affordable Housing', 5 'Nature Conservation and Planning', 12 'Design' and 18 'Transport'.

CONSULTATIONS

Community Council:

Objects for the following reasons:

- Outside the settlement limit;
- Access and visibility issues when entering and leaving the site;
- Concerned about effect on local facilities of this size of development.

Local Member:

I have great concerns over this development.

- I suggest that the main entrance to this estate would be onto a road that already is very congested and extremely busy at peak times. We sometimes have tailbacks from the roundabout at the bottom of Berse road back up into Caego itself. Local people from Caego terrace and Highfields estate frequently complain that it can take 10-15 minutes to get onto the road in the mornings. The entrance to the estate is proposed not far from a bridge and a very dangerous bend in the road;
- My other main concern would be where would the children of this estate go to school, the local junior school is running now at capacity and we still have around 100 more houses left to be built on the Gatewen village estate. S106 money will

not be of any use as the school has no room to extend;

- My final issue is the infrastructure as we are having problems with drainage and sewerage now due to the Gatewen Village estate. Another substantial development without infrastructure will not be sensible. New Broughton and Caego villages have nearly trebled in size over the past 20 years and now we are at breaking point regarding infrastructure.

Highways:

There are no objections to the proposed development subject to planning conditions (please see the special considerations below).

PRoW:

Broughton footpath 43 runs across the site and will be affected by the development. In accordance with Circular 2/1993, consideration should be given to this at the detailed planning stage should outline permission be granted. The plan for this development shows Broughton footpath 43 running between and to the rear of a number of properties. The height of the adjacent garden fences should be limited and a substantial width provided for the footpath. It is also our experience that paths running between properties generate complaints relating to antisocial behaviour and general security concerns from the owners of the affected properties. Of better use to the public would be a link from the estate to the dismantled railway line to the east of the development.

WW:

No objection subject to conditions relating to the comprehensive drainage of the site and restriction of the point of water discharge.

NRW:

No objection. The Council's Flood Officer must be consulted in relation to detailed surface water management including how runoff might be restricted and volumes attenuated on site where necessary. Further, there are no objections to the proposal from a protected species perspective.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

Flood Risk Management Officer:	No objections to the scheme subject to a condition to adequately manage surface water.
PP:	No objection to the scheme subject to conditions relating to possible land contamination investigation and remediation work, noise report, dust management and restrictions on hours of construction works.
Education:	Primary school contribution required in accordance with LPGN No. 27.
Affordable Housing Officer:	The applicant proposes 25% of units within the development will be affordable which is in accordance with the Council's policy. The scheme will contribute much needed affordable housing in an area of high demand.
Parks, Countryside and Rights of Way Manager:	The nearest play area is Gatewen Drive, so if the developer is not proposing to put in a new play area then I request a contribution to the Gatewen site to improve the existing junior/toddler facilities. As part of the Tree Strategy I am looking to increase tree cover in the County by 20%. The open space may offer opportunities for significant tree planting. The developer to look after open space on-site.
Ramblers:	Notified 19.09.2017
Site Notices:	Expired 10.10.2017
Press Notice:	Expired 14.10.2017
Neighbours:	9 responses received sharing the following concerns: <ul style="list-style-type: none">• Nothing has changed since the previous application and so this application should also be refused;• The surrounding road network is already dangerously busy, particularly at peak times, and this danger would increase with the additional traffic movements associated with the new houses;• Inadequate footway/pedestrian provision;• Access would be unsafe;• Negative impact upon the ecology of the site;

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

- Nuisance (noise, vibration and dust) during the construction works. Noise at the vehicular access to the site which would disturb local residents;
- Loss of privacy and views across the field;
- Local schools do not have the capacity for additional children;
- Drainage problems and the site is at risk of flooding;
- The local Doctors Surgery is at capacity and cannot support additional residents;
- The proposed development is unsustainable and there is a lack of facilities such as shops;
- The land is Green Barrier and should be protected from built development and there are plenty of Brownfield sites in Wrexham which can be used;
- Loss of open space;
- The lack of a 5 year housing land supply does not outweigh the harm upon the local community;
- This land is Greenbelt and I think we are losing far too much of beautiful land which is our legacy to future generations, I know providing houses is important but think this is for national debate and also think there are brownfield sites available in the Wrexham area which should be considered first.

SPECIAL CONSIDERATIONS

Background: Members will recall that a previous application (P/2016/0080) was presented to the September 2016 Planning Committee meeting. The planning officer recommended that planning permission be granted however, permission was refused at the meeting for the following reason:

The proposed development lies outside settlement limits and within a designated green barrier. The proposed development would represent an unacceptable incursion in to the green barrier and would not form a logical extension to the existing settlement. To allow the development would therefore be contrary to policies PS1, PS2, H5, EC1 and GDP1 of the adopted Wrexham Unitary Development Plan.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

The principal consideration here is the reason for refusal as set out above. The proposal now submitted remains entirely the same as previously considered and is for the residential development of the Greenfield land. The application is again made in outline with all matters reserved for further consideration, apart from access.

Policy: The policy position remains the same in that the proposed development of the land for housing is contrary to some of the local planning policies set out earlier in this report. The site lies outside of the development boundary to which the current UDP directs all new development for housing and the development would therefore be contrary to UDP Policy PS1. As the site is Greenfield land within green barrier it would not strictly accord with Policies PS3 and EC1 which, as a preference, direct development to previously developed (Brownfield) land and seek to safeguard green barrier. As the site is outside of the settlement limit and the proposals do not accord with any of the circumstances that permit small scale residential development on sites outside of settlement limits, the proposed development would be contrary to UDP Policy H5. Ordinarily I would recommend that a planning application is refused for proposals that do not fully accord with these UDP Policies (PS1, PS3, H5 and EC1). However, paragraph 3.1.2 of PPW states that the Council is only required determining planning applications in accordance with the adopted development plan ***unless material considerations indicate otherwise***. I will address these other material considerations below.

Housing

The LDP public consultation exercise is due to begin on 9 April 2018 which will last until 31 May 2018. This site has been included in the housing land allocation within the plan and is allocated for residential development in accordance with the Settlement Hierarchy Review which identifies Broughton as a Tier 3 Settlement (Report Ref: BP02b – to be found on the LDP consultation portal). A Tier 3 Settlement is a local service centre which is considered to be a sustainable location in terms of its services, facilities and access to public transport. Residential development is directed to the top 3 Tiers in the LDP.

Green Barrier

Whereas the site lies within green barrier in the UDP, a review of the Green Barriers has been carried out. The report (Ref: EBNB01) concludes that the Green Barrier status should be removed from the application site and its immediate surroundings. This is because of the distance between the settlements, the lack of development pressure and the fact that development in this location would still be controlled by the presence of a settlement limit along with policies presuming against development in the open countryside. There are strong, logical and defensible boundaries in the form of mature hedges, wooded embankment and boundary fences forming a logical rounding off of the Settlement. In addition, development of the site would not undermine the wider openness of the green barrier as it is so well self-contained with established boundaries on all sides. There appears to be little

justification to retain a green wedge in this location. Allowing the site to come forward would secure the controlled expansion of an urban area and assist in safeguarding further areas of the countryside from encroachment.

Whilst the application was refused because it was considered inappropriate within the green barrier, in the interests of fullness the sustainability of the location, the impact upon the character and appearance of the area, the impact upon the amenities of the occupiers of the adjacent properties, and the impact upon highway safety etc. are also considered below.

Sustainable Development

PPW includes a ***presumption in favour of sustainable development***. In terms of being located within a sustainable location:

- There is access to jobs, shops, services and facilities etc., and the site is as accessible as those within the adjacent settlement.
- Landscaped Public Open Space (POS) is provided on site in accordance with UDP Policy CLF5.
- Within a 1 km distance there is access to shops and a takeaway. Within a 1.6 km distance there is access to school, employment and medical facilities etc. (see figure 1 below).
- There is a bus stop fronting the site which provides a frequent direct service to Wrexham in order to gain further access to jobs, dentist, doctors, hospitals, larger entertainment and retail facilities etc.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

Sustainable Travel Destinations Pedestrian and cycle routes

Figure 1:

Destination	Distance (km)	Time to Walk (Mins.)	Time to Cycle (Mins.)
Employment			
Technology Park	0.7	13	3
Hospital	0.9	16	4
Wrexham Town Centre	2.0	38	9
Rhosddu Industrial Estate	2.3	39	11
Llay Industrial Estate	5.4	-	27
Wrexham Industrial Estate	5.5	-	26
Education			
Ysgol Penrhyn	0.6	12	4
Yale 6 th Form College	1.6	31	9
University of Glyndwr	0.8	15	4
Leisure/Entertainment			
Wrexham Football Club	1.0	18	5
Cinema	1.9	37	10
Waterworld	1.9	35	9
DW gym	1.1	22	6
Glyndwr Uni. Sports centre	1.1	20	5
Tennis Centre	1.0	19	5
Retail			
Convenience Store/take away	0.2	5	1
Plas Coch	1.0	19	5
Town Centre	1.7	31	8
Eagles Meadow	1.9	37	10
Transport Hubs			
Wrexham Bus Station	1.4	28	7
Railway Stn - Central	1.5	27	7
- General	1.1	21	5

Figure 1. Sustainable Travel Destination – Pedestrian and cycle routes

Summary

Para 4.7.8 of PPW states that development in the countryside should be located adjoining settlements where it can best be accommodated in terms of infrastructure, access, and habitat and landscape conservation. Although the proposal does not fully comply with UDP Policies (PS1, PS3, EC1 and H5), given the sustainable location of the development immediately adjoining the settlement, and the fact that the development is not considered to be detrimental to the openness of the green barrier, in accordance with para. 4.8.16, I accept that the development for residential use in principle would not cause any detrimental harm to the countryside location and allowing the site to come forward would secure the controlled expansion of an urban area and assist in safeguarding further areas of the countryside from encroachment.

Highways: The development site is located with a proposed access on to the classified highway known as Berse Road which is subject to a 30 mph speed limit. A recent speed survey has been submitted with this application which shows 85 percentiles speeds are actually 35 mph from the south east and 33 mph for the north west.

Visibility

Welsh government guidelines recommend visibility splays of 2.4 x 54 metres and 2.4 x 50 metres respectively. It is possible to achieve this from the proposed point of access and this has been demonstrated on the submitted layout plan.

Pedestrian Movement

Any new development will require a new 2m wide footway along the full frontage of the site. It is also considered that a footpath / cycle link should be made from the eastern corner of the site to the existing cycle/footway constructed along the old Railway line. The internal layout of the estate, including the route of public footpath no. 43 which crosses the site will be considered in full at detailed design stage as part of the reserved matters application, should outline permission be granted.

Traffic Generation

Berse Road is quite heavily trafficked particularly at peak hours. There are traffic queueing issues at the Berse Road roundabout 800m east of the development site each weekday, and a significant increase in traffic generation at this roundabout would not be acceptable. The applicant has submitted an assessment of the amount of traffic to be generated by the development, as originally proposed, using the nationally recognised TRICS database. The original proposal was for 34 dwellings (now reduced to 25) generating approximately 25 vehicles in the peak hour; this equates to an average of less than one vehicle every 2 minutes during the peak hour. This level of traffic would not have a significant impact at the roundabout.

Whilst traffic flows on Berse Road are quite heavy at peak hours, the highway authority noted that there were regular gaps in the traffic which would enable vehicles to leave the development site without causing any particular problems with queueing. The submitted traffic impact assessment demonstrates that the development will not detrimentally impact upon highway capacity in the vicinity of the site. Highway improvements are proposed which will enhance the safety of pedestrians and the development complies with UDP Policies PS4, GDP1, T8 and T9.

Scale, Design and Site Layout: The application is accompanied by a detailed Design and Access Statement which fully outlines the rationale behind the site layout, responding to the site constraints. Whilst it is important to note that this proposal is made in outline, with matters relating to layout, scale and appearance reserved for approval at a later stage, the Council can broadly rely upon the contents of the illustrative plan and supporting documentation (see figure 2 below) in determining the anticipated impact of the development. The proposed site layout (as amended) demonstrates that it is possible to achieve a functional development that sits comfortably in its landscape setting which can be satisfactorily mitigated in landscape terms and make a positive contribution to the character and appearance of the area. The properties can be sited at sufficient distances from the existing dwellings on the north, north east and north west boundaries; the closest dwelling being

in excess of 22 metres away (the minimum separation standard required by LPGN 21). There is sufficient distance to allow the dwellings to be orientated so that they front the highway and there would be no significant loss of privacy or daylight to these properties, and the proposal accords with UDP Policies GDP1, PS2 and PS4.



Fig 2. Indicative Site Layout Plan

Trees: Trees and vegetation along the eastern boundary of the site provide a significant habitat link as well as potential screening benefits for Berse Drelincourt. Protection of existing vegetation and new landscape planting along this boundary should be provided in any reserved matters application and appropriate distances should be maintained between proposed plots and boundary features. A full arboricultural survey undertaken in accordance with BS5837:2012 should be provided at detailed design stage containing an arboricultural impact assessment (AIA) and shading assessment. These

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

matters can all be dealt with by planning condition and I am content therefore that the proposed development complies with UDP Policies EC4 and GDP1 a).

Ecology: There are no ecology objections to the development of the site. Sufficient surveys have been carried out to a good standard and no serious ecological barriers to development have been identified. Should permission be granted, the hedge boundary to the east of the site should be retained and enhanced by additional planting of native species and the separation distance to the nearest dwellings increased so as to prevent or reduce the risk of light spillage on to this feature. This will be secured by planning condition. A pre-commencement badger walkover will be required no more than 1 month prior to the first activity on site and an Invasive Species Risk assessment will be required. An ecological lighting plan will be also required all of which will also be secured by condition. The development therefore complies with UDP Policy EC6.

Drainage: NRW originally had concerns that flood flows encroached upon some of the residential curtilages (garden areas). The site plan has since been amended to ensure that flood risk is alleviated for the whole of the site and the residential curtilages are no longer within the flood risk area. NRW have no objection to the scheme advising that the Council's flood officer provide advice in relation to the management of surface water to prevent surface water flooding.

The Council's flood officer is satisfied that a suitable method of surface water management can be achieved at the site and this will be secured by planning condition. The development therefore complies with UDP Policies GDP1, EC12 and EC13 which safeguards against adverse impacts of development caused by additional surface water run-off and flood risk.

Other Matters: There is no planning policy directly relevant to the impact upon medical facilities and no mechanism by which the Council can secure any financial contribution to offset the impact of the development upon the local medical practice. As mentioned above, Wrexham Town and the hospital are easily accessible and the residents of the development can access medical facilities outside of the adjacent settlement and immediate area.

Although matters relating to the construction works are not strictly planning considerations, a condition will be attached to restrict hours of construction works and advisory notes will also be attached which advise the developers of their responsibilities in limiting any noise and dust pollution etc. throughout the construction phase of the development.

A scheme showing the location of the affordable housing units should be submitted as part of any reserved matters application and this will be secured by planning condition.

CONCLUSION

Whilst representing a departure from some of the policies of the adopted UDP, the development of the site is justified in this instance as contributing to the 5 year land supply whilst at the same time being in a sustainable location and providing an acceptable form of development. The proposal would maintain the wider openness of the green barrier and would not have a detrimental impact upon the character and appearance of the area. The site has been allocated within the LDP for housing and removed from the green barrier designation, and I recommend accordingly.

RECOMMENDATION A

That the Council enters into an Obligation under Section 106 of the Town and Country Planning Act 1990 to secure:

- a) A financial contribution towards primary education facilities in accordance with Local Planning Guidance Note No. 27;
- b) The provision of affordable housing in accordance with Local Planning Guidance Note No. 28 at a rate of 25% of the dwellings proposed;
- c) The formation of a management company for the management and maintenance of on-site public open space and communal spaces;

The Head of Environment and Planning be given delegated authority to approve the final form and content of the obligation.

RECOMMENDATION B

That if the Obligation pursuant to Section 106 of the Town and Country Planning Act 1990 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** the application for the following reason:-

The development would not make provision for the required infrastructure/community facilities to offset the impact of the development. The proposal as such would be contrary to UDP policies GDP2 and H7.

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

RECOMMENDATION C

Upon completion of the S106 Obligation that permission be **GRANTED** subject to the following conditions:

CONDITION(S)

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - a. the layout of the building(s)
 - b. the scale of the building(s)
 - c. the appearance of the building(s)
 - d. the landscaping of the site.
2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of 1 year from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.
3. The development hereby approved shall be commenced before the expiry of three years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
4. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:
 - i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
 - ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
 - iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
5. No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with condition no. 4. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.
6. No part of development shall commence until soakaway tests have been carried out in accordance with British Standard BS6297:1983. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.
7. The development is laid out such that all property curtilages lie outside the 0.1% AEP fluvial event with 100% blockage of the Higher Berse Bridge flood extent, as shown on drawing 'Proposed site plan' number 118 P 03 E.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

8. Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made between manhole reference number SJ31513001 and SJ31512101 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

9. 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.

10. No part of the development shall commence until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring.

11. No part of the development shall be occupied until a Verification Report which demonstrates that the remedial works approved as part of condition no. 10 above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.

12. No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out, and a detailed report of the survey findings together with a detailed scheme of noise attenuation and/or noise insulation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation / use of the development.

13. No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase

14. 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, D, E, F or G of Schedule 2 Part 1, other than the development hereby granted permission.

15. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 56 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

16. 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 / carriageway;
- 2) Detailed layout of the proposed new footway along the whole site frontage with Berse Road;

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

3) Detailed layout of the proposed link to the existing footway / cycleway on the old Railway line.

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

17. 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.

18. 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.

19. Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

20. Prior to first use of the development a 3.0 metre wide shared / combined footway / cycleway shall be provided within the site in strict accordance with a scheme (to include appropriate marking and signage) which has been submitted to and approved in writing by the Local Planning Authority.

21. The contents of the indicative site plan submitted in support of this application shall not be regarded as representing an approved site layout or scale of development.

22. No part of the development shall commence until a Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The Assessment shall include appropriate measures to prevent the introduction of Invasive Non Native Species (INNS) during the construction phase, and measures to control INNS as are currently present on site. The measures and proposals shall be fully implemented in strict accordance with the details as are approved.

23. As part of the reserved matters application, an Arboricultural Implication Assessment dealing comprehensively with all tree issues (including shading of the residential plots) shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Assessment as is approved. This Assessment shall include all trees with a stem diameter of 75 mm or above (including crown spreads and stems) and the trees shall be colour coded and shown accurately on a topographical land survey.

24. An external bat friendly lighting scheme shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters application. The scheme shall be fully implemented in accordance with the approved details prior to first use / occupation of the development.

25. The site layout and landscaping details to be submitted as part of the reserved matters application shall include areas of public open space at a minimum level of 80 square metres per dwelling together with a scheme that includes the following details:

i) Hard and soft landscaping of the open space areas (including the location and specification of Local Equipped Areas of Play);

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

ii) The timing of the construction and landscaping of the open space areas. The public open spaces shall be provided on site in accordance with the scheme as approved and thereafter permanently retained.

26. As part of the reserved matters application a Landscaping Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all hard and soft landscaped and planting areas, equipped area of play boundary treatments, communal gardens, driveways, pathways and parking spaces shall be submitted to and approved in writing by the Local Planning Authority. These areas shall be created, managed and maintained in strict accordance with these details as are approved.

27. No part of the development shall commence until a badger walkover report has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter commence no later than within one month of the date of approval of the report.

28. As part of the reserved matters application, a scheme for the provision of affordable housing within the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of Welsh Government Technical Advice Note 2 or any future guidance that replaces it. The scheme shall include the numbers, type, tenure and location on the development of the affordable housing provision to be made which shall consist of not less than 25% of housing units.

29. The development hereby granted permission shall be limited to a maximum of 25 dwellings.

REASON(S)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
2. To comply with Section 92 of the Town and Country Planning Act, 1990.
3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. To ensure satisfactory drainage of the site and to avoid flooding.
5. To ensure satisfactory drainage of the site and to avoid flooding.
6. To ensure satisfactory drainage of the site and to avoid flooding.
7. To reduce the risk of flooding.
8. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
9. To protect the amenities of the occupiers of nearby properties.
10. In the interests of the amenities of the future occupants of the buildings
11. In the interests of the amenities of the future occupants of the buildings
12. To protect the amenities of the occupiers of nearby properties.
13. To protect the amenities of the occupiers of nearby properties.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING

3rd APRIL 2018

14. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and to reduce the risk of flooding.
15. To ensure that adequate visibility is provided at the proposed point of access to the highway.
16. In the interests of highway safety.
17. In the interests of highway safety.
18. In the interests of highway safety.
19. In the interests of pedestrian safety.
20. To provide an adequate pedestrian / cycleway link from / into the development site.
21. To ensure that all matters are reserved for further consideration.
22. No part of the development shall commence until a Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The Assessment shall include appropriate measures to prevent the introduction of Invasive Non Native Species (INNS) during the construction phase, and measures to control INNS as are currently present on site. The measures and proposals shall be fully implemented in strict accordance with the details as are approved.
23. To protect the amenities of the occupiers of nearby properties and to protect trees which are of significant amenity value to the area.
24. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
25. To provide for the residential amenity of the future occupiers of the development.
26. To ensure the creation and proper maintenance/management of all public realm.
27. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
28. To ensure that the development accords with policy H7 of the Wrexham Unitary Development Plan.
29. In the interests of preventing development that is at risk of flooding and to prevent development that will increase the risk of off-site flooding.

NOTE(S) TO APPLICANT

The applicant is advised that compliance with condition no. 9 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.

Further advice on compliance with condition nos. 10 and 11 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.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

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;
- 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.

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of an estate road intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729690 for further guidance.

The applicant is advised that submission of a copy of the relevant section 38 adoption agreement, between the applicant and the Highway Authority, to the Local Planning Authority will allow the above condition no(s). 16 to be formally discharged in writing.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

erection of a single garage (attached to an existing stable) and an extension to the existing dwelling known as Graig Wen Farmhouse.

HISTORY

P/2002/0364 Demolition of existing agricultural building and erection of new agricultural building. Granted 06.06.2002
P/2008/0244 Erection of feed store and stable (in retrospect).
Granted 02.06.2008

PLANNING POLICY

The site is located outside but adjacent to the Bwlchwyn settlement limit. Policies PS1, PS2, GDP1, H3, H4, H5 and T8 are relevant. Guidance is also contained in Local Planning Guidance Notes 13 – Housing in the Countryside and 16 – Parking Standards and 21 – Space Around Dwellings.

CONSULTATIONS

Community Council:	Consulted 29.12.2017
Local Member:	Notified 29.12.2017
Site notice:	Expired 21.01.2018
Highways:	Although site access visibility is below standard, the outbuilding subject to the conversion has previously been used for agricultural purposes. It is considered that the proposed traffic generation would be similar to any previous agricultural use therefore no objections are raised.
Public Protection:	Consulted 29.12.2017
Welsh Water:	No comments as the applicant intends to utilise a private foul water treatment facility.
Ramblers:	Footpath Brymbo 72 which should not be diverted or blocked by the development, nor during its construction.
Neighbouring occupiers:	5 neighbouring occupiers notified. One representation received raising the following points: <ul style="list-style-type: none">• A gate has recently been erected close the site entrance and it is claimed that this has been done by the applicant. How can this be the case?• There may be other traffic movements along this lane;• The existing visibility splay at the site entrance is poor and there is a school nearby and the road is busy at times; and

- There is an access proposed opposite the existing access whereby further planning applications are likely to be made.

SPECIAL CONSIDERATIONS

Policy: New dwellings are permitted in the open countryside in a limited number of circumstances – through conversion or subdivision, sensitive infilling, essential rural enterprise dwellings or justified affordable housing proposals. Policy H5 refers.

This proposal would result in the conversion of an existing detached outbuilding which is partially used for agricultural purposes and a home office/storage facility at first floor. I am satisfied that this would be considered partially as a conversion and a subdivision of the existing dwelling. Policies H3 and H4 are relevant in this instance. Both conversions and subdivisions are acceptable in principle provided that, in both cases, there are no extensions or other forms of alterations which would effectively result in development tantamount to the erection of a new dwelling and the existing building is structurally sound. In the case of conversions, there should be no unacceptable incursions into the neighbouring landscape to the detriment of visual amenity.

Design: This proposal includes for the conversion of the existing detached outbuilding with an extension to its side elevation at first floor level and rear elevation to create an additional floor space and easier internal circulation space including a staircase.

There also features a proposal to create an additional garage space aside to the existing stable building which is to be retained as a loosebox. Finally, a conservatory structure is proposed to the frontage of the existing farmhouse.

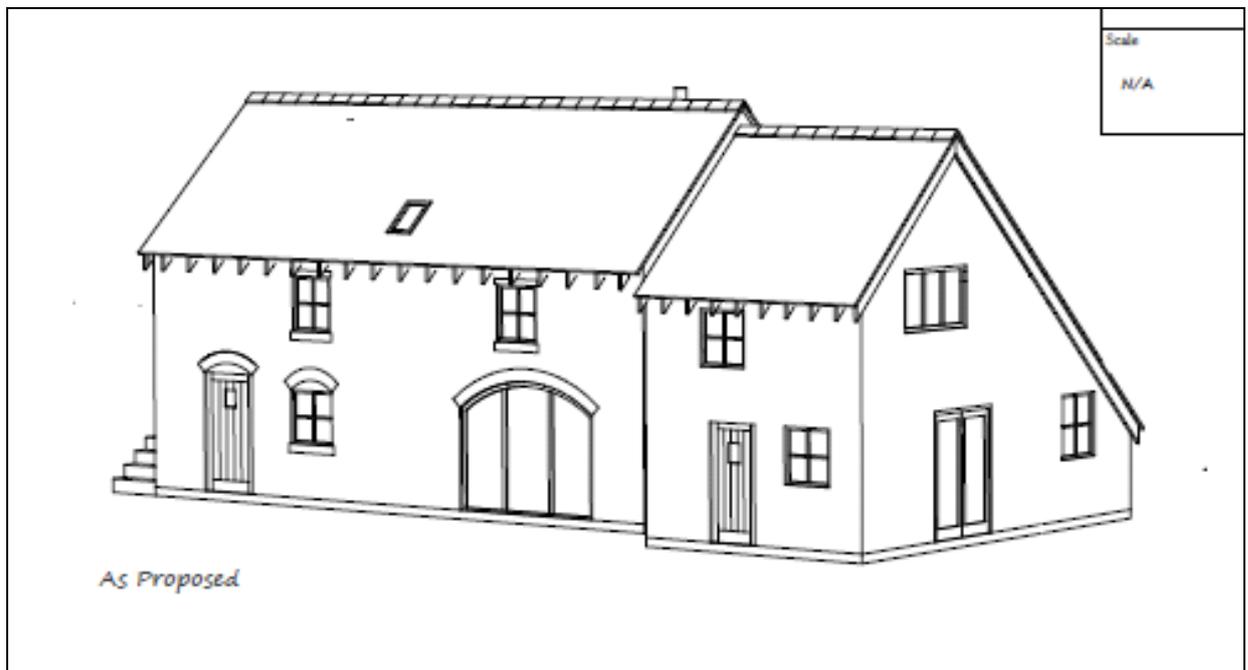
It is acknowledged that the conversion of the existing outbuilding to form the standalone single dwelling may appear substantial. However, I am mindful to support this element of the proposal because of the context of the existing building. The side extension at first floor level will sit above an existing single storey addition which will wrap around the rear of the building to form another visually subsidiary extension. The extensions will result in a floor area increase of the building of approximately 40% which is marginally above the 33% guidance figure. I am satisfied that the form and appearance of the extension presented, which shows the proposed extension in contrasting wood cladding, will result in a high quality of design that can justify this increase in floor space. For the benefit of Members, images of the existing and proposed front and side elevations of the converted element are shown below along with a proposed layout plan.



Proposed layout plan



Existing outbuilding front and side elevation



Proposed outbuilding front and side elevation

The proposal to increase the size of the stables by adding a garage bay to its side elevation will also be acceptable. This will add a small amount of ancillary domestic space to an already existing structure within the confines of the former farmstead. I do not consider that this will represent any additional massing and bulk that will be detrimental to the visual amenity of the area.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

Finally, the proposal seeks to add a lightweight hardwood timber framed conservatory to the frontage of the existing farmhouse. Whilst the structure is relatively large in comparison to the front elevation of the building, I am satisfied that the lightweight timber framing and large glass panels will assimilate the structure into its setting without it appearing overbearing.

Amenity: Graig Wen Farm consists of a rectangular curtilage with the bulk of the buildings located parallel to the north western boundary. I am satisfied that the new newly created dwelling would not have an impact upon the amenity of it new occupiers are that of the neighbouring farm house. There are no windows or other openings which will directly face either property or any space which will be used as private amenity space. There are no other dwellings located immediately adjacent to the former farmstead which would be impacted.

The proposed layout plan indicates that the site will be laid out without having an adverse incursion into the open countryside. Whilst there will be a small projection to the rear from the existing outbuilding, I am satisfied that this will be achievable without incursion beyond the established curtilage. The proposed private amenity space for the newly proposed dwelling is logical in that it does not extend beyond an area which has been used for mixed domestic and agricultural storage. The submitted documentation clearly defines the proposed residential land by way of the 'red line' therefore protecting the neighbouring land in perpetuity from any ambiguity regarding its lawful use. I am therefore satisfied that there will be no detriment incursion into the neighbouring landscape.

Highways: The site is accessed by way of a private drive onto the classified Brymbo Road which is subject to a 20mph speed restriction. Highways have assessed this access against the proposed development to provide an additional dwelling. The access does not provide the required visibility splays of 25m in both directions in accordance to with Welsh Government guidelines. However, the traffic generation which may result from the proposed conversion has been assessed against the possible traffic movements which could result from the agricultural use of the outbuilding. The loss of this use is likely to result in a reduction in agricultural traffic movements (albeit small scale). Any new residential use would likely result in similar traffic movements therefore it is not considered justifiable to refuse planning permission on highway safety grounds.

The applicant has submitted a layout plan which indicates that there is sufficient space on the application site to accommodate parking and turning of vehicles for both properties. Given the scale of the site and its divorced nature from the main highway, I do not consider it necessary to impose a condition requiring the laying out of the parking and turning areas. This would be an unnecessary condition in line with Welsh Government guidance.

Concern has been raised that the applicant has erected a gate across the private track in close proximity to the site access. Whilst this gate may have

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

required planning permission, I do not consider that it forms part of this proposal. The gate is located away from the highway boundary and does not cause any hindrance to the public highway. Whether or not the person who erected the gate had the landowners consent to do so is a civil matter which is not for consideration through the planning process.

Conclusion: I am satisfied that the proposed development of the site represents a high quality scheme with a decent choice of materials to complement the context of the existing buildings. The site can be developed without causing detriment to neighbouring amenity, the surrounding landscape or highway safety. I therefore recommend accordingly.

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 DWG7, 8, 9, 10, 11, 12, 17, 18, 23, 24, 25, 26 and 29 and the amended plan dated 07 March 2018 and as contained within the application documentation.
3. In relation to land outlined in red on drawing no. DWG29, 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, D, E or G, of Schedule 2 Part(s) 1, other than the development hereby granted permission.
4. Prior to the first occupation of the residential conversion hereby approved, details of all boundary treatments shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details as approved and retained in this condition thereafter.
5. All windows and door frames and doors shall be of a timber construction and shall receive a painted finish

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. The building is located in the open countryside where its conversion has been permitted on the basis of its scale and high quality design. The local planning authority considers it important to ensure that further development is strictly controlled.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
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REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

APPLICATION NO:
P/2018 /0004

LOCATION:
FORMER STABLES B5101
SOUTHSEA WREXHAM LL11 5NS

DATE RECEIVED:
04/01/2018

COMMUNITY:
Broughton

DESCRIPTION:
CHANGE OF USE OF LAND TO
CREATE EXTENSION TO EXISTING
RESIDENTIAL CARAVAN SITE (4 NO.
PITCHES) FOR THE PURPOSE OF
OCCUPATION OF THE APPLICANT
AND DEPENDANTS AS IDENTIFIED
IN PLANNING APPEAL REF:
APP/H6955/A/16/3144761

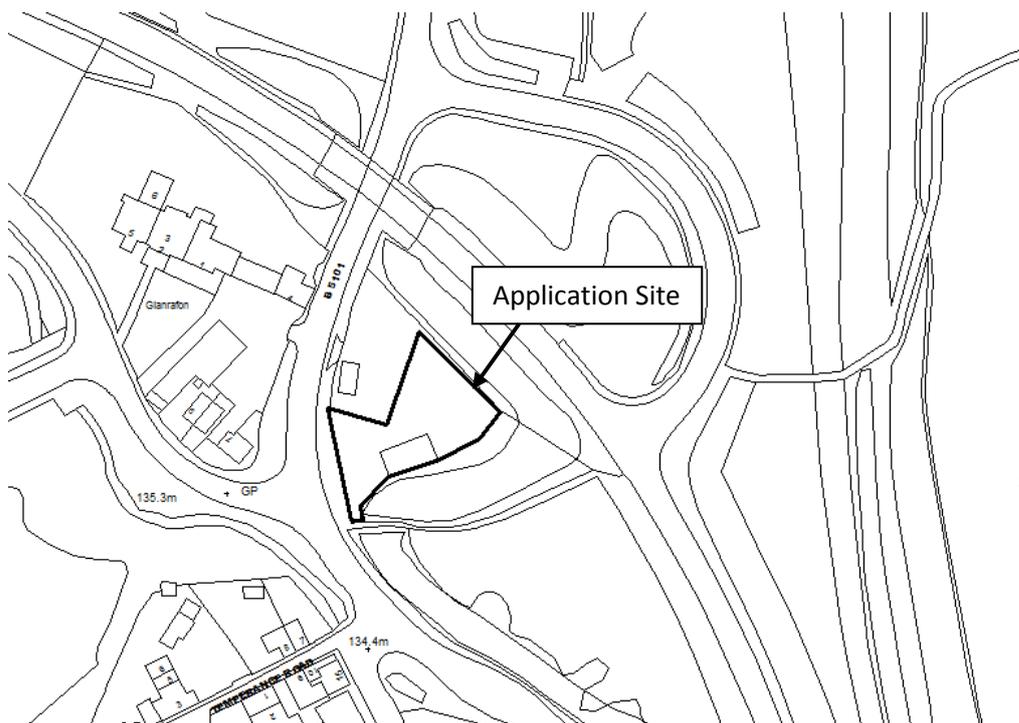
CASE OFFICER:
MR

WARD:
Bryn Cefn

AGENT NAME:
TREVOR MENNELL
PLANNING
MR TREVOR MENNELL

APPLICANT(S) NAME:
MR ANDREW CASH

THE SITE

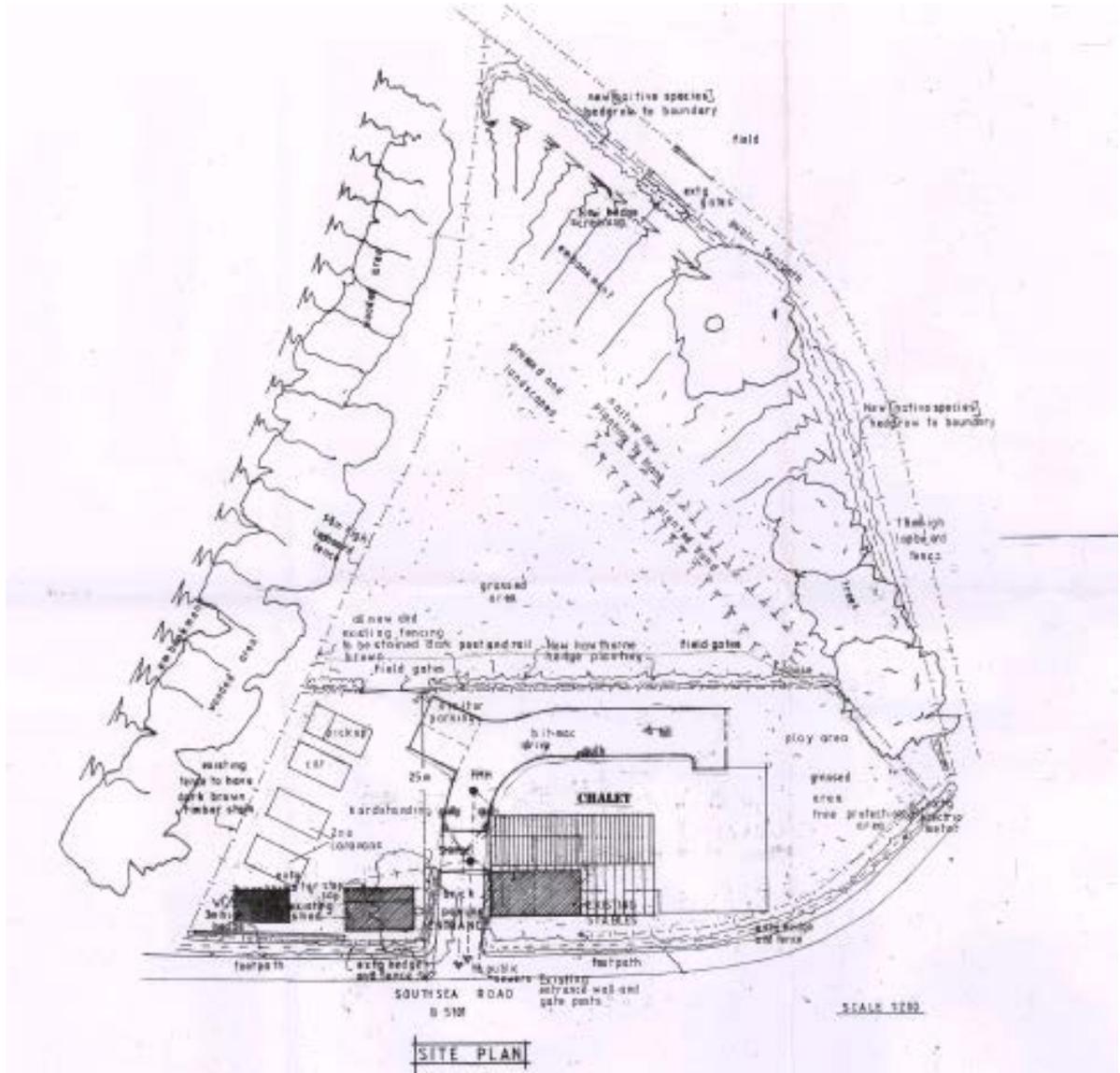


PROPOSAL

The proposal seeks planning permission for the change of use of land, to extend an existing gypsy/traveller residential caravan site.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

Planning permission was granted on appeal on 16.11.2016 (Council ref no: P/2015/0773) for a gypsy/traveller site comprising 1 no. mobile home, 1 no. mobile utility structure and 2 no. touring caravans, with associated parking. The approved Site Layout for which is shown below.



This application seeks to extend the existing site which would involve provision of 4 no. new pitches and 1 no. new day room. The mobile home and mobile utility structure would remain in the same positions, as per the approved plans under P/2015/0773. Parking provision would be to the side of the mobile utility structure. The current proposal is shown below.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018



HISTORY

- P/2017/0135 Application of details reserved by conditions imposed under appeal ref no. App/h6955/3144761 – condition 3 – submission of scheme of details to specify condition of the land before any works first took place and details of the period of restoration works condition 8 – submission of details of parking and turning facilities within the site. Approved 10/04/2017.
- P/2015/0773 Replacement of existing stable building and shed with one mobile home, one mobile utility structure and 2 no. touring

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

caravans together with associated parking (party in retrospect). Refused 20/11/2015.
Appeal Allowed 16/11/2016.
P/2011/0670 Proposed travellers chalet and caravan park for one plot (one chalet and two caravans) plus amenity building.
Refused 06/02/2012.
Appeal Dismissed 13/08/2012.

DEVELOPMENT PLAN

Site is located within designated green barrier and open countryside.
UDP Policies PS1, PS2, EC1, EC6, GDP1, H9, T8 apply.

NATIONAL PLANNING POLICY

Planning Policy Wales (PPW) Chapter 4 – Planning for Sustainability
Circular 30/2007 – Planning for gypsy and traveller caravan sites

CONSULTATIONS

Community Council: This proposal does not comply with condition 5 attached to the application allowed on appeal under P/2015/0773.
Submission of details to discharge condition 3 attached to the application P/2015/0773 do not appear to have been submitted to date.

Local Member: Cllr Nigel Williams, Cllr Beverley Parry-Jones and Cllr Paul Rogers notified on 05/01/2018.
Cllr Nigel Williams objects to the application. Concerns raised include there appears to be more people residing at the site than those named and allowed to occupy the site as specified in the appeal decision. After the appeal was allowed, work was undertaken on the site prior to the relevant condition being discharged. There are more caravans and buildings located at the site, than was specified in the appeal decision. There are often commercial vehicles parked on the site, even though the appeal decision stipulated that there should be no commercial activities on the site.

Highway Authority: Access into the site has already been previously accepted by the Inspector determining the enforcement appeal. An increase in pitches on the site would mean an increase in traffic generation, however the requirements to provide a safe access do not differ as a result of increased traffic generation. No objection is raised subject to a condition to secure the parking layout prior to first occupation of the development.

NRW: No objection.

Ecology: No objection.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

Trees:	No objection subject to conditions to secure submission of an Arboricultural Method Statement, retention of trees and shrubs and submission of a landscaping scheme.
Flooding:	Flood Officer requests details of surface water drainage scheme prior to determination of application.
Welsh Water:	No objection.
Public Protection:	No comments to make.
Ramblers Ass'n:	The site is near footpath Brymbo 52 which should not be diverted or blocked as part of the application.
Neighbours:	8 no. representations received (2 no. from the same property), objecting to the proposal. Concerns raised include:- consultation process not carried out appropriately, the proposal does not comply with the conditions attached to the appeal decision, highway safety implications, adverse impacts on existing drainage conditions, the site is used for commercial purposes, the number of proposed occupants exceeds the number allowed in the decision notice, the site is green barrier, the site is a flood plain.
Site Notice:	Expired 09/02/2018.
Press Notice:	Expired 10/02/2018.

SPECIAL CONSIDERATIONS

Local Plan Policy

The application site lies within designated green barrier as identified on Policy Map 3 Inset 5.

Policy EC1 states amongst other criteria, that development within Green Barriers will only be permitted where the use of the land maintains the openness of the Green Barrier and does not conflict with the purpose of including land within it.

Policy H9 states that in exceptional circumstances, where sites for caravans for individual gypsy families cannot be accommodated within settlement limits, consideration will be given to other proposals. The amplification to the policy states that proposals will not be supported where the new caravan site conflicts with other general environmental and locational policies.

The proposal seeks planning permission to change the use of the land, outlined in red on the submitted Site Location Plan, to create an extension of the existing gypsy/traveller residential caravan site. This would involve provision of 4 no. pitches (which would each include a static caravan and touring caravan). A new dayroom is also proposed, and is shown as being sited directly in front of pitch 4. An amended Site Location Plan to include this as part of the application site was received on 20th March 2018.

The proposal does not fall under the criteria set out in Policy EC1 where development in green barriers would be permitted and would not therefore

accord with the provisions set out within Policies EC1 or H9. There is a policy presumption against the development.

National Policy & Guidance

Planning Policy Wales is a material consideration in the determination of this application.

Paragraph 4.8.14 of PPW advises that in the consideration of applications for planning permission in Green Belts or green wedges, a presumption against inappropriate development will apply and local planning authorities should attach substantial weight to any harmful impact which a development would have on a Green Belt or green wedge.

PPW goes on to state that inappropriate development should not be granted planning permission except in very exceptional circumstances where other considerations clearly outweigh the harm to the Green Belt or green barrier.

PPW goes on to list the circumstances in which the construction of new buildings in the Green Belt or green wedge will be allowed, to which the proposed development does not fall under the criteria listed.

Whilst it is acknowledged that the proposal does not involve the construction of new buildings as such, it would involve the provision of 4 no. static chalets, 4 no. touring caravans and 1 no. day room, resulting in encroachment into and loss of the openness of part of the green barrier.

It is therefore considered that the same principles to which PPW refer to the construction of new buildings on the green barrier can also be applied in this instance to this proposal.

The proposal represents inappropriate development which triggers the need to assess whether very exceptional circumstances exist, to justify granting approval of the scheme.

Very Exceptional Circumstances

Identified need for gypsy/traveller sites

The Housing (Wales) Act 2014 (and Welsh Office Circular 30/2007 'Planning for Gypsy & Traveller Caravan Sites') requires all local authorities in Wales to identify the housing needs of Gypsies and Travellers in their areas and make provision for any needs identified. The Housing Act places a statutory duty on local authorities to provide sites where a need has been identified. All local authorities are required to complete a Gypsy Traveller Accommodation Assessment (GTAA) every 5 years, which identifies pitch requirements.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

The latest GTAA for Wrexham covers the period 2015-2020 and was approved by the Welsh Government on 28th March 2017. The approved GTAA identifies a need for the following:

- 15 residential G&T pitches over a 5 year period (ie by 2020)
- 28 residential G&T pitches over the 15 year LDP period.

Since the GTAA was produced 9 no. residential (private) pitches have been granted planning permission, which reduces the identified need to 6 pitches over the 5 year period and 19 pitches over the LDP period to 2028.

However the GTAA also recommends that the number of pitches located at Ruthin Road residential site is reduced during the LDP period from 15 to 9. The 6 pitches lost at Ruthin Road would therefore need to be replaced elsewhere, which increases the requirement for social rented pitches over the plan period to 25.

Whilst the Deposit Wrexham LDP will include Gypsy & Traveller site allocations to meet this need, the LDP is unlikely to be formally adopted until 2019. At the current time therefore, there is an existing unmet need for Gypsy & Traveller pitches in the County Borough. This affords substantial weight in favour of the application.

Personal Circumstances

The agent has confirmed that the personal circumstances of the applicant and the named beneficiaries in the previous application, allowed on appeal, remain the same. The Inspector awarded substantial weight to the personal circumstances associated with the previous scheme.

There are six additional occupants (this figure excludes children where relevant) who seek to live at the site as part of this application. The personal circumstances advanced in favour of these additional occupants are limited to the fact that the applicants father (proposed to reside at the site) is suffering from ill health, and that there would be at least 2 additional children living at the site.

The additional pitches are therefore primarily required to provide further living accommodation for the applicants family and in this respect, it is considered that only limited weight can be attached to the personal circumstances associated with this specific application.

Impact on the character and appearance of the open countryside/landscape

Although it is acknowledged that the number of occupants not named in the previous decision would be increasing by six, as well as the associated resident dependents, this has to be weighed in the overall planning balance, having regard to the harm which would result to the openness of the green barrier and to the visual amenity of this open countryside location, as a result of the increase in occupants and therefore pitches.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

In the previous appeal decision the Inspector acknowledged that the proposal would result in a significant change to the landscape character, causing material harm to the character and appearance of the area.

The application site extends eastwards beyond the existing site allowed on appeal. It sits below an existing embankment which rises up from the eastern boundary of the site and screens the site from views from the east.



Embankment, view looking eastwards

The northern and southern boundaries of the site comprise mature trees and hedgerows/shrubs, which further contribute in screening the site when viewed from these locations, particularly when the trees are in leaf.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018



The site, view looking westwards from the top of the embankment

The topography of the land would not have to be significantly altered as part of the application and in this context, the proposal is considered would comprise a natural rounding off of the existing parcel of land which already has the benefit of planning permission.



View looking southwards from the top of the embankment



View looking north, from the top of the embankment

The application site is also considered to be limited in its overall scale when viewed in the context of the existing site, as well as the site as a whole.

The proposal therefore, by virtue of its impact to the character and appearance of the area has already been accepted, and for the reasons set out above, it is considered that the additional encroachment into open countryside and the loss of green barrier, would not have such an adverse impact to existing visual amenities over and above the existing situation, as to warrant refusal of the application. Substantial weight is awarded to this element of the scheme.

Summary

Although the proposal represents inappropriate development in green barrier, there is nevertheless a current unmet need for gypsy and traveller pitches within Wrexham, as identified in the Gypsy Traveller Accommodation Assessment. There is a statutory duty on the Local Authority to meet the identified need as per Section 102 of the Housing (Wales Act 2014), which is currently not being met. This affords substantial weight in favour of the application.

The personal circumstances associated with this application and the proposed additional occupants are limited to the presence of two additional children on site and that the applicants' father is suffering from ill health. Limited weight is attached to the personal circumstances associated with the scheme.

The principle of a gypsy and traveller site at this location has already been established and the key consideration relates to the additional impact an

extension of this site would have on the function and character of the green barrier.

The site is contained by an embankment to the east and mature trees, shrubs/hedgerows along the northern and southern boundaries, and part of the western boundary. Given the sites physical characteristics, it is considered that there would be no harmful impact upon the green barrier.

Similarly, it is not considered that the extension of the site would create a precedent for further intensification of the use, as there are only limited opportunities to further extend into this area of green barrier.

In this context, it is considered that the extension of the site to the area proposed would not result in such additional harm over and above the existing situation, as to warrant refusal of the scheme.

The substantial weight attached to the need to increase gypsy and traveller pitches within Wrexham, as well as the substantial weight awarded to the overall limited harm identified to the openness of the green barrier and character and appearance of the open countryside, is considered would outweigh the limited weight attached to the personal circumstances associated with the scheme.

Having regard to the above, there are very exceptional circumstances associated with this application to justify granting approval of this scheme.

Design and Layout: The scale of development is considered to be commensurate to the plot size and would not appear overly cramped in this respect.

The siting and layout is logical, with proposed pitches sited around an access road into the site.

The proposal is considered to be appropriate and would not result in such adverse impacts to warrant refusal of the scheme on design terms.

Residential Amenity: No identified impacts would result to existing levels of residential amenities.

Highway Safety: Access into the site has already been previously accepted by the Inspector determining the enforcement appeal.

An increase in pitches on the site would mean an increase in traffic generation, however, the requirements to provide a safe access do not differ as a result of increased traffic generation. No objection is raised by the Highway Authority subject to a condition to secure the parking layout prior to first occupation of the development.

Ecology: Wrexham Ecology and NRW raise no objection.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

Trees: No objection is raised by the Tree Officer subject to conditions to secure submission of an Arboricultural Method Statement and that no trees or shrubs will be removed as part of the development.

Drainage: Flood Officer recommends that details in regards to disposal of surface water are submitted prior to the determination of the application. These details can be secured by condition and would be attached to any decision notice granting planning permission.

CONCLUSION

The proposal represents inappropriate development in green barrier, conflicting with local plan policies EC1 and H9. However it has been established that in accordance with S.38(6) of the Planning and Compulsory Purchase Act 2004, there are material considerations amounting to very exceptional circumstances to justify a departure from the development plan, in allowing approval of this scheme.

The substantial weight attached to the need to increase gypsy and traveller pitches within Wrexham, as well as the substantial weight awarded to the overall limited harm identified to the openness of the green barrier and character and appearance of the open countryside, is considered would outweigh the limited weight attached to the personal circumstances associated with the scheme.

The application is recommended approval accordingly.

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) Proposed Site Layout, 1:1250 Site Location Plan (received 15th March 2018) and as contained within the application documentation.
3. The occupation of the site shall only be by Gypsies and Travellers as defined by paragraph 3 of Circular 30/2007.
4. There shall be no more than one residential mobile home and four residential pitches on the site and on each of the four residential pitches hereby approved no more than one static caravan and one touring caravan, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, stationed at any one time.
5. No mobile home, static caravan or chalet (including the day room as shown on the approved 1:100 Site Layout Plan) shall be brought onto the site or thereafter replaced until details of its size, external appearance and means of attachment to the ground have been submitted to and approved in writing

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

by the Local Planning Authority. Thereafter only a mobile home, static caravan or chalet that accords with the details as approved shall be sited on the land.

6. No commercial activities shall take place on the land, including the storage of materials, and the stationing of any vehicle in excess of 3.5 tonnes overnight. There shall be no loading or unloading of vans, open backed vehicles or lorries on the site at any one time other than for domestic purposes.

7. The existing trees, shrubs and hedges shown on drawing(s) No(s). AIA/SS/10/11/01 to be permanently retained shall not be cut down, grubbed out, lopped or uprooted. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

8. Any pruning of the trees to be retained in connection with condition no. 7 shall be carried out in strict accordance with the current British Standard 3998: Recommendations for Tree Works 1989 (or any subsequent revisions).

9. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
- d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- f) Method for protecting retained trees during demolition works;
- g) Details of all proposed tree works, including felling and pruning.

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

11. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescales for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

12. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 1:100 Proposed Site Layout Plan shall be fully laid out,

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

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.

13. Notwithstanding the submitted details, no development shall commence until a surface water drainage scheme is submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the residential occupation of the site and retained for the duration of the development.

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. The residential use of this countryside site has only been allowed based on there being a need for a gypsy and traveller site accommodation and therefore any future occupation of the site accommodation must be strictly controlled.
4. To define the terms of the planning permission and to ensure that the site layout can be implemented and retained in the interests of the amenity of the site occupiers and those of the surrounding land.
5. To ensure a satisfactory standard of appearance of the development in the interest of the visual amenities of the area.
6. To protect residential amenities of nearby properties.
7. To ensure the amenity afforded by the trees is continued into the future.
8. To ensure the amenity afforded by the trees is continued into the future.
9. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
10. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
12. 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.
13. To ensure means of surface water drainage is acceptable and the application does not result in surface water flooding impacts.

NOTE(S) TO APPLICANT

The scheme of arboricultural supervision required in connection with condition no. 10 above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturist, the Developer/ Applicant/ Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement.

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:-

means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption"" - 7th Edition. Further information can be obtained via the Development Services pages of www.dwrcymru.com

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

APPLICATION NO:
P/2018 /0011

LOCATION:
THE FLASH GLASCOED ROAD
BWLCHGWYN WREXHAM
LL11 5YG

DATE RECEIVED:
08/01/2018

COMMUNITY:
Brymbo

DESCRIPTION:
ERECTION OF TEMPORARY
DWELLING IN CONNECTION WITH
FARMING ENTERPRISE (IN
RETROSPECT)

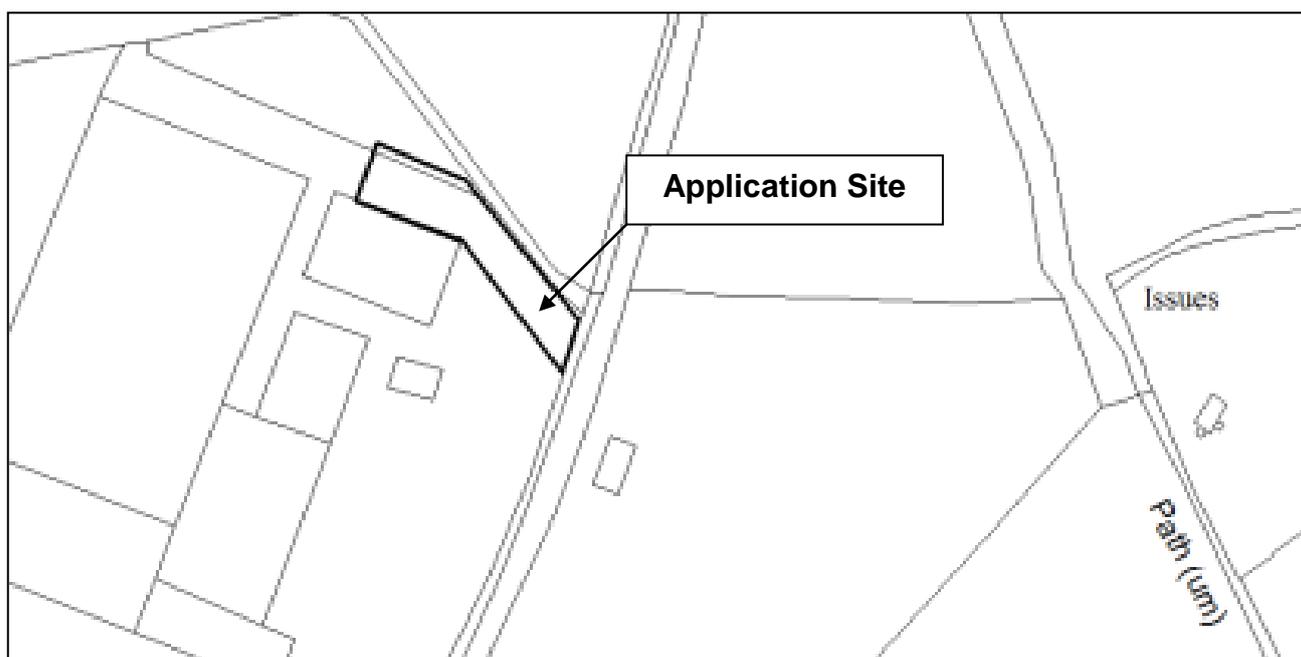
CASE OFFICER:
MR

WARD:
Minera

APPLICANT(S) NAME:
MR PHILIP PUGHE

AGENT NAME:
EGIS CONSULTANCY
LTD
MR GRAHAM LEAVER

SITE



PROPOSAL

The proposal seeks retrospective planning permission for the retention of a temporary agricultural workers dwelling.

HISTORY

P/2005/1417

Importation of soil and tarmac scarifyings to form bund, raise ground levels. Erection of stable block. Provision of ménage and installation to septic tank. Approved 03/04/2006.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

P/2004/0425 Erection of replacement agricultural building.
Approval given 02/08/2005.

DEVELOPMENT PLAN

Within designated open countryside and special landscape area.
UDP Policies PS2, GDP1, EC5, H5 apply.

NATIONAL PLANNING POLICY

Planning Policy Wales (PPW) Chapter 4 – Planning for Sustainability
Technical Advice Note (TAN) 6 – Planning for Sustainable Rural Communities

CONSULTATIONS

Community Council: No comments received at the time of writing.

Local Member: Notified 09.11.2018.

Highway Authority: Access to Glascoed Road to the north is substandard in visibility however no objection is raised given the proposal is for 1 dwelling only. Should the business intensify, any further associated planning application would be considered on its own merits.

NRW: No objection.

Welsh Water: The applicant is advised to contact NRW. Should a connection be made to the public sewerage system, it is advised that Welsh Water are re-consulted on the application.

Public Protection: No comments to make.

Neighbours: 5 no. representations received objecting to the proposal. Concerns raised include adverse drainage impacts, increase in traffic, noise and odours, how long will the dwelling be there for, no evidence of existing farm activity at the site, poor access to the site, adverse visual impact, where will the waste/effluent be disposed to.

SPECIAL CONSIDERATIONS

Local Plan Policy

The application site lies within designated open countryside as identified on Policy Map 3 INSET 5.

Wrexham UDP Policy H5 permits new dwellings outside defined settlement limits where amongst other criteria, an essential need to house a full time agricultural worker has been established.

As part of Policy H5, the application must demonstrate the long term financial viability and functional management of the enterprise, that there is a need for the applicant to live on the site due to the nature of the work involved, there are no alternative dwellings nearby and the design and layout is appropriate.

National Policy & Guidance

Planning Policy Wales and Technical Advice Note (TAN) 6 is a material consideration in the determination of this application.

TAN 6 was published in 2017 and is therefore more up to date than the Council's policy. The application has been assessed, having regard to the tests and criteria set out in TAN 6. For the avoidance of doubt, UDP Policy H5 is considered to be broadly similar to the requirements set out in TAN 6, therefore the resultant outcome after assessing the tests in the TAN are considered would also apply to UDP Policy H5.

Based on the submitted information, the application qualifies as a rural enterprise under paragraph 4.3.2 of TAN 6.

The guidance sets out the four circumstances in which a rural enterprise dwelling would fall under, to which this application would constitute a new dwelling on a new rural enterprise.

As set out in paragraph 4.6.1 of TAN 6, the application should satisfy the following criteria:

- a. Clear evidence of a firm intention and ability to develop the rural enterprise concerned (significant investment in new buildings and equipment is often a good indication of intentions);
- b. Clear evidence that the new enterprise needs to be established at the proposed location and that it cannot be accommodated at another suitable site where a dwelling is likely to be achievable;
- c. Clear evidence that the enterprise has been planned on a sound financial basis;
- d. There is a clearly established functional need and that need relates to a *full-time* worker, and does not relate to a part-time requirement;
- e. The functional need could not be fulfilled by another dwelling or by converting an existing suitable building on the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the workers concerned; and
- f. Other normal planning requirements, for example siting and access, are satisfied.

Assessment by the LPA

a. Clear evidence of a firm intention and ability to develop the rural enterprise (significant investment in new buildings and equipment is often a good indication of intentions);

The applicant has increased the amount of land owned, purchasing the land to the north of the dwelling originally and subsequently purchasing land to the east, on the opposite side of the road, in order to provide sufficient grazing land for his cattle enterprise and space for the pigs.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

The applicant currently owns a herd of 15 sows and 5 cattle. The Business Plan demonstrates how the enterprise is anticipated would grow over a 3 year period whilst the Planning Appraisal demonstrates the projected number of livestock on the holding and the number to be sold p.a.

An investment in livestock has therefore already been made and future investment has been projected and calculated as part of the Business Plan.

The applicant submitted a prior notification application for an agricultural building on the site which was approved on 02/08/2005. Whilst this provides some space currently to house the cattle, pigs and any equipment necessary, it is anticipated that additional space would be required as the number of livestock increases, and the application states that a further agricultural building would be required to facilitate the growth of the enterprise. Costings of this building have been included in the submitted Business Plan.

The agent has confirmed the applicant's agricultural holding number which indicates that the land in question is used for keeping livestock.

Based on the above, it is considered that the applicant has demonstrated a firm intention and ability to develop the new enterprise, meeting the criteria of TAN 6.

b. Clear evidence that the new enterprise needs to be established at the proposed location;

The application states that the only land and buildings within the applicants ownership suitable to develop a new enterprise, is at The Flash (subject of this application).

The existing agricultural building is at this site and the applicant has extended his agricultural land ownership over that originally purchased. It is understood that the livestock already owned by the applicant are currently located at this site.

The new enterprise therefore would need to be established at this location.

c. Clear evidence that the enterprise has been planned on a sound financial basis;

TAN 6 advises that Agricultural Appraisals should be based on a 5 year projection, however the submitted Appraisal/Business Plan which accompanies the application is based on a 3 year projection. Whilst this is 2 years short of the recommended projection, the applicant only seeks a temporary permission, which would establish whether the business is profitable and sustainable.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

Given the proposal is a new enterprise, whether the applicant meets the financial test is unknown at this stage. TAN 6 advises that in these instances, in order to meet the applicants functional needs, temporary accommodation can be granted to enable the enterprises financial sustainability to be tested.

In taking the above into account, it is recommended that the dwelling is granted temporary planning permission on a three year basis only which would enable the financial element of the scheme to be tested.

d. There is a clearly established functional need and that need relates to a *full-time* worker, and does not relate to a part-time requirement;
Functional need

On pig farms, birthing (farrowing) is spread throughout the year, which supports the applications statements that there is functional need for a worker on the site, given the potential for complications which could arise before, during or after the birth at any time of the year, requiring presence of a farm worker on the site for the vast majority of the time.

If assistance is given during farrowing, the mother should be injected with antibiotics immediately afterwards and kept under observation, further supporting the functional need relating to a farm worker on site.

Farrowing often occurs outside normal working hours, which if any complications were to arise as a result, would require the day and night presence of a farm worker on the site.

During a difficult farrow, a decision has to be made as to whether to aid in the task of assisting the sow or whether to contact the vet, as in extreme instances, this can be a life or death situation for the mother and offspring.

The application further states that very young stock can require essential care at very short notice and outside of normal working hours. Diseases such as pneumonia, scouring, e-coli infection, dysentery and rhinitis require around the clock treatment, particularly in the early stages to ensure the disease is controlled and to restrict infection to as few pigs as possible. If the disease becomes established, it can cause death or blindness and in the case of pneumonia and scouring, can be easily spread, resulting in adverse animal welfare, threatening the stability and ultimately the economic well-being of the enterprise. Therefore in order to administer treatment and to control any disease, it would be difficult if the applicant was not living at the site to oversee this.

The scale of the enterprise is projected to increase to 85 breeding sows, which is considered to be similar in size to the average UK pig farm. This increases the potential for more than one farrow to take place at the same time, which would further increase the need for a farm worker on site at all times in order to easily navigate between each sow during farrowing.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

Further to the above, there is a public footpath within approximately 100m of the farmyard. The presence of a full-time farm worker would increase security, deterring the potential for trespassing.

The lack of 24-hour on-site supervision is considered may prejudice the viability of the enterprise and the circumstances set out above, would appear could not be properly managed within normal working hours. The application meets the functional need test.

Full-time worker

The application includes an eligibility check using standard man hour figures from the Agricultural Budgeting and Costings Book (ABC) May 2017 Edition.

The calculation demonstrates current man hours based on the existing stock and future man hours based on the projected increase in stock. The future calculation equates to 2,530 hours p.a. The annual amount of labour provided by a standard worker is assumed to be 2,200 hours, which is referenced in paragraph 4.15 of the TAN 6 Practice Guidance. The 2,530 hours p.a calculation would therefore equate to 1.15 full-time worker.

The Planning Appraisal further states that this full-time equivalent figure would occur by year 3.

The Council's valuer confirms that the most efficient pig farms could cope with a similar number of livestock as the applicant proposes with less labour, whilst the least efficient could need more labour. In this context, the Valuer confirms that it is not contested that the planned expansion of the farm could legitimately provide enough labour for 1 equivalent full-time worker.

Similarly to the financial test, the full-time worker test is difficult to ascertain currently given this element of the scheme is also a relative unknown until the enterprise is established. However, based on the calculations provided in the application which uses a similar means of calculation indicated in the TAN 6 Practice Guidance for calculating whether a full-time worker can be established, it is considered that the full-time worker test would be met in this instance.

However, the need for a temporary permission would be reinforced by this test, in order so that the need for a full-time worker on the farm could be satisfactorily demonstrated once the enterprise has been established for a period of 3 years.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

e. The functional need could not be fulfilled by another dwelling or by converting an existing suitable building on the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the workers concerned;

There are no suitable buildings on or near to the site, within the applicants ownership, which are suitable for conversion given they are modern buildings and are all currently in use.

The applicant is at this stage the sole employee, and there is therefore no scope to re-organise the management of the enterprise, given he would be the only worker associated with the enterprise.

The application includes details of all properties for sale and rent within a mile radius of the holding at the time the application was prepared. There were 22 properties for sale and 0 for rent within the radius.

Only 2 of the dwellings were less expensive than the expected cost a permanent dwelling and the agent states that the applicant could not afford the mortgage re-payments for these dwellings during this time.

It is considered that the proposal meets the test, albeit further reinforcing the justification for granting temporary planning permission in the context that in 3 years' time, there may be suitable means of alternative dwellings in the locality.

f. Other normal planning requirements, for example siting and access, are satisfied.

The application meets the normal planning requirements of which are discussed in more detail below.

Conclusion

Based on the submitted information the application would meet the criteria and associated tests set out in TAN 6 relating to new dwellings on new enterprises and would therefore also meet the tests set out in UDP Policy H5.

A temporary planning permission for 3 years is considered to be appropriate which would allow the LPA to test the evidence submitted in support of the application.

Should a further application be submitted at the end of the 3 year period, this would be assessed having regard to its own merits and the evidence obtained over the previous 3 operational years of the enterprise.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

Design and Layout: As previously stated above, the dwelling is functional in appearance for its required temporary purpose.

The dwelling is sited directly to the front of an existing agricultural building, which is considered to be a logical position within the existing built form of the site.

Its scale is that of a standard static caravan which is considered to be commensurate to the size of the holding.

The temporary nature and siting of the proposal is considered to be appropriate and would not substantiate a refusal on these grounds in this respect.

Residential Amenity: The land associated with the dwelling is already in use for agriculture to which the specific agricultural use cannot be controlled by the Local Planning Authority.

Nevertheless, Public Protection have no comments to make and there are no resultant identified impacts which are considered would result to existing levels of residential amenities.

Highway Safety: Access onto Glascoed Road, north of the site, is considered to be substandard in visibility. However given the proposal is for 1 dwelling, no objection is raised by the Highway Authority.

Any further planning application related with the enterprise would be assessed on its own merits.

Drainage: The application states that a private treatment works would be used as a method of drainage disposal to which Welsh Water advise that the applicant contacts NRW for further discussion.

CONCLUSION

Based on the submitted information the application would meet the criteria and associated tests set out in TAN 6 relating to new dwellings on new enterprises and would also therefore meet the tests set out in UDP Policy H5.

A temporary planning permission for 3 years is considered to be appropriate which would allow the LPA to test the evidence submitted in support of the application. Should a further application be submitted at the end of the 3 year period, this would be assessed having regard to its own merits and the evidence obtained over the previous 3 operational years of the enterprise.

The principle of development is considered to be acceptable in this instance and the proposal would not give rise to any adverse impacts relating to visual or residential amenities, highway safety or drainage implications sufficient to warrant refusal of the scheme.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The use of the building shall cease and be abandoned before 03/04/2021. The mobile home together with any hard standing, base or slab upon which it stands shall be completely removed and the land restored to its previous condition not later than one month after that date.
2. The approved plans area:-
1:500 Block Plan,
1:50 Gable Ends,
1:50 Side Elevation,
1:50 Floor Plan.
3. The occupancy of the dwelling shall be restricted to:-
 - a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or, if it can be demonstrated that there are no such eligible occupiers;
 - b) a person or persons who would be eligible for consideration for affordable housing under the Local Authority's Housing Policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

REASON(S)

1. Having regard to its design and materials of construction, planning permission would not normally be granted in respect of temporary buildings in this location. Permission has been granted in this instance solely to allow the applicant adequate time to seek permanent, satisfactory accommodation.
 2. To define the scope of the planning permission
 3. To ensure that the dwelling is only occupied by a family of a bona fide agricultural worker in accordance with the Council's established planning policies governing residential development in the countryside.
-

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

APPLICATION NO:
P/2018 /0039

LOCATION:
MONDRAY FRANCIS ROAD MOSS
WREXHAM
LL11 6EH

DATE RECEIVED:
18/01/2018

COMMUNITY:
Broughton

DESCRIPTION:
VARIATION OF CONDITION 03 OF
PLANNING PERMISSION
P/2013/0050 TO ALLOW FOR
ADDITIONAL TIME FOR
COMMENCEMENT OF
DEVELOPMENT

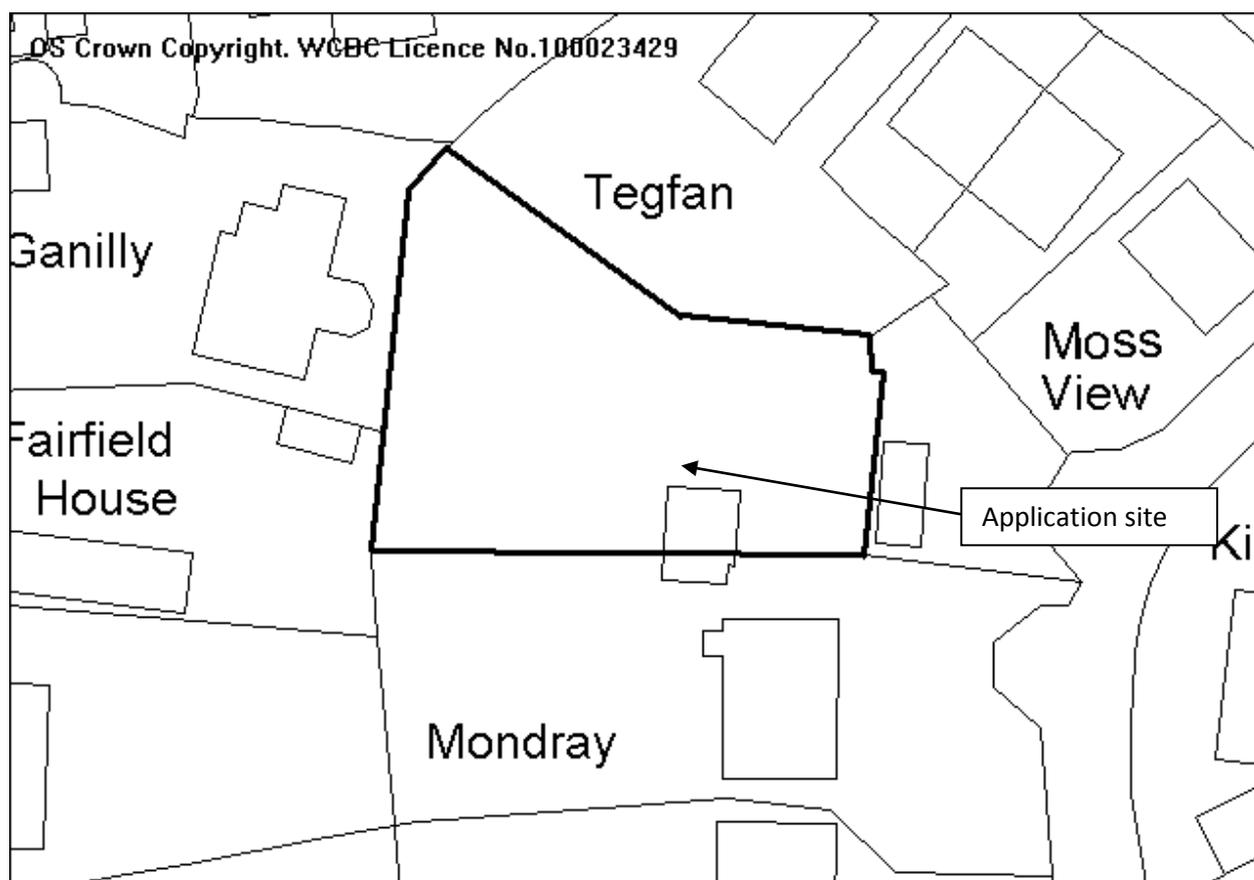
CASE OFFICER:
MP

WARD:
Bryn Cefn

AGENT NAME:
BLUEPRINT LTD
MR DAFYDD EDWARDS

APPLICANT(S) NAME:
MR S WARBURTON

THE SITE



PROPOSAL

As above.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

HISTORY

P/2013/0050 Renewal of outline planning permission.
Granted 18.03.2013.

P/2014/0308 Submission of reserved matters for planning permission
P/2013/0050. Approved 19.1.2015

DEVELOPMENT PLAN

Within settlement limit. Policies GDP1, H2 and T8 apply.

CONSULTATIONS

Community Council:	Consulted 7.2.18
Local Member:	Notified 7.2.18
Highways:	Recommend conditions.
Public Protection:	No further comments to those made on original application.
Welsh Water:	Request condition 09 imposed on the original consent is maintained.
NRW:	No comments
Site Notice:	Expired 8.3.18
Neighbours:	The owners/occupiers of 10 neighbouring properties notified 12.2.18. 1 representation received expressing the following comments: <ul style="list-style-type: none">- Sloping land to be excavated and impact upon adjacent property which is at higher level;- Could the development be altered, with potential to block view, light and increase noise;- The original document states the property was for the owners to downsize which is not the case as the plot is up for sale.

SPECIAL CONSIDERATIONS

Background: The applicant obtained outline permission on 18.3.2013. The permission gave 3 years for the submission of reserved matters and 5 years to commence development. Reserved matters approval was subsequently given on 19.1.2015.

The applicant has not commenced development and is therefore seeking another 5 years within which to do so. The details submitted with the application confirm that the applicant intends to implement the permission in accordance with the plans approved at reserved matters stage rather than seek a separate reserved matters approval.

Policy: There have been no changes in local planning policy since the planning permission was granted in 2013 and I am unaware of any other

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

material changes in circumstances. As such there is no valid planning reason to refuse this application.

Slope Stability: It will be for the developer of the site to ensure that the stability land within the site whilst works are taking place. The previous reserved matters approval included a condition requiring details of measures to ensure slope stability in the long term. The condition will also be imposed on this decision.

Other Matters: The granting of this permission would not prevent the applicant from proposing to build a dwelling other than the one subject to the 2015 reserved matters application. However they would need to apply for planning permission separately if they wanted to materially depart from the previously approved plans. Any such application would be considered on its own merits. The current application must be determined on the basis of the details submitted rather than in light of any concerns about what the applicant *may* decide to do in future.

The objector has commented that the applicants had indicated that the proposed dwelling would be for their own use, but now the plot is for sale. This is not a material planning consideration and would therefore not have been a factor in the decision to grant planning permission previously. It is a private decision for the applicant to make as to whether they retain ownership of the site and occupy the proposed dwelling or sell or rent the site to somebody else.

CONCLUSION

The proposals accord with the relevant UDP 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 W089/001, W089/002 and W089/003 Revision A and as contained within the application documentation.
3. Prior to commencement of any site works, full details of the excavation works and means of stabilising the embankment to the rear of the site, including details of retaining walls and timescales for the work shall be submitted to and approved, in writing, by the Local Planning Authority. Works shall only be carried out strictly in accordance with the details and timescales as are approved.
4. Prior to commencement of development, details of measures to prevent overlooking from the side elevation, north facing second floor

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

windows, shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented prior to the first occupation of the dwelling and retained thereafter in perpetuity.

5. Notwithstanding the approved plans and prior to the commencement of development, the finished floor level in relation to existing adjoining development shall be submitted to and approved, in writing, by the Local Planning Authority. Works shall only be carried out strictly in accordance with the finished floor level as approved.

6. Within three months of commencement of development, full details of all boundary means of enclosure shall be submitted to and approved, in writing, by the Local Planning Authority. Works shall be carried out strictly in accordance with the details as are approved and retained thereafter unless otherwise agreed, in writing, with the Local Planning Authority.

7. 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.

8. The vehicular parking and turning areas as shown on approved drawing(s) No(s). W089/002 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.

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. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres to the south and 2.4 metres x 33 metres to the north east 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.

11. 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.

12. 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.

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 gate, fence, wall or other means of enclosure shall be erected, constructed or placed across the access within 5 metres of the highway boundary under Class A, of Schedule 2 Part 2

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 existing residents and future occupiers of the proposed development.
4. To protect the amenities of the occupiers of nearby properties.
5. To protect the amenities of the occupiers of nearby properties.
6. In the interests of nearby residential amenity and the general visual amenities of the area.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
8. 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.
9. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
10. To ensure that adequate visibility is provided at the proposed point of access to the highway.
11. 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.
12. In the interests of highway safety.
13. In the interests of highway 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

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

APPLICATION NO:
P/2018 /0056

LOCATION:
SITE OF OLD FIRE STATION AND
FORMER CHAPEL BRONYWAUN
COLLIERY ROAD CHIRK WREXHAM
LL14 5PR

DATE RECEIVED:
24/01/2018

COMMUNITY:
Chirk

CASE OFFICER:
MP

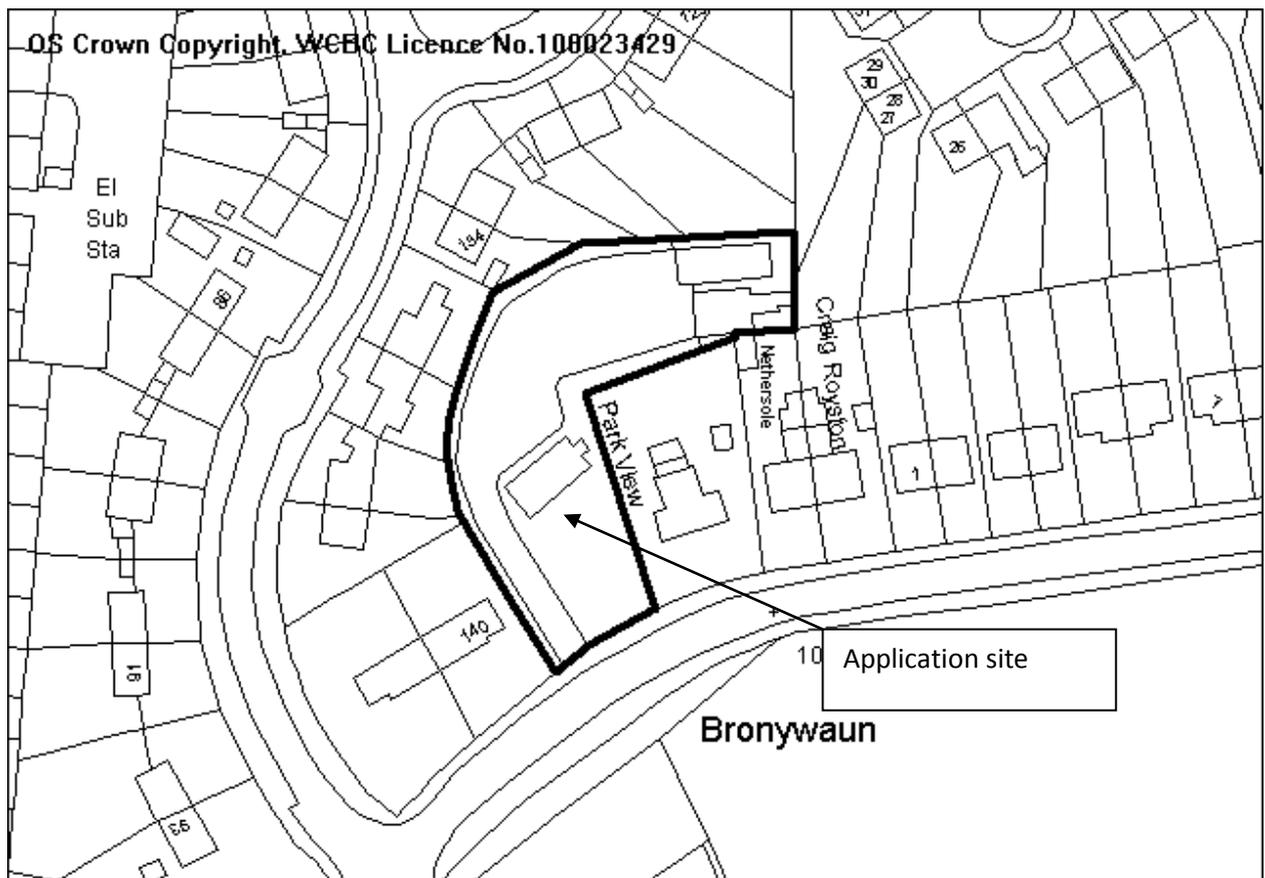
WARD:
Chirk South

DESCRIPTION:
APPLICATION FOR OUTLINE
PLANNING PERMISSION FOR THE
ERECTION OF A MAXIMUM OF 8
NO. RESIDENTIAL PROPERTIES

AGENT NAME:
FORGE PROPERTY
CONSULTATIONS
MISS CHRISSIE
ROWLANDS

APPLICANT(S) NAME:
MR & MRS DAVENPORT

SITE



PROPOSAL

As above. All matters are reserved for subsequent approval.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

HISTORY

- CB1208 Erection of one pair of semi-detached houses and alteration to existing vehicular access. Outline planning permission.
Granted 19.6.1997
- P/2000/0111 Change of use from vacant chapel to pet supplies.
Granted 23.03.2000
- P/2003/1422 Demolition of 2 No. buildings, construction of portal frame building (including roof a sides in conjunction with new front extension) and relocation of steel storage unit).
Refused 8.2.2004

PLANNING POLICY

Within settlement limit and Pontcysyllte World Heritage Buffer Zone. Policies GDP1, EC6, EC11, H2 and T8 apply.

CONSULTATIONS

- Community Council: No objection.
Consulted about amended plans 9.3.18
- Local Member: Notified 29.1.18. Notified about amended plans on 9.3.18.
- Public Protection: Recommend measures to limit impacts during construction.
- Highways: Have made the following comments:
- The access provides adequate;
 - The access will need a 6m kerb radius
 - The access will need to be 4.8m wide with provision for a medium size delivery vehicle;
 - No objection subject to plans being submitted demonstrating a suitable access into the site over the existing footway and adequate off-road parking provision
- Education: Consulted 30.1.2018
- NRW: Planning permission should only be granted if the scheme can meet the following requirement:
- Requirement 1: Foul Drainage: The applicant confirms that the foul drainage will be connected to the mains sewer, otherwise demonstrate it is not feasible to connect to the main sewer.
 - The application is supported by an ecological submission. The survey and assessment has been completed to a satisfactory standard and concur with the conclusions of the report. The proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of European or

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

- British protected species. NRW have no objection to the proposal.
- Welsh Water: Recommend drainage conditions.
Site Notice: Expired 20.2.18
Neighbours: The owners/occupiers of 18 nearby dwellings notified 31.1.2018
1 objection received expressing the following concerns:
- Traffic;
 - On-site parking provision;
 - Number of dwellings.
- The 18 neighbouring owner/occupiers were notified on 9.3.18 in respect of amended plans. 1 representation in support making the following comments:
- These represent an improvement in terms of parking and gardens.

SPECIAL CONSIDERATIONS

Background: The applicants initially applied for outline planning permission for a maximum of 10 dwellings. However after assessing the indicative plans, I concluded that the proposed number of dwellings could not be accommodated on the site whilst according with the separation standards set out in LPG21. Providing sufficient gardens, on-site parking and turning space was also likely to be difficult, as would ensuring the development did not adversely impact upon a mature tree in the north-east corner of the site.

The applicant has revised the maximum number of units downwards to 8 with a revised indicative plan suggesting buildings being located fronting onto Colliery Road and to the rear of Park View.

Policy: This is an unallocated site located within the settlement limit. Subject to complying with policy GDP1 in respect of access, siting, design and the impact upon neighbouring properties, developing it for residential use accords with policy H2.

Layout and design: Part of the site is occupied by a former chapel however the building is of limited architectural or historic interest.

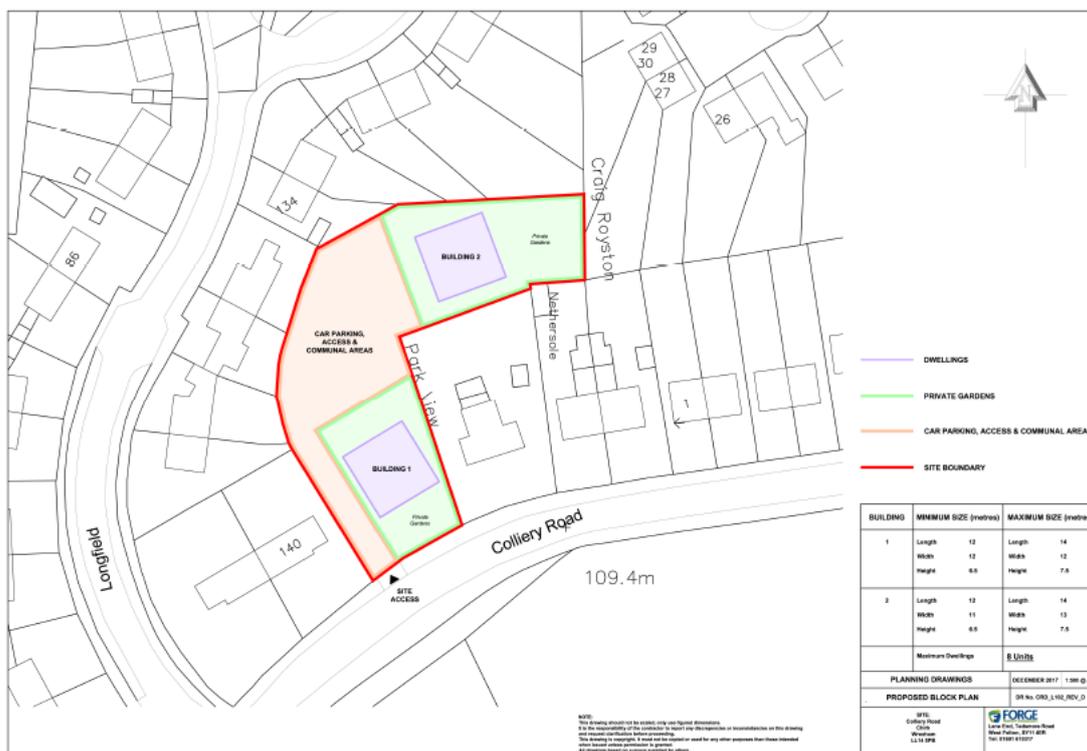
The site is located within the Buffer Zone of the Pontcysyllte Aqueduct and Canal World Heritage Site but in this location proposals will not have any impact upon the Outstanding Universal Value or setting of the World Heritage Site. The also lies to the north of the Grade II* registered park of Brynkinallt but falls just outside its essential setting and will therefore not adversely impact upon it.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

The layout and design of the development are reserved for subsequent approval and will therefore be considered in more detail at reserved matters stage. I am however satisfied that it will be possible to erect dwellings on the site in a manner that takes account of the general pattern and character of the existing development in the area. I am also satisfied that up to 8 units can be accommodated in a manner that ensures the occupiers of neighbouring properties are not unduly prejudiced by way of loss of light, privacy or as a result of over-dominance.

The layout of the site will need to be designed to avoid the need to remove a mature ash tree (T7) rated as being of moderate quality in the Arboricultural Impact Assessment submitted by the applicants. The submission of an arboricultural method statement will also be required by condition to ensure the tree is protected during development works.

For the benefit of Members, the applicant's indicative layout plan is shown below.



Indicative layout plan

Access and Parking: The indicative plan suggests the existing access would be retained to serve the development. Highways have confirmed that it has adequate visibility. I am satisfied that there is sufficient space to provide a driveway of suitable width to serve the proposed dwellings as well as on-site parking and turning facilities. As such the development is unlikely to adversely impact upon highway safety.

Ecology: The application is accompanied by an ecology report. Based on its findings I am satisfied the demolition of the existing buildings and the erection

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

of dwellings is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of European or British protected species. The report does recommend the implementation of a scheme of Reasonable Avoidance Measures (RAMs) Great Crested Newts. This will be secured by condition.

CONCLUSION

The redevelopment of the site for residential use accords with the relevant UDP policies.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - a. the layout of the building(s)
 - b. the scale of the building(s)
 - c. the appearance of the building(s)
 - d. the means of access to the site and building(s)
 - e. the landscaping of the site.
2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the

expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.

3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.

4. The details submitted in respect of condition 01 shall include a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
- d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

- e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - f) Method for protecting retained trees during demolition works;
 - g) Details of all proposed tree works, including felling and pruning.
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. The development shall be carried out in strict accordance with the Reasonable Avoidance Measures with Regards to Great Crested Newts (GCN) contained in the Protected Species Surveys at The Old First Station Colliery Road, Chirk, Wrexham completed on 30.9.2017 by Michael Worsfold and Susan Worsfold.
7. This permission provides for a maximum of 8 no. dwellings.

REASON(S)

- 1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
- 2. To comply with Section 92 of the Town and Country Planning Act, 1990.
- 3. To comply with Section 92 of the Town and Country Planning Act, 1990.
- 4. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
- 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. In order to protect wildlife interests, which are afforded special protection.
- 7. To define the scope of the planning permission

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

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

APPLICATION NO:
P/2018 /0082

LOCATION:
21 MOSS HILL MOSS WREXHAM
LL11 6ES

DATE RECEIVED:
31/01/2018

COMMUNITY:
Broughton

DESCRIPTION:
TWO-STOREY SIDE EXTENSION

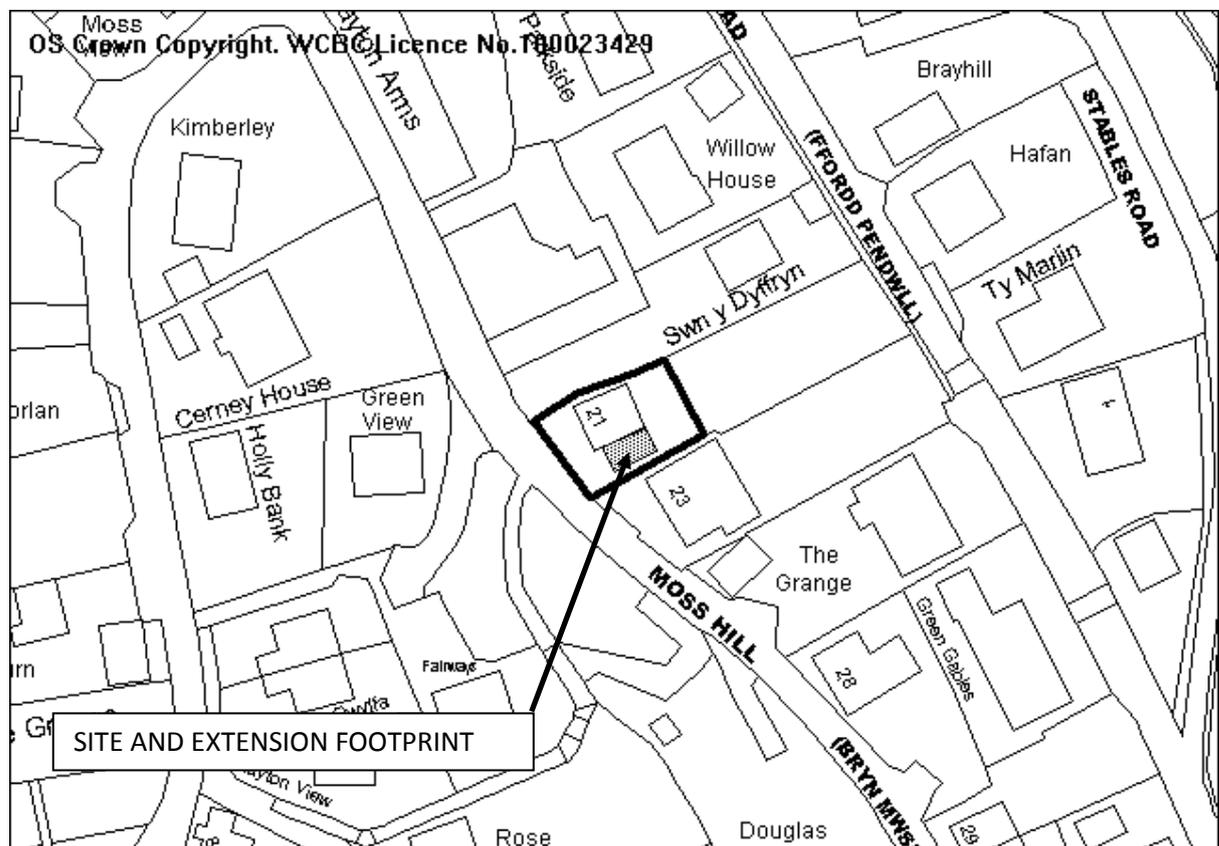
CASE OFFICER:
PF

WARD:
Bryn Cefn

APPLICANT(S) NAME:
MR LEIGHTON HARPER

AGENT NAME:
MR LEIGHTON HARPER

THE SITE



PROPOSAL

Planning permission is sought for the erection of a two storey side extension in order to provide for additional living accommodation at ground floor and an additional bedroom, WC and dressing room at first floor.

HISTORY

P/2008/0519 Two storey extension to form playroom, utility room and bedroom. Granted 07/07/2008

PLANNING POLICY

The site is located inside the settlement limit as defined by the Wrexham Unitary Development Plan. Policies PS2, GDP1 and T8 are relevant. Guidance is contained in Local Planning Guidance Notes 16 – Parking Standards and 20 – House Extensions.

CONSULTATIONS

Community Council:	Consulted 02.02.2018
Local Member:	Notified 02.02.2018
Site notice:	Expired 27.02.2018
Neighbouring occupiers:	5 neighbouring occupiers notified. One representation received raising the following points: <ul style="list-style-type: none">• Any extension would have serious implications to the northern boundary of our property, in years past we have seen very costly remedial action and works being carried out following a land slip of some proportion. We consider that the present supporting wall is still showing signs of instability and any extension to 21 would cause, further potential major issues.

SPECIAL CONSIDERATIONS:

Background: Members should note that planning permission was granted for the exact same development in 2008 with a condition requiring that development was to be commenced within 5 years of the date decision. Development did not commence. This previous decision, especially given the relatively short timescale between the expiry of the permission and this new submission is a material consideration. In considering the new application, the Council must take into account any other changes in circumstances. It should also be noted however that there have been no changes in relevant planning policy.

Amenity: The impact upon the amenity of the neighbouring occupiers has already been accepted by the 2008 permission. There have been no changes in circumstances in terms of alterations to neighbouring buildings.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

Design: Again, the design of this extension has previously been accepted. Having said that, the extension is simple in appearance and appears subsidiary to the main dwelling and accords with the guiding principles for two storey extensions laid out in LPG20.

Other matters: The neighbouring occupier has raised concerns regarding the possible impact of the works upon the stability of the party boundary. Land stability is not necessarily a planning matter where party walls are concerned. The applicant will be required to ensure that all foundations and associated groundworks are carried out in accordance with the Building Regulations and any works to the party wall will require the applicant to serve notice on the neighbouring occupier by way of the procedures set out in the Party Wall Act 1996.

Conclusion: I am satisfied that there have been no material changes to circumstances or planning policy since the previous approval for this proposal. As such I recommend accordingly.

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 LH/01/01 A and as contained within the application documentation.

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

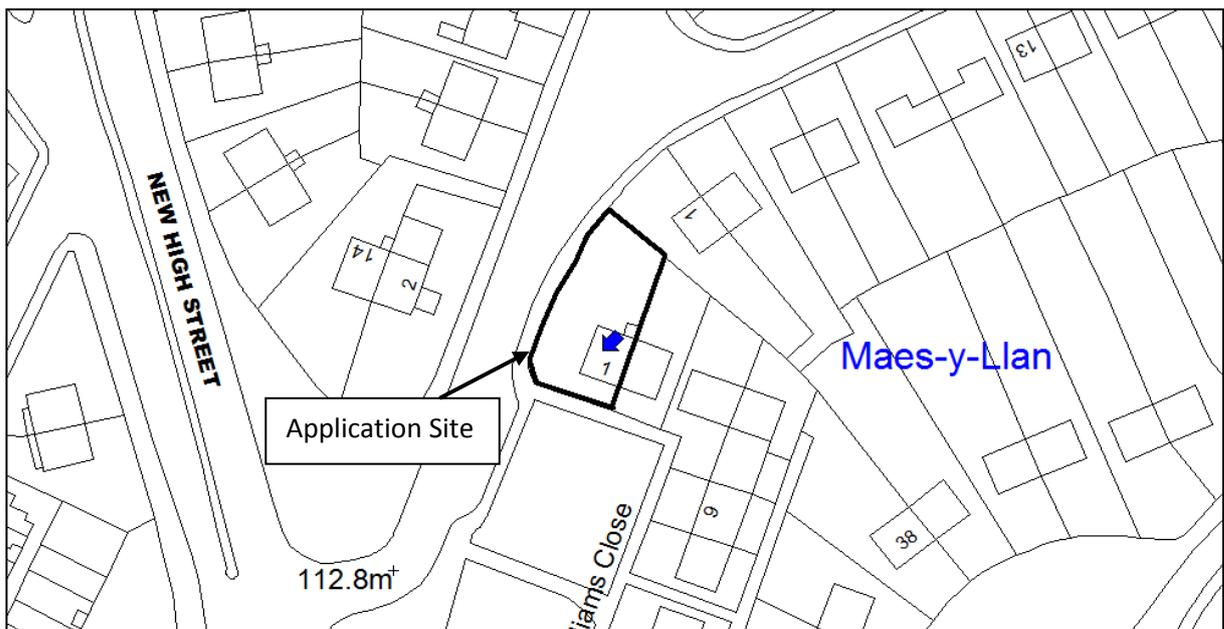
NOTE(S) TO APPLICANT

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

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

APPLICATION NO: P/2018 /0097	LOCATION: 1 WILLIAMS CLOSE RUABON WREXHAM LL14 6AP	DATE RECEIVED: 06/02/2018
COMMUNITY: Ruabon	DESCRIPTION: ERECTION OF FENCE APPROX HEIGHT 1250MM TO FORM BOUNDARY TO PROPERTY, BOARD ON BOARD, PAINTED GREEN (PARTLY IN RETROSPECT)	CASE OFFICER: MR
WARD: Ruabon	APPLICANT(S) NAME: MR PARRY	AGENT NAME: MR PARRY

SITE



PROPOSAL

Planning permission is sought for the erection of a close board wooden fence, which the application description reads measures approximately 1.25m high to the front and side boundaries of the property.

The fence has already been erected and measures 1.25m high at the front and part of the side boundary of the property and rises to 2.19m high along the remainder of the side boundary.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

An application under P/2017/0581 was submitted last year seeking planning permission to retain the fence in its current form. This was refused on 04th September 2017.

Discussions and advice with the applicant, involving the case officer and enforcement officer have subsequently been undertaken, as well as an on-site meeting.

The applicant was advised in the first instance that an appropriate way forward was to reduce the height of the fence and install a brick or stone plinth, as well as brick or stone pillars every few fence panel, which would help to break up the massing of the fence. However the applicant advised that he wanted to retain as much of the fence as possible.

It was therefore agreed that the height of the entire fence would be reduced to 1.25m and planting would be put behind the fence to provide the additional screening the applicant required.

The applicant was advised that scaled Elevations Plans demonstrating the reduction in height needed to be submitted to accompany the application, so that an assessment of the fence could be undertaken. The assessment is particularly important given the description of the application reads that the fence would be 'approximately 1.25m high' and therefore for the avoidance of doubt accurate plans need to be submitted. These have not been submitted to date.

The case officer further advised that the applicant could alternatively take a photograph of the entire length of the fence, including the lower part, and annotate it by showing the extent of the fence to be removed, and its proposed revised height in relation to the shorter part of the fence, shown for retention. This has not been submitted to date.

The supporting information submitted by the applicant comprises a photograph of a section of fence which is incorrectly labelled 1.25m in height, given this part of the fence currently measures 2.19m in height. The photograph is not to scale and is an inaccurate depiction of the proposed fence.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018



Given the information asked for by the case officer has not been submitted by the applicant at the time of writing, this application is determined based on the applicants' submitted plans and photographs which accompany this application, comprising a 1.25m high fence at the front and part of the side boundary of the property and 2.19m high fence along the remaining side boundary of the property.



Fence at the front boundary of the property measuring approx. 1.25m high

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

The fence rises in height to approximately 2.19m high, of which spans the majority of the side boundary to the property.



HISTORY

P/2017/0581 – Erection of fencing (in retrospect). Refused 04/09/2017.

DEVELOPMENT PLAN

Within Ruabon Settlement Limit. UDP policy GDP1 applies.

CONSULTATIONS

Highway Authority:	No recommendations to make.
Community Council:	No objection.
Local Member:	Notified 08.02.2018
Site Notice:	Expired 25.02.2018
Neighbours:	No representations received.

SPECIAL CONSIDERATIONS

Visual Impact: Boundary treatments in the immediate and surrounding area to the site comprise dwarf walls, hedging and planting, low timber panel fencing and low entrance gates.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

The fence, subject of this application, measures approximately 2.19m at its highest, with this part of the fence spanning along the majority of the side boundary to the property.



The solid form and height of the fence is considered contributes to its dominant and stark appearance, resulting in a visual intrusion in the street scene. The intrusive and incongruous nature of the fence would be emphasised by the contrast with the existing boundary treatments in the area.

The visual impact of the fence is considered to be exacerbated by the sites location on a corner plot and its subsequent prominence directly adjacent to and running parallel with the pavement.

Whilst it is acknowledged that the applicant seeks to achieve privacy to the rear garden area of the property, the boundary treatment for which planning permission is sought is not considered to be appropriate in the context of its overall height, length and appearance as well as having regard to existing surrounding boundary treatments in the area.

The lower part of the fence, measuring approximately 1.25m at its highest, is not considered to be as harmful to the visual amenity of the area, as the higher part.

Conclusion: For the reasons set out above, it is concluded that the fence of the type proposed, running for a considerable distance along the adjacent pavement, would be visually intrusive and incongruous and would have a harmful effect on the character and appearance of the local street scene. The development would conflict with the provisions set out within Wrexham UDP Policy GDP1.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The development, by virtue of its length, height, appearance and proximity to the adjacent pavement is considered has a harmful visual impact on the street scene and character and appearance of the immediate locality. The development is contrary to Policy GDP1 of the Wrexham Unitary Development Plan.
-

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

APPLICATION NO:
P/2018 /0102

LOCATION:
3 MAELOR COURT OVERTON
WREXHAM
LL13 0HE

DATE RECEIVED:
07/02/2018

COMMUNITY:
Overton

DESCRIPTION:
GROUND FLOOR FRONT AND SIDE
EXTENSION

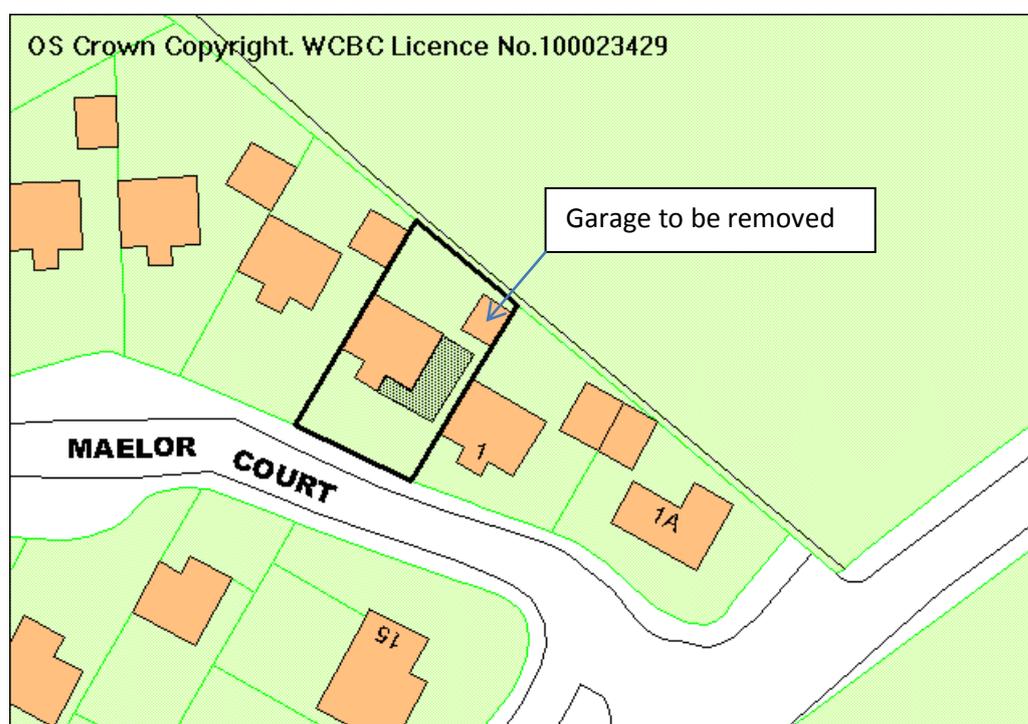
CASE OFFICER:
SEH

WARD:
Overton

APPLICANT(S) NAME:
MRS EMMA WILLIAMS

AGENT NAME:
MRS EMMA WILLIAMS

THE SITE



PROPOSAL

As above

HISTORY

None relevant

DEVELOPMENT PLAN

The site is within settlement. UDP Policies PS2 and GDP1 apply. Local Planning Guidance Notes Nos 20 – House Extensions and 21 – Space around Dwellings are also relevant.

CONSULTATIONS

Community Council:	No objections.
Local Member:	No concerns at this stage
Site notice:	Expired 05/03/2018
Other representations:	1 letter received raising the following concerns: <ul style="list-style-type: none">• Noise and dust generation during the construction phase, including demolition of the existing garage and digging out of the existing concrete driveway to make the footings;• The boundary will be open once the garage is removed; what will be erected on the boundary;• A party wall agreement is required.

SPECIAL CONSIDERATIONS

Background: This application is for the erection of a single storey front and side extension to provide a porch and garage and utility area. The scheme also involves the removal of the detached garage to the rear of the property.

Design: The extension will utilise matching materials and has been designed to be in keeping with, and sympathetic to, the character and appearance of the existing dwelling. As such would be no negative impact upon the street scene.



Figure 1. Proposed Front Elevation

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

Residential Amenity: There are to be no windows in the extension facing the boundary immediately to the south east which will avoid any loss of privacy to the adjacent dwelling. There would be no significant reduction in light to the habitable rooms in the adjacent properties and the 45 degree tests for daylight pass.

The existing garage is on the boundary with the adjacent property. Once removed, the rear garden of the neighbouring property will be exposed and a condition is required to ensure proper reinstatement of the boundary in the interests of protecting the privacy of the occupiers of this property.

Other matters: A Party Wall Agreement is required in respect of the works and a note will be attached to the planning permission reminding the Applicant of the duties under the Party Wall Act. Further, although matters relating to construction dust and noise etc. are not relevant planning consideration (because this is dealt with by separate legislation) a note will be attached reminding the Applicant of the duties under these Acts.

Conclusion: The extension is acceptable in terms of scale and design, and there would be no significant impact upon visual or residential amenity. The development is in accordance with the Council's adopted policies and guidance and I recommend accordingly.

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 2018/01/02 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. 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 facing South East.
5. Prior to the demolition of the existing detached garage, a scheme of boundary reinstatement shall be submitted to and approved in writing by the Local Planning Authority. The details as are approved shall be implemented on site within one month of the removal of the garage. The boundary treatment as installed shall thereafter be permanently retained.

REASON(S)

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

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

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 protect the amenities of the occupiers of nearby properties.
5. 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.

NOTE(S) TO APPLICANT

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.

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.

Some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water, the applicant is advised to contact the Operations Contact Centre at Dwr Cymru on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

APPLICATION NO:
P/2018 /0114

LOCATION:
B & Q WREXHAM BERSE ROAD
WREXHAM
LL11 2BL

DATE RECEIVED:
13/02/2018

COMMUNITY:
Offa

DESCRIPTION:
SITING AND USE OF MOBILE
CATERING UNIT ON B&Q CAR PARK
OCCUPYING A MAXIMUM OF 3 NO
CAR PARKING SPACES FOR THE
SALE OF HOT AND COLD FOOD
AND BEVERAGES TO B&Q STAFF
AND CUSTOMERS AND USE OF
LPG GAS AND LPG CONVERTED
GENERATOR (IN RETROSPECT)

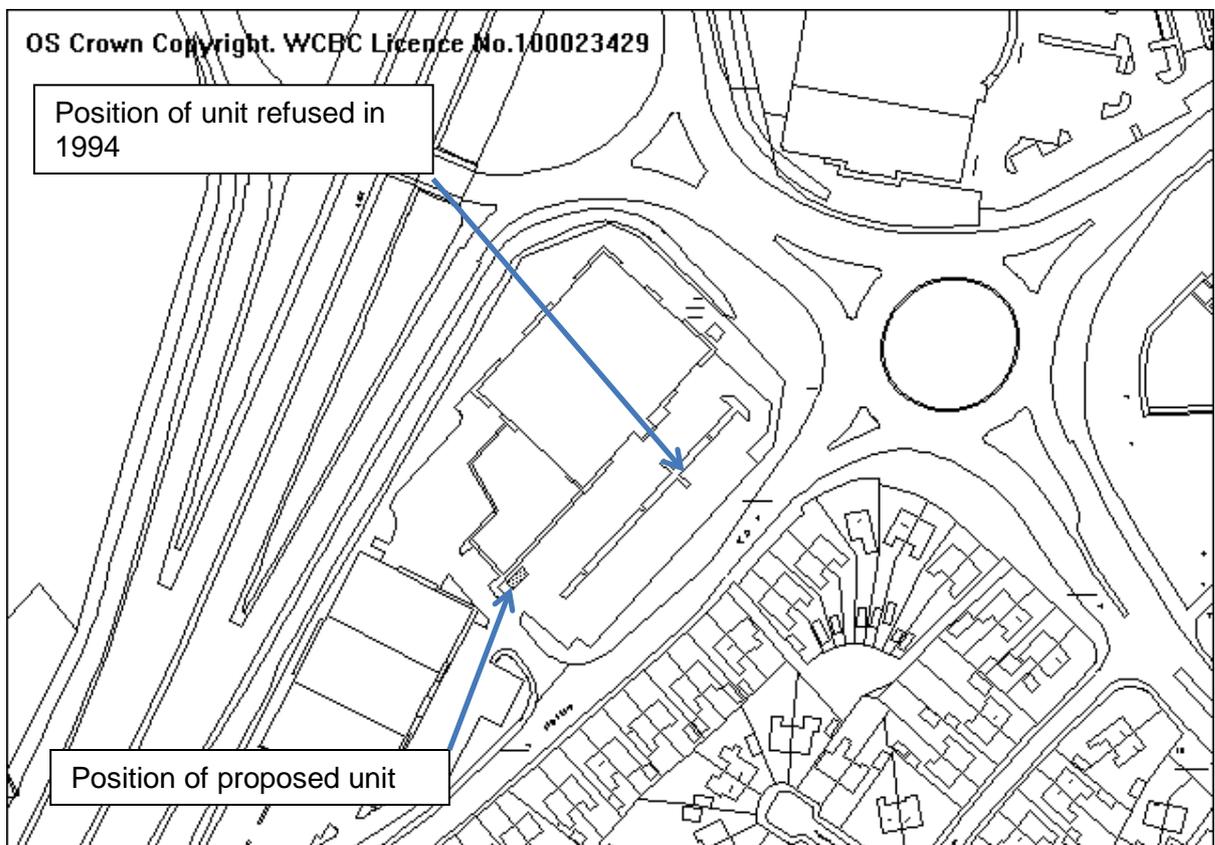
CASE OFFICER:
PF

WARD:
Brynyffynnon

AGENT NAME:
RETAIL CONCESSION
CATERING
MR JOHN JOHNSON

APPLICANT(S) NAME:
MR ANDREW LEECH CHARLIE'S
KITCHEN

THE SITE



PROPOSAL

Planning permission is sought in retrospect for the siting and operation of a mobile catering van within the designated car parking area of the B&Q Superstore. The catering van is located across a maximum of 3 vehicle spaces.

HISTORY

- BRO 07909 Erection of home and garden improvement centre, construction of new vehicular and pedestrian access and alteration to existing vehicular and pedestrian access. Refused and allowed on appeal 27.07.1982.
- BRO 11600 Proposed retail (non-food) development with garden centre and construction of new vehicular and pedestrian access.
Granted 27.03.1985
- 6/22098 Siting of hot dog stall (in retrospect). Refused 07.03.1994

PLANNING POLICY

The site is located inside a defined settlement limit. Policies PS2, GDP1 and T8 are relevant. Guidance is also contained in Local Planning Guidance Note 16 – Parking Standards.

CONSULTATIONS

- | | |
|-------------------------|---|
| Community Council: | Object on the grounds that the original planning permission for the B&Q store stipulated no food sales. This is not a suitable location for a food outlet. |
| Local Member: | Notified 13.02.2018 |
| Site notice: | Expired 24.10.2016 |
| Public Protection: | Recommend imposition of noise condition. |
| Highways: | No recommendations. |
| Neighbouring occupiers: | 23 neighbouring occupiers notified. 4 representations received raising the following points: <ul style="list-style-type: none">• The original planning permission for the B&Q store stipulated that there would be no hot or cold food outlets on the site;• Why has it taken so long for WCBC to enforce against this development;• The noise from the generator and smell from the catering van are awful. The noise makes it difficult to sleep and the smell difficult to leave windows open and enjoy garden areas;• Any LPG is a risk; |

- B&Q are always applying for retrospective signs;
- The hedge fronting the site was trimmed without the consultation of the neighbouring occupiers;
- The unit has resulted in an increased level of traffic to the site and visitors on Wrexham FC match days; and
- The development has devalued properties.

SPECIAL CONSIDERATIONS

Background: Outline planning permission was granted in 1982 for the erection of a home and DIY store. Whilst the Council refused the proposal it was subsequently allowed on appeal and a subsequent reserved matters application granted for the current store. A condition was imposed upon this consent restricting the sale of foodstuffs and other similar provisions. The reason for this condition was to ensure that the retail use of the building did not allow the sale of products which would have been contrary to planning policies in the then local plan which sought to protect the vitality and viability of the town centre by directing key retail sales to that location.

A retrospective planning application was submitted in 1994 on the car park for the siting of a hot dog van. This proposal was refused by the Council's Planning Committee on the grounds of loss of amenity for the neighbouring occupiers by way of visual intrusion, noise and cooking odours.

Amenity: The unit is located adjacent to the central vehicular access point from Berse Road and at the frontage of the building line of the two retail buildings. It is a small trailer parked across three lined vehicle spaces.

The nearest residential properties to the unit are those fronting Berse Road across from the site - the frontages of these properties being some 60 metres away. The main issues for consideration are whether any noise or odour from the unit will cause harm to the amenity of those neighbouring occupiers.

The applicant wishes to operate from 0730 to 1530 Monday through Saturday and 0930 to 1530 on Sundays and Bank Holidays. The unit is accompanied by a small generator to provide power to the unit. Public Protection have responded raising no objection to the proposed development but requiring a condition to prevent noise from the development exceeding pre-existing background noise levels beyond a prescribed limit – a standard planning condition.

Representations have been made relating to the noise from the unit impacting upon neighbouring amenity, with occupiers not being able to leave their windows open. I have witnessed the unit in operation and I am not of the opinion that the generator operates at a noise level that would be detrimental

to those neighbouring occupiers. There are existing factors which should be noted. The dwellings are in close proximity to the A483(T) trunk road and Berse Road sits directly to the front of the dwellings. Both roads are busy key routes around and into the town centre. The unit is proposed to operate at times when there is likely to be an existing pre-existing background noise level that will not result in the generator causing nuisance to the neighbouring occupiers. I am satisfied that a suitably worded condition can be imposed to restrict the hours of operation of the unit.

The same concern has been raised regarding odour. Again, Public Protection has not raised a concern in this regard. The unit is located some 60 metres from the residential property frontages and their garden areas are further remote from application site. The scale of the unit is such that the level of odour is unlikely to be so high and any that is present is more than likely to disperse to acceptable levels before it travels the 60 metres across to the neighbouring dwellings.

Highways: Highways have raised no objection to the siting of the unit on the store car park. The car park is not one which is considered to operate at constant capacity. The scale of the unit is such that it is not likely to generate a significant level of traffic, more 'co-trade' with the existing DIY stores.

The position of the unit on the car park is not considered to represent any risk to pedestrians. Traffic movements are slow and motorists will expect to see pedestrians in a car park.

Other matters: Reference has been made on a number of occasions to the planning condition attached to the original retail unit planning permission preventing the sale of food on the site. The reasons for this condition are addressed above. The key issue regarding the current application is that there are no retail sales of food (A1) which is what the spirit of the condition is seeking to protect. The sale of hot food is an A3 use. Nevertheless, to permit the proposed use would not undermine the Council's retail policies and would not have a detrimental impact upon the vitality and viability of the town centre. The proposal would not set a precedent whereby the Council would automatically approve a request for food retail sales on the retail park.

The 1994 refusal of planning permission for the continued siting of a hot dog van is a material consideration. The unit was located in the centre of the car park directly in front of the B&Q store entrance. However, I am unable to evidence any detriment from my own observations or from the comments made by Public Protection that the operation of the unit now in question is detrimental.

The impact of development proposals on property values are not a material planning consideration.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

The cutting back of the hedgerow is likely to have been carried out by the landowner as it does not form part of the adopted highway. There would have been no need to consult local neighbouring occupiers before doing this.

I have no reason to believe that the applicant's small LPG generator would pose any more risk to the public in this location than any other.

Conclusion: I am satisfied that the proposal to retain the catering unit will not be visually detrimental and will not have an impact by way of odour or noise. I recommend accordingly.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The use as permitted shall cease and be abandoned before 30 June 2019. All plant, equipment machinery and/or materials forming part of or connected with that use shall be removed not later than one month after that date.
2. The works granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) and as contained within the application documentation.
3. No use of the development shall be made before 0730 and after 1530 Monday to Saturday and before 0930 and after 1530 on Sundays and Bank Holidays.
4. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

REASON(S)

1. In order for the Council to monitor the impact of the development on the amenity of the neighbouring occupiers.
 2. To define the scope of the planning permission
 3. To ensure that the catering unit is not used at a time which would be likely to cause nuisance or disturbance to nearby residents.
 4. To protect the amenities of the occupiers of nearby properties.
-

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

APPLICATION NO:
P/2018 /0120

LOCATION:
EAST WAY BOWLING BANK
WREXHAM
LL13 9RR

DATE RECEIVED:
13/02/2018

COMMUNITY:
Isycoed

DESCRIPTION:
SINGLE STOREY FRONT, SIDE AND
REAR EXTENSIONS WITH BALCONY
ABOVE, DORMER EXTENSION TO
REAR ROOF PLANE WITH ACCESS
TO BALCONY.

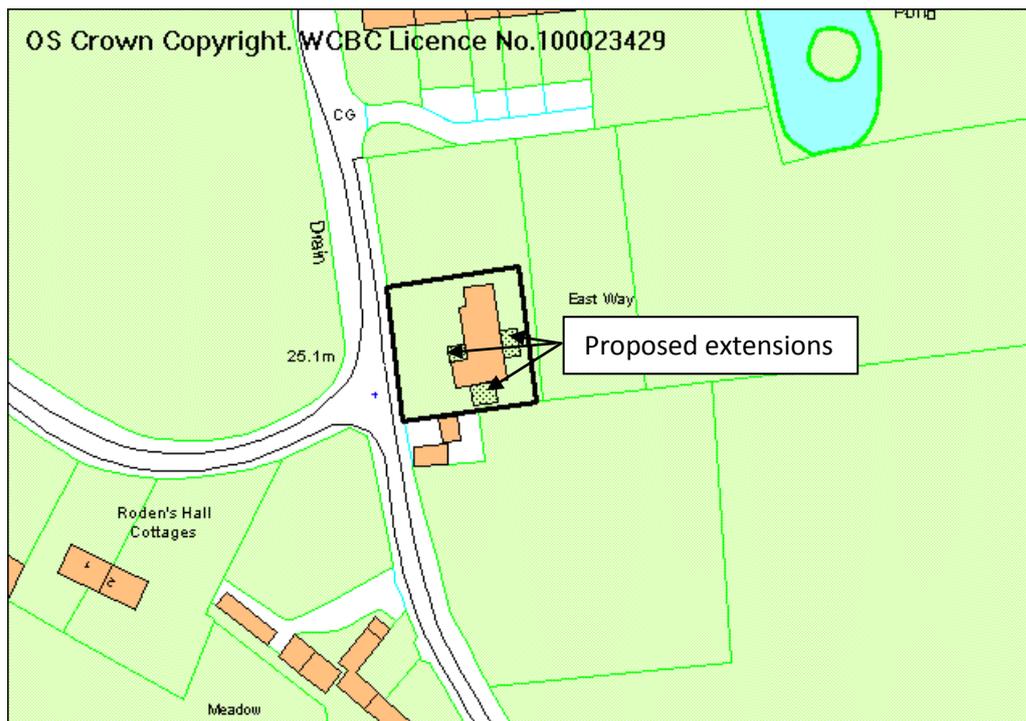
CASE OFFICER:
SEH

WARD:
Holt

AGENT NAME:
ST OSWALDS
ARCHITECTURAL
MR GERRARD
MARSHALL

APPLICANT(S) NAME:
MR ROBERT CHARLES BRERETON

THE SITE



PROPOSAL

As above

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

HISTORY

6/15730 Erection of Farmworkers Dwelling.
 Granted 07.11.1988.
P/2010/0193 Extension to form Farmworkers Annex.
 Application Withdrawn

DEVELOPMENT PLAN

The site is outside of settlement. UDP Policies PS2, T8 and GDP1 apply. Local Planning Guidance Notes Nos. 13 – Housing in the Countryside, 20 – House Extensions and 21 – Space around Dwellings are also relevant.

CONSULTATIONS

Community Council:	Consulted	21/02/2018
Local Member:	Notified	21/02/2018
Site notice:	Expired	15/03/2018
Other representations:	2 letters received raising the following concerns:	
	<ul style="list-style-type: none">• The new access has implications upon highway safety;• Type of vehicles which will may be parked on the driveway can be visually intrusive;• Boundary hedge should be lowered to improve visibility;• The balcony will impact upon the privacy of the occupiers of the adjacent properties by overlooking into gardens and habitable room windows;• Screening / boundary planting scheme is required to protect privacy.	

SPECIAL CONSIDERATIONS

Background: This application is for the erection of a single storey front, side and rear extension with balcony / sun terrace are above. Also proposed is a dormer extension across the roof plane of the rear elevation from which the balcony will be accessed. Permission was originally sought to close the existing access and create a new access to the north of the site. This has now been deleted from the proposal. The remaining issues to consider therefore relate to the impact of the development upon local residential and visual amenity.

Design: The extensions will utilise matching materials and have been designed to be in keeping with, and sympathetic to, the character and appearance of the existing dwelling. The extensions are to be made to 3 elevations and represent a floor increase of approximately 27% of the original (in accordance with the LPGN 13) The development which will not over

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

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 01 Rev A, Drawing 02 Rev A, Drawing 03 and as contained within the application documentation.
3. 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.

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.

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.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

APPLICATION NO:
P/2018 /0125

LOCATION:
5 BERSHAM ROAD WREXHAM
LL13 7UT

DATE RECEIVED:
15/02/2018

COMMUNITY:
Offa

DESCRIPTION:
CONVERSION OF USE CLASS C4 (6
BED HOUSE IN MULTIPLE
OCCUPATION) TO 7 NO. BED
HOUSE IN MULTIPLE OCCUPATION
(HMO) 1 OCCUPANT PER
BEDROOM

CASE OFFICER:
MP

WARD:
Offa

AGENT NAME:
PRITCHARD
PROPERTY (PARAGON)
LTD

APPLICANT(S) NAME:
PRITCHARD PROPERTY
(PARAGON) LTD

SITE



PROPOSAL

As above.

to that date, planning permission is **not** required for the property to continue to be used for its current purpose.

This application has been submitted because the proposed use (i.e. a 7 tenant HMO) is a sui-generis use thus falling outside of the existing Class C4 use of the property.

Policy: Policy H4 allows for the subdivision of dwellings where:

- a) sub-division is possible without major alterations, extensions, or additional new buildings which would significantly alter the character of the original dwelling; and
- b) proposals accord with Policy GDP1; and
- c) adequate private open space is available;
- d) the proposal would not result in the over-concentration of Houses in Multiple Occupation to the detriment of crime levels, the social fabric of the area, and the amenity of existing residents.

Dealing with each of the above in turn:

a) Extent of extensions/alterations

No extensions or external alterations are proposed. The additional bedroom is to be provided by utilising an existing ground floor room described as a storage space on the submitted plans. This would only require internal alterations in order to provide an en-suite bathroom.

b) Compliance with policy GDP1

I will deal with issues of amenity and parking separately;

c) Private open space

The property has a rear garden area in excess of 100 sq.m. I consider this to be more than sufficient to provide space for cycle parking, bin storage, external drying space and outdoor amenity space for the occupants of the property. The addition of 1 extra tenant will have no impact upon this space and will not materially reduce the standard of amenity derived from this space by existing tenants.

d) Concentration of HMO properties

Including the application site, there are 7 other HMOs within a 50m radius – equating to 11% of the buildings in use for residential purposes. Whilst noting the comments made by the Community Council, the proposed development will have **no** impact upon the concentration of HMOs in the locality given the existing use of the property and as such complies with this part of the policy.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

Amenity of neighbours: The use of an existing ground floor room as a bedroom will not materially increase the overlooking of neighbouring properties, given it could be used as a habitable room (such as a communal lounge) irrespective of whether this application is granted or not. Furthermore given that no extensions or other alterations are proposed, the development will have no impact upon neighbours by way of loss of light or by being overbearing.

I do not consider the addition of 1 extra resident will result in a material increase in comings and goings from the property to the extent that it will prove disruptive to the occupiers of neighbouring properties nor do I have any reason to conclude that it will significantly increase the risk of noise generally. In any case noise or anti-social behaviour arising from the use of the property are matters outside of the scope of planning control. The applicant will need to vary the existing licence from Public Protection in order to let the property as a 7 bedroom/7 person HMO. Licenced HMOs are subject to conditions that require landlords to take all reasonable steps to control noise and anti-social behaviour. Breaching licence conditions can ultimately result in landlords being prosecuted and their licence(s) being revoked.

Parking: The property has a driveway which can accommodate at least 1 vehicle. The LPG16 maximum for the property at present is 3 spaces and this would rise to 3.5 for the proposed use.

Whilst noting the Community Council's comments regarding parking issues in the area, I have not been provide with any evidence that this is can be directly attributed to the existing use of the site as a 6 bedroom HMO or indeed other HMOs in the vicinity. The applicant has provided details of the number of vehicles per room across his entire portfolio. Out of 146 rooms let, the occupiers of 25 have vehicles – equating to 1 vehicle per 6 bedrooms. I have not been provided with any evidence to demonstrate that this is unrepresentative of HMOs in Wrexham generally or that the information is unreliable. In any case, given the proximity of the site to bus routes and the easy walking distance to shops and facilities, I consider it unlikely that the addition of 1 extra resident will materially increase demand for parking. There is also sufficient space to provide for cycle storage on site – with a garage available for secure under cover storage if needed. It would therefore be unreasonable to refuse planning permission on the grounds of parking.

CONCLUSION

The development accords with policies GDP1, H4 and T8.

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 be carried out in strict accordance with the Proposed Ground Floor and Proposed First First Floor Plan

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.

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

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

APPLICATION NO:
P/2018 /0155

LOCATION:
35 PIERCY AVENUE MARCHWIEL
WREXHAM LL13 0RH

DATE RECEIVED:
26/02/2018

COMMUNITY:
Marchwiel

DESCRIPTION:
ERECTION OF NEW SEMI-
DETACHED DWELLING ATTACHED
TO NO. 35 PIERCY AVENUE WITH
DETACHED GARAGE AND MEANS
OF ACCESS

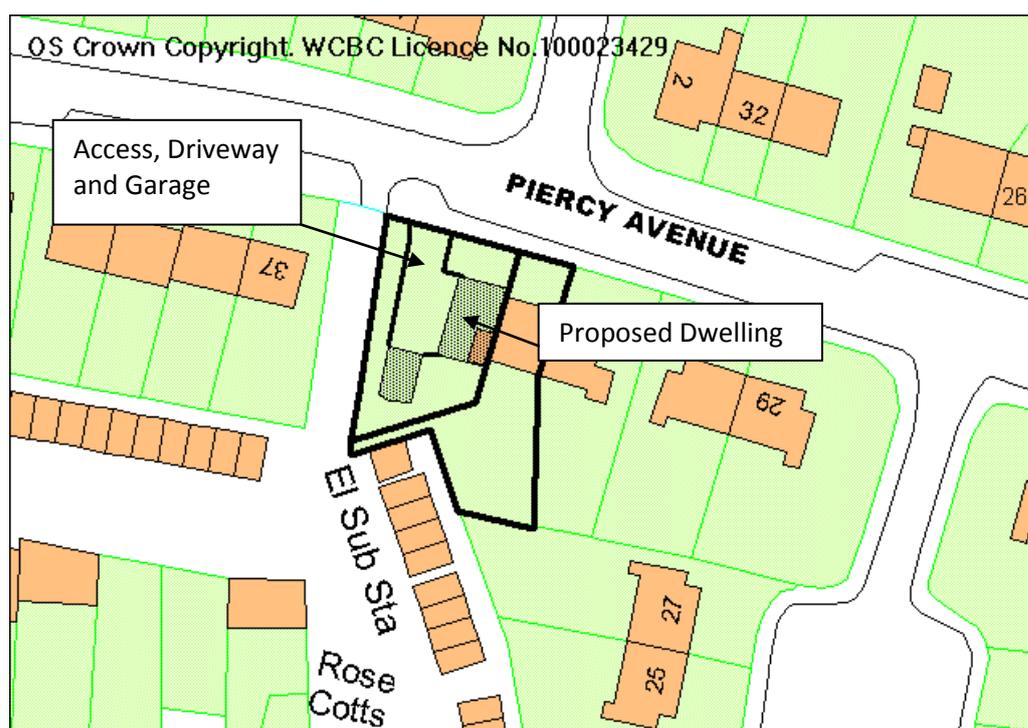
CASE OFFICER:
SEH

WARD:
Marchwiel

AGENT NAME:
MR STEVE JONES
D S JONES AND CO

APPLICANT(S) NAME:
MS J BRAND

THE SITE



PROPOSAL

As above

RELEVANT HISTORY

P/2017/0947 Application for planning permission for the erection of 1 No. detached dwelling and detached garage and new access (Land adjoining No. 35). Application Withdrawn.

DEVELOPMENT PLAN

The site is within settlement limit. Policies PS1, PS2, PS3, PS4, H2, T8, T9, and GDP1 apply. Local Planning Guidance Notes Nos. 16 'Parking' and 21 'Space around Dwellings' are also relevant.

CONSULTATIONS

Community Council:	Consulted 28/02/2018
Local Member:	I do have a concern regarding the lay-by outside this property. After many complaints as long as I have been Councillor we were able to have the road in Piercy Ave widened by the Environment Department. This then solved the problem of parking vehicles, as public transport is now able to use this road without any problems. If this continues putting H bars on this stretch of road the problem will come back. At the end of the day this road was widened to resolve the problem.
Highways:	No objections subject to conditions (see Special Considerations below).
Public Protection:	Recommend advisory notes regarding construction noise etc.
Welsh Water:	Recommend drainage conditions.
NRW:	No comments.
Site Notice:	Expired 22/03/2018
Neighbours:	1 online comment received raising the following matters: <ul style="list-style-type: none">• The additional house will cause parking problems on the street, even though there is a driveway planned;• The development will generate noise;• Not sure about the houses becoming terraced.

SPECIAL CONSIDERATIONS/ ISSUES

Background: This is a full application for the erection of 1 no. dwelling and associated new vehicular access off Piercy Avenue. 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.

Design: The site is currently the side garden area of No.35 Piercy Avenue. The dwelling will be attached to the existing property which will create a terrace of 3 properties to match the properties across the road, opposite the site. The development would fit in with the existing pattern of housing development and accord with the street scene to make a positive contribution to the visual amenities of the area.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018



Figure 1 - Elevations

Residential Amenity: The site is considered large enough to accommodate both the existing and proposed dwellings 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
3rd APRIL 2018

In order to access the proposed development site the applicant will need to extend the lay-by, construct a dropped kerb crossing outside the property, and strength the footway at both points of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. Subject to the appropriate highway alterations, there are no objections to the development.

Other Matters: Although the impact of the construction phase is not a relevant planning consideration (as it is covered by other legalisation) a note will be attached to the permission the interests of protecting the amenities of the local residents.

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 significantly detrimental to residential amenity in terms of loss of light or privacy and I recommend accordingly.

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 10308.04.dsj, 10308.08.dsj, 10308.10.dsj and as contained within the application documentation.
3. 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.
4. 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 Schedule 2, other than the development hereby granted permission.
5. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 10308.10.dsj 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. Notwithstanding the details shown on the approved plan and contained within the application documentation, the boundary treatments shall be a combination of hedgerow planting and fencing which shall be implemented prior to first occupation of the development in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

7. The proposed access shall be surfaced using hard bound materials for a minimum distance of 5 metres behind the highway boundary. Any gates to be erected at the proposed access shall be a minimum of 5m from the edge of the adjacent carriageway.
8. Prior to first use of the development, a pavement crossing and extension to the parking bay fronting the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
9. 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.
10. 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.
11. No development shall take place within 3 metres either side of the public sewer which crosses the site.

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. 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.
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. In the interests of highway safety.
8. In the interests of highway safety.
9. 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.
10. 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.
11. To protect the integrity of the public sewer and avoid damage thereto.

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.

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;
- 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.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as 'conditions precedent'. You should be aware that it is important that you comply with any 'conditions precedent'. If you do not, then any work you undertake on the development subject of this

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

permission would not have planning permission.

Some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water, the applicant is advised to contact the Operations Contact Centre at Dwr Cymru on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

APPLICATION NO:
P/2018 /0159

LOCATION:
6 CAMBRIAN COURT BRYMBO
WREXHAM
LL11 5EA

DATE RECEIVED:
19/02/2018

COMMUNITY:
Brymbo

DESCRIPTION:
TWO-STOREY SIDE EXTENSION
AND SINGLE-STOREY REAR
EXTENSION

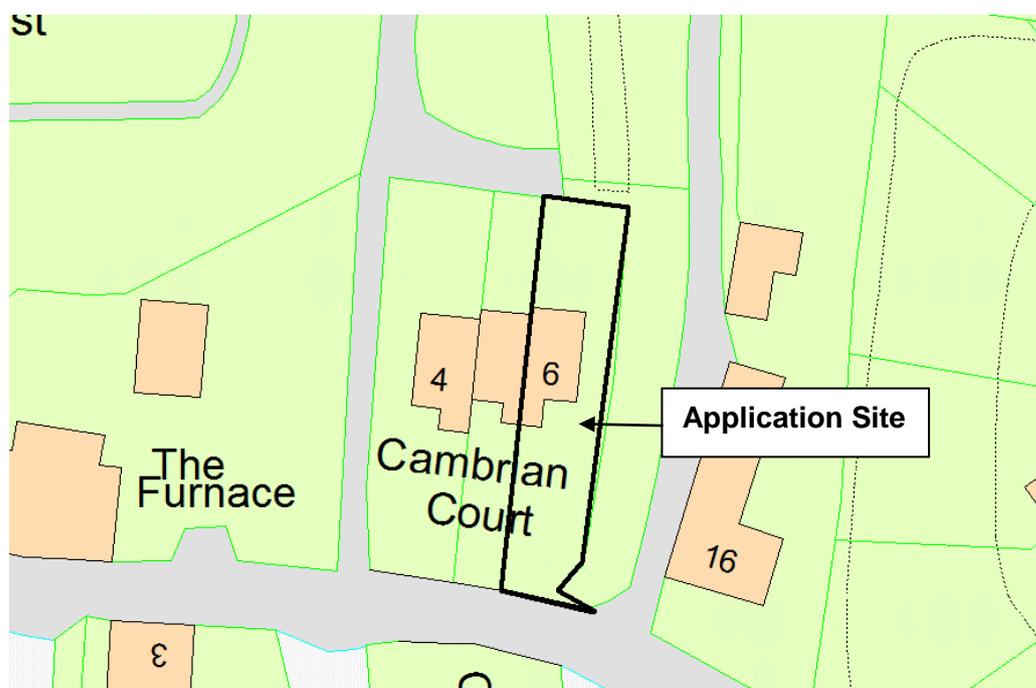
CASE OFFICER:
MR

WARD:
Brymbo

APPLICANT(S) NAME:
MR SHAWN DAVIES

AGENT NAME:
MR SHAWN DAVIES

SITE



PROPOSAL

The proposal seeks householder planning permission for the construction of a two storey side extension and single storey rear extension.

HISTORY

None relevant.

DEVELOPMENT PLAN

Within Brymbo Settlement Limit.
UDP policy GDP1 applies.

CONSULTATIONS

Community Council:	No comments received at the time of writing.
Local Member:	Notified 28.02.2018.
Trees:	No comments to make.
Site Notice:	Expires 27.03.2018.
Neighbours:	1 no. representation received objecting to the proposal. Concerns raised include loss of view.

SPECIAL CONSIDERATIONS

Design: The extension would not exceed beyond the principal elevation of the main dwelling, its height would be lower than the existing and its width, when viewed from the street scene is considered would be limited.



Side extension, being lower in height than the main dwelling and set back from the principal elevation.

In this regard, the extension would appear as a sympathetic and subordinate addition to the main dwelling, when viewed in the context of the existing character and appearance of the street scene and attached properties.



Isometric view showing the side extension in relation to the main dwelling and attached neighbouring property as well as part of the rear extension

Matching materials would further aid in integrating the extension with the main dwelling.

The proposal would comply with UDP Policy GDP1

Residential Amenity: There are no first floor habitable windows in the facing side elevation of the neighbouring property to the east, No 16.

Nevertheless, the two storey side extension would measure approximately 12m away from the side elevation of the neighbouring property at No 16, which is considered to be appropriate having regard to the Council's Spacing Standards.

The property at No 16 is set at a lower ground level than No 6 and a footpath runs between both properties, as well as trees/hedgerows which would help to screen the extension from the neighbouring property, including its rear amenity area.

The side extension is not considered would adversely impact on existing levels of neighbouring residential amenities to the property at No 16.

Based on the submitted Proposed 1:500 Block Plan, the single storey rear extension appears would impinge upon the Council's 45° guideline of the nearest ground floor habitable window serving the property at No 5, when measured on a Layout Plan format and from the near top corner of the extension.

The habitable window in question is a set of patio doors. It is therefore considered that there is already more light entering the room this opening serves, than the standard window, given the overall increase in size, in particular its height.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

Furthermore, the roof pitch slopes downwards reducing in height from its maximum of 3.5m to its lowest point at 2.4m which is considered would further help to reduce any significant overshadowing impacts, as well as lessening the overall massing of the extension on the boundary.

It should also be noted that the single storey rear extension meets the criteria set out in the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and could therefore be built under the applicants permitted development rights.



Having regard to the above, the proposal is not considered would adversely impact on residential amenities of neighbouring properties, having regard to overlooking, overshadowing and overbearing impacts sufficient to warrant refusal of the scheme and would comply with UDP Policy GDP1.

Trees: There are trees on the other side of the eastern boundary of the site, however they are not considered to be of particular amenity value and the extension would be sited a sufficient distance away to result in a limited impact. Tree Officer has no comments to make.

CONCLUSION

The principle of development is considered to be acceptable and no adverse impacts would result to existing levels of visual and residential amenities of the surrounding area. The proposal would comply with UDP Policy GDP1.

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 03 Rev P1, 02 Rev P1 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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.

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

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING

3rd APRIL 2018

LIST OF DELEGATED DECISIONS ISSUED

RUA P/2014/0802 REFUSED 26/02/2018	7 TAI CLAWDD, HIGH STREET, RUABON, WREXHAM, LL14 6AB	INSTALLATION OF UPVC WINDOWS (IN RETROSPECT)
WRC P/2015/0663 GRANTED 07/03/2018	TESCO STORES LTD, CRESCENT ROAD, WREXHAM, LL13 8HF	CONSTRUCTION OF 'CLICK AND COLLECT' CANOPY AND WORKS TO EXISTING CAR PARK
RUA P/2016/0735 GRANTED 23/02/2018	SITE OF WYNNSTAY TECHNOLOGY PARK SOUTH OF LLANGOLLEN ROAD, RUABON, WREXHAM, LL14 6EN	OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED) FOR MIXED USE DEVELOPMENT COMPRISING THE ERECTION OF 6 NO LIGHT INDUSTRIAL UNITS (USE B1) (140 M2 FLOOR SPACE PER UNIT), ERECTION OF 1 NO RETAIL UNIT (USE A1/A3) (370 M2 FLOOR SPACE), ERECTION OF 9 NO FOUR BEDROOM, THREE STOREY HOUSES, ERECTION OF 26 NO 3 BEDROOM HOUSES INCLUDING 10 TO BE DESIGNATED AS AFFORDABLE FOR LOCAL NEEDS PROVISION OF 3,300 M2 OF AMENITY WOODLAND AREA AND 1,085 M2 OF PUBLIC OPEN SPACE
WRC P/2016/0750 GRANTED 06/03/2018	FORMER GAS HOLDER SITE, RIVULET ROAD, WREXHAM, LL13 8DL	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION CODE NO P/2014/0101 CONDITION 3 - SUBMISSION OF REMEDIAION STRATEGY CONDITION 4 - SUBMISSION OF VERIFICATION REPORT CONDITION 5 - SUBMISSION OF MONITORING AND MAINTENANCE PLAN
GWE P/2016/1037 GRANTED 07/03/2018	CEMETERY, PLAS ACTON ROAD, PANDY, WREXHAM, LL11 4RG	RETENTION AND CONTINUED USE OF CONTAINER UNIT (PREVIOUSLY GRANTED UNDER CODE NO P/2011/0360)
BRY P/2017/0758 GRANTED 21/03/2018	PLAS MOSTYN BACH, MINERA ROAD, MINERA, WREXHAM, LL11 3AJ	CONVERSION OF REDUNDANT FARM BUILDING TO 1 NO. DWELLING (DEMOLITION OF ATTACHED MILKING PARLOUR)
ISY P/2017/0841 GRANTED 20/03/2018	LAND OPPOSITE AND WEST OF RC MOTORS, REDWITHER ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9RD	CHANGE OF USE FROM VEHICLE STORAGE AREA TO SELF STORAGE FACILITY FOR UP TO 50 UNITS AND CONSTRUCTION OF NEW ACCESS AND PARKING ARRANGEMENTS

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
3rd APRIL 2018

BRY P/2017/0902 GRANTED 21/03/2018	LAND TO THE REAR OF NOS 106 TO 122 CHESHIRE VIEW, BRYMBO, WREXHAM, LL11 5AP	CONSTRUCTION OF REAR ACCESS ROAD AND ADDITIONAL PARKING SPACES
ABE P/2017/0917 GRANTED 07/03/2018	LAND SOUTH EAST OF, SPECTRUM BUSINESS PARK, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9QA	APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2017/0469 TO AMEND INTERNAL LAYOUT, SITING AND ROTATION OF COMPOUND AND TO HOUSE BATTERES WITHIN STEEL CONTAINERS
BRN P/2017/0953 GRANTED 13/03/2018	MOSS GRANGE, MOSS LANE, BRONINGTON, WREXHAM, SY13 3HB	APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2017/0316 TO ALLOW MINOR AMENDMENTS IN TERMS OF DIMENSIONS AND AESTHETICS
BRN P/2017/0975 GRANTED 13/03/2018	THE BROOK, EGLWYS CROSS, WHITCHURCH, SY13 2JT	CONSTRUCTION OF SILAGE STORAGE PIT
OVE P/2017/0996 GRANTED 21/03/2018	BRYN Y PYS HOME FARM, WREXHAM ROAD, OVERTON, WREXHAM, LL13 0HG	ERECTION OF 2 NO. STORAGE BUILDINGS TO REAR OF SITE
BRN P/2017/1016 GRANTED 07/03/2018	CONERY LANE FARM, CONERY LANE, BRONINGTON, WHITCHURCH, SY13 3EZ	DEMOLITION OF EXISTING ANIMAL PEN AND ERECTION OF STABLE BLOCK
BAN P/2017/1019 GRANTED 13/03/2018	DEE SIDE, OVERTON ROAD, BANGOR IS Y COED, WREXHAM, LL13 0DA	ERECTION OF DETACHED GARAGE WITH ANCILLARY ACCOMMODATION OVER
MIN P/2017/1049 GRANTED 13/03/2018	ROWAN COTTAGE, NEW BRIGHTON, MINERA, WREXHAM, LL11 3DT	CONVERSION OF EXISTING LOFT SPACE INCLUDING INSERTION OF NEW WINDOWS
CEF P/2017/1056 GRANTED 07/03/2018	LAND OFF, CHAPEL STREET, ACREFAIR, WREXHAM, LL14 3TB	OUTLINE APPLICATION FOR THE ERECTION OF DWELLING (WITH ALL DETAILED MATTERS RESERVED FOR FURTHER APPROVAL)
WOR P/2018/0012 GRANTED 13/03/2018	1, WHITEHOUSE MEWS, WORTHENBURY, WREXHAM, LL13 0AW	INSTALLATION OF REPLACEMENT WINDOWS & DOORS (FROM SOFTWOOD TO UPVC) WITH REAR GROUND FLOOR WINDOW TO BE CHANGED TO PATIO DOOR
GRE P/2018/0014 REFUSED 07/03/2018	LAND ADJACENT TO, ASHGROVE NURSING HOME, CHESTER ROAD, GRESFORD, WREXHAM, LL12 8PP	REFURBISHMENT AND EXTENSION OF REDUNDANT BUILDING TO BE USED AS A MEDICAL CENTRE AND ASSOCIATED PARKING AND SEWAGE TREATMENT PLANT

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING

3rd APRIL 2018

WOR P/2018/0015 GRANTED 07/03/2018	SCHOOL HOUSE, CHURCH ROAD, WORTHENBURY, WREXHAM, LL13 0AW	DEMOLITION OF EXISTING SINGLE- STOREY REAR EXTENSION AND CONSERVATORY AND PROPOSED CONSTRUCTION OF ONE AND TWO- STOREY REAR EXTENSION WITH BALCONY, ERECTION OF NEW FRONT DOOR CANOPY AND BOUNDARY TREATMENT
OVE P/2018/0016 DISCHARGED 27/02/2018	BADGERBANK BARN, CLOY LANE, OVERTON, WREXHAM, LL13 0HR	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2017/0847: CONDITION 4 - SUBMISSION OF A DETAILED ARBORICULTURAL METHOD STATEMENT
BRY P/2018/0017 REFUSED 20/03/2018	BRYN AWEN, FRON HEULOG HILL, BWLCHGWYN, WREXHAM, LL11 5YH	CHANGE OF USE OF AGRICULTURAL LAND TO RESIDENTIAL CURTILAGE, CONSTRUCTION OF DRIVEWAY, CONSTRUCTION OF NEW PEDESTRIAN ACCESS, FORMATION OF HARDSTANDING/PARKING AREAS (PARTLY IN RETROSPECT)
OVE P/2018/0025 PART CONSENT 26/02/2018	THE HERMITAGE, 4 WILLOW STREET, OVERTON, WREXHAM, LL13 0EA	NOTIFICATION OF PROPOSED WORKS TO TREES WITHIN OVERTON CONSERVATION AREA:- REMOVAL OF LARGE FIR AND SYCAMORE TREES IN REAR GARDEN
LLR P/2018/0028 GRANTED 13/03/2018	TREVOR BASIN, OFF STATION ROAD, TREVOR, LLANGOLLEN, WREXHAM, LL20 7TT	DISPLAY OF VARIOUS ADVERTISEMENTS (INCLUDED AS PART OF WIDER SIGNAGE SCHEME ACROSS THE SITE)
BRO P/2018/0038 GRANTED 20/03/2018	10, BRIDGE STREET, SOUTHSEA, WREXHAM, LL11 5PF	APPLICATION FOR TREE WORKS - WORKS TO TREE (T1 SYCAMORE) SUBJECT TO TREE PRESEVATION ORDER NO. WCBC 263: CUT ABOUT 10- 12 LIMBS OFF BOTTOM OF TREE
GWE P/2018/0040 GRANTED 13/03/2018	8, ALYN CLOSE, PANDY, WREXHAM, LL11 2YH	FIRST-FLOOR BEDROOM EXTENSION
PEN P/2018/0041 GRANTED 28/02/2018	NANT Y FELIN, MILL LANE, PEN Y CAE, WREXHAM, LL14 2RA	NOTIFICATION OF PROPOSED WORKS TO TREES WITHIN PENYCAE CONSERVATION AREA - TO REDUCE HEIGHT OF OAK TREE AND LATERAL LIMBS BY 5M, COPPICE HOLLY, COPPICE MULTISTEM SYCAMORE
OVE P/2018/0047 GRANTED 13/03/2018	HOLLYBERRY FARM, KNOLTON BRYN, OVERTON, WREXHAM, LL13 0LF	CONVERSION OF EXISTING GARAGE TO ANNEX AND RAISING HEIGHT OF ROOF

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING**3rd APRIL 2018**

WRR P/2018/0050 REFUSED 13/03/2018	6 GERALD STREET, WREXHAM, , LL11 1EL	ALTER EXISTING TIMBER SASH WINDOWS TO UPVC
PEN P/2018/0052 GRANTED 13/03/2018	71, STRYT ISSA, PENYCAE, WREXHAM, LL14 2PN	ERECTION OF DETACHED SINGLE GARAGE
GWE P/2018/0055 GRANTED 07/03/2018	SOUTH OF, THIRLMERE COURT, GLANLLYN ROAD, BRADLEY, WREXHAM, LL11 4DZ	PERMANENT RETENTION AND CONTINUED USE OF AGRICULTURAL VEHICULAR ACCESS (PREVIOUSLY GRANTED TEMPORARY PLANNING PERMISSION UNDER CODE NO. P/2016/0934)
BRO P/2018/0059 GRANTED 13/03/2018	CLAYTON ARMS, MOSS HILL, MOSS, WREXHAM, LL11 6ES	APPLICATION FOR VARIATION OF CONDITION NO. 2 IMPOSED UNDER PLANNING PERMISSION CODE NO. P/2016/0279 TO ALLOW AMENDMENTS TO WINDOWS AND DOORS IN SOUTH WEST AND NORTH EAST ELEVATIONS OF THE DORMER BUNGALOW
WRR P/2018/0060 GRANTED 26/02/2018	BOWLING GREEN, KENYON AVENUE, WREXHAM, LL12 8DW,	DISABLED TOILET EXTENSION TO EXISTING TOILET BLOCK AND REPLACEMENT OF EXISTING SLABS / PATHWAYS WITH NEW CONCRETE
WRO P/2018/0065 GRANTED 26/02/2018	ALDI STORES LTD, RUTHIN ROAD, WREXHAM, LL13 7TU	PROPOSED NEW COMPRESSOR UNIT
WRR P/2018/0066 GRANTED 07/03/2018	1 GROVE MEWS, GROVE ROAD, WREXHAM, LL11 2LP	NOTIFICATION OF PROPOSED WORKS TO TREE WITHIN GROSVENOR ROAD CONSERVATION AREA:- CROWN LIFT 1 NO. LIME TREE IN SIDE GARDEN TO PROVIDE 4.0M CLEARANCE FROM GROUND
GWE P/2018/0067 GRANTED 22/03/2018	MOLLINGTON STANSTY PARK, MOLD ROAD, STANSTY, WREXHAM, LL11 4YG	APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER DT2, 1951:- T70 SYCAMORE - REDUCE SIDE OF CROWN TOWARDS MOLLINGTON COTTAGE BY 2 METRES, REDUCE UPPER CROWN BY 2-3 METRES TO LEAVE A BALANCED APPEARANCE
RUA P/2018/0068 GRANTED 22/03/2018	PEN Y GARDDEN FARM, PEN Y GARDDEN, RUABON, WREXHAM, LL14 6RE	APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER NO. DT15, 1973:- BEECH TREE (T1) - SELECTIVELY REDUCE LONG LATERAL SIDE LIMBS BY 3 - 4 METRES TO GIVE AN OVERALL REDUCTION IN CROWN SPREAD TOWARD COTTAGE OF 2 METRES
RHO P/2018/0069 REFUSED 07/03/2018	101, BANGOR ROAD, JOHNSTOWN, WREXHAM, LL14 2SS	ERECTION OF BOUNDARY FENCING (IN RETROSPECT)

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING

3rd APRIL 2018

WRC P/2018/0072 GRANTED 07/03/2018	HAND CAR WASH, TESCO STORES, CRESCENT ROAD, WREXHAM, LL13 8HF	DISPLAY OF NON-ILLUMINATED ADVERTISEMENTS (6 NO. FASCIA AND 6 NO. OTHER SIGNS)
WRC P/2018/0073 GRANTED 07/03/2018	HAND CAR WASH, TESCO STORES, CRESCENT ROAD, WREXHAM, LL13 8HF	CONTINUED USE OF 9 NO. CAR PARKING SPACES AS A HAND CAR WASH AND VALETING OPERATION AND RETENTION AND CONTINUED USE OF CABIN INCLUDING CANOPY (PREVIOUSLY GRANTED TEMPORARY PLANNING PERMISSION UNDER CODE NO. P/2012/0640)
BRN P/2018/0076 GRANTED 26/02/2018	BRUNETTE COTTAGE, TYBROUGHTON, WREXHAM, SY13 3BA	SINGLE-STOREY SIDE EXTENSION
ROS P/2018/0078 GRANTED 07/03/2018	CHRIST CHURCH AND CHURCH HALL, CHESTER ROAD, ROSSETT, WREXHAM, LL12 0HN	NOTIFICATION OF PROPOSED WORKS TO TREES WITHIN ROSSETT CONSERVATION AREA - REFER TO TREE REPORT (ONE AMENDMENT: CHURCHYARD T2 TO BE 'CLEAR STEMMED' TO 2.0M NOT FELLED AS STATED)
CEF P/2018/0081 GRANTED 13/03/2018	ASHLEA, 6 PARK ROAD, NEWBRIDGE, WREXHAM, LL14 3YS	TWO-STOREY FRONT EXTENSION AND FIRST-FLOOR SIDE EXTENSION
WRA P/2018/0083 REFUSED 07/03/2018	79, HOLT ROAD, WREXHAM, LL13 8NG	DELETION OF CONDITION NO. 2 OF PLANNING PERMISSION P/2013/0206 TO ALLOW THE SALE OF HOT FOOD FOR CONSUMPTION OFF THE PREMISES
COE P/2018/0086 REFUSED 20/03/2018	33, BRYN CLYWEDOG, COEDPOETH, WREXHAM, LL11 3SR,	ERECTION OF 2M HIGH WOODEND FENCE IN FRONT GARDEN BEHIND EXISTING WALL
ROS P/2018/0088 GRANTED 07/03/2018	RECREATION GROUND, THE GREEN, ROSSETT, WREXHAM, , LL12 0DS	NOTIFICATION OF PROPOSED WORKS TO TREES IN ROSSETT CONSERVATION AREA T15, CHERRY - FELL T26, CHERRY PLUM M - FELL T31, SYCAMORE - FELL T42, UNIDENTIFIED (DEAD ONLY ONE BRANCH REMAINING - FELL T47, SYCAMORE - FELL T49, CRAB APPLE - FELL T17 & 29, LIME AND OAK - REMOVE DEADWOOD
GLY P/2018/0090 GRANTED 13/03/2018	THE MOUNT, , SELATTYN, WREXHAM, SY10 7NS	CONSTRUCTION OF A STEEL PORTAL FRAMED LEAN-TO EXTENSION TO EXISTING STOCK BUILDING TO ACCOMMODATE SHEEP PENNING

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING

3rd APRIL 2018

MAR P/2018/0096 GRANTED 13/03/2018	PENTRE MAILYN, COCK BANK LANE, MARCHWIEL, WREXHAM, LL13 0SU	ERECTION OF STEEL FRAMED BUILDING TO STORE FEED / HAY ETC
RUA P/2018/0098 GRANTED 07/03/2018	40, NEW HALL ROAD, RUABON, WREXHAM, LL14 6AS	SINGLE-STOREY REAR EXTENSION
WRR P/2018/0100 GRANTED 13/03/2018	2, GROSVENOR ROAD, WREXHAM, LL11 1BU	CHANGE OF USE OF 3 NO. GROUND FLOOR ROOMS FROM OFFICES TO COUNSELLING FACILITIES (FOR A LIMITED PERIOD UNTIL 30 JUNE 2019)
LLR P/2018/0104 GRANTED 20/03/2018	LYNWOOD, STATION ROAD, TREVOR, WREXHAM, LL20 7TR	DEMOLITION OF GARAGE AND ERECTION OF NEW GARAGE TOGETHER WITH COVERED AREA TO REAR FOR RECREATIONAL PURPOSES
RUA P/2018/0107 GRANTED 13/03/2018	136, PONT ADAM CRESCENT, RUABON, WREXHAM, LL14 6EG	SINGLE STOREY REAR, SIDE AND FRONT PORCH EXTENSIONS
ERB P/2018/0109 GRANTED 20/03/2018	UPPER PARK EYTON FARM, EYTON, WREXHAM, LL13 0YF	ERECTION OF AGRICULTURAL BUILDING (IN RETROSPECT)

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING

3rd APRIL 2018

ISY P/2018/0110 GRANTED 14/03/2018	LAND OFF ABBEY ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UE,	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION CODE NO. P/2017/1013:- CONDITION 4 - SUBMISSION OF SAMPLES OF ALL EXTERNAL FACING AND ROOFING MATERIALS CONDITION 11 - SUBMISSION OF NEW LICENCE ISSUED BY NRW CONDITION 12 - SUBMISSION OF A DETAILED ARBORICULTURAL METHOD STATEMENT CONDITION 20 - SUBMISSION OF A CONSTRUCTION TRAFFIC MANAGEMENT PLAN CONDITION 22 - SUBMISSION OF A SERVICE DELIVERY MANAGEMENT PLAN
BRN P/2018/0111 GRANTED 20/03/2018	MILL HOUSE, HIGHER WYCH ROAD, HIGHER WYCH, MALPAS, SY14 7JR	TWO-STOREY SIDE EXTENSION, NEW FRONT PORCH, NEW WINDOWS AND SOLAR PANELS
BAN P/2018/0113 REFUSED 20/03/2018	5 ALTHREY COURT, OVERTON ROAD, BANGOR ON DEE, WREXHAM, LL13 0DA	FRONT PORCH EXTENSION
HOL P/2018/0119 DISCHARGED 26/02/2018	MYRTLE COTTAGE, WREXHAM ROAD, HOLT, WREXHAM, LL13 9YU	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2017/0985:- CONDITION 3 - SUBMISSION OF SAMPLES OF ALL EXTERNAL FACING MATERIALS CONDITION 4 - SUBMISSION OF SAMPLES OF THE RENDER FINISH AND COLOUR CONDITION 6 - SUBMISSION OF DETAILS OF ALL RAINWATER GOODS CONDITION 7 - SUBMISSION OF DETAILS OF ALL EXTERNAL DECORATION CONDITION 8 - SUBMISSION OF DETAILS OF PROPOSED SURFACE TREATMENT

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING

3rd APRIL 2018

<p>ISY P/2018/0123 GRANTED 06/03/2018</p>	<p>ELM VILLA, CHURCH LANE, ISYCOED, WREXHAM, LL13 9RY</p>	<p>APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER OUTLINE PLANNING PERMISSION REF: P/2017/0639 - CONDITION 4: SUBMISSION OF SCHEME FOR THE COMPREHENSIVE AND INTEGRATED DRAINAGE OF THE SITE, AND RESERVED MATTERS APPROVAL REF: P/2017/0981 - CONDITION 2: SUBMISSION OF SAMPLES OF ALL EXTERNAL FACING AND ROOFING MATERIALS</p>
<p>LLR P/2018/0128 GRANTED 21/03/2018</p>	<p>ERW WEN, STATION ROAD, TREVOR, WREXHAM, LL20 7TP</p>	<p>PARKING AND OPERATION OF 1 NO. PRIVATE HIRE VEHICLE</p>
<p>CHI P/2018/0130 GRANTED 20/03/2018</p>	<p>CHIRK MANOR, TREVOR ROAD, CHIRK, WREXHAM, LL14 5HD</p>	<p>NOTIFICATION OF WORKS TO TREES WITHIN CHIRK CONSERVATION AREA:- NORWAY MAPLE - UNDERTAKE 25% REDUCTION OF BRANCH EXTENDING OVER NEIGHBOURING LAND COMMON PEAR - FELLING OF TREE DUE TO DECLINING CONDITION AND DECAY AND RE-PLANTING WITH NEW SPECIMEN</p>
<p>WRC P/2018/0136 GRANTED 06/03/2018</p>	<p>17, MANLEY ROAD, WREXHAM, LL13 8HD</p>	<p>APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2014/0585 CONDITION 8 - SUBMISSION OF VERIFICATION REPORT</p>
<p>PEN P/2018/0150 GRANTED 01/03/2018</p>	<p>LAND EAST OF AND, ADJOINING 5, CHAPEL STREET, PENYCAE, WREXHAM, LL14 2RF</p>	<p>APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2015/0880:- CONDITION 3 - SUBMISSION OF SAMPLES OF ALL EXTERNAL FACING AND ROOFING MATERIALS</p>
<p>GRE P/2018/0154 GRANTED 08/03/2018</p>	<p>BRYN Y GROES, CHESTER ROAD, GRESFORD, WREXHAM, LL12 8TN</p>	<p>APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2014/0671 TO ALLOW EXTENSION TO PLOT NO. 11 (HOUSE TYPE - THE BARRINGTON)</p>

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING

3rd APRIL 2018

LLR P/2018/0156 GRANTED 22/03/2018	BRIDGE END COTTAGE, , PONTCYSYLLTE, LLANGOLLEN, , LL20 7YR	NOTIFICATION OF PROPOSED WORKS TO TREES WITHIN PONTCYCYLLTE AQUEDUCT CONSERVATION AREA (IMMEDIATELY IN FRONT OF BRIDGE END COTTAGE) TO INCLUDE:- REMOVAL OF 5 NO TREES (2 CHERRY, 1 HAZEL, 1 DEAD PINE, 1 BIRCH). FURTHER 5 NO TREES OF SMALL STATURE, POOR FORM AND CONDITION, DUE TO INAPPROPRIATE PAST MANAGEMENT, TO ALSO BE REMOVED AND THE PRUNING BACK TO MAIN STEMS 2 NO. ELONGATED DIAGONAL PRIMARY LIMBS FROM TWO RETAINED TREES (1 BIRCH AND 1 CHERRY)
RUA P/2018/0158 DISCHARGED 16/03/2018	WYNNSTAY ARMS HOTEL, HIGH STREET, RUABON, WREXHAM, , LL14 6BL	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDTION IMPOSED UNDER PLANNING PERMISSION P/2017/0732:- CONDITION 10 - SUBMISSION OF SCHEME OF PAVEMENT CROSSING TO THE SITE
GLY P/2018/0163 GRANTED 12/03/2018	LLANGWRYD UCHAF, LLWYNMAWR, LLANGOLLEN, WREXHAM, LL20 7BD	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2013/0113 :- CONDITION 7 - SUBMISSION OF DETAILS OF THE FOUL AND SURFACE WATER DRAINAGE CONDITION 8 - SUBMISSION OF DETAILS OF AN APPROPRIATE PHOTOGRAPHIC SURVEY
WRC P/2018/0172 GRANTED 15/03/2018	TY PAWB, CHESTER STREET, WREXHAM, LL13 8BY,	APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2015/0917 TO CHANGE EXTERNAL SIGNAGE ON FACADE FROM 'OW' TO TY PAWB
COE P/2018/0180 GRANTED 16/03/2018	26, MIDDLE ROAD, COEDPOETH, WREXHAM, LL11 3TN	APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2017/0949 TO ALLOW:- 1. WHITE UPVC DOORS TO BE DARK GREY ALUMINIUM 2. WHITE UPVC WINDOWS TO BE DARK GREY UPVC 3. DOWNPIPES AND GUTTERS TO BE DARK GREY UPVC 4. NEW ROOFLIGHT ABOVE KITCHEN