

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT THE
GUILDHALL, WREXHAM ON MONDAY, 3 NOVEMBER 2014**

MEMBERS

Councillor M G Morris, Chair
Councillor Mike Edwards, Vice-Chair

Councillor	I David Bithell, MBE	Councillor	Paul Pemberton
"	Krista Childs	"	Ronnie Prince
"	Anne Evans	"	John Pritchard
"	Terry Evans	"	Graham Rogers
"	* A Keith Gregory	"	Paul Rogers
"	D J Griffiths	"	Barbara Roxburgh
"	* G W Griffiths	"	Malcolm Taylor
"	David Kelly	"	Andy Williams
"	Bernie McCann	"	Derek Wright

*Absent

Also Present – Councillors R J Dutton OBE, T Alan Edwards, R Alun Jenkins, O Arfon Jones, Mark Pritchard, Mrs J M B Roberts, I Roberts and Phil Wynn

49 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors A Keith Gregory and G W Griffiths.

50 MINUTES

The Minutes of the Meetings held on 6 October 2014 and 17 October 2014 were submitted.

RESOLVED – That the Minutes of the Meetings held on the 6 October 2014 and 17 October 2014 be received and confirmed as a correct record.

51 OUTLINE APPLICATION TO ERECT 5 DWELLINGS SERVED OFF A PRIVATE DRIVE ON LAND AT TAN YR ONNEN, SCHOOL LANE, BRONINGTON, WREXHAM (APPLICATION CODE NO P/ 2014/0387)

The Head of Community Wellbeing and Development submitted a report (HCWD/36/14 pages 65 – 80) together with a further addendum report, in respect of the above mentioned application.

Mr Simon Birch spoke against the application.

Mrs Christine Williams (agent) spoke in support of the application.

RESOLVED – That a site visit be arranged for Members of the Committee to view the application site prior to determination of the application by the Committee.

Reason for Visit: To consider the access arrangements and whether the proposal represents a logical extension to the existing settlement within a sustainable location.

52 **ALTERATIONS TO BUILDING TO ALLOW FOR THE CREATION OF A VEHICULAR ACCESS TO AN EXISTING CAR REPAIR WORKSHOP (USE CLASS B2) AT DICKENS WREXHAM LTD VEHICLE REPAIR WORKSHOP, MAESGWYN ROAD, WREXHAM (APPLICATION CODE NO P/2014/0630),**

The Head of Community Wellbeing and Development submitted a report (HCWD/36/14 pages 164 – 169) together with a further addendum report, in respect of the above mentioned application.

RESOLVED – That a site visit be arranged for Members of the Committee to view the application site prior to determination of the application by the Committee.

Reason for Visit: To consider the impact of the proposed new access and roller shutter door upon highway safety and the amenity of local residents.

53 **DEVELOPMENT CONTROL APPLICATIONS**

The Head of Community Wellbeing and Development submitted a report (HCWD/36/14) for Members' consideration of planning applications and attention was drawn to his addendum report where relevant.

APPLICATION NO: P/2014/0560	LOCATION: Former Firestone Factory Site, Bridge Road, Wrexham Industrial Estate, Wrexham, LL13 9QA	DATE RECEIVED: 30/07/2014
COMMUNITY: Abenbury		CASE OFFICER: MP
WARD: Holt	DESCRIPTION: Submission of Reserved Matters pursuant to Outline Planning Permission P/2013/0671 (appearance, landscaping and layout) for erection of a prison	AGENT NAME: Lend Lease Mr Caron
	APPLICANT(S) NAME: Mr S Caron - Lend Lease	

Mr Nick Hardy (representing applicant) spoke in support of the application.

The Chair, in his capacity as Local Member, commented that the additional information submitted by the applicant, Natural Resources Wales and the Highways Department since the previous meeting had allayed his concerns regarding site drainage, landscaping, land contamination, appearance of the buildings and off-site traffic directional signage. Therefore, he suggested that the Reserved Matters application be approved in accordance with the Officer recommendations.

RESOLVED –

- 1 That the Reserved Matters application be APPROVED (thereby discharging Conditions 1 and 2 to Planning Permission P/2013/0671).**
- 2 That the details/plans submitted in respect of Conditions 7, 8, 9, 11, 13, 14, 15, 18 and 23 of Planning Permission P/2013/0671 be approved. NB. The conditions will only be formally discharged by the Head of Community Wellbeing and Development under delegated powers when implemented as described for each condition above.**
- 3 That Conditions 16 and 21 of Planning Permission P/2013/0671 be discharged.**

Conditions

1. All soft landscaping shall be carried out in strict accordance with approved Drawings No. NWP-AR-CAP-099-PA-01-1001 Revision P07, NWP-LA-CAP-099-DR-XX-501 Revision C, NWP-LA-CAP-099-DR-XX-502 Revision C, NWP-LA-CAP-099-DR-XX-601, NWP-LA-CAP-099-DR-XX-602 and NWP-LA-CAP-099-DR-XX-603 Revision A and shall be completed not later than May 2017 unless otherwise agreed in writing by the Local Planning Authority.
2. Within two years of the date of this decision, a Landscape Management and Maintenance Scheme for all soft landscaped areas located outside of the secure fences shall be submitted to and approved in writing by the Local Planning Authority. Those soft landscape areas shall thereafter be managed and maintained in strict accordance with the scheme as approved.

Reasons

1. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and to ensure landscaping is carried out in a way that is compatible with the implementation of the ENVIRON Ecological Mitigation Strategy and Habitat Management Plan dated September 2013 and the ENVIRON Addendum to Ecological Strategy and Habitat Management Plan dated December 2013.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and to ensure landscaping is carried out in a way that is compatible with the implementation of the ENVIRON Ecological Mitigation Strategy and Habitat Management Plan dated September 2013 and the ENVIRON Addendum to Ecological Strategy and Habitat Management Plan dated December 2013.

(Councillor John Pritchard declared a personal and prejudicial interest in this matter pursuant to the Council's Code of Conduct for members, a relative being a resident on Pentre Maelor, and left the meeting whilst the application was being considered).

APPLICATION NO: P/2014/0411	LOCATION: Stansty Lodge, Mold Road, Stansty, Wrexham, LL11 4YF	DATE RECEIVED: 27/05/2014
COMMUNITY: Gwersyllt	DESCRIPTION: Use of timber cabin as retail premises (A1) for the sale of fruit and veg (in retrospect) and associated car parking	CASE OFFICER: PF
WARD: Gwersyllt East & South	APPLICANT(S) NAME: Jones Brothers	AGENT NAME: Blueprint Architectural Services Ltd

Mr Stuart Hattherall (agent) spoke in support of the application.

One of the Local Members (Councillor D J Griffiths) indicated his support for the application, as in his opinion, the use of the timber cabin as a retail premise for the sale of fruit and vegetables would be in-keeping with existing uses at the site and would not have an adverse impact on the Green Barrier at this location. Furthermore, the application was in retrospect and would improve car parking provision on site.

During consideration of the application several Members indicated their support for the proposed development subject to the imposition of conditions, in consultation with both Local Members, to control the nature and extent of retail sales and adequate car-parking provision on site. This was agreed by the Committee.

RESOLVED – That permission be GRANTED subject to the imposition of such conditions as the Head of Community Wellbeing and Development, in consultation with both Local Members, considers to be appropriate to control the nature and extent of retail sales and car parking provision on site.

APPLICATION NO: P/2014/0480	LOCATION: Land opposite St Peters Close, Off Llay New Road, Rhosrobin, Wrexham, LL11 4RB	DATE RECEIVED: 01/07/2014
COMMUNITY: Gwersyllt	DESCRIPTION: Erection of 117 dwellings, including provision of a roundabout to provide access, new internal access roads, public open space and retention of existing footpath route	CASE OFFICER: MP
WARD: Gwersyllt East & South		AGENT NAME: Nigel Thorns Planning Consultancy

APPLICANT(S) NAME:

Castlemead Group Ltd

Mr Nigel Thorns (agent) spoke in support of the application.

Both Local Members (Councillors D J Griffiths and Bernie McCann) indicated their objection to the application as the proposed development was a significant departure from policies contained within the adopted Wrexham Local Development Plan, being outside of the settlement boundary and within an area designated as Green Barrier. Also, in their opinion, the proposed scale of the development would have an adverse impact on the existing local transport network and on the foul and surface water drainage infrastructure. Apart from the lack of a 5 year housing land supply, no other overwhelming reasons had been put forward in the Committee report to justify the development of the site as an exceptional case. The proposed development would have a detrimental impact on the character and appearance of the Green Barrier at this location, therefore, they suggested that permission be refused. The Committee concurred with the views expressed by the Local Members.

RESOLVED – That permission be REFUSED

Reason

The site lies outside defined settlement limits and within a designated green barrier. To allow the development would be contrary to Wrexham Unitary Development Plan policies PS1,PS2, PS3, PS4 and EC1.

APPLICATION NO:

P/2014/0484

LOCATION:

Trench Farm, Red Hall Lane,
Penley, Wrexham, LL13 0NA

DATE RECEIVED:

03/07/2014

COMMUNITY:

Overton

DESCRIPTION:

Installation and operation of solar farm (to generate 7.15mw) and associated infrastructure (photovoltaic panels, mounting frames, inverters, transformers, substation, communication building, storage building, fencing, pole mounted security cameras).

CASE OFFICER:

PF

WARD:

Overton

AGENT NAME:

Lightsource
Renewable
Energy Ltd
Mr B Clarke

APPLICANT(S) NAME:

Lightsource Spv 99 Ltd

Mr Brendan Clarke (representing applicant) was present having given notice of his intention to speak in support of the application, but in the event, did not do so.

RESOLVED - That the Head of Community Wellbeing and Development be given delegated authority to GRANT planning permission subject to the

conditions specified below and following the expiry of the re-consultation period provided no significant new issues were raised during that period.

Conditions

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 No's TCH_01_Rev 5, RPZ_TrenchFarm_PE10328 Sheets 1, 2 and 3, XXX_01_A, DNO_01, SITE_AUX_TRANSFORMER_01, CCTV_01, CSR_01, SB_01, ID_01, TD_01, CB_01 and DEER FENCE - inc. MAMMAL GATE and contained within the application documentation.
3. The development hereby permitted shall be removed and the land restored within 30 years of the date of this permission or within 6 months of the cessation of the use of the development for the generation of electricity, whichever is the sooner.
4. A Decommissioning Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first beneficial use of the development for the generation of electricity. The Decommissioning Plan shall include details of the works necessary to revert the site to its original condition, including the method for the removal of all the solar panels, sub-stations, inverter stations, structures, enclosures, equipment and all other apparatus above and below ground level from the site and details of their destination in terms of waste/recycling, and details of how the site is to be restored to its original condition. The Decommissioning Plan shall also include a timeframe for such works which will address both time limits set out in Condition No. 3.
5. Notwithstanding the requirements of Condition No. 2, prior to the commencement of the development final details of the layout of the buildings and ancillary structures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
6. All buildings and structures as detailed on Drawing No.'s CSR_01, SB_01, ID_01, TD_01, CB_01 shall be painted or finished in RAL 6005 Moss Green unless otherwise agreed in writing by the Local Planning Authority. Prior to their installation on the site, details of the proposed finish of the buildings and structures as detailed on Drawing No's XXX_01_A, DNO_01, SITE_AUX_TRANSFORMER_01 shall be submitted to and approved in writing by the Local Planning Authority. The building and structures shall be finished or painted in accordance with the details as may be approved prior to their first use.
7. All perimeter fencing shall be erected in accordance with the detail contained on the approved drawing titled DEER FENCE - inc MAMMAL GATE and Drawing No. RPZ_TrenchFarm_PE10328 (sheets 1 to 3).
8. No part of the development shall commence until a Construction Traffic Management Plan and Decommissioning Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority, and the plan shall include full details to cover the following matters:
 - (i) On-site parking and turning facilities for construction vehicles;
 - (ii) On-site parking facilities for construction staff workers and visitors;

- (iii) The employment of a banksman, to direct vehicles from the vehicular exit point of the site for HGVs using the access;
 - (iv) Signing and guiding proposals along Red Hall Lane and A528;
 - (v) Wheel wash facilities, and/or details to ensure that debris/mud is not carried out onto the adjacent highway; and
 - (vi) Methods to prevent the obstruction of any public right of way.
- The plan, as subsequently approved, shall be fully implemented for the duration of the construction phase of the development.
9. The habitat creation and additional gapping up planting as identified in the Avian Ecology Biodiversity Management Plan forming part of the approved Ecological Appraisal numbered Light-068-237-01 dated 23 June 2014 shall be carried out in the first available planting season following the commencement of development or in accordance with a timescale to be further agreed in writing by the Local Planning Authority.
 10. The habitat creation and additional gapping up planting as identified in the Avian Ecology Biodiversity Management Plan forming part of the approved Ecological Appraisal numbered Light-068-237-01 dated 23 June 2014 shall be managed and maintained strictly in accordance with the detail herein this report.
 11. No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until tree protection fencing and ground protection measures have been implemented in strict accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The details should include specification and location for the fencing. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.
 12. The tree protection fencing and ground protection measures approved in connection with Condition No. 9 shall be kept in place until all external site works have been completed and the removal of the fencing has been approved in writing by the Local Planning Authority.
 13. The existing trees, shrubs, and hedges shown on Drawing No. RPZ_trenchFarm_PE10328 sheets 1 to 3 within the application site shall be permanently retained and 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.
 15. No means of external illumination/lighting or form of audible alarm shall be installed on the site without the prior written consent of the Local Planning Authority.
 16. 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 the nearest noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:1997 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.
 17. No development shall take place within the application site until a programme of archaeological work and mitigation in accordance with a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. The archaeological programme of work will be undertaken

and completed in accordance with the standards laid down by the Institute for Archaeologists and MoRPHE (2006). On completion, appropriate reports and an archive assessment will be submitted for approval to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Tel: 01938 553670.

18. The development hereby permitted shall not be commenced until a survey of the condition of the unclassified road leading to the site from the A528 and the A539 has been undertaken in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The results of the survey shall be submitted to and agreed in writing by the Local Planning Authority prior to development commencing on site.
19. No part of the development shall commence until details of the proposed Reasonable Avoidance Measures (RAMs) have been submitted to and approved in writing by the Local Planning Authority. The details shall include for the erection and maintenance of amphibian barrier fencing throughout the duration of the construction operations. The development shall be carried out in strict accordance with the RAMs as are approved.
20. No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing the following:
 - a) Submission and implementation (including timescales) of appropriate on site or off site mitigation, conservation and restoration proposals;
 - b) Submission and implementation (including timescales) of an ecological compliance audit scheme;
 - c) Submission and implementation of a biosecurity risk assessment; and
 - d) Submission and implementation (including timescales) of a long-term management and surveillance scheme.

The scheme as may be approved shall be fully implemented strictly in accordance with details and the timescales as part of the scheme.

Reasons

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. In the interests of the visual amenity of the area.
4. In the interest of the visual amenity of the area.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. To ensure a satisfactory standard of appearance of the development in the interests of the 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. In the interests of highway safety.
9. In order to protect and enhance habitat which would otherwise be lost or damaged by the proposed development.
10. In order to protect and enhance habitat which would otherwise be lost or damaged by the proposed development.
11. To ensure that the retained trees are adequately protected during development in the interests of amenity.

12. To ensure that the retained trees are adequately protected during development in the interests of amenity.
13. In order to protect existing boundary vegetation in the interests of the visual amenity of the area.
15. To protect the amenities of the occupiers of nearby properties.
16. To protect the amenities of the occupiers of nearby properties.
17. The site contains archaeological remains which it is essential should be protected from damage.
18. In the interests of highway safety.
19. In the interests of preserving the favourable conservation status of statutorily protected species.
20. In the interests of preserving the favourable conservation status of statutorily protected species.

Note to Applicant

- 1.. The applicant is advised that public utilities cross the site and you are advised to contact Wales and West Utilities prior to the commencement of development.
2. The applicant is advised that the Reasonable Avoidance Measures and mitigation and compensatory measures required by conditions 19 and 20 of this planning permission shall apply to all species which have been identified in the submitted Ecological Report. This shall include for Great Crested Newt, Bat species and Otters.

APPLICATION NO: P/2014/0520	LOCATION: Jubilee House, Sun Lane, Bowling Bank, Wrexham, LL13 9RP	DATE RECEIVED: 16/07/2014
COMMUNITY: Isycoed	DESCRIPTION: Extension to form new garden room, improved vehicular access and garage	CASE OFFICER: PF
WARD: Holt	APPLICANT(S) NAME: Mrs J Loman	AGENT NAME: Mrs J Loman

RESOLVED - That permission be GRANTED.

Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
3. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) dated 16 July 2014 and as contained within the application documentation.

4. Prior to first use of the access hereby approved it shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
5. The vehicular access hereby approved shall be a minimum width of 3 metres.
6. 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.
7. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
8. 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.
9. Prior to their construction at the access hereby approved, full details of any gates, gate posts or any other means of enclosure to include their position, height and materials shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall only be carried out strictly in accordance with the details as may be approved.

Reasons

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

Notes to Applicant

1. You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.
2. 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.

3. All works relating to this development which are audible beyond the site boundary should be carried out only between 07.30 hours and 18.00 hours Monday to Friday, and 08.00 hours to 14.00 hours 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.
4. 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.
5. 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.
6. Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

APPLICATION NO: P/2014/0535	LOCATION: 2 Little Bryn Farm, Bryn Lane, Isycoed, Wrexham, LL13 9UY	DATE RECEIVED: 22/07/2014
COMMUNITY: Isycoed	DESCRIPTION: Conversion of redundant building into dwelling incorporating single storey extension and detached double garage.	CASE OFFICER: KH
WARD: Holt	APPLICANT(S) NAME: Mr T Burke	AGENT NAME: The Planning Consultancy Mr Mr Gilbert

RESOLVED - That permission be GRANTED.

Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. 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.
3. Details of all boundary means of enclosure 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 as approved and retained thereafter unless otherwise agreed, in writing, with the Local Planning Authority.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the window marked A on the approved

- plan shall be glazed/re-glazed with obscure glass with no part of the window capable of being opened below a height of 1.7 metres above the existing ground level, prior to the first residential use of the development and shall thereafter be permanently retained in that condition.
5. Prior to the first residential use of the building, a scheme of measures to prevent overlooking from windows and doors marked C, D, E, F, G and H on the approved elevational plan shall be submitted, approved and fully implemented. The measures as approved shall be permanently retained thereafter.
 6. 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.
 7. 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 and E of Schedule 2 Part 1 and Class A of Schedule 2, Part 2 other than the development hereby granted permission.
 8. Before the residential development hereby approved is occupied, it shall be insulated so as to provide sound attenuation against external noise for all habitable rooms (to include bedroom, living room, dining room and kitchen) in accordance with a scheme which has been submitted to and approved, in writing, by the Local Planning Authority. The scheme, as implemented, shall be retained thereafter unless otherwise agreed, in writing, by the Local Planning Authority.
 9. Within three months of the date of this permission, full details of a 2 metre footway across the site frontage adjacent to Bryn Lane, together with a timescale for implementation of the works, shall be submitted to and approved in writing by the Local Planning Authority. The works as approved shall be carried out strictly in accordance with the details as approved.
 10. The vehicular parking and turning areas indicated on the approved drawings shall be permanently retained and kept free of any obstruction and made available solely for the parking and turning of vehicles.
 11. 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.
 12. Works shall only be carried out strictly in accordance with the recommendations and mitigation contained within Section 7 of the approved EVR Ecology Bat Survey Report and accompanying letter from Val Cooper.
 13. 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 07.30 hours and 18.00 hours Monday to Friday, and 08.00 hours to 14.00 hours on a Saturday, and at no time on a Sunday or a Bank Holiday.
 14. The door marked B on the approved plan shall be solid timber with no element of glazing and retained in perpetuity.

Reasons

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

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 protect the amenities of the occupiers of nearby properties.
6. 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.
7. In the interest of nearby residential amenity, the character of the building, the general visual amenities of the area and highway safety.
8. To ensure acceptable living conditions and to ensure the development of the surrounding industrial estate would not be compromised.
9. In the interests of vehicular and pedestrian safety.
10. 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.
11. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
12. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
13. To protect the amenities of the occupiers of nearby properties.
14. To protect the amenities of the occupiers of nearby properties.

Notes to Applicant

1. With regard to Condition No.5 details shall include a combination of obscure glazing and high level windows.
2. Your attention is drawn to the Standing Advice Note from Natural Resources Wales attached to this decision.
3. The applicant is advised that compliance with Condition No. 13 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.
4. 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 Housing and Public Protection Department on 01978 315300 for further advice and information.
5. 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.

6. Your attention is drawn to the NRW Standard Advice Note to Developers.

APPLICATION NO: P/2014/0542	LOCATION: 37 Henka Road, Penley, Wrexham, LL13 0QE	DATE RECEIVED: 23/07/2014
COMMUNITY: Maelor South	DESCRIPTION: Extension to garage and erection of detached sun room	CASE OFFICER: PF
WARD: Overton	APPLICANT(S) NAME: Mr David Drew	AGENT NAME: D2 Architects Robert Adam Lloyd

RESOLVED - That permission be GRANTED.

Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
3. The development shall only be carried out in strict accordance with the details shown on the approved Drawing No. 5111 02 Rev A and contained within the application documentation.
4. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:
 - Shields Arboricultural Method Statement ref no. AIA/HR/09/14 dated 9 September 2014.No development or other operations shall take place except in strict accordance with the reports as approved.
5. The following activities should not be carried out under any circumstances:
 - a) No fires should be lit within 10 metres of the nearest point of the canopy of any retained tree.
 - b) No works, including earth works and the bringing onto site of machinery or materials shall proceed until the approved tree protection measures are put in place, with the exception of the approved tree works.
 - c) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
 - d) No mixing of cement or use of other materials or substances shall take place within Tree Root Protection Areas or Tree Construction Exclusion Zones, or close enough to these that seepage or displacement of those

materials or substances could cause them to enter Tree Root Protection Areas or Tree Construction Exclusion Zones.

- e) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.
6. No development shall take place until details of the 'leaky pipe' irrigation system, as detailed at paragraph 6.10 of the approved Shields Arboricultural Method Statement AIA/HRP/09/14 dated 9 September 2014, have been submitted to and approved, in writing, by the Local Planning Authority. The scheme shall be implemented strictly in accordance with the detail as may be approved prior to the first occupation of the detached garden room and shall be retained thereafter.
7. No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until ground protection measures have been implemented in strict accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The details should include specification and location for the fencing. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.
8. The ground protection measures approved in connection with Condition No.7 shall be kept in place until all external site works have been completed and the removal of the fencing has been approved in writing by the Local Planning Authority.

Reasons

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. To ensure that the development fully complies with the appropriate policies and standards.
4. To protect trees which are of significant amenity value to the area.
5. To ensure that hard surfacing does not cause harm to retained trees in the interests of visual amenity.
6. To protect trees which are of significant amenity value to the area.
7. To ensure that the retained trees are adequately protected during development in the interests of amenity.
8. To ensure that the retained trees are adequately protected during development in the interests of amenity.

APPLICATION NO: P/2014/0563	LOCATION: 25 Chestnut Road, Bradley, Wrexham, LL11 4BX	DATE RECEIVED: 31/07/2014
COMMUNITY: Gwersyllt		CASE OFFICER: PF
WARD: Gwersyllt East & South	DESCRIPTION: Use of existing detached domestic garage for dog grooming business and domestic storage	AGENT NAME: Snip Doggy Dog Miss C Fraser
APPLICANT(S) NAME: Miss C Fraser Snip Doggy Dog		

RESOLVED - That permission be GRANTED.

Conditions

1. The dog grooming parlour hereby approved shall be used only by the owner, Miss C Fraser. After the need for the dog grooming parlour has ceased, the building shall remain as ancillary domestic use to be used in conjunction with the occupation of No. 25 Chestnut Road and shall not be used for the benefit of any other business use unless otherwise agreed by the approval of a separate planning application to that effect.
2. No commercial dog grooming shall take place outside the hours of 09.00 hours to 16.00 hours Monday to Saturday. The business shall not operate on Sundays or any Bank Holidays. The use hereby permitted shall be on an appointment basis only.
3. The maximum number of dogs attending the dog grooming business at No. 25 Chestnut Road (The Premises) shall not exceed one dog at any one time.
4. Within one month of the date of this permission, full details of the means of drainage of any waste water generated by the dog grooming business, including a timescale for its implementation, shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include for details of a filter to prevent the dog hair being disposed of via the foul drainage system. The scheme shall be fully implemented in accordance with the details as may be approved.

Reasons

1. To ensure that the Council can retain control over the use of the building.
2. To ensure that the business is properly controlled so that the change of use does not cause harm to the amenities of the neighbouring residential properties outside of normal day time working hours.
3. To regulate and control activity levels and to restrict any potential intensification of use.
4. To ensure that the integrity of the public sewerage system is protected in the interests of the amenity of the neighbouring occupiers.

Notes to Applicant

The applicant is advised to ensure that the business operations accord with all relevant waste handling regulations. You are advised to contact Natural Resources Wales to discuss this matter.

(Councillor Bernie McCann declared a personal but non-prejudicial interest in this matter pursuant to the Council's Code of Conduct for Members, as an objector to the application was known to him, but remained in the meeting whilst the application was being considered).

(Councillor D J Griffiths declared a personal but non-prejudicial interest in this matter pursuant to the Council's Code of Conduct for Members, as the applicant and an objector to the application was known to him, but remained within the meeting whilst the application was being considered).

APPLICATION NO: P/2014/0609	LOCATION: Unit 22 Abenbury Way, Wrexham Industrial Estate, Wrexham, LL13 9UZ	DATE RECEIVED: 18/08/2014
COMMUNITY: Abenbury	DESCRIPTION: Siting of static residential caravan for security purposes (3.93 metres wide x 11.51 metres long)	CASE OFFICER: MP
WARD: Holt	APPLICANT(S) NAME: Mr Paul Irvine	AGENT NAME: Mr Paul Irvine

RESOLVED - That permission be REFUSED.

Reason

The location of the site within the Wrexham Industrial Estate means occupiers of the caravan will be provided a substandard level of amenity due to noise and other disturbance from neighbouring industrial premises. As such, the development is contrary to policy GDP1 (f) of the Wrexham Unitary Development Plan.

APPLICATION NO: P/2014/0612	LOCATION: Crantock, Croeshowell Lane, Burton, Rossett, Wrexham, LL12 0LB	DATE RECEIVED: 21/08/2014
COMMUNITY: Rossett	DESCRIPTION: Change of use of ancillary residential shed 4.85 metres long x 2.5 metres wide to dog grooming salon	CASE OFFICER: SEH
WARD: Rossett		AGENT NAME: Groomintails Mr M Goodall
APPLICANT(S) NAME: Mr M Goodall Groomintails		

RESOLVED - That permission be GRANTED.

Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The dog grooming salon hereby approved shall be used only by the owner, Mr M Goodall. After the need for the dog grooming salon has ceased, the building shall remain as ancillary domestic use to be used in conjunction with the occupation of Crantock, Croeshowell Lane, and shall not be used for the benefit of any other business use unless otherwise agreed by the approval of a separate planning application to that effect.
3. The maximum number of dogs attending the dog grooming business at Crantock, Croeshowell Lane (The Premises) shall not exceed one dog at any one time.
4. No use of the development shall be made before 08.30 hours or after 17.00 hours Monday to Friday, before 08.30 hours or after 14.00 hours on Saturday, or at any time on a Sunday or Bank Holiday.

Reasons

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the Council can retain control over the use of the building.
3. In the interests of highway safety and to protect the amenities of the occupiers of nearby properties.
4. To ensure that the development is not used at a time which would be likely to cause nuisance or disturbance to nearby residents.

Notes to Applicant

1. The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or

occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

2. Potential hazards or impacts may not necessarily be confined to the development site, and applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example, the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.
3. In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.
4. Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.
5. The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com
6. You are advised that the premises should comply with the provisions of the Health and Safety at Work etc. Act, 1974 which is administered by this Council. You are advised to contact the Council's Housing and Public Protection Department on 01978 813700 for further advice and information

APPLICATION NO: P/2014 /0620	LOCATION: Cefn Y Grug, Wesley Road, Bwlchgwyn, Wrexham, LL11 5UY	DATE RECEIVED: 15/08/2014
COMMUNITY: Brymbo	DESCRIPTION: Erection of dwelling (re-building fire damaged property) and erection of attached annex accommodation	CASE OFFICER: PF
WARD: Minera	APPLICANT(S) NAME: Mr Terance Burgin, T Burgin Builders	AGENT NAME: The Garston Partnership Mr J Garston

RESOLVED - That permission be GRANTED.

Conditions

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 No's TB/2014:279.01, TB.2014.279.02 and TB-2014-279.3 and contained within the application documentation.
3. Prior to their use on the development, samples of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A, B, C, E, F or G of Schedule 2 Part 1, other than the development hereby granted permission.
6. The vehicular parking and turning areas as shown on approved Drawing No. TB.2014.279.02 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.
7. The annexe/extension shall only be used for purposes ancillary to the use of the dwelling as a single dwelling house and for no other purpose.
8. 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.

9. No part of the development shall be occupied until a Verification Report which demonstrates that the remedial works approved as part of condition no. 8 above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.
10. 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.
11. Notwithstanding the details contained on the approved plan, the window on the eastern elevation of the annexe serving the dining room shall be permanently fixed shut and shall only be glazed and reglazed using obscure glass. The window opening shall be retained in this condition thereafter.
12. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no windows or other openings shall be inserted in any elevation of the building facing east.

Reasons

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development fully complies with the appropriate policies and standards.
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 integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment.
5. 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.
6. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
7. The access to the development site is below recommended standards. It is considered that the level of traffic generated by an annexe would not represent a material increase in vehicular movements.
8. In the interests of the amenities of the future occupants of the buildings
9. In the interests of the amenities of the future occupants of the buildings
10. To protect the amenities of the occupiers of nearby properties.
11. To protect the amenities of the occupiers of nearby properties.
12. To protect the amenities of the occupiers of nearby properties.

Notes to Applicant

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

2. 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.
3. The applicant is advised that compliance with Condition No. 10 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.
4. 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.
5. 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.
6. 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 Housing and Public Protection Department on 01978 315300 for further advice and information.

APPLICATION NO: P/2014/0647	LOCATION: Jomil, Broughton Road Lodge, Wrexham, LL11 5NG	DATE RECEIVED: 03/09/2014
COMMUNITY: Broughton	DESCRIPTION: Extension to bungalow, erection of double garage and construction of new vehicular access onto B5105 Wrexham Road	CASE OFFICER: JS
WARD: Bryn Cefn	APPLICANT(S) NAME: Mr G Elson	AGENT NAME: G Raymond Jones & Associates Mr M Davies

RESOLVED - That permission be GRANTED.

Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The access hereby approved shall serve the whole property/land as edged red as part of the application documents and the existing vehicular access onto Broughton Road shall be permanently closed before the new access onto B5105 is first used.
3. Before the access hereby approved is first constructed, a scheme of details to verify how the existing vehicular access onto Broughton Road is closed shall be submitted to and approved by the Local Planning Authority.
4. Prior to first use of the access hereby approved, the vehicular access shall provide visibility splays of 2 metres x 90 metres north measured to the nearside edge of the adjoining highway and 2 metres x 90 metres to south measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
5. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
6. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
7. 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.
8. The vehicular parking and turning area as shown as edged orange on the approved Block Plan scale 1:500 shall be fully laid out, surfaced and drained prior to the first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for parking and turning of vehicles at all times.
9. The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%).
10. The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.
11. The use of the garage shall only be used for purposes ancillary to the use of the site as a single dwelling property and for no other purpose.
12. 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.
13. The existing hedges along the western edge of the application site edged red shall be permanently retained and shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height falls below 2 metres at any point without the prior written permission of the Local Planning Authority. If any parts of the hedges are removed without permission, die or become diseased, they shall be replaced by hedges of such size and species and within a timescale all to be approved in writing by the Local Planning Authority.

Reasons

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the site is only served with one access point.
3. To ensure that the visual impacts of the developments within the countryside is limited to ensure that the existing settlement edge is reinforced with acceptable landscape treatments to help off-set the impacts of the overall development within this green barrier location.
4. To ensure that adequate visibility is provided at the proposed point of access to the highway.
5. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
6. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
7. In the interests of highway safety.
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 the formation of a safe and satisfactory access.
10. In the interests of highway safety.
11. To ensure that the functional requirement of the proposed garage building in relation to the established use of the site is maintained.
12. 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.
13. To protect landscape features which are of significant amenity value in the area and which would ensure a satisfactory standard of appearance the development.

Notes to Applicant

1. You are advised that the authorised use of the site is residential only and commercial or business purposes/activities are not authorised by this permission.
2. A licence should be obtained (as required by Section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerblines and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729690.
3. You are advised to consider the attached 'Guidance Notes to Developer's' from Natural Resources Wales.

APPLICATION NO: P/2014/0681	LOCATION: Courtyard Cottage, Stonewalls, Burton, Wrexham, LL12 0LG	DATE RECEIVED: 11/09/2014
COMMUNITY: Rossett	DESCRIPTION: Single storey extension to bungalow	CASE OFFICER: SEH
WARD: Rossett	APPLICANT(S) NAME: Mrs Mandy Caroline Baines	AGENT NAME: MW Associates (Shrewbury) Ltd Mrs M Wason

Mr Robert Baines (representing applicant) spoke in support of the application and queried the necessity for the additional condition to restrict the use of the garage at the adjoining property known as The Paddocks to the parking of 2 no. private motor cars, as set out in the Addendum Report.

The Planning Control Manager informed Members that the condition had been included to ensure implementation and retention of the parking plan proposed as part of the application. If the proposed parking plan could not be implemented, the report's recommendation to grant permission may need to be revised.

RESOLVED – That the Head of Communities, Wellbeing and Development be given delegated authority to GRANT planning permission subject to satisfactory car parking provision being secured and subject to the conditions specified below.

Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
3. The vehicular parking areas for both the application site and the dwelling known as The Paddocks, as shown on approved Drawing No. PL/CC/203 Rev A, shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
4. The garage located at the property known as 'The Paddocks' as shown on the approved plan, shall be used only for the parking of 2 no. private motor cars and no other use incidental to the use of the dwelling house.

Reasons

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

3. To provide for the parking of vehicles clear of the highway in the interest of traffic safety.
4. To ensure that facilities for the garaging of cars remain available at this address at all times.

Notes to Applicant

1. 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.
2. All works relating to this development which are audible beyond the site boundary should be carried out only between 07.30 hours and 18.00 hours Monday to Friday, and 08.00 hours to 14.00 hours 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.
3. 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.
4. 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.
5. The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

APPLICATION NO: P/2014/0687	LOCATION: Land at Willington Grange, Horsemans Green, Whitchurch, SY13 3BZ	DATE RECEIVED: 09/09/2014
COMMUNITY: Hanmer	DESCRIPTION: Erection of detached dwelling (3 bedrooms) and new vehicular access	CASE OFFICER: JS
WARD: Overton	APPLICANT(S) NAME: Mr C Evans	AGENT NAME: Base Architecture & Design Mr H Reece

Mr Harry Reece (agent) spoke in support of the application.

RESOLVED - That permission be REFUSED.

Reason

The proposed development would be unsatisfactory and undesirable because the

development involves a greenfield site and it is located outside any settlement limits as defined in the Wrexham Unitary Development Plan. To allow the development would be materially detrimental to the countryside and it would represent an undesirable visual intrusion into the landscape. The development does not maintain existing settlement patterns and it would not accord with the character of the site or make a positive contribution to the appearance of the locality. The development therefore conflicts with Policies PS1, PS2, PS4, GDP1a) and H5 of the Wrexham Unitary Development Plan.

Note to Applicant

You are advised that the application was submitted without a BS 5837:2012 tree survey and arboricultural impact assessment and it should be noted that this information is required if the principle of development at this location was deemed acceptable. In that event, it is possible that the assessment may require the layout of the development to be adjusted to allow adequate protection to existing trees.

54 HANDLING OF PLANNING APPLICATIONS - QUARTERLY STATISTICS

The Head of Community Wellbeing and Development submitted a report (HCWD/37/14) which advised members of the applications determined in the months July – September 2014 including a breakdown by application type and speed of decision.

RESOLVED – That the report be noted.

Councillor M G Morris
Chair