

PLANNING COMMITTEE LATE OBSERVATIONS - 25TH OCTOBER 2023

Agenda No.	Application Number	Proposal & Location	Consultee & Date Received	Observations
6.1	FUL/000001/23	Full application - development of 20 x one- bedroom cottage flats, 3 x two- bedroom houses and 7 x three-bedroom houses, with associated landscaping and vehicular access at former Spectrum Garden Centre, Wrexham Road, Cefn-Y-Bedd	Addition of condition 24.10.23	<p>Addition of condition 21:</p> <p>Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include: Details of the siting and type of external lighting to be used Details of internal light spillage Drawings setting out light spillage along the Afon Cegidog Details of lighting to be used both during construction and operation Measures to monitor light spillage once development is operational The lighting shall be installed and retained as approved during operation.</p>
6.2	063093	Reserved Matters - Application for approval of reserved matters following outline approval Ref; 053325 at 1 Ruthin Road, Gwernymynydd	Third party objector 22.10.2023	<p>Response to report. Reiterates the following objections:</p> <ul style="list-style-type: none"> • Layout and footprint differs from outline consent This is addressed in para 7.05 • Visibility splay substandard This is addressed in para 7.06 • Request for further sections and object to attenuation tank This is addressed in para 7.12, and covered by condition 9 • Impact on approved dwellings on adjacent site Scale of proposed dwellings This is addressed in paras 7.11-7.14

Agenda No.	Application Number	Proposal & Location	Consultee & Date Received	Observations
6.2	063093	Reserved Matters - Application for approval of reserved matters following outline approval Ref; 053325 at 1 Ruthin Road, Gwernymynydd	Typographical error (conditions 8 and 9 combined) 24/10/23	<p>Condition 8 to read:</p> <p>Prior to development commencing plans showing topographical levels and longitudinal sections of the site as well as any details of retaining structures required, shall be submitted to the Local Planning Authority for approval.</p> <p>Following this approval the development shall be carried out in accordance with the approved details.</p> <p>Condition 9 to read:</p> <p>Notwithstanding the details hereby approved an external lighting scheme shall be submitted to the Local Planning Authority for written approval prior to the first occupation of any of the dwellings. After written approval any external lighting shall accord with the approved details.</p>
6.3	FUL/000240/23	Full application - Retention of existing public house and erection of two three-bedroom dwellings (Use Class C3) utilising existing access off Kinnerton Lane, with associated parking, hard and soft landscaping, including the reconfiguration of the public house car park at Royal Oak, Kinnerton Lane, Higher Kinnerton	23.10.2023 – Chief Officer	<p>Typographical Error. Paragraph 7.03 amended to read as follows (amendment in bold type)</p> <p>7.03</p> <p>The two dwellings would front onto Kinnerton Lane, having rear gardens which back onto the car park of the former public house. The existing storage and bin area associated with the public house would be relocated to the west of the reconfigured car park. The car park will retain 35no. car parking spaces including 2no. disabled spaces. The scheme proposes the removal of several trees situated along the northwest and north of the site and the erection of a 1.8m high brick wall to the north side boundary with Kinnerton Lane.</p>