

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 6th SEPTEMBER 2021

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
ADDENDUM REPORT

This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.

Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chair.

ITEM 4 – DEVELOPMENT CONTROL APPLICATIONS

<i>Page Nos</i>	<i>Community</i>	<i>Planning Ref</i>	<i>Speaker Against</i>	<i>Speaker For</i>
25-50	Brymbo	P 2020 0649		√
69-79	Caia Park	P 2021 0306		√
81-99	Broughton	P 2021 0407	√	
123-131	Isycoed	P 2021 0610		√
149-156	Offa	P 2021 0627		√
157-167	Acton	P 2021 0652	√	√

Pages 25-50 Brymbo P/2020/0649

Former Site of Brymbo Steelworks, Brymbo, Wrexham, LL11 5FS

SPEAKER – FOR – James Cannon (Brymbo Developments Ltd)

Pages 69-79 Caia Park P/2021/0306

1 Salop Road, Wrexham, LL13 7AF

SPEAKER – FOR – Howard Forland (Director – P1 Speedyfit Ltd)

Pages 81-99 Broughton P/2021/0407

Former Stables The Carriageway, Heritage Way, Tanyfron, Wrexham, LL11 5NS

SPEAKER – AGAINST– Community Councillor Fred Prince

Pages 123-131 Isycoed P/2021/0610

Land South of Ridleywood Lane and East of Bryn Lane, Wrexham Industrial Estate, Wrexham, LL13 9UT

SPEAKER – FOR – Helen Clarkson (Agent)

29 Watery Road, Wrexham, LL13 7NW
SPEAKER – FOR – Dafydd Edwards (Agent)

Rhosnesni High School, Rhosnesni Lane, Wrexham, LL13 9ET
SPEAKER – AGAINST – Mr Stephen Jones (Neighbour)
FOR – Mr A Brant (Headteacher)

Pages

13 - 24

Code Number

P/2020/0510

Consultations

Local Member (Cllr Griffiths) – The reasons why the other sites were rejected have not been outlined. The report does not make reference to the draining of water from the Wauns playing fields and which also takes water from the Old Westminster colliery. Previously before being playing fields, it was a swamp, draining this off then releasing it into the stream system. Will there be any conditions making staff park on this site and a condition to have loading and unloading off the Main Road? There is nothing for the community to gain from building in the open countryside and Green Barrier.

Representations

1 additional representation in support of the application making the following comments:

Appalled by this being recommended for rejection. We need to keep businesses open in the area. Find it perplexing how the planning officer can refuse the application but recommend approval for the application to extend a Gypsy and Traveller site in Tanyfron within an area of green barrier land.

Observations

In the additional information dated 12th April 2021 submitted by the agent, Appendix C includes a review of the commercial properties currently available in the Wrexham area. 27 no. sites were considered. The sites listed are generally located within the Wrexham, Llay, Rhosddu and Vauxhall Industrial Estates. The reasons why the sites were discounted are generally listed as being inadequate size (either too big or too small), insufficient parking, the sites are in the wrong uses e.g are currently used for

office accommodation or industrial, are set a considerable distance away from the current location and viability concerns.

In terms of flooding impacts, as outlined in the Committee Report, the Council's Flood Officer has raised no objection and the application will be subject to SAB Approval, which is a separate matter to planning. Provisions are therefore in place to secure means of surface water drainage associated with the proposal.

Conditions in terms of staff parking and loading and unloading are not recommended given the application is recommended refusal.

In response to the representation, the matters are discussed in my main report.

Recommendation

Remains unchanged.

Pages

25 - 50

Code Number

P/2020/0649

Observations

Page 46 of the Committee report lists condition 17 as a reason, as opposed to a condition. Condition 17 should read as follows:-

17. No part of the development shall commence until a Reptile Mitigation Plan has been submitted to and approved in writing by the Local Planning Authority. The recommendations as approved shall be implemented in strict accordance with timescales to be agreed before any part of the development commences.

Reason: To protect reptiles which would otherwise be damaged / lost by the development hereby permitted in accordance with UDP Policy EC6.

Recommendation

Remains unchanged.

Pages

81 - 99

Code Number

P/2021/0407

Observations

Page 84 of the Committee Report states that P/2018/0004 was refused but allowed on appeal. This is an error. The application submitted under P/2018/0004 was granted planning permission by Committee on 03/04/2018.

Recommendation

Remains unchanged.

Pages

123-131

Code Number

P/2021/0610

Applicants submission

The applicant's ecologist has been in discussions with NRW regarding the additional information required and has confirmed that the Landscape and Ecological Management Plan (LEMP) is in the process of being updated.

Representations

1 additional representation expressing concern that no reference has been made in respect of the height of the building in relation to it being on a perimeter of the industrial estate - no consideration for the local village.

Observations

Upon submission of the revised LEMP it would be my intention to consult NRW.

In response to the additional representation, there is a summary of the concerns raised by objectors at the bottom of page 126 and top of page 127. On page 127 the height of the building is listed as one of the concerns raised. The issue of the scale of the building, including its height, is discussed on page 128 under the heading of Scale,

Appearance and Landscaping. On page 129 there is a separate section regarding residential amenity.

Recommendation

Unchanged

Pages

149 – 156

Code Number

P/2021/0627

Consultations

Offa Community Council: No objection with the following request – WCBC Planning Guidance notes urgently need to be updated in particular the 2013 space standards document which has failed to address the substandard size of the second bedroom in this application.

Observations

The matters raised by the community council have been addressed within the report.

Recommendation

Unchanged
