WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 7 July 2025

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING
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

Item 5a. Application no. P/2025/0214 – LAND OFF MILLER ROAD, BRYMBO, WREXHAM, LL11 5HX - Pages 15-30

SPEAKER FOR NICOLA SAWFORD, STORI BRYMBO

ADDENDUM

Pages
15-29

Code Number
P/2025/0214

Consultations
Councillor Paul Rogers raises the following concerns:

- The purpose and requirements for the container is not clear;
- The activities proposed all involved some level of staffed and volunteer activity yet there is no provision made for parking;
- There is no highways response from the authority despite the fact that similar country parks and large public open spaces across Wrexham have parking provision. This site does not;
- The applicant intends to use the land for a wider use than stated in the application. This is evidenced locally and supported by posts on social media;
- Some of the activities there require to be pre-booked and paid online. Therefore will generate visitors from outside the area and result in a parking requirement;
- No evidence has been provided to justify the need for a compostable toilet;
- There is a lack of information around the management of waste from the compostable toilet.

Applicant's Submission
The applicant has responded to the Local Member's comments with the following:

Miller Field is the only flat open space in the area of Lodge Valley. It is used for several purposes:

Forest School activities: Through term time between 20 and 50 primary school pupils in groups engage in Forest School activities each week on Miller Field. Stori Brymbo's qualified and experienced Forest School/Outdoor Play facilitators run these sessions for local schools, primarily St Mary's School.

Outdoor Play sessions (facilitated): Outside of school hours, Stori Brymbo's Forest School/Outdoor Play facilitators run semi-structured, weekly outdoor play sessions for local children. Through the school holidays, especially the Summer additional play sessions are put on to give local children something to do and a place to go together where they are entertained and safe.

Outdoor Play/activity (free): The proposed development would create a space for the whole community to use, including walking, running, cycling, dog walking as well as sitting & relaxing around the park.

Volunteering and Outdoor Activities: Various groups of Volunteers use Lodge Valley Park of which Miller Field is a part, for example:

- Sessions for local people who want to learn more about the wildlife that lives in the area.

- Woodland Management courses and activities through the year; and

- Wrexham Litter Pickers frequently work to keep the area free of litter.

Trialling a range of community initiated activities that may be structured, semi-structured or unstructured for example:

- Outdoor yoga;
- A dog Walking group;
- A walking group;
- A running group;
- A photography group;
- Treasure hunts/trails/Easter Egg hunts; and
- Nightingale House remembrance wood.

The above gives rise to a requirement for:

- Safe and secure storage to support play and volunteering activities;
- Space for volunteers to have breaks and refreshments;
- A space so play can continue in bad weather;
- A need for visitors to have access to WC facilities.

Not all the activities proposed involve some level of staffing. Most of the time Miller Field will be open to play and activities that are not facilitated, as is the norm for parks and play spaces.

The van that staff travel in is taken onto Lodge Valley Park/Miller Field and therefore does not give rise to a requirement for street parking.

Facilitated groups are by their nature small groups and most participants are from the surrounding villages. Walking and cycling to site is something the applicant's plan to encourage. By the end of September 2025, the Stori Brymbo car park will be available to use also.

The applicants are unsure what is meant to the concern raised by the Local Member about an intention for a wider range of uses.

The applicants acknowledge that some visitors may come from outside of the area, but those would arrive and park at the Stori Brymbo car park.

Observations

Purpose of the containers

The main report explains under the heading 'Proposal' that one container would be used for storage, the other for forest school sessions. The applicant has also provided some further information as referenced above.

Parking

The Council's Highways Officer has responded. This is summarised on page 19 of the main report. Parking is considered in the 'Highways Considerations' section of the main report. The applicant has also provided further information as referenced above.

Wider Use
It is only possible to consider the proposed development that is the subject to this application. This would permit the land to be used for a mixture of education and recreational uses, falling with Classes D1 and D2 respectively. Provided other uses also fell within these classes, planning permission would not be required. However, planning permission would be required for any built development, engineering operations or for any uses falling outside of Classes D1 or D2.

Granting of permission for the proposed development would not set a precedent for any future development. Any proposals for further development would be the subject of further planning applications which would be considered on their own merits.

Composting Toilet
There is no requirement for the applicants to demonstrate a requirement for it. However it is not unusual for community facilities to be provided a WC.

Concerns relating to the management of the composting toilet are addressed on page 26 of the main report under the heading 'Drainage'.

Recommendation

Unchanged

Pages

37-99

Code Number

Planning Appeal APP/H6955/A/20/3263516 (WCBC ref. no. P/2019/0005) – Land south of Holt Road Wrexham.

Officer Update

On 25 June 2025, PEDW requested that the Council and appellants liaise with each other to mutually agree on 30 September to 3 October 2025 as dates for the appeal Inquiry. Both parties were given until 2 July 2025 to respond to PEDW.

On 1 July 2025, the Head of Service, Planning, Development Management, contacted PEDW to request a short extension of time in order to allow additional time to confirm the availability of Counsel and because of the report regarding the appeal being presented to Planning Committee on 7 July setting out an updated position.

PEDW confirmed agreement to the extension of time. The Council therefore has until Wednesday 9 July to confirm is agreement to the initial offer of Inquiry dates. If the Council is unable to confirm agreement to the dates referred to above, or requests a further extension of time, there is a risk that PEDW will impose the dates.