

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 2 December 2024

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 4a. Application No: P/2023/0359 – BANK FARM HIGHER LANES ISCOYD
WHITCHURCH SY13 3AX
Pages 15 – 24

SPEAKER FOR LINDSEY SPROULLE - BERRYS

Item 4b. Application No: P/2023/0360 - BANK FARM HIGHER LANES ISCOYD
WHITCHURCH SY13 3AX
Pages 25 - 33

SPEAKER FOR LINDSEY SPROULLE - BERRYS

Item 4d. Application No: P/2024/0187 – 54 MINERA HALL ROAD, MINERA,
WREXHAM, LL11 3YD
Pages 47 – 55

SPEAKER FOR DAFYDD EDWARDS – BLUEPRINT ARCHITECTUAL

Item 4f. Application No: P/2024/1153 – LLWYN KNOTTIA FARM, CEFN ROAD,
WREXHAM, LL13 9TT
Pages 67 – 76

SPEAKER FOR CHARLENE SUSSUMS-LEWIS -CARTER JONAS

Item 4h. P/2024/1291 - LAND TO THE NORTH AND SOUTH OF LANE FARM,
ROSSETT ROAD, TREVALYN, ROSSETT, WREXHAM, LL12 9DS
Pages 87 - 99

SPEAKER FOR SEAN MCBRIDGE – CASTLEGREEN HOMES
SPEAKER AGAINST JOHN FILCE

Item 4i. Application No: P/2024/1074 – LAND TO THE NORTH AND SOUTH OF
LANE FARM, ROSSETT ROAD, TREVALYN, ROSSETT, WREXHAM, LL12 9DS
Pages 101 - 109

SPEAKER FOR SEAN MCBRIDGE – CASTLEGREEN HOMES
SPEAKER AGAINST JOHN FILCE

**Item 4j. Application No: P/2024/1293 – DARLAND SCHOOL AND SPORTS
CENTRE, CHESTER ROAD, ROSSETT, WREXHAM, LL12 0DL**
Pages 111 - 125

SPEAKER FOR
SPEAKER AGAINST

ANDY LOWE – WREXHAM AFC
JIM SMITH

ADDENDUM

Pages

25 - 33

Code Number

P/2023/0360

Observations

Typo in condition no. 5. The condition refers to plan revision 'F' but should refer to version 'H'.

Condition no.7 requires amendment to reflect that the submitted plan ref: 22-141b Rev H provides some mitigation measures that supersede the measures contained within the submitted Preliminary Ecology Assessment.

Conditions 5 and 7 should be amended as set out in the recommendation below.

Recommendation

Conditions 5 and 7 be amended as follows:

5.

The net benefit for biodiversity (NBB) measures as shown on plan ref: 22-141b Rev H shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

7.

The development shall be carried out in strict accordance with the findings and recommendations contained within the Preliminary Ecology Appraisal Ref: SC:695 PEAv2, as carried out by Salopian Consultancy, and dated 12/01/2023, except where they are superseded by the mitigation and compensation measures shown on plan ref: 22-141b Rev H, including the removal of any breathable membrane in the roof of the extension hereby approved, which shall be fully implemented prior to first use of the development.

Pages

57-66

Code Number

P/2024/1077

Observations

This removal of the storage containers is now being dealt with as an Enforcement matter

Recommendation

Unchanged

Pages

111-126

Code Number

P/2024/1293

Applicant's Submission

Submission of Great Crested Newt survey
Submission of Biosecurity Risk Assessment

Supporting information:***Location of storage containers***

Their location has been chosen to avoid being near any of the large mature trees and away from the hedge lines to still allow for access for maintenance. They are located adjacent to the pitches to ensure that maintenance operations are suitably efficient.

Long jump pits

The long jump pits are being relocated to the northern end of the site. The running track will also be relocated. These projects are all in hand and will be ready for the summer term when they will be used for PE lessons.

Access off Gamford Lane

This access will be used for ground keepers only. The amount of vehicle movements by ground staff (2-3 persons max) will vary. At present it is several times a week as the refurbished pitches are being prepared for use, but this will less once the development is in use.

Observations

The Council's Ecologist has been consulted regarding the GCN survey and Biosecurity Risk Assessment and subject to her confirming no further outstanding matters, the recommendations of both could be secured by suitably worded conditions.

The siting of building 2 would be over the existing long jump area and as such the relocation of the long jump pitches to the north side of the site is welcomed to ensure that the proposal does not result in a loss of onsite facilities for the school.

Recommendation

Unchanged