

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 4 September 2023

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

<i>Page Nos</i>	<i>Community</i>	<i>Planning Ref</i>	<i>Speaker Against</i>	<i>Speaker For</i>
<i>21-55</i>	<i>Glyntraian</i>	<i>P/2021/0077</i>		✓
<i>119-125</i>	<i>Rossett</i>	<i>P/2023/0435</i>	✓	✓

Pages 21-55 Glyntraian P/2021/0077

Cae Mor Farm Llwyn Mawr Pontfadog Llangollen

SPEAKER – FOR Mr Richard Corbett, Roger Parry and Partners

Pages 119-125 Rossett P/2023/0435

Land North and South of Lane Farm Rossett Road, Rossett

SPEAKER – FOR Mr Stuart Andrew, Castle Green Homes

SPEAKER – AGAINST Mr John Filce

ADDENDUM

Pages

21 – 55

Code Number

P/2021/0077

Welsh Ministers Letter

A letter from the Welsh Government Planning Directorate has been received. In-line with the provisions of Article 18 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, the Minister for Climate Change has placed a holding direction on the planning application directing the Council not to grant planning permission for the development without the prior authorisation of the Welsh Ministers.

The Minister notes the development proposal raises issues regarding the control of waste produced by the proposed development and the potential impact on a Special Area of Conservation ("SAC"). The Welsh Ministers are aware that waste from such development can affect sensitive habitats and want to ensure the impacts of agricultural development are fully considered in the determination of planning applications.

The direction only prevents the Council from granting planning permission. It does not prevent it from refusing planning permission for the proposed development.

Applicant's Submission

Counsel opinion concluding that a planning condition and Planning Obligation should provide adequate control over manure management.

Observations

The applicant's submission will need further consideration, including Counsel opinion on whether the proposed Obligation provides the Council with sufficient certainty that the proposed manure management measures will prevent additional phosphorous from entering the River Dee and Bala Lake SAC.

Recommendation A

That the application be deferred so that Officers can obtain Counsel opinion on the proposed Obligation.

Recommendation B

In the event that Members resolve to grant planning permission that:

- a) Welsh Ministers are notified of the Council's intention to grant planning permission; and
- b) A decision is not issued unless Welsh Ministers confirm in writing that they do not intend to call the application in.