

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 7th FEBRUARY 2022

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>
11-40	Rossett	P/2021/0110	√	√
41-46	Offa	P/2021/1107	√	
47-60	Maelor South	P/2021/1162	√	√

Pages 11-40 Rossett P/2021/0110
Land to the North and South of Lane Farm, Rossett Road, Trevalyn, Rossett

SPEAKER – FOR – Stuart Andrew – Castle Green Homes
AGAINST – Mr Philip Edwards

Pages 41-46 Offa P/2021/1107
Linden, 3 Bath Road, Wrexham, LL13 7PN

SPEAKER – AGAINST - Ralph Kinch

Pages 47-60 Maelor South P/2021/1162
Cattle Shelter, Burgess Lane, Penley, Wrexham, LL13 0ND

SPEAKER – FOR - Andrew Reeves
AGAINST – Duncan Knapp

Pages

11-40

Code Number

P/2021/0110

Representations

3 additional objections expressing the following concerns

- Flood risk;
- Object to NRW's acceptable of flood mitigation measures;
- Safety of proposed infiltration ponds
- Future Wales National Plan 2040 states 53% of homes built between 2021 and 2025 shall be affordable. This development fails that requirement;
- Aquifer under the site
- Reserved matters should not be granted until an independent FCA is carried out that is acceptable to residents and can categorically demonstrate no additional run-off flood risks will be created;
- It is clear NRW have on-going concerns about flood risks;
- NRW Flood Maps have not been updated with residents knowledge of flooding in 2000;
- Height of the dwellings and height of finished floor levels – higher than in approved LVIA;
- Overshadowing/overbearing;
- Proximity of road to property will create health issues from vehicle fumes plus overlooking;
- Error in landscape plan;
- Plans indicate developer ownership of hedge – this is incorrect.
- Land ownership issue on Trevalyn Way;
- Pedestrian safety on Holt Road.

Observations

The majority of the above matters are addressed in my main report.

In respect of the safety of infiltration ponds, these are routinely provided on housing sites as part of surface water drainage schemes and examples can be found elsewhere in Wrexham. I am not aware of any safety issues having arisen from them.

Recommendation

Unchanged