
LLAY COMMUNITY COUNCIL

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Ms Sarah Hill
WCBC Planning Department

Sent via e mail

29th September 2022

P/2022/0681 – CHRISTMAS FARM, LLAY ROAD, CEFN Y BEDD, WREXHAM

Dear Ms Hill,

I am writing on behalf of Llay Community Council, regarding the above listed planning application.

At their Ordinary Meeting, held on 28th September, Llay Community Council unanimously agreed to a number of concerns in relation to this application. I have listed these below, for your consideration:-

a. There is a discrepancy in the **Hours of Opening** between the submitted Highways Technical Note:-

10am – 5pm April – October and 11am – 3pm November - March (no days listed) and those submitted on the application form:-

10am – 5pm every day including Bank Holidays.

This is of great concern as the estimated traffic numbers are based on the stated hours in the Highways Technical Note. There are overall serious concerns regarding the dangers caused by, and to, vehicles turning both east and west, into and out of, the farm. Neither is there a safe or wide pavement providing safety for pedestrians.

These concerns are also expressed by the Chief Officer Environment & Technical in the Consultation Response Highways Document.

b. There has been a recent advertisement by the Company for a **“first event”** (involving pumpkins) – not one single document in the application mentions the holding of “events”. However, events would appear to be a regular occurrence at the previous venue for this company, namely Tarvin Sands Cafe & Fishery, also known as Tarvin Sands Reindeer Centre and Fishery, Llay CC would need to know how many other events are planned and how large they will be, to respond appropriately.

Llay CC believe that for this, or any subsequent “events” it is essential that the **owners provide traffic control Marshalls** to ensure safe entry and exit to the site.

c. In relation to paragraph b, a **car park has been proposed but not yet approved** – so where customers will park is still unknown. Traffic issues on a notorious section of the highway in the vicinity of this proposed site still require clarification.

d. The application proposes water based sports taking place, along with storage facilities for equipment – however, on **23rd June 2022, the Prince Albert Angling Society** announced that the Xmas Farm Lake was now leased by them and would be open to their members from 26th June 2022. The application paperwork, signed on 16th June 2022 and received on 8th August 2022, still contained proposals for the lake involving water based sports. Although it is accepted that water sports and angling do exist together on many waterways/lakes, this application does not refer to it because the fishery aspects are not included in its’ proposals. It is shown in the submitted Ecological Report V2 that the lake area is also listed as a Wildlife Site (W308) so it is difficult to see how water based sports will be possible if they have to be shared with angling *and* wildfowl.

e. The lake area formed a major part of this application. However, a Notice barring the general public from using the lake for fishing has been erected. There is no indication of the hours that will be available for the angling society’s members to fish. Thus traffic numbers cannot be tightly estimated.

f. Paragraph e. raises another serious concern. **Will anglers use the proposed Farm Car Park** to access the lake? As this area forms an integral part of the overall site, it is important to know the numbers of all those expected to use the lake, to begin estimating traffic flow and then make an informed judgement. Or will the Anglers wish to use an access point on Park Road, to avoid the fenced off area of the proposed Christmas Farm?

g. In light of the aforementioned paragraphs, the **proposed new building** had allocated space for water based sports equipment. If this is no longer needed, due to the restrictions caused by angling and wildlife, will the building be reduced in size? The floor plan was not included in P/2022/0681, but was available on the Consultants’ own website – this shows a 13 metre by 5 metre space for an office and equipment storage of water sports that must be seriously in doubt given the Fishing rights/wildlife situation.

Llay Community Council are aware that WCBC Planning Department are still waiting for a response to a number of queries that have been raised with the Applicants. However, Llay Community Council are already seriously concerned that there is every possibility that the application, as it stands, will have significant variations in

practice, and therefore have to object to this application as it is currently presented. There remain far too many unknowns for this to be approved in its' present form by Llay Community Council.

I would be grateful if you could confirm by reply, that the points raised will be presented as part of the planning process in due course.

Yours Sincerely,

Mark J Williams

Mark J Williams
Clerk & RFO