

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 13th JUNE 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>
<i>25-59</i>	<i>Glyntraian</i>	<i>P 2021/0077</i>	√	
<i>61-75</i>	<i>Chirk</i>	<i>P 2021/1101</i>		√

Pages 25-59 Glyntraian P/2021/0077
Cae Mor Farm, Llwyn Mawr, Pontfadog, Llangollen, LL20 7BE

SPEAKER – AGAINST – Alison Pick (Neighbour)

Pages 61-75 Chirk P/2021/1101
Pen y Bont Works, Pentre, Chirk, Wrexham, LL14 5AW

SPEAKER – FOR – Howard Jones (Agent)

ADDENDUM

PAGES 25-59

P/2021/0077

Proposed free range egg production unit, Cae Mor Farm, Llwynmawr, LL20 7BE

Consultations

No changes

Representations

No Changes

Applicant's Submission

Request that consideration be deferred.

We are very disappointed to read your recommendation to the planning committee for refusal of this application on two grounds relating to Landscape impacts and Phosphates impact, particularly as Welsh Government policies support the need for food production and food security (especially in the currently global climate) and focus on how farms can generate income to survive and generate employment, and Local Planning Authorities should be supportive of these policies.

We are sending a copy of this letter to all the members of the planning committee and wish for this to be presented as additional information in support of the planning application.

We have during the course of this application engaged in positive and constructive dialogue with the LPA at all times, and have met each request for additional information in a timely manner regarding Landscape and Visual Impact. We have provided a full LVIA supported with additional landscaping and planting, alongside a HRA supporting information document which was supported by the NRW who have wrote the Phosphate guidance.

In short we are not aware of any requests for additional information that are outstanding in either of these issues, yet you have recommended refusal on the grounds of insufficient information. We ask that the planning committee agree to defer the consideration of the planning committee for you to highlight where you as a planning authority feel that you require further information. It is our intention to appeal any refusal of this application, we appreciate the authority and the planning committee are well within your rights to make the decisions that you wish however we feel that it is unreasonable to state that there is insufficient information on this matters without first setting out the additional information that you require.

Detailed responses made to the reasons for refusal.

Further to the planning committee report which you have prepared, we write to make you aware that the comments reported that the trees were felled after the planning application was submitted is incorrect.

The trees were felled in the October 2020 due to Ash die back, and the NRW could verify this.

Observations

Recommendation

Unchanged