

Cerys Jones

From: Matthew Phillips
Sent: 07 October 2016 08:57
To: planning_admin
Subject: FW: Pentre Broughton

Paula,

Please add as education response to P/2015/0435

From: Paula Parry
Sent: 05 October 2016 16:36
To: SMTP NR; Matthew Phillips
Subject: RE: Pentre Broughton

Hi Matthew

My apologies for not getting back to you sooner today but I have been offsite at meetings.

Black Lane is the school in question in that area, it is a small school with a capacity of just 140. We currently have 127 on roll not including a further 20 in Nursery. The spaces are in the higher year groups within Foundation Phase where there are 80 places we have filled to 75, Nursery are on 20, Reception have exceeded the PAN on 23 and Year 1 have 19, so as you can see the school is filling from the bottom.

The school is currently on less than 10% surplus. Other schools in the area such as as Penrhyn, Brynteg and Tanyfron are also near capacity and both Penrhyn and Tanyfron had appeals this last admission round, the Foundation years are near capacity, St Mary's in Brymbo had also exceeded it PAN at Nursery and Reception this year in order to accommodate demand.

We would therefore be likely to use S106 from this development in an expansion/reconfiguration at Black Lane.

I hope that gives you sufficient detail. If you do require anything further please let me know.

Kind regards

Paula

Paula Parry
Access and School Places Manager



01978 295424

Wrexham County Borough Council, Lambpit Street, Wrexham LL11 1AR

Cyngor Bwrdeistref Sirol Wrecsam, Stryt y Lampint, Wrecsam LL11 1AR

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Ysgrifennwch ataf yn Gymraeg neu Saesneg
Please write to me in Welsh or English

From: Natalie Roberts [<mailto:natalie.roberts@wrexham.nwalescls.com>]
Sent: 05 October 2016 10:49
To: Matthew Phillips; Paula Parry
Subject: FW: Pentre Broughton
Importance: High

Dear both,

I have had another chasing email from the solicitor today regarding education commuted sum. He initially raised this on 8th September so I can appreciate his frustration.

Please could you provide me with an update as to the Council's position.

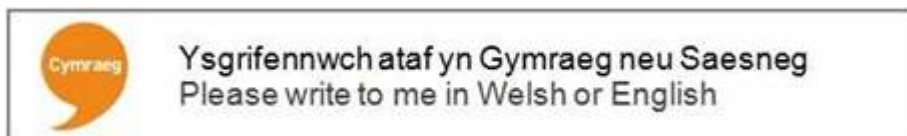
Many thanks,

Natalie

Natalie Ann Roberts
Senior Legal Officer/Uwch Swyddog Cyfreithiol (Place Team)



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📘 facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam



From: James Felton [<mailto:jfelton@setfords.co.uk>]
Sent: 05 October 2016 10:44
To: Natalie Roberts <natalie.roberts@wrexham.nwalescls.com>
Subject: RE: Pentre Broughton
Importance: High

Natalie - any news/update on this please?

Thanks,

James

James Felton
Consultant Solicitor
Setfords Solicitors
jfelton@setfords.co.uk
Direct line: 01978 801 962 | Tel: 0845 450 6135 ex. 2109 | Fax: 01483 300487

Setfords Solicitors - Jenner House, 1a Jenner Road, Guildford, Surrey, GU1 3PH, Guildford, DX: 2401

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From: Natalie Roberts [<mailto:natalie.roberts@wrexham.nwalescls.com>]
Sent: 03 October 2016 12:26
To: James Felton
Subject: RE: Pentre Broughton

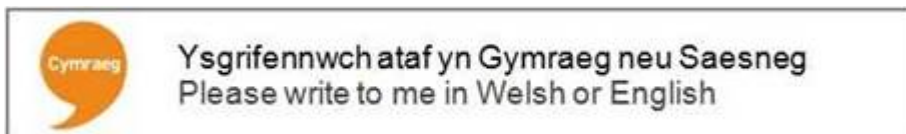
James,

I've heard nothing further. I will forward your e-mail to my instructing officer.

Natalie Ann Roberts
Senior Legal Officer/Uwch Swyddog Cyfreithiol (Place Team)



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From: James Felton [<mailto:jfelton@setfords.co.uk>]
Sent: 03 October 2016 12:22
To: Natalie Roberts <natalie.roberts@wrexham.nwalescls.com>
Subject: Re: Pentre Broughton

Natalie,

Sorry to be chasing again but my client is extremely keen to secure the grant of permission this week and to that end needs the s.106 agreement in place.

Has your instructing officer been in touch and if so can we proceed to engrossment copies of the agreements as our position is clear and was accepted by the council on another appeal last year?

Thanks

James

Sent from my iPhone

On 28 Sep 2016, at 09:19, Natalie Roberts <natalie.roberts@wrexham.nwalescls.com> wrote:

Dear James,

I am yet to be in receipt of a response. I am aware that my instructing officer has raised the matter with the education department.

Natalie Ann Roberts
Senior Legal Officer/Uwch Swyddog Cyfreithiol (Place Team)

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<image007.jpg>

From: James Felton [<mailto:jfelton@setfords.co.uk>]
Sent: 27 September 2016 21:33
To: Natalie Roberts <natalie.roberts@wrexham.nwalescls.com>
Subject: Re: Pentre Broughton

Natalie

Have you heard from your client department yet?

Thanks

James

Sent from my iPhone

On 9 Sep 2016, at 09:46, Natalie Roberts <natalie.roberts@wrexham.nwalescls.com> wrote:

Dear James,

I am taking my client department's instructions. I will revert as soon as I am in receipt of a substantive response.

Regards,

Natalie Ann Roberts
Senior Legal Officer/Uwch Swyddog Cyfreithiol (Place Team)

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<image007.png> facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam

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From: James Felton [<mailto:jfelton@setfords.co.uk>]

Sent: 08 September 2016 11:04

To: Natalie Roberts <natalie.roberts@wrexham.nwalescls.com>

Subject: Pentre Broughton

Morning Natalie,

Following on from previous emails I have discussed matters again with my client and there is a concern as to the validity of the Education Contribution that the Council are requesting via this agreement in light of Regulation 123 of the CIL Regs. I gather that the Council has already secured the requisite 5 qualifying contributions for Bryn Alyn school through agreements and in light of that we are concerned as to the basis on which the Council can seek a contribution through this agreement.

Exactly the same issue arose last summer on an appeal at a site in Pont Adam, Ruabon where we produced the attached appeal decision and your case officer Matthew Philips agreed to accept an amended unilateral undertaking with no education contribution in it in light of the fact that the requisite number of contributions had already been achieved through s.106 agreements for Ruabon High School.

In light of this can you take instructions as to whether the Council can legitimately seek the education contribution via the agreement?

Thanks,

James

James Felton

Consultant Solicitor

Setfords Solicitors

jfelton@setfords.co.uk

Direct line: 01978 801 962 | Tel: 0845 450 6135 ex. 2109 | Fax: 01483 300487

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