

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 2 SEPTEMBER 2013

ADDENDUM

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT

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

Page Nos	Community	Planning Ref	Speaker Against	Speaker For
2 – 23	BRY	P/2012/0817	√	√
24 – 33	BRY	P/2012/0816		√
38 – 46	ERB	P/2013/0289		√
47 – 56	GLY	P/2013/0304	√	√
62 – 64	ROS	P/2013/0412		√
65 – 67	ROS	P/2013/0413		√
78 – 80	ESC	P/2013/0461	√	

PAGES 2-23 BRY P/2013/0817

Land off Phoenix Drive, Brymbo, Wrexham.

Speaker: FOR – Mr Matt Ferguson (Applicant)
AGAINST – Mr Robert Evans (Residents Group)

Consultations

Highways response to the applicants Traffic Assessment Update:

- Three previous traffic assessments all determined that the redevelopment of the steelworks site would not materially increase traffic generation those levels which existed when the site operated as a Steelworks.
- The applicants state that the introduction of a retail unit will enable large numbers of Brymbo / Tanyfron residents to shop locally rather than travel into existing supermarkets in the Wrexham area, which will significantly reduce the number of trips on the road network, particularly at the Brymbo Link Road junction with the A525 Ruthin Road;
- The number of proposed dwellings is not nearly as had been anticipated by Highways. It is noted that a 54 dwelling development at College Fields in

Tanyfron granted planning permission in 2007 is now complete and its impact on highway capacity has been imperceptible.

- Concur with the applicant's traffic assessment stating that the proposals will not materially impact on highway capacity on the existing road network.

Representations

A petition with 136 signatures in support of the application.

Applicant's Submission

Traffic Assessment Update stating the following in respect of the housing development:

- i) The application is only in outline so the numbers of properties to be introduced is uncertain but a density of 12 dwellings per acre would relate to approximately 65-70 dwellings;
- ii) Assessments relating to the overall development of the former steelworks envisaged no significant impact in terms of traffic generation;
- iii) The local road network had been substantially improved at the time of the construction of the Billet Mill with the formation of the link road between the site and Ruthin Road. The number of employees passing to and from the site when fully operational far exceeded anything which is currently envisaged;
- iv) Other small scale housing developments in the area have been proposed and approved and their associated traffic assimilate into the existing flows with no apparent problems.

Recommendation

Legal in consultation with Highways have recommended **Recommendation A** be amended as follows:

RECOMMENDATION A

That the Council enters into an obligation under Section 106 of the Town and Country Planning Act 1990 that secures:

- 1) A bond from Brymbo Developments Ltd to cover the full cost of the construction of the spine road that can be used by the Council to fund it's construction in the event of a failure to do so by Brymbo Developments Ltd;
- 2) A phased construction of the spine road:
 - a. that development shall not commence on either the housing or retail development until construction of the spine road has commenced;
 - b. no dwelling built on the site shall be occupied until the Spine Road has been constructed to base course level, to include at least the western spur;
 - c. no more than 80% of the dwellings shall be occupied until completion of the Spine Road, to include at least the western spur;
 - d. The supermarket development shall not be occupied until completion of the spine road, to include at least western spur.
 - e. No more than 90% of the dwellings shall be occupied until completion of the Spine Road, including both spurs.
- 3) That any surplus arising from the sale of the land is used solely to fund the establishment of a Heritage Area.

The Head of Community Wellbeing and Development be given delegated authority to settle the final form and content of the obligation.

Consultations

Highways response to the applicants Traffic Assessment Update:

- Three previous traffic assessments all determined that the redevelopment of the steelworks site would not materially increase traffic generation those levels which existed when the site operated as a Steelworks.
- They applicants consent the introduction of a retail unit will enable large numbers of Brymbo / Tanyfron residents to shop locally rather than travel into existing supermarkets in the Wrexham area, which will significantly reduce the number of trips on the road network, particularly at the Brymbo Link Road junction with the A525 Ruthin Road;
- The number of proposed dwellings is not nearly as had been anticipated by Highways. It is noted that a 54 dwelling development at College Fields in Tanyfron granted planning permission in 2007 is now complete and its impact on highway capacity has been imperceptible.
- Concur with the applicant's traffic assessment stating that the proposals will not materially impact on highway capacity on the existing road network.

Applicant's Submission

Traffic Assessment Update stating the following in respect of the retail development:

- i) It would occupy land current benefiting from planning permission for industrial development. When implemented the latter would generate additional traffic flows into and out of the area. The change of use to a supermarket would eliminate traffic generation associated with such development.
- ii) The proposed supermarket will satisfy a demonstrated local shortfall in provision. At present the communities of Brymbo and Tanyfron do not have access to a supermarket without embarking on a journey out of the immediate area.
- iii) By offering a local supermarket the number of trips to pre-existing supermarkets on the periphery of Wrexham will be reduced.

Recommendation

Legal in consultation with Highways have recommended **Recommendation A** be amended as follows:

RECOMMENDATION A

That the Council enters into an obligation under Section 106 of the Town and Country Planning Act 1990 that secures:

- 1.) A bond from Brymbo Developments Ltd to cover the full cost of the construction of the spine road that can be used by the Council to fund it's construction in the event of a failure to do so by Brymbo Developments Ltd;
- 2) Phased construction of the spine road:
 - a. That development shall not commence on either the housing or retail development until construction of the spine road has commenced.
 - b. No dwelling built on the site shall be occupied until the Spine Road has been constructed to base course level, to include at least the western spur.

- c. No more than 80% of the dwellings shall be occupied until completion of the Spine Road, to include at least the western spur.
 - d. The supermarket development shall not be occupied until completion of the spine road, to include at least western spur.
 - e. No more than 90% of the dwellings shall be occupied until completion of the Spine Road, including both spurs.
- 3) That any surplus arising from the sale of the land is used solely to fund the establishment of a Heritage Area.

The Head of Community Wellbeing and Development be given delegated authority to settle the final form and content of the obligation.

PAGES 38–46 ERB P/2013/0289

Fox and Hounds Inn, Bangor Road, Eyton, Wrexham.

Speaker: FOR – Mr Robert Bennett (Agent)

PAGES 47–56 GLY P/2013/0304

Land at Llechrydau Farm, Spring Hill Farm Road, Cragnant

Speaker: FOR – Steve Salt (Agent)

AGAINST – Mr Kyran Lawford (Residents Group)

Consultations

Airbus (Hawarden Aerodrome) – No aerodrome safeguarding objection to the proposal.

Recommendation

Remains unchanged.

PAGES 62–64 ROS P/2013/0412

Trevalyn Barn, Darland Lane, Rossett, Wrexham.

Speaker: FOR – Mr John Cordner (Applicant)

PAGES 65–67 ROS P/2013/0413

Trevalyn Barn, Darland Lane, Rossett, Wrexham.

Speaker: FOR – Mr John Cordner (Applicant)

PAGES 78–80 ESC P/2013/0461

Unit A14 Bersham Enterprise Park, Colliery Road, Rhostyllen.

Speaker: AGAINST – Mr T Williams (Local Businessman)