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Clerc/Clerk

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Your ref:
Ref: 17.21.22/CR

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4 June 2021

Mr L Isted
Chief Officer - Planning and Regulatory Services
Wrexham County Borough Council
Guildhall
Wrexham, LL11 1AY

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990

The Community Council has considered details of the applications set out below for development or Tree Preservation matters in the Community Council's area or an adjoining Community and its observations / objections are set out below. The Council will consider any further planning applications received after 18 May 2021 at the next meeting of the Community Council to be held on 15 June 2021.

1) Application P/2021/0313 Former Ebeneser Chapel 2 Chester Street Wrexham - Variation of Condition 01 of planning permission P/2016/0337 to extend time period for commencement of development:

The Council has given consideration to further information and advice provided by the chief Planning Officer in response to the objection the Council has made in respect of this application. The Community Council was asked to review its comments in view of this further information. It was noted that other works to redevelop of various landmark buildings in the vicinity of this site had much improved the general appearance and amenity of this area.

RESOLVED – to reiterate and restate the Council's objection to this application.

2) Case Number/ Address Proposed Development	Decision
1. P/2021/0333: 3 Coed Derw, Wrexham Construction of single garage to serve plot 6 of previously approved residential development of planning permission p/2016/1048	The Community Council has concerns this proposal will adversely affect the density of the site and visual impact from Mile Barn Road; If permitted the developers should ensure that the protected Trees on the site boundary are not affected in any way by the construction of the garage.
2. P/2021/0392: 14 Box Lane Single Storey Side Extension	No observations

3. P/2021/0426: 14 Burton Drive, Wrexham, LL12 8BG Single storey rear extension	No observations
4. P/2021/0427: Asda Superstore, Holt Road, Bodhyfryd, Wrexham, Advertisement consent for 3 internally illuminated fascia signs and 4 non illuminated signs	No Observations

Adjoining Community Application

**5. P/2021/0436: Land South Of Holt Road Wrexham
Outline Application For The Construction Of Up To 600 Dwellings, With Associated Landscaping, Public Open Space And On-Site Infrastructure, With All Matters Reserved Except For The Northern Site Access.**

The Community Council **objects strongly** to this application and wishes to confirm that its reasons are set out below. Some of these views were also submitted as part of the Community Council's response to the Local Development Plan Consultation and in particular the proposals for the land this application refers to:

- The Community Council wishes to highlight that there is not the same local demand for Housing as originally envisaged when the Local Development Plan was being prepared:-
- The proposed development will result in a loss of high grade agricultural green barrier land; it is the view of the Community Council that Wrexham's green belt should be preserved and brownfield sites used for development wherever possible
- During the expected build on this land there will be nuisance caused to nearby occupiers by reason of noise, dust, grit and other matter;
- This housing development does not have the commensurate development of the services (surgeries, schools, shops, community facilities) necessary and will exacerbate and overwhelm Wrexham's already overstretched public amenities
- Since 2011 the existing Public Transport provision within the Acton Community has contracted and serves less of the area; previously some bus services were temporarily provided by the local Authority for a two year period on a restricted basis
- The Welsh Spatial Plan aim on Health is "to create a strong and well run network of streamlined and integrated care services" The health services within the Acton Community are inadequate to cope with any expansion. There are two GP practices at Borrass Park and Strathmore Surgery on Chester Road. There is a shortage and no other land identified to provide new or additional GP surgeries to meet increased demand and public health needs. This is contrary to the Wales Spatial Plan's Area Framework for North East Wales which seeks to ensure there is good access to services such as health for users and workers across the area.
- The Welsh Spatial Plan on Water Extraction - there will be a big impact due to reliance of water supplied from the River Dee. The Welsh Spatial Plan Area Framework for North East Wales in valuing the Environment recognises the development of more housing may put a strain on the Environment particularly in relation to water resources and by isolating protected wildlife and species. The LDP proposal for KSS2 (of which the application site is part of) provides no compelling evidence that this large scale development will have the resources to expand the existing over stretched local infrastructure to meet all the ancillary needs coming from the large scale development of this large green field site.

- Welsh Spatial Plan requirements to promote a sustainable Economy by ensuring areas have a strong and co-ordinated network of Education and skills providers to match geographical and sectoral needs: The three of the four existing Primary Schools in the Acton Community are oversubscribed and at capacity. The Community Council is of the view that any large scale expansion of housing without matching learning infrastructure will be inadequate and not meet the Welsh Spatial Plan's Area framework for North East Wales to ensure provision of basic education skills for the area's Children and Young People.
- The infrastructure deficit for Transport, Water, sewerage and energy will place additional demands on these services that are already overstretched with the current housing provision.
- The Welsh Spatial Plan aim of valuing the Environment by promoting wildlife and diversity: The Acton Community area has a green open space deficiency and the proposed expansion to green field sites will decrease the quality and quantity of nature sites and the development will result in a green field site becoming part of the urban area. Paragraph 16.57 of the 2008 Wales Spatial Plan refers to provision of open spaces to improve the infrastructure for activity, recreation and community facilities

In addition the Community Council also objects strongly to the proposals in the current application to create two separate vehicular accesses on to the narrow Bryn Estyn Lane from the application site, the increased vehicular traffic will have an adverse impact on several mature trees protected by TPOs that are located along side this narrow country lane.

Yours faithfully

Carole Roberts

Clerk to Acton Community Council