

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 7th JUNE 2021

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>
11-16	Rhosddu	P 2019 0916	√	√
17-22	Rhosddu	P 2019 0917	√	√
23-28	Rhosddu	P 2019 0918	√	√
29-72	Rhosddu	P 2019 0919	√	√
85-92	Overton	P/2021/0156		√
93-102	Bronington	P/2021/0221		√
103-116	Acton	P/2021/0263		√

Pages 11-16 Rhosddu P/2019/0916

Land at Argos Car Park, Plas Coch Retail Park, Plas Coch, Wrexham, LL11 2BW

SPEAKER – AGAINST – Chris Jones (Neighbour)

FOR – Phil Isherwood of McDonalds Restaurant

Pages 17-22 Rhosddu P/2019/0917

Land at Argos Car Park, Plas Coch Retail Park, Plas Coch, Wrexham, LL11 2BW

SPEAKER – AGAINST – Chris Jones (Neighbour)

FOR – Phil Isherwood of McDonalds Restaurant

Pages 23-28 Rhosddu P/2019/0918

Land at Argos Car Park, Plas Coch Retail Park, Plas Coch, Wrexham, LL11 2BW

SPEAKER – AGAINST – Chris Jones (Neighbour)

FOR – Phil Isherwood of McDonalds Restaurant

Pages 29-72 Rhosddu P/2019/0919

Land at Argos Car Park, Plas Coch Retail Park, Plas Coch, Wrexham, LL11 2BW

SPEAKER – AGAINST – Chris Jones (Neighbour)

FOR – Phil Isherwood of McDonalds Restaurant

Pages 85-92 Overton P/2021/0156

Overton Vale Farm, Pentre Coed, Overton, Wrexham, LL13 0LF

SPEAKER – FOR Mr John Buttress

Pages 93-102 Bronington P/2021/0221

Sheepfold Farm, Ellesmere Road, Bronington, Wrexham, SY13 3HD
SPEAKER – FOR Mr Rob Middleton

Pages 103-116 Acton P/2021/0263

Ty Nos, Holt Road, Wrexham, LL13 8NE
SPEAKER – FOR Mr Peter Lloyd (Agent)

PAGES 85-92

P/2022/0156

CODI DAU HUNAU SHEPHERD BACH (YN OL DREEMIOL) / ERECTION OF TWO SMALL SHEPHERD HUTS (IN RETROSPECT)
OVERTON VALE FARM PENTRE COED OVERTON WREXHAM LL13 0LF

Consultations

Representations

Applicant's Submission

1. The application is only partly retrospective, there is only one hut on site and another is planned subject to consent.
2. The splay distances and the road layout would make the southern entrance safer and more compliant with the references Highways supplied.

Observations

Recommendation

The recommendation remains unchanged

Pages

103 – 116

Code Number

P/2021/0263

Consultations

Highways

Two further highways consultation responses received. No objections to the proposals. Some concern that turning for large lorries would be tight within the site.

Observations

The matters raised by highways have been addressed within the report. Whilst turning within the site would be tight for the largest refuse lorry, it had been concluded that these lorries would be able to enter and leave the site safely. It is also of note that the main access through the site had been increased in width from 4.5m to 4.8m to accommodate these vehicles and to allow passing space within the site.

Recommendation

Unchanged