

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 6 November 2023

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING
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>51-77</i>	<i>Gwersyllt</i>	<i>P/2021/1057</i>	<i>✓</i>	<i>✓</i>
<i>91-98</i>	<i>Llay</i>	<i>P/2022/0681</i>		<i>✓</i>
<i>105-112</i>	<i>Bronington</i>	<i>P/2023/0342</i>		<i>✓</i>

Pages 51-77 **Gwersyllt** **P/2021/1057**

Land Opposite St Peters Close Llay New Road

SPEAKER – FOR Nigel Thorns, Nigel Thorns Planning Consultancy

SPEAKER - AGAINST Nicola Bostwick

Pages 91-98 **Llay** **P/2022/0681**

Land South of Llay Road, Cefn Y Bedd

SPEAKER – FOR Steve Goodwin, Goodwin Planning Services Ltd

Pages 105-112 **Bronington** **P/2023/0342**

The Brook, Eglwys Cross, Whitchurch

SPEAKER – FOR Lara Robinson

ADDENDUM

Pages

37-49

Code Number

P/2021/1037

Correction

Correction to the report – the total number of units proposed is 18, and not 19 as stated within the report.

Recommendation

The comment sum payment be amended from £19,000 to £18,000.

Pages

51-77

Code Number

P/2021/1057

Neighbours

One further objection received reaffirming previous concerns and expressing the following additional concerns:

- Existing noise from the nearby Castle Green Homes development;
- Odour of sewerage when the weather is warm;
- Dust;
- Traffic;
- Loss of Greenbelt land;
- The small hamlet of Rhosrobin will be sandwiched by building work;
- Joining of Old Rhosrobin with Pandy and Rhosrobin;
- Loss of wildlife; and
- Loss of countryside

Observations

The above matters are addressed in the main report.

Correction

The first paragraph under the heading *Best and Most Versatile Land* on page 62 should read as follows:

The Welsh Government's Predictive Agricultural Land Classification Map shows the majority of the site containing Grade 3a land, with a small area of Grade 2.

Recommendation

Unchanged.

Pages

91 – 98

Code Number

P/2022/0681

Local Ward Member Comments

Cllr Bryan Apsley raises the following concerns:

- Concerns in relation to disease within the pond;
- Christmas trees would take 8-10 years to establish on-site;
- Safety concerns for visitors because of the reindeer;
- Concerns that the applicant wishes to have camping/glamping on the site in the future;
- Questions surrounding the toilet arrangements for visitors;
- The site entrance is within a layby and a flashing sign obstructs visibility;
- Concerns regarding highway safety;
- Ecology concerns;
- The application is contrary to UDP Policy PS2; and
- Questions are raised surround the application's compliance with UDP Policies PS11 and GDP1.

Applicant's submissions

Soil percolation test results demonstrating that the ground conditions on-site would support a drainage field associated with the proposed Package Treatment Plant (PTP). A plan has also been submitted suggesting the distance to the nearest drainage field of another septic tank to be in excess of 200m.

The site was previously used for dairy farming with up to 150 cows being on the land at any one time using a rotational grazing system. The proposed use would up to 18 reindeer on the land at any one time going. It is suggested that this would result in a decrease in the levels of phosphate generated on-site by animals.

Observations

The curtilages of at least two of the nearest dwellings lies within 200m of the drainage field of the PTP. The position of the septic tanks service those dwellings with those dwellings is not known.

In the absence of any definitive information to the contrary to demonstrate the drainage fields associated with the nearest dwellings lie more than 200m from the drainage field of the proposed PTP, it is not possible to conclude that the development would comply with NRW's Planning Advice.

The previous use of the site is noted, however if permission were granted for the proposed development, it would not be possible to control stocking density. In addition it would also not be possible to prevent the land being used to graze cattle or other livestock throughout the year. In any case, it is the proposed PTP and its drainage field that give rise to concerns about the potential increase in phosphorous entering the River Dee and Bala Lake SAC.

Recommendation

Unchanged.