

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 5th JULY 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>
17-30	Llay	P 2020 0811		√
49-61	Brymbo	P 2021 0255		√

Pages 17-30 Llay P/2020/0811

Land North of Straight Mile, Llay, Wrexham, LL12 0PA

SPEAKER – FOR – Larissa Jones (Applicant)

Pages 49-61 Brymbo P/2021/0255

Land East of Heritage Way, Tanyfron, Wrexham, LL11 5SW

SPEAKER – FOR – Kathryn Ventham (Agent)

PAGES 17-30

P/2020/0811

LAND NORTH OF STRAIGHT MILE LLAY WREXHAM LL12 0PA
ERECTION OF NEW FARM SHOP AND ANCILLARY CAFE WITH ASSOCIATED
ACCESS,
CAR PARKING AND LANDSCAPING

Representations

13 Letters of support received:

A farm shop built in the proposed location would be a tremendous asset to the area and local residents.

Future expansion would be welcomed.

New dwellings in village require additional retail provision providing fresh local produce.

Speed limit should be reduced to 40mph.

The café would provide a meeting place and base to explore local nature trail.

*The business will provide an outlet for local farmers.
A farm shop in close proximity to the Rackery Farm main buildings
would have access problems*

Consultations

Local Member B Apsey supports application

1. The site of the application is opposite a development of housing that will reach 365 houses which are out of settlement but creating an environment of a none-agricultural setting in which the proposed application will be amongst. This to me allows PS1 and PS2 to be not used against the application.
2. In addition the report also mentions that the tourist attraction of the woodland area and ponds, and they would be an enhanced asset to the community by visitors to the farm shop.
3. PS4 states that we should maintain the existing settlement pattern and character of the area, well when you consider the massive development just across the road (Llay 2), this application would not only maintain the character but improve it.
4. The comments at number 3 can be repeated when looking at GDP1a in making a positive contribution to the appearance of the nearby locality.
5. E6 is not fully complied with in explicit terms but it is within the 300 square metres limit and would be built on land described in the report as heavier headland which is less likely to produce good quality crops as the remainder of the field.
6. There are no negative responses from Highways, Public Protection, National Resources Wales, Flood risk, and Ecology Officer. In addition phosphate levels have been screened and no adverse impacts would arise.
7. There is a remark from the Officer that it is not it is not sustainably located from the village well there will be 365 houses just across the road which could easily be described as a village and indeed now talked of locally as Llay 2.
8. There are remarks from the objector in stating the application site is several miles away from the main farm which seems mistaken and petty and has no place in procedures. My maths say that is 1.2 miles at the maximum.
9. E4 mentions employment and the economic use of land, well this would apply to this application by the farm shop, cafe and outside suppliers plus the use of land which is described as less productive
10. E7 talks about mixed use development comprising office/employment/housing and leisure, it seems to me that this applications meets everything except the housing and there is plenty of that directly across the B road. The location being close to leisure walks and ponds has the additional benefit of residents being able to walk to the Farm shop and enjoy the facilities around it which enhances the aims of the Well-Being of Future Generation Act.
11. The applicant has already made the point that the site proposed is far more sustainable than being near to the farm as it is in a much better position for the village to walk to thus reducing car travel.

In addition to the comments above, this would be a boost to a village which is generally downtrodden and in need of help to change that position.

Local member Cllr R Walsh: Supports application

Such a development would be welcomed and would bring benefits to the wider community. The nature of the business would retain the rural feel of the area that has been submerged by the housing development and proposed Aldi across the road

Adjoining Local member H Jones supports the application and wishes to speak at committee.

Destination Manager, Housing and Economy Services: Supports application.

1. It has been a challenging year for small businesses especially within the local rural communities and particularly within the tourism and hospitality sector. However our research with Welsh Government and Visit Britain suggests that the next 24-months will see a large influx of visitors from other parts of the UK to North Wales – which in turn, will heighten demand for high quality catering outlets showcasing local Welsh food & drink produce.
2. Our leisure stay occupancy rates (pre-COVID) in Wrexham County were some of the highest in Wales (based on available bedstock) and our Destination Management Plan 2017-20 actively sought to encourage the investment in and development of further high-quality self-catering and serviced accommodation in our rural wards – something which your existing offer at Rackery Retreat adds to – and from your competitor analysis, you have demonstrated that there are no immediate farm shop competitors in the Rossett, Burton or Llay areas which your retreat clients will benefit from.
3. Although now expired, our new tourism plan (2021-24) will also continue to highlight the need for more hubs around the county (such as this proposal) which help deliver both the aims of our local plan and the national food strategy for Wales which aims to put Welsh produce at the heart of the tourism offer across the country. Your aim of developing new jobs for the area in the hospitality sector is also a bonus and one which we'd look to put you in touch with Coleg Cambria and Glyndwr University when the time is right. We can also assist in training staff and helping them become North Wales Tourism Ambassadors too.
4. Finally, your proposed site, to the north of Wrexham County Borough is a short drive from our three key attractions - the 11-mile Pontcysyllte Aqueduct & Canal World Heritage Site, Erddig and Chirk Castle. All three sites have grown in visitor numbers year-on-year since 2010, many of whom are being encouraged by ourselves to turn day visits into staycations, whilst we are encouraging hospitality and retail businesses in the County Borough to develop and offer a greater sense of place by stocking more local produce.

Highways: no objection subject to conditions

Representations

Applicant's Submission

Observations

The highways officer's response includes the following observations:

Access

The proposed development is located on the B5102 Straight Mile which is a classified road subject to a 50mph speed limit. However, I understand that the current speed limit will be reduced to 40mph along this section of the Straight Mile shortly.

Based on typical speeds of 40mph, any proposed / existing access along this section would normally require visibility splays of 2.4 x 120m in both directions in accordance with TAN 18. The received 'Proposed Site Plan, 2026 D 03 rev B' details the visibility splays required based on the 40mph TRO which will be imposed.

Any proposed access to the site would require a suitably designed access based on the maximum size of vehicle likely to visit the site. Request the applicant provide details of the delivery facilities/vehicles and the associated turning movements, we request the applicant to provide an updated plan with the Autotrack movements.

Appropriate dropped crossing points / tactile paving would be required across such an access, these although noted on the received plans, we request the applicant issues updated plans to clearly show these dropped crossings.

Recommend the construction of a 2.0m wide footway along the entire site frontage. The proposed footway/ access shall incorporate appropriate dropped crossing points including tactile paving. This detail has not been indicated on the submitted layout plan. Any proposed dropped crossing points will need to be located just inside the kerb radii (at the narrowest point) to assist pedestrian movements. This detail will need to be indicated on a revised layout plan. The limit of adoption will need to extend to just behind these crossing points. Such a footway would be adopted by the Highway Authority and would be taken as the limit of adoption. The applicant would need to enter into a s.38 / 278 agreement in order to construct the footway and first section of proposed access.

Street Lighting

Recommend that the applicant liaises with our Street Lighting Section.

Parking and Turning Provision

Parking for the proposed development will need to comply with LPGN 16 requirements and satisfied the plans are in accordance with our local planning guidance.

Construction Traffic Management Plan

Recommend a suitable condition requiring the submission / approval of a Construction Traffic Management Plan including provisions for contractor parking prior to commencement. Recommend that the applicant liaises with our Traffic Section

Waste Collection / Recycling

It is important that any proposed bin store / compound/ is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development, recommend that you consult with our Waste Strategy Officer to discuss the above detail and the adequacy of any area allocated to waste collection. Await the requested information.

Conclusion

Based on the additional information/plans submitted to support the application, recommend conditions

Recommendation

Unchanged

Pages

31-47

Code Number

P/2020/0844

LAND OFF HIGH STREET, JOHNSTOWN, WREXHAM, LL14 2BA

DYMCHWEL YR ADEILADAU PRESENNOL A CHODI 10 ANNEDD / DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 10 DWELLINGS

Consultations

CPAT: Photographic can be withdrawn. Archaeological watching brief condition required.

Observations

CPAT have withdrawn their requirement for a photographic survey requirement on the basis that demolition works have already commenced. I understand these works started due to health and safety concerns about unauthorised access as well as the presence of asbestos in the buildings.

Recommendation

Condition 05 be amended as follows:

No part of the development / works shall commence until details of an on-site watching brief, prepared and to be carried out by a suitably qualified archaeologist, for the duration of the construction works has been submitted to and approved in writing by the Local Planning Authority. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.

Reason:

To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development.

P/2020/0255

*Land East of Heritage Way, Tanyfron, Wrexham, LL11 5SW
CAIS AR GYFER MATERION CADARNHAU YN GYNNWYS I GANIATAU
CYNLLUNIO AMLINELLLOL P/2020/0059 (MYNEDIAD, YMDDANGOSIAD,
TIRLUNIO, LLYTHYR A GRADDFA) - CODI 70 O DDISGWYR / APPLICATION
FOR RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION
P/2020/0059 (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE)
- ERECTION OF 70 DWELLINGS*

Consultations

Local Member Councillor Paul Rogers

I wish to make the following observations having read the report being presented to Committee on Monday about the above application.

When this was previously considered at outline, the community were given assurances that there would be measures in place to reduce the speed on Heritage Way.

Likewise from the plans I have seen I cannot see the inclusion of any safe pedestrian crossing points linking the estate to Tanyfron.

The shortfall in the visibility splay to the south will result in difficulties for pedestrians crossing the road particularly parents and children crossing the road to access their nearest amenities such as play areas, the school and village shop.

In light of these concerns would it be possible to consider a condition for a traffic regulation order to reduce the speed limit along the frontage of the site or condition an appropriate pedestrian crossing?

Observations

Highways have not recommended the need for a reduction in the speed limit or the inclusion of safe-pedestrian crossing points. Neither were they included as conditions on the original outline permission.

The slight shortfall in visibility in one direction from the proposed means of access does not justify the need for pedestrian crossing points or a traffic regulation order to reduce the speed limit along the frontage of the site.

