

LLAY COMMUNITY

SPRING 2024
From Llay Community Council



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Cheshire & North Wales Sand And Gravel Limited are in the early stages of proposing an extension to their Ballswood Quarry operations, between Green Lane and the Straight Mile.

This 8 year proposal will be the next step in the long-running work of **Ballswood Quarry**. The plan is ~1/3 of the extension area (highlighted above) to be disturbed, with other land either being under agriculture or progressively restored.

Such a move will raise concerns

with many residents, that's why the quarry have agreed to hold a public exhibition to show their plans and answer any questions that residents or other stakeholders may have.

Councillor Rob Walsh, who chairs the Ballswood Quarry Liaison Committee, which represents nearby residents to make sure their wellbeing is always the main priority says, "I know these plans, even though they are in their very early days will cause concern to many." Rob goes on, "That is why it is vital that these plans are shared with the public in an open and transparent

way to enable residents to see for themselves, ask questions but most importantly of all, raise any concerns. For this proposal to become reality it would need to be subject of a planning application and that still seems some weeks off."

The public exhibition will take place at Llay Royal British Legion on Tuesday 16th April between 2-8pm.

Residents are encouraged to attend, but if they cannot they can submit their views and questions to Rob.



Farm Shop Due To Start Soon Work to build the shop will start shortly.

The construction of the proposed **Farm Shop** for the **Straight Mile** will finally get underway in the next few weeks following its planning application approval nearly 3 years ago. The venture that is being developed by **Rackery Farm** on **Higher Lane**, will be sited opposite the **Fern Meadow** housing estate but slightly further up. It will sell local farm produce as well as providing a café and a meeting room for the community.

Councillor Bryan Apsley, who is a member of **Wrexham Council's Planning Committee** that supported the Farm Shop's approval back in 2021 is delighted with the news. "Residents often ask me when work on the Farm Shop will begin so I am really pleased to hear that work will be starting soon and I can share the good news with all those who have asked. Following so many negative applications that have been granted in the village in recent years, to have a planning application that is widely needed and wanted by the village was very heartening", says Bryan. He continues, "I look forward to working with the Farm Shop owners to make sure it is a huge success for the village and beyond."

It is hoped that if all goes to plan with the construction, the Farm Shop will be open to the public later this year.



9 more houses?

Legion Housing Has Begun

Plus the prospect of more 9 more houses alongside Llay New Road.

Many residents will have noticed that work to build **51 houses** on around **Llay Royal British Legion** has begun. However, the land that runs alongside **Llay New Road** that was originally allocated for a new **Co-Op** is likely to see houses too. This land has been bought by the housing developer with the intention of **adding 9 more houses** to the site.

Councillor Bryan Apsley, who is also Secretary of Llay Legion’s social club, is urging residents with concerns to come forward at the right time. “For another 9 houses to be built on site will need further planning permission”, says Bryan. He explains, “That will mean another planning application will be due soon and I have already been approached by many concerned residents who believe even an extra 9 houses would be too much considering the numbers of houses Llay has seen built in recent years and are still to be built. There is also the concern what impact it would have on the Legion’s future community activities especially if almost completely surrounded by housing.”

Please note that despite a large gap in the hedge of the site off Llay New Road, there will be no entrance on to the new estate from here. The sole entrance for all new houses will be via **Watt’s Dyke**.

HGV Car Park?

Rear of Carlton Garden Centre site to be used to store HGV Vehicles.

Clwyd Transport have submitted plans to turn the land at the rear of the recently scaled-back **Carlton Garden Centre** into a **Haulage Yard** for its vehicles.

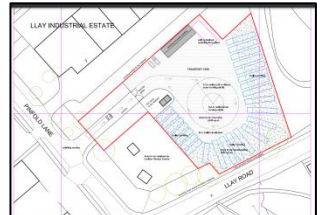
The plans state that the site would accommodate **15 vehicles** in total comprising – **6 articulated units & 9 rigid trucks**. They anticipate that a maximum of **12 vehicles** would be in operation from the site at any one time.

Apparently, the **6 articulated tipper trailer vehicles** will not return to site on a daily basis. They would exit the site between **5-7am on a Monday** and will generally not return until **Friday between 3-7pm**.

It is said that the **9 rigid tipper vehicles** will generally exit the site on a **Monday** staggered between **5-8am** and again will be away all

week until **Friday afternoon returning between 1-6pm**. **3 of these tippers** could be used for **local work** and may be stored on site **Monday-Friday departing between 5-8am, returning daily between 4-7pm**.

Despite the assurances, some residents of the adjacent **Acacia Court** have expressed concerns about this proposal. There are concerns that the increased use of Haulage vehicles will cause major noise pollution issues for local residents. There is no evidence of any car parking spaces for non-haulage vehicles. The Garden Centre has numerous visitors looking to purchase garden sheds, which are still going to be available. Where will they park? Could there be an increased risk of accidents due to the volume of traffic on **Llay Road**?



HGV Car Park – Would store up to 15 vehicles at weekend.

These concerns have already been noted and submitted by **Llay Community Council**. Further details of this application can be found at <http://planning.wrexham.gov.uk/Planning>, where there is the facility to submit comments. The planning application number is **P/2024/0003**.

For those without internet access, you can write your comments by sending them to the **Planning Department, Wrexham County Borough Council, 16 Lord Street, Wrexham, LL11 1LG**.

It is likely this application will go before **Planning Committee** later this year.



Bin Collections Update

No changes to collection calendar over bank holiday periods.

There will be **no changes** to the allocated days that **general waste, recycling and green bins** will be collected after a bank holiday weekends. Therefore your usual collection day will remain the same until at least the end of the year.



Cath & Neil Lucas are the village's unsung heroes due to their commitment as foster carers.

Cath and Neil Lucas are no strangers to the people of Llay. However, what may not be so widely known is their role as **long-term foster carers** for **Wrexham Council**. Cath and Neil are now sharing their experiences in a campaign to encourage more people to become foster carers.

Cath, who was a teacher at Park CP School for many years says: "I think there's this misconception that you've got to be all singing, all dancing to be a foster carer. And it's just not true. Most of the foster carer friends we've got, they're just ordinary people who can offer a child a home and love."

Cath adds, "You can come from any background, any walk of life. And those skills that you didn't think you have, you have when you need to use them."

Neil states, "If I can look and say that we have made a difference, have given the children in our care that little bit more confidence, more security going forward, then it is that which makes it all worthwhile."

Councillor Rob Walsh, who is **Wrexham Council's Lead Member for Children's Services** is very supportive of Cath & Neil's campaign to recruit more foster carers locally.

Rob says, "Wrexham Council is proudly part of a wider campaign across Wales to encourage more people to become foster carers. The need is greater than ever!"

Rob adds, "Becoming a foster carer is not always an easy decision, but it is one which will make a real difference to the lives of many children, as Cath & Neil have shown. I know I speak on behalf of all members of **Llay Community Council** to state how proud we are of them for the fantastic selfless work they have done and continue to do."

Anyone wishing to see Cath and Neil's promotional video can do so at the following link -

https://www.youtube.com/watch?v=iTj0_JKOJzE



Can You Be A Foster Carer?

Please come forward to discuss what you can offer as a foster carer.

Whether becoming a foster carer is something that you have always considered or whether it's something you have only just thought about then please get in touch with **Councillor Rob Walsh**. Rob can provide you with more information and sign post you to **Wrexham Council's Fostering Team** who can begin the basic initial conversations.

Rob states, "It is better to come forward with doubts, then not to come forward and regret at a later date." He concludes, "You have nothing to lose by talking to the Fostering Team and it may eventually result in a better future for some youngsters."

Council Housing

Opportunity to have a say on changing future allocation policy.

Wrexham Council will soon be launching a public consultation in preparation for making changes to its “Housing Allocation” policy. This policy gives preference to certain applicants who are in the process of trying to obtain a council house in Wrexham. Whilst major changes are not expected, it is important that tenants, would-be tenants and residents in general, especially those who have had experience of applying for council housing give their feedback.

Councillor Bryan Apsley, who sits on Wrexham Council’s Homes & Environment Scrutiny Committee says, “I know too many people who feel let down.

HOUSING APPLICATION FORM

Please fill in this form if you:

- Want to rent a house from the Council
- Are already a tenant of Wrexham County Borough Council but you would like to move to another Council property in the County Borough.

Completing this form

It is important that you complete this form as fully as possible and complete ALL sections. You must also supply copies of the documents that you ask you to provide. It is important that you do this as we will use the information you give us to decide the housing needs and eligibility of you, your family or any people who you want to be re-housed with you.

Please return your completed form to your local housing office.

If you do not complete this form or you do not sign it, we will not be able to process your application and you will return it to you. If you do not provide us with all the information that we need, this will also delay your application.

We have included information boxes, to help you to fill out this form but if you do need any help or advice, please contact your Local Estate Officer.

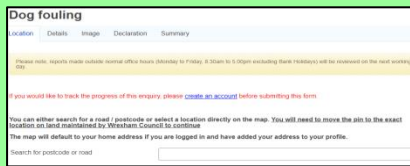
If you would like to know how we decide and what our applications process are, please contact your Local Estate Officer. If you would like to know more about the information included in “Applying for Housing”, please contact your Local Estate Officer or your Contact Wrexham, Local Estate, Wrexham.

If you would like a copy of this form in another language or format, please ask at your Local Housing Office.

Applying for Council Housing – Can be frustrating for many would-be tenants.

Even some of those who did manage to secure council properties in the village, something that is getting harder due to increased demand, felt the policy hindered them rather than helped.” Bryan continues, “I think it is important that their experiences should be shared.”

Anyone interested in taking part in this consultation is asked to make contact to have their views known.



Dog Fouling

Complaints about dog fouling around the village are increasing.

Dog Fouling is unfortunately still a problem around the village, with many of our streets still having to endure unwanted mess on their doorsteps. Dealing with those who do not clear up after their dogs is not always easy due to the need for robust evidence. However, **Wrexham Council’s** online reporting system allows for more evidence to be sent across making it more likely that persistent offenders will be caught. The link is https://myaccount.wrexham.gov.uk/en/service/Dog_fouling_report and there is no need to have a Wrexham Council account to use either. Anyone caught not clearing up after their dog can be fined up to **£1000** if it went to court.

If there are any other issues like dog fouling that are a source of irritation then please contact **Llay Community Council**. You can find the website at <https://www.llaycommunitycouncil.co.uk/> or contact either **Bryan** or **Rob** using details below:

Councillor Bryan Apsley

(01978) 852305 or 07872 860967


Bryan.Apsley@wrexham.gov.uk

 <http://www.wrexham.gov.uk>

Councillor Rob Walsh

(01978) 448020 or 07915 476820

Robert.Walsh@wrexham.gov.uk

 @ RobWalshLlay

Alternatively, you can write your comments below and return them:

Name:

Address:

Phone/Mobile:

Email:

Comments:

Return to Bryan at: 13 Vale View, Llay, LL12 0NH
Or to Rob at: 5 Drill Hall Court, Llay, LL12 0PH