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Our Ref: WG/KN0032/21

31 July 2024

Planning Services
Community Wellbeing & Development
Wrexham Council
16 Lord Street
Wrexham
LL11 1LG

via the Planning Application Wales Portal

Dear Sir/Madam,

Application for Temporary Planning Permission
The Golden Lion, Chester Road, Rossett, LL12 0HN
Planning Portal Reference: PP-13269392

We are instructed by Hydes Brewery Limited to submit the enclosed application for planning permission for:

"*Retrospective planning permission for the erection of tipi and associated works for temporary period of 3 years*"

This application is submitted on the request of Planning Enforcement Officer Gary Evans, following the expiry of the previous temporary planning permission P/2021/0274 in March 2024.

The application has been submitted electronically via the Planning Application Wales Portal and in addition to the completed application form, the application comprises the following:

- Covering Letter
- Design and Access Statement
- 3168-GOLD-004.2 Location Plan
- 3168-GOLD-004 A Existing Site Plan
- 3168-GOLD-004.1 A Proposed Site Plan
- 3168-GOLD-004.3 A Existing Elevations
- 3168-GOLD-004.4 A Proposed Elevations
- Stratus 72/Cirrus 40 Specification Sheet

The planning application fee has been paid via the Portal.

Site and Surroundings

The application site comprises The Golden Lion Public House and associated car park, beer garden and patio area. The tipi currently sits in the grounds to the west of the pub. The pub grounds extend to an area of approximately 0.58ha.

The application site comprises a small part of the licensed premises to the south-east side of the public house which is used as an external seating area.

The public house is situated on Chester Road (B5445) which runs through the village of Rossett. The two-storey building is set back from the road and features a black and white rendered façade with black stone window settings and a pitched slate roof.

The car park is accessed from Chester Road to the eastern side of the pub building which extends through to the rear of the building. There is a small paved area to the east of the main entrance and further external seating to the west of the building, which is enclosed by a small white rendered wall and mature trees. Mature trees extend along the northern and western boundaries and beyond this are open fields.

Directly opposite the pub to the south are two-storey brick built properties which house a small convenience store and a café/restaurant.

The site is situated within the Rossett Conservation Area and the building appears as a public house on historic mapping from the late 19th Century.

The Proposal

Following initial contact from Planning Enforcement Officer Gary Evans, we have submitted this application for temporary planning permission to regularise the tipi which is currently in situ at the Golden Lion Public House.

Planning permission is sought for the retention of a tipi within the external seating area to the side of the public house for a temporary period of 3 years. This represents a renewal of the existing temporary consent which has now expired (ref. P/2021/0274).

Since the granting of the previous consent, the use of the structure has evolved since the easing of restrictions related to Covid-19 and the structure now represents a popular, bookable events space which is regularly fully booked. The pub advertises the space for private hire, alongside offering the space out to community groups. The tipi represents a necessary diversification of the services that the pub provides, as following the Covid-19 pandemic, pubs now struggle to operate solely on the trade of food and beverages alone.

The proposal is to retain the Stratus 72 tipi as detailed on the supporting specification sheet, and accompanying plans. Since the approval of the previous planning permission, the tipi floor area has been expanded using a 'Cirrus 40' link tipi.

The Stratus 72 element of the tipi stands at 7.4m in height at the tallest point, it is circular in shape and has a diameter of 10.3m when the sides are down or 13m when the sides are up. The Cirrus 40 linking element stands at a height of 6.1m, is again circular in shape and has a diameter of 8.5m. In total, the diameter of the tipi is 16.4-19.1m. As with the previous planning permission, a porch is attached to the tipi which fits wholly within the measurements of the tipi at its largest with the sides up. This porch forms the entrance to the tipi.

The tipi and hardstanding areas cover an area of c. 215 sq.m and the tipi is secured to the ground with metal pegs, atop a hardstanding tarmac base and gravel bed.

The tipi is positioned 7m from the building, accessed by resin bonded gravel pathways. The structure will continue to receive power from the pub to facilitate heating and lighting.

Temporary planning permission is sought for the proposal as opposed to permanent planning permission owing to the increase in the size of the tipi since the original granting of planning permission in 2020 and as the purpose of the structure has likewise developed. The structure now functions as a bookable space and is utilised for events, local groups and community use. The applicant wishes to ensure that the revised size of the tipi alongside the developed use of the tipi is acceptable during its operation particularly in terms of impact to neighbouring properties. Temporary planning permission is considered to be more appropriate, and community conscious in this regard.

Planning History

The only planning history relevant to the proposals is the initial temporary consent granted for the tipi under ref. P/2021/0274. This temporary permission granted planning permission for the erection of the tipi for a temporary period of three years.

Planning Policy and Designations

Planning Policy Wales Edition 12 (PPW) (Feb 2024)

PPW provides the national planning policy framework for the consideration of the historic environment and this is supplemented by guidance contained in Technical Advice Note 24: The Historic Environment, and Cadw associated *Best Practice Guidance* on the historic environment.

Section 2.21 refers to the Covid-19 pandemic and states an aim to continue to recognise the needs of communities and ensure that the best elements of the changes which arose from the pandemic are retained.

Section 6.1.14 of PPW states that there should be a general presumption in favour of the preservation or enhancement of the character or appearance of Conservation Areas or their settings. Whereas there is a general presumption against granting planning permission for development which creates an unacceptable level of damage to the character of the area and its setting. The Policy requires Local Planning Authorities to establish their own criteria against which existing and/or new conservation areas and their boundaries should be reviewed.

TAN24: Historic Environment (May 2017)

Advice on development affecting Conservation Areas is set out in Technical Advice Note 24 relating to the historic environment. Paragraph 6.4 is of the note and states *'that a Conservation Area appraisal is the foundation for any proposals for preservation and enhancement. It provides a detailed picture of the special interest of an area and identifies opportunities and priorities for action which can provide the basis for a more detailed management plan.'*

Furthermore, the document seeks to provide a general emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality, and accords with the area's special architectural and historic qualities through local development plan policies and Conservation Area appraisals.

Paragraph 6.6 emphasises that '*local development plans should make clear that development proposals will be judged against their effect on the character or appearance of a Conservation Area as identified in the appraisal and management document*'.

Development Plan

The adopted development plan consists of the Wrexham Local Development Plan 2013-2028 adopted in December 2023. We consider the relevant Development Plan policies which are applicable to the proposed development below.

Policy SP2 refers to the Location of Development and states that new development will be directed to defined settlement limits.

Policy SP15 outlines the Historic and Cultural Environment protection undertaken by the Council. It states that development will only be supported where it conserves, protects, preserves or enhances cultural and historic assets- this includes Conservation Areas. Justification text 3.105 expresses that development within Conservation Areas should seek to preserve or enhance their special character and appearance.

Policy SP8 establishes the Council's aims for Economic Growth, Employment and Enterprise, and establishes an aim to maintain and enhance the County Borough's tourism, culture and leisure offer taking into account the unique character, local distinctiveness and heritage of the area and its context in the wider sub region.

Policy DM1 establishes Development Management Considerations. It requires development to accord with, or enhance: the character, local distinctiveness and appearance of their site, existing buildings and surrounding landscaping/townscape in terms of siting, layout, scale, height, density, use of materials and landscaping.

Local Planning Guidance Note No. 4 refers to Conservation Areas and establishes guidance for applicants and agents in the preparation of planning applications.

Conservation Method Statement/Heritage Assessment

Owing to the designation of the site within the Rossett Conservation Area, there is a requirement to consider how the development will impact the Conservation Area within a Conservation Method Statement.

Wrexham Council have prepared the Rosset Conservation Area Assessment and Management Plan, which designated Rossett Conservation Area in October 2011. The Assessment and Management Plan states an aim to promote and support developments that are in keeping with, or enhance, the character of the Rossett Conservation Area whilst not attempting to stifle change. The aim of the document is to strike a balance so that interests of Conservation are given full weight against needs for change and development.

The special character of the Rossett Conservation Area is derived from the following features: The River Alyn, Landmark Buildings, Building Materials, Architecture and Vernacular details, Contribution Made by Trees, Boundary Treatments, Traditional Street Pattern and Building Line and Decorated Kerb Stones.

Statement of Significance

The Conservation Area Assessment and Management Plan sub-divides the Conservation Area into three distinct areas of character. The Golden Lion Public House sits within the Chester Road Character Area, and is itself identified as a building of visual interest. Within the document, the Golden Lion is described as having a '*distinctive black and white colour scheme, grand scale and curved walling*' all of which is considered to make the building prominent within the Conservation Area. Further description of the building is as follows: '*The building is believed to date from the late 18th to early 19th century but may be earlier. The organic built form and colour scheme are reminiscent of the picturesque detailing prevalent in nearby Marford. The building sits within large landscaped grounds which enhance the setting of the building, add variety to the street-scape and help maintain strong visual links with the surrounding countryside.'*

In terms of surrounding properties, the Assessment and Management Plan identifies that the adjacent building, Rossett Cottage, aids in screening the car park of the Golden Lion and is similar to the public house with its black and white detailing. It is described as being enclosed from the highway by a painted rendered boundary wall and modern stained fencing. It is concluded that the grounds of the Cottage include several mature trees and much foliage which contribute significantly to the street-scape. Beyond this, it is considered that the strong sense of enclosure offered by the trees and foliage within the grounds of Tyn-y-Coed and the Grade II Listed Rossett Hall (approx. 175m north-east of the public house.

Furthermore, the document notes that trees form a prevalent part of the character of the area. The principal mature trees are those that form the northern boundary to the Churchyard and those within the grounds of Alyn Cottage, which provide an important setting to the listed Church and the surrounding properties and which form an important backdrop to wider views into and within the

Conservation Area. The Grade II Listed Church and Rossett War Memorial are approx. 225m west of the public house.

As trees are often mentioned in positive contribution and indeed in Section 3.7 of the assessment and Management Plan, they comprise a large element of the aesthetic significance of the Conservation Area. This is also alongside the historical and communal values. Historical value is identified in the natural development of the street pattern along Chester Road, alongside the progression of architectural styles over time. The communal value of the Conservation Area is clear and is identifiable through key areas of open space through the Character Area alongside dense, mature vegetation which demarcate historic boundaries and encompass landmark buildings, including the Golden Lion Public House.

The Golden Lion Public House has a communal value in itself, through providing a key community facility since the late 18th-early 19th Century and providing a source of income and investment into the community.

Assessment of Impact

As has been demonstrated by the development in situ, for the past three years, no trees will be impacted by the presence of the tipi. It is located in an area of the pub grounds, some distance from the nearest trees. There are no trees which will be impacted by the continued presence of the tipi, even at a larger scale. The 3 no. trees to the southern boundary of the pub grounds along Chester Road will be retained and effectively screen the majority of the tipi from view.

The tipi is constructed of a beige coloured canvas and wooden poles. It is sited on a hardstanding surface mix of a gravel bed and tarmac, the majority of which is hidden by the tipi itself. The new gravelled paths are of a neutral colour. The neutral palette of the tipi is chosen to minimise the prominence of the property from the perspective of the Conservation Area, allowing the structure to blend into the wider visual environment of the vegetation in front and behind. This is aided by the position of the tipi, some 15m from the boundary line.

Having regard to the position of the tipi, the materials utilised and the existing mature trees, it is considered that the scheme does not give rise to any harm to the significance of the Conservation Area. It is therefore concluded that the tipi is acceptable from a heritage perspective.

Planning Assessment

The tipi in this location was considered acceptable, albeit for a temporary period, under planning permission ref. P/2021/0274. The tipi has aided the economic viability of the pub for the lifetime of the temporary planning permission through enabling the pub to diversify its offering following the Covid-19 pandemic. The proposal seeks a further planning consent to support the operation of the pub and allow the retention of the important community asset, whilst ensuring the increased size and operation of the tipi is acceptable, through only seeking temporary consent. Support for the retention of the pub

and expansion of the facilities is given by Policy SP8 of the Development Plan, alongside the awareness of the changes arising from the Covid-19 Pandemic in Section 2.21 of the PPW 2024 document.

In terms of design, the expanded tipi is of an acceptable scale in its urban context and when considered adjacent to the Golden Lion Public House. The tipi is well screened from the perspective of Chester Road owing to the existence of mature hedgerows and trees to the boundary of the pub grounds. The design of the tipi is high quality and reflects the highest quality of materials. The colour of the tipi and use of natural wood ensures that it blends in with all nearby vegetation. The tipi is considered to have no impact the significance of the Conservation Area, making it acceptable from a heritage perspective.

The structure resides within an existing outdoor beer garden that is well screened by mature trees, and has been located here for a period of three years. There have been no complaints made to the owners of the pub in relation to noise and as there are no changes proposed to external seating arrangements, there will continue to be no impact to amenity by virtue of undue noise. Notwithstanding this, temporary planning permission is sought for the proposal to confirm that the operation of the structure in its developed form is acceptable to amenity.

Having regard to the above, the proposed retention of the expanded tipi is acceptable in planning terms. The retention of the tipi supports the economic viability of the pub by facilitating a diversified offering on a slightly larger scale to the previous permission. However, only temporary planning permission is sought, which reduces the impact of the tipi and enables the applicant to confirm that the larger structure/use does not give rise to any issues. The tipi is also considered acceptable in heritage terms, and the temporary nature of the permission should be given weight in this regard. The proposals have been assessed against relevant planning policy and are considered to comply with relevant government guidance within Section 6.1 of the PPW and TAN24, together with Policies SP2, SP8, SP15 and DM1 of the Wrexham County Borough Local Development Plan 2013-2028.

Conclusion

The expanded tipi in this location is acceptable from a national and local planning policy perspective. A further granting of temporary planning permission will facilitate the diversification of the pub offering in line with current market conditions, whilst retaining the significance of the Conservation Area.

It is therefore respectfully requested that planning permission be granted without delay. If there are any queries, or you require any additional information please do not hesitate to contact me.

Yours faithfully,

[redacted]

William Groarke BA (Hons) MSc
Planner
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Appendix 1: Contextual Photos



Image 1: Photo of the Golden Lion taken from B5102



Image 2: Photo of the Golden Lion taken from the Opposing Side of the Road



Image 3: Photo of the Tipi and Screening Vegetation



Image 4: Photo of the Tipi and Screening Vegetation