In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant MR CHARLES BECKETT

Agent MR CHRIS HARVEY
Castle Street,
Northwich
CW8 1EY

Reference P/2023/0651

Date Received 12/09/2023

Decision Date 07/06/2024

Town and Country Planning Act, 1990

Location of Application

FIELDS FARM, FIELDS LANE, WILLINGTON, MALPAS, SY14 7LR

Description of Application

ADEILADU ADEILAD AMAETHYDDOL (OL WEITHREDOL)
/ ERECTION OF AGRICULTURAL STORAGE BUILDING (IN RETROSPECT)

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 4 - Supporting Rural Communities
Future Wales Policy 5 - Supporting the rural economy
TAN 10 : Tree Preservation Orders
TAN 12 : Design
TAN 18 : Transport
TAN 24 : The Historic Environment
TAN 5 : Nature Conservation and Planning
TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE3 -Trees, Woodlands and Hedgerows
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP2 - Location of Development
T1 - Managing Transport Impacts

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Decision Date 07/06/2024

Revision	Date	Description of Decision
0	07/06/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Application Form [Dated: 12/09/2023]
FFW 001 - Site Location Plan
FFW 002 - Proposed Site Plan
FFW 003 - Proposed Plan
FFW 004 - Proposed Elevations
Justification Report / Design & Access Statement [By: Harvey Hughes; Undated]

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

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3. The development hereby permitted shall be permanently removed from the site within 28 days of a failure to meet any one of the requirements set out in (i) to (iv) below:

   i) Within 12 weeks of the date of this decision a detailed plan for Net Biodiversity Benefit (NBB) on the site, together with a timeframe for the implementation of the measures shall be submitted for the written approval of the Local Planning Authority;

   ii) If within 20 weeks of the date of this decision the Local Planning Authority refuse to approve the details or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers;

   iii) If an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Minsters;

   iv) The approved NBB measures have been undertaken in accordance the details approved in writing by the Local Planning Authority or, in the event of (ii) and (iii) above, by the Welsh Ministers.

   All NBB measures shall thereafter be retained for the lifetime of the development.

4. The building hereby approved shall only be used for the purposes of agricultural storage (crops and machinery) as outlined within the Application Form and approved Justification Report / Design & Access Statement.

Reason(s)

1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant MR CHARLES BECKETT

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2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3 To ensure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).

4 In the interests of ecology and pollution in accordance with Policy SP14 of the Wrexham LDP and TAN 5.

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council