Planning Service
16 Lord Street
Wrexham LL11 1LG

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wrexham
COUNTY BOROUGH COUNCIL
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16 Stryt yr Arglwydd
Wrecsam LL11 1LG

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Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Taraloka Cornhill Farm

Address Line 1

Road From Cambrian View To Back Station Road

Address Line 2

Bettisfield

Town/city

Whitchurch

Postcode

SY13 2LD

Description of site location (must be completed if postcode is not known)

Easting (x)

346837

Northing (y)

335770

Description

Applicant Details

Name/Company

Title

First name

Virginia

Surname

Carter

Company Name

Taraloka Buddhist Retreat Centre for Women

Address

Address line 1

Taraloka Cornhill Farm

Address line 2

Address line 3

Bettisfield

Town/City

Whitchurch

Country

United Kingdom

Postcode

SY13 2LD

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Email address

***** REDACTED ******

Site Area

What is the site area?

79.38

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

◯ Yes
⊘ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Removal of temporary office (MAE/2018/0987) and erection of permanent office building about 20m away (site currently a concrete carpark).
Highly insulated,
Construction: timber-frame with timber facing.
Roof: Plastisol sheeting with solar panels on south facing roof.
Foundations: new concrete slab

Old office floorspace = 47msq. New proposed build = 79.38msq

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

The site of the proposed new office is existing hard standing currently used as a carpark.

Is the site currently vacant?

⊘ Yes
◯ No

If Yes, please describe the last use of the site

The proposed site is hard standing currently used as a carpark.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

⊘ Yes
◯ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.01	hectares

Area of greenfield land proposed for new development

0.00	hectares

Materials

Does the proposed development require any materials to be used in the build?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
none

Proposed materials and finishes:
waney edged timber clad boarding and facing brick plinth.

Type:
Roof

Existing materials and finishes:

Proposed materials and finishes:
25 degree duopitch plastisol coated galvanised steel box profile roofing sheets with 9 solar photovoltaic panels (1134mm x 1722mm) on the south facing side.

Type:
Windows

Existing materials and finishes:

Proposed materials and finishes:
Standard upvc double glazed windows. White inner and wood coloured outer.

Type:
Doors

Existing materials and finishes:

Proposed materials and finishes:
upvc doors with natural wood finish

Type:
Lighting

Existing materials and finishes:

Proposed materials and finishes:
one movement sensor bulkhead light.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

See Taraloka- Floor Plan and Elevations as Proposed - Dwg. No.TA-05 Revision A for more details on walls and roof

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

◯ Yes
⊘ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ Yes
⊘ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

◯ Yes
⊘ No

Refer to the Welsh Government's Development Advice Maps website.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

⊘ Yes
◯ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing water course
- [x] Soakaway
- [ ] Main sewer
- [ ] Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ○ Yes, on the development site
- ◉ Yes, on land adjacent to or near the proposed development
- ○ No

b) Designated sites, important habitats or other biodiversity features

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

c) Features of geological conservation importance

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- [ ] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [x] Other
- [ ] Unknown

Other

The proposed building is for an office space only so there is no foul sewage involved

Are you proposing to connect to the existing drainage system?

◯ Yes
⊘ No
◯ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

◯ Yes
⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

◯ Yes
⊘ No

Employment

Will the proposed development require the employment of any staff?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

⊘ Yes
◯ No

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

Renewable energy type:
Solar

Energy capacity:
0.02 Megawatts

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

ENQ/2023 /0311

Date (must be pre-application submission)

21/02/2024

Details of the pre-application advice received

Planning Officer Advice
As the proposed building is associated with an existing business use, which is staffed by the retreat centre community members, policy EM4 (Employment Development Outside of Settlement Limits) is applicable.
Policy EM4 states that new employment development outside of settlement limits will only be permitted if specific stipulations are met through the conversion of an existing building or, if new development is required in connection with a rural enterprise, or if it involves the extension of an existing employment site.
In terms of these circumstances where new development is required in connection with a rural enterprise, policy EM4 stipulates this will only be permitted where:
1. a) The development is located within or forms a logical extension to the complex of buildings on an existing rural enterprise; or
2. b) In the case of buildings located away from an established rural enterprise complex, where a clear need for the development has been demonstrated and where there is no reasonable alternative location for the development.
As the new office building is proposed to be located both within the boundary of the complex, and it would form a logical extension to the complex of the existing buildings, it would, in principle, meet these requirements of Policy EM4.
Paragraph 4.57 of Policy EM4 states that new developments required by existing rural enterprises will be supported subject to the development being sensitively located within or adjacent to the complex of existing buildings. As the new office building is proposed to be located sensitively and in a position that is logical for operational reasons (as other community members office workers are based, on a permanent basis, in an office within the existing Taraloka House that is located adjacent to the proposed new permanent office building), Policy EM4 also supports the principle of development in this regard.
The LDP Constraints Map indicates that the site is located within close proximity to a Ramsar site (wetlands of international importance) and to a Site of Special Scientific Interest (SSSI). Support for the proposed development would be subject to the applicant satisfying Policy SP14 in relation to the nearby Ramsar site and SSSI. A Full Preliminary Ecological Assessment and Biodiversity Enhancement Plan is therefore required in support of any application for planning permission.
The LDP Proposals Map indicates that the site is located within a Special Landscape Area. LDP Policy SP14: Natural Environment and Policy NE5: Special Landscape Areas (SLAs) would therefore be considered.
Policy NE5: Special Landscape Areas (SLAs) states that within SLAs, development will only be permitted where proposals include measures to protect and enhance the character and quality of the particular landscape features for which the SLA has been designated...
N.B. the advice is too long to fit in this box.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

◯ Yes
⊘ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

⊘ Yes
◯ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

⊘ The Applicant
◯ The Agent

Title

First Name

Virginia

Surname

Carter

Declaration Date

19/09/2024

☑ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- [x] (A) None of the land to which the application relates is, or is part of an agricultural holding
- [ ] (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- [x] The Applicant
- [ ] The Agent

Title

First Name

Virginia

Surname

Carter

Declaration Date

19/09/2024

- [x] Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Tania Roe

Date

20/09/2024