Planning Service
16 Lord Street
Wrexham LL11 1LG

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E-mail: planning@wrexham.gov.uk
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wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Y Gwasanaeth Cynllunio
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: 21

Suffix:

Property Name: White Horse

Address Line 1: High Street

Address Line 2: Overton

Town/city: Wrexham

Postcode: LL13 0DT

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

Easting (x): 337321

Northing (y): 341894

Description:

Applicant Details

Name/Company

Title

Mr

First name

Steve

Surname

Nuttall

Company Name

Joules Brewery Ltd

Address

Address line 1

Longford House Farm

Address line 2

Longford

Address line 3

Town/City

Market Drayton

Country

United Kingdom

Postcode

TF9 3PW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Email address

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

Agent Details

Name/Company

Title

Miss

First name

Bryony

Surname

Crossland Davies

Company Name

Asquith Development Ltd

Address

Address line 1

36

Address line 2

Stafford Street

Address line 3

Town/City

Market Drayton

Country

United Kingdom

Postcode

TF9 1JB

Contact Details

Primary number

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

Secondary number

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

Email address

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

Site Area

What is the site area?

460.00

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

The proposed application involves the remodelling, adaptation, and conversion of the White Horse Inn from a public house into six private residential apartments, organised to create two apartments per floor. The renovation will retain the existing form of the building, in line with the original structure.

Restoration works of the building's fabric will be necessary, particularly to the external walls and windows, where improvements in insulation will be incorporated. Internal remodelling will also be required to create the new apartment layouts, including the addition of separating floors and walls. Key architectural features, such as coving, will be preserved, with new walls carefully integrated around existing elements. Fireplaces will remain in their original positions, and the ornate staircase and banister features will be left untouched (see Heritage Impact Statement).

To the rear of the property, a spacious garden area offers an ideal opportunity for the provision of shared utility spaces for the apartments, including cycle storage and a designated bin area. This area will also retain a communal outdoor space, enhancing the town centre courtyard setting with features such as seating and landscaped planting areas, promoting both functionality, aesthetic appeal, and health and wellbeing of the residents.

Close collaboration with the Local Planning Authority and Conservation Officer will ensure that all works use high-quality materials that complement the character of the Overton Conservation Area, helping to restore and preserve this important heritage asset.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

The White Horse Inn has been a Joules Brewery pub since 2008. It is no longer viable as a pub business: between 2015 and 2024, six operators (tenants) all found the pub to be unviable. The Brewery offered reducing rents, subsided beer and tried to support the operators and provide time for them to build an offer - a long-term commitment to making the pub work.

Is the site currently vacant?

⊘ Yes
◯ No

If Yes, please describe the last use of the site

Pub business - January 2024

When did this use end (if known)?

01/01/2024

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

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:
The external walls are oak beams, brick infill, render and paintwork.

Proposed materials and finishes:
No proposed changes to the exterior materials and finishes.

Type:
Roof

Existing materials and finishes:
Red clay roofing tiles.

Proposed materials and finishes:
The roof will be fixed with matching red clay roofing tiles.

Type:
Windows

Existing materials and finishes:
Mock-tudor lead lined windows; etched glass downstairs alleyway windows; all other windows are time framed single-glazed windows.

Proposed materials and finishes:
Minor repairs to timber frames; windows to be backed internally with secondary glazing (no change externally).

Type:
Doors

Existing materials and finishes:
Front door is traditional-style oak door. Rear door is a normal door.

Proposed materials and finishes:
Both to be retained.

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Brick walled courtyard.

Proposed materials and finishes:
No changes proposed.

Type:
Vehicle access and hard standing

Existing materials and finishes:
No vehicle access to the building.

Proposed materials and finishes:
No alteration to pedestrian or vehicle access - no vehicular access on site.

Type:
Lighting

Existing materials and finishes:
No outdoor lighting.

Proposed materials and finishes:
External traditional-style down facing lighting in the alleyway and courtyard for safety purposes. Motion sensitive light in the shared access areas (lobby and staircases).

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

◯ Yes
⊘ No

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
◯ 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

☐ 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:

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

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

If Yes, please provide details:

Yes, the plans incorporate a dedicated area for the storage and collection of waste. A secure bin store will be located down the side entrance/rear of the property, easily accessible for residents. The storage area will accommodate separate bins for general waste and recyclable materials (paper, plastic, glass, etc.) in accordance with local recycling guidelines. The waste storage area will be designed to ensure that the collection of waste and recyclables is convenient for both residents and the local waste collection service. The are will also be designed to be visually discrete and will not negatively impact the aesthetics of the property. Arrangements will be made with the local council for regular collection of both types of waste.

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?

- [x] Yes
- [ ] No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

All Types of Development: Non-Residential Floorspace

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

- [x] Yes
- [ ] No

If you have answered Yes to the question above please add details in the following table:

Use Class:
A3 - Food and drink

Existing gross internal floorspace (square metres) (a):
400

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
0

Total gross internal floorspace proposed (including change of use) (square metres) (c):
400

Net additional gross internal floorspace following development (square metres) (d = c - b):
400

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - b)
	400	0	400	400

Loss or gain of rooms

Employment

Will the proposed development require the employment of any staff?

- [ ] Yes
- [x] No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- [ ] Yes
- [x] 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

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

If Yes, please provide details

Yes, there have been efforts to inform and consult with the local community regarding the future of the White Horse Inn. The building has been on the market for some time, and Joules Brewery, the current owner, has previously engaged with a community group interested in purchasing the property. As part of this engagement, Joules offered two options to the community group: a not-for-profit community venture or a community company with a local share placement. While the community group has not yet made a decision, the offer remains open. In addition to this ongoing dialogue, we will be sending a letter to local residents and stakeholders to inform them of our intentions to submit a planning application for the conversion of the White Horse Inn. The letter will clarify that the community group's option to purchase the pub remains available, while also emphasising the need for a resolution due to the building's current condition and the ongoing operational challenges that have led to the lack of interest in the pub as a viable business. Joules did make the community group aware of the situation and the intention to submit a planning application for residential conversion.

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

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

First Name

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

Surname

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

Reference

ENQ/2024/0088

Date (must be pre-application submission)

09/04/2024

Details of the pre-application advice received

"On the basis of the information submitted, it would appear that the premises has suffered from viability difficulties for some time and that marking has taken place for in excess of 12 months, although it is noted that this took place during 2022 and 2023. Should a formal application be submitted, this information details of any further marketing that has taken place since the end of 2023 should be provided. The supporting information should also outline how the property has been marketed.
Notwithstanding the need to update the supporting information, I am minded to conclude that sufficient information has been submitted to demonstrate compliance with policy R7.
Having regard to the above, the principle of development would be acceptable.

Provided there are no material alterations to the existing appearance of the building, then it would preserve the character of the Conservation Area.
It would be preferable if the ironwork that the hanging sign is suspended from is retained.
Careful consideration would also need to be given to the means of enclosure for the alley way to the side of the main entrance.
I am not able to give detailed advice on the draft plans for the internal alterations at this stage. The scope of internal works should be informed by a detailed assessment that would form part of a Heritage Impact Assessment. Additionally, advice would need to be obtained from the Council's Conservation Officer. Unfortunately, the Officer is currently off work on long term sick leave.

The site does not benefit from any existing off-street parking and there does not appear to be any scope to provide any for the proposed development. However, it is recognised that the extant use of the building would have given rise to demand for on-street parking in the vicinity of the site.

At the time, the Officer could not advise whether the proposed development would comply with the requirements of policies SP14, NE1 and NE6 or Planning Policy Wales 12 Chapter 6.

CONCLUSION:

Subject to an update regarding any marketing that has taken place since the end of 2023, then it may be possible to conclude the development would accord with policy R7. The site is also within an area where the principle of new residential development would be acceptable.

I am not able to advise if the proposals would be acceptable from a design/historic environment, highway safety or natural environment perspective. However I would be prepared to offer further advice on any additional information that you are able to provide.

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?

- [x] 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
- [x] The Agent

Title

Miss

First Name

Bryony

Surname

Crossland Davies

Declaration Date

17/01/2025

- [x] 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

- [ ] The Applicant
- [x] The Agent

Title

Miss

First Name

Bryony

Surname

Crossland Davies

Declaration Date

27/11/2024

☑ 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.

☑ I / We agree to the outlined declaration

Signed

Bryony Crossland Davies

Date

29/01/2025