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 Hopkins

Agent Mrs Sarah Aspinall
The Studio, Fir Tree Farm, Fir Tree Lane,
Nr Cholmondeley,
CW5 8JX

Reference P/2025/0129

Date Received 12/02/2025

Decision Date 19/03/2025

Town and Country Planning Act, 1990

Location of Application

BOWLING BANK FARM, MULSFORD ROAD, WORTHENBURY, WREXHAM, LL13 0AW

Description of Application

TROSI ADEILAD AMAETHYDDOL SEGUR YN RHANNOL YN ANNEDD

PART CONVERSION OF REDUNDANT AGRICULTURAL BUILDING TO DWELLING

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

National Policies and Technical Advice Notes (TAN):
TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:
DM1 - Development Management Considerations
H9 - Conversion of Buildings Outside of Settlement Limits to Residential Use
MW1 - Minerals Safeguarding
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP16 - Minerals Supply and Safeguarding
SP2 - Location of Development
T1 - Managing Transport Impacts
SP19 - Green Infrastructure

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Particulars of decision : REFUSED

Reason(s)

1. The proposal, by nature of the construction and materials of the existing building to be converted, does not satisfy the requirements of policy H9 ii which only permits the conversion of buildings outside settlement limits to residential use,where the building is considered worthy of retention due to its appearance, historic, architectural or landscape value.

2. The conversion of the building would require extensive alterations and re-building in order to ensure a habitable form of accommodation that meets current building regulation standards. As such this would be tantamount to the erection of a new dwelling in the countryside contrary to LDP policies SP2 and H9 i, Local Planning Guidance Note 3 and to Planning Policy Wales which aims to strictly control development in the countryside. The proposed development would introduce an unjustified residential use in the open countryside, altering the rural character of the area. The conversion of an unsuitable structure in this location would set an undesirable precedent for similar proposals, leading to the incremental erosion of the rural landscape contrary to the overall aims of sustainable development.

3. There is a lack of information supporting the application in relation to the suitability of the proposed method to deal with waste water, the use of the remaining part of the building, the underlying minerals resource, provision for net biodiversity benefit and the impact upon green infrastructure. The proposal is therefore contrary to LDP policies SP14, SP16, SP19, NE1, NE6, DM1, and MW1 and to the advice set out in Planning Policy Wales (Edition 12)

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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