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Application for Removal or Variation of a Condition following Grant of Planning Permission

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

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

Rackery Farm Shop

Address Line 1

Croeshowell

Address Line 2

Llay, Wrexham

Town/city

Wrexham

Postcode

LL12 0NY

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

Easting (x)

334005

Northing (y)

356559

Description

New site built in 2024 - address and postcode has been approved by Royal Mail and local authority but the address was not available to select when postcode was selected therefore the x and y have been used.

Applicant Details

Name/Company

Title

Mrs

First name

Larissa

Surname

Rees

Company Name

Rackery Farm Shop LLP

Address

Address line 1

Rackery Farm Shop

Address line 2

Croeshowell

Address line 3

Town/City

Wrexham

Country

United Kingdom

Postcode

LL12 0NY

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

Email address

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

Description of the Proposal

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

FARM SHOP AND ANCILLARY CAFE WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING

Reference number

LLA P/2020/0811

Date of decision (date must be pre-application submission)

05/07/2021

Please state the condition number(s) to which this application relates

Condition number(s)

2, 10 and 11

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

05/05/2024

Has the development been completed?

- [x] Yes
- [ ] No

If Yes, please state when the development was completed (date must be pre-application submission)

15/11/2024

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

Con 2/10 - We wish to change these conditions due to changes in the business since opening in November. We needed to relabel/rename our small room that was previously labelled as ‘meeting room’ on the approved plans. The change to the purpose/function of this room is to support the financial stability of the business and support other local independent Wrexham businesses. Originally this was a meeting room to allow local community groups to meet, however, since opening, these small independent businesses and community groups required a larger area to meet and have used our café area for meetings/ events instead. This has subsequently left our side room surplus to requirements and therefore, has allowed the room to be used for other circumstances and accommodate/ support a local hairdresser and beautician (of whom is also part of our family business). Both solo businesses can only attend to one client at any one time and therefore, the occupation of this room for hair/ beauty would not lead to an increase in trips generated to the site. Since the opening, it has proved popular and helped the sustainability of both my business with them using this room but also their own businesses becoming much busier with new clients visiting the farm shop. Thus, the ability to use this room as a hair and beauty salon supports the approved farm shop whilst also supporting existing local businesses.
We will continue to offer the use of our café space during times that the café is closed for community groups/ classes to promote health and wellbeing. Of course, small business meetings can take place during the day whilst we are open too. It is great to see how many local businesses have collaborated with us already and it is great to provide a local hub to this otherwise rural community.
It is important to note that hair/ beauty falls under Use Class A1 (retail), and therefore a full change of use is not required, however, we appreciate that a change to the labelling of the approved floor plans is required to allow the lawful occupation of the hair and beauty businesses.
Allowing the occupation of this room (that would otherwise be surplus to requirements) for hair and beauty, will support the economic viability of the existing farm shop whilst supporting the two independent hair and beauty businesses. Thus, this also supports the employment opportunities within rural areas in accordance with the requirements of the National Plan 2040 which states “It is important that rural communities develop strong economies and support local enterprise”.

Con 11 - We would like to be able to offer seasonal produce outside the shop such as plants, xmas trees and seasonal vegetables and storing/displaying these inside of the building isn't achievable. We had huge community support from local consumers purchasing Christmas trees and had numerous requests for produce that we could store outside such as logs, plants etc however at the moment our condition 11 limits us to do this.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

New suggested wording below for three conditions.

Condition 2.
The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered
RF-GA-500 General Arrangements
2026 D 02 rev E Proposed floor plans and elevations
2026 D 03B Proposed site plan and location plan
2026 D 04 Landscaping

Condition 10
10. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), no part of the premises shall be used except for the precise purposes described in the approved Proposed Floor Plans. (New drawing attached to application).

Condition 11
11. No goods other than seasonal farm shop produce and plants of any description shall be kept, stored, sold or displayed on any part of the site other than within the building(s).

Site Visit

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

- [x] 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?

- ◯ 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

Mrs

First Name

Larissa

Surname

Res

Declaration Date

18/03/2025

- ☑ 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

Mrs

First Name

Larissa

Surname

Res

Declaration Date

18/03/2025

- [x] Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Larissa Res

Date

19/03/2025