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 Mrs Anita Bolam

Agent Mr Jack Felgate
23 Ffordd Estyn,
Garden Village,
Wrexham, United
Kingdom, LL11 2SS

Reference P/2024/1357

Date Received 23/08/2024

Decision Date 08/04/2025

Town and Country Planning Act, 1990

Location of Application

CORNER HOUSE FARM, THE CADNEY, BETTISFIELD, WHITCHURCH, SY13 2LR

Description of Application

NEWID DEFNYDD TIR O DDEFNYDD PRESWYL/PORI I DDEFNYDD CEFFYLAU YN CYNNWYS CREU MENAGE A THRAC TRACTORAU

/ CHANGE OF USE OF LAND FROM RESIDENTIAL/GRAZING USE TO EQUINE USE INCLUDING CONSTRUCTION OF MENAGE AND TRACTOR TRACK

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
TAN 18 : Transport
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
MW1 - Minerals Safeguarding
NE1 - International and National Nature Conservation Designations
NE3 - Trees, Woodlands and Hedgerows
NE5 - Special Landscape Areas
SP11 - Transport and Accessibility

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 Mrs Anita Bolam

Reference P/2024/1357

Agent Mr Jack Felgate
23 Ffordd Estyn,
Garden Village,
Wrexham, United
Kingdom, LL11 2SS

Date Received 23/08/2024

Decision Date 08/04/2025

SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	03/04/2025	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):

- Location Plan, Drawing no: B06.1.001 (2-2);
- Proposed Site Plan, Drawing no: B06.1.002 (1-1) Rev B;
- Menage Cross Section, Drawing no: B06.1.003 Rev A;
- Proposed Planting Schedule, Drawing no: B06.1.004 (1-1) Rev B;
- Proposed Soakaway Locations, Drawing no: B06.1.005 (1-1);
- Net Biodiversity Benefit and Green Infrastructure Statement;
- Ecological Impact Assessment dated 22nd November 2024.

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 Mrs Anita Bolam

Reference P/2024/1357

Agent Mr Jack Felgate
23 Ffordd Estyn,
Garden Village,
Wrexham, United
Kingdom, LL11 2SS

Date Received 23/08/2024

Decision Date 08/04/2025

3. Notwithstanding the approved plans, no external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be designed in accordance with the Bat Conservation Trust Guidelines and shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.

4. The development hereby permitted shall not be first used until the measures to deliver net benefit for biodiversity (NBB) outlined in the Net Biodiversity Benefit and Green Infrastructure Statement (provision of log piles) have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

The planting scheme shown on Drawing B06.1.002 (1-1) Rev A and on Drawing B06.1.004 (1-1) Rev B shall be implemented in the first planting window following the commencement of development.

5. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecological Impact Assessment dated 22nd November 2024. The mitigation measures hereby approved shall be fully implemented prior to first use of the development.

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 Mrs Anita Bolam

Agent Mr Jack Felgate
23 Ffordd Estyn,
Garden Village,
Wrexham, United
Kingdom, LL11 2SS

Reference P/2024/1357

Date Received 23/08/2024

Decision Date 08/04/2025

6. The menage hereby permitted shall be used only for the exercise of horses incidental to the enjoyment of the dwelling house known as Corner House Farm, The Cadney, Bettisfield, Whitchurch, SY13 2LR and shall not be used for livery or any commercial purpose.

Reason(s)

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

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

3 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

5 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

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 Mrs Anita Bolam

Reference P/2024/1357

Agent Mr Jack Felgate
23 Ffordd Estyn,
Garden Village,
Wrexham, United
Kingdom, LL11 2SS

Date Received 23/08/2024

Decision Date 08/04/2025

6 In the interests of highway safety, having regard to Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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 Mrs Anita Bolam

Agent Mr Jack Felgate
23 Ffordd Estyn,
Garden Village,
Wrexham, United
Kingdom, LL11 2SS

Reference P/2024/1357

Date Received 23/08/2024

Decision Date 08/04/2025

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;

- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;

- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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 Mrs Anita Bolam

Agent Mr Jack Felgate
23 Ffordd Estyn,
Garden Village,
Wrexham, United
Kingdom, LL11 2SS

Reference P/2024/1357

Date Received 23/08/2024

Decision Date 08/04/2025

Any manure on the site must be managed (in terms of storage and application to land) in line with The Code of Good Agricultural Practice (CoGAP) for the Protection of Water, Soil and Air for Wales.



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