

Applicant	MR CHARLES BECKETT	Reference	P/2023/0651
Agent	MR CHRIS HARVEY Castle Street, Northwich CW8 1EY	Date Received	12/09/2023
		Decision Date	07/06/2024

Town and Country Planning Act, 1990

Location of Application

FIELDS FARM, FIELDS LANE, WILLINGTON, MALPAS, SY14 7LR

Description of Application

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/ ERECTION OF AGRICULTURAL STORAGE BUILDING (IN RETROSPECT)

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 4 - Supporting Rural Communities

Future Wales Policy 5 - Supporting the rural economy

TAN 10 : Tree Preservation Orders

TAN 12 : Design

TAN 18 : Transport

TAN 24 : The Historic Environment

TAN 5 : Nature Conservation and Planning

TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

NE1 - International and National Nature Conservation Designations

NE3 -Trees, Woodlands and Hedgerows

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP15 - Historic and Cultural Environment

SP2 - Location of Development

T1 - Managing Transport Impacts

In pursuance of its powers under the Acts and 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



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BECKETT

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Agent MR CHRIS HARVEY
Castle Street,
Northwich
CW8 1EY

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Revision	Date	Description of Decision
0	07/06/2024	Planning permission issued
1	22/10/2024	P/2024/1403 – Condition 3 discharged

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):
Application Form [Dated: 12/09/2023]
FFW 001 - Site Location Plan
FFW 002 - Proposed Site Plan
FFW 003 - Proposed Plan
FFW 004 - Proposed Elevations
Justification Report / Design & Access Statement [By: Harvey Hughes; Undated]

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3. The development hereby permitted shall be permanently removed from the site within 28 days of a failure to meet any one of the requirements set out in (i) to (iv) below:

i) Within 12 weeks of the date of this decision a detailed plan for Net Biodiversity Benefit (NBB) on the site, together with a timeframe for the implementation of the measures shall be submitted for the written approval of the Local Planning Authority;

ii) If within 20 weeks of the date of this decision the Local Planning Authority refuse to approve the details or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers;

iii) If an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Ministers;

iv) The approved NBB measures have been undertaken in accordance the details approved in writing by the Local Planning Authority or, in the event of (ii) and (iii) above, by the Welsh Ministers.

All NBB measures shall thereafter be retained for the lifetime of the development.

Condition 3 Discharged (P/2024/1403) – 22nd October 2024

4. The building hereby approved shall only be used for the purposes of agricultural storage (crops and machinery) as outlined within the Application Form and approved Justification Report / Design & Access Statement.

Reason(s)

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

In pursuance of its powers under the Acts and 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



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- 2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 3 To ensure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).
- 4 In the interests of ecology and pollution in accordance with Policy SP14 of the Wrexham LDP and TAN 5.

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:
https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)