

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

Applicant	MR A CASH	Code Number	BRO P/2021/0407
Agent	TREVOR MENNELL TREVOR MENNELL PLANNING THE GABLES KENDRICKS BANK BAYSTON HILL SHREWSBURY SY3 0EH	Date Received	22/04/2021
		Decision Date	06/09/2021

Town and Country Planning Act, 1990

Location of application

FORMER STABLES, THE CARRIAGEWAY, HERITAGE WAY, TANYFRON,
WREXHAM, LL11 5NS

Description of application

ESTYNIAD I'R SAFLE CARAFANAU PRESWYL (4 DIM LLEINIAU.) -
NEWIDIADAU I'R CYNLLUNIAU A GYMERADWYWYD DAN P/2018/0004
(RHANNOL OL-WEITHREDOL) / EXTENSION TO EXISTING RESIDENTIAL
CARAVAN SITE (4 NO. PITCHES) - AMENDMENTS TO PLANS APPROVED
UNDER P/2018/0004 (PARTLY IN RETROSPECT)

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

Revision	Date	Description of Decision
0	06/09/2021	Planning permission issued
1	07/07/2022	Details for Condition 7 approved

Particulars of decision that permission be 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 approved drawing(s) numbered 1:1250 Location Plan,

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Dwg No. 71302:1001 Rev A, Dwg No. 71302:1002, Dwg No. 71302:1003 and as contained within the application documentation.

3. The occupation of the site shall only be by Gypsies and Travellers as defined by paragraph 2 of Circular 005/2018.
4. There shall be no more than one residential mobile home and four residential pitches on the site and on each of the four residential pitches hereby approved no more than one static caravan and one touring caravan, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, stationed at any one time.
5. No mobile home, static caravan or chalet shall be replaced, until details of its size, external appearance and means of attachment to the ground have been submitted to and approved in writing by the Local Planning Authority. Thereafter only a mobile home, static caravan or chalet that accords with the details as approved shall be sited on the land.
6. No commercial activities shall take place on the land, including the storage of materials, and the stationing of any vehicle in excess of 3.5 tonnes overnight. There shall be no loading or unloading of vans, open backed vehicles or lorries on the site at any one time other than for domestic purposes.
7. Within three months of the date of this permission, full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority

App Ref No: P/2022/0404 **Documents Approved:** Hard and Soft Landscaping Plan, Drawing 71345:1001 dated April 2022, Cut and Fill Details at Southrn Corner, Drawing 71345:1002 dated April 2022, Hard and Soft Landscaping Maintenance dated April 2022 and Landscaping and Planting Specification dated April 2022 **Approved by:** Wrexham County Borough Council **Date:** 07/07/2022

8. The vehicular parking and turning areas as shown on approved drawing(s) No(s).Dwg No. 71302:1001 Rev A shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
9. The use hereby permitted shall be restricted to Mr Andrew Cash's family and dependants. When the premises cease to be occupied by any of the named above, the use hereby permitted shall cease and all structures and equipment brought on t the premises in connection with the use shall be removed.

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. The residential use of this countryside site has only been allowed based on there being a need for gypsy and traveller site accommodation and therefore any future occupation of the site accommodation must be strictly controlled.
4. To define the terms of the planning permission and to ensure that the site layout can be implemented and retained in the interests of the amenity of the site occupiers and those of the surrounding land.
5. To ensure a satisfactory standard of appearance of the development in the interest of the visual amenities of the area.
6. To protect residential amenities of nearby properties.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
8. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
9. The use of the land for a Gypsy and Traveller site would not normally be allowed within a Green Barrier in accordance with national planning policy.

Note(s) to applicant

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:-
means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.

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	TREVOR MENNELL	Date	22/04/2021
	PLANNING	Received	06/09/2021
	THE GABLES	Decision	
	KENDRICKS BANK	Date	
	BAYSTON HILL		
	SHREWSBURY		
	SY3 0EH		

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""? 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm