

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 & MRS CRADDOCK

Code Number BRN P/2013/0505

Agent SANDRA MURRAY ASSOCIATES
MRS S LEA-MURRAY
CROSS COTTAGE
CASTLE STREET
HOLT
WREXHAM
LL13 9YL

Date Received 17/07/2013

Decision Date 18/10/2013

Town and Country Planning Act, 1990

Location of application

BRUNETT FARM, LOWER WYCH ROAD, TY BROUGHTON, WREXHAM, SY13 3BA

Description of application

CONVERSION OF TIMBER FRAMED SHIPPON AND BRICK SHIPPON TO FORM DWELLING. ALTERATION OF STABLE BUILDING FOR ANCILLARY RESIDENTIAL USE. DEMOLITION OF THREE SHIPPONS AND WORKSHOP AND STORE. NEW VEHICULAR AND PEDESTRIAN ACCESS. CHANGE OF USE OF LAND FOR HORSES (EQUESTRIAN)

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

EC4	Hedgerows, Trees and Woodland
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

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. No part of the development shall commence until samples of all external facing and roofing materials have been submitted to and approved in

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writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

3. Prior to the commencement of any works hereby approved a site meeting between the Council's conservation officer and the contractor shall take place. The applicant/contractor shall give the Council's conservation officer no less than five working days notice, in writing of the meeting.

4. Prior to the installation of the building, drawings to the scale of 1:5 and 1:20 fully detailing all new or replacement windows, doors and rooflights shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, cross sections for glazing bars, sills, heads etc. method of opening and glazing type. The works shall only be carried out in strict accordance with such details as are approved.

5. No development shall commence until full details of all boundary means of enclosure has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out strictly in accordance with the details as approved.

6. No development shall commence until samples of all external surface materials have been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with the details as approved.

7. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. 10A Rev A dated 5 August 2013 and J965 01b dated August 2013.

8. Prior to first use of development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

9. The land to be used for equestrian purposes shall only be used for purposes ancillary to the dwelling as a single dwelling house and shall not be used as a riding school or for any other business purpose.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no buildings (to include garages, sheds, greenhouses, outbuildings etc) shall be erected, or placed within the curtilage of the site under Class E of Schedule 2 Part 1.

11. Prior to commencement but not more than 12 months before the start of work, up to date relevant bat survey information on which the mitigation for the scheme shall be based including timescales and method statements for the proposed works, shall be submitted to and approved in writing by the

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Local Planning Authority. Works shall be carried out strictly in accordance with the details as approved

12. The proposed area of the loft space to be provided for bats in the former stable block, shall be provided in accordance with a timescale to be agreed in writing with the Local Planning Authority, prior to commencement of development on site. The works shall be carried out strictly in accordance with the timescales and design detail as approved and retained thereafter.

13. Within 9 months of the decision date (unless otherwise agreed in writing with the Local Planning Authority) building E as indicated on the site layout as existing drawing no. 9 shall be demolished.

14. The residential curtilage shall be restricted to the area edged in green on the site layout as proposed, drawing no. 10A.

15. No development of any kind shall commence until the applicant has secured the implementation of a Level 2 (English Heritage) archaeological study of the Brunette Farm outbuildings in accordance with a design brief, or approved specification, which have been submitted to the applicant and approved by the Local Planning Authority. A copy of the resulting report shall be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR tel: 01938 553670.

16. No works shall commence until an appropriate photographic survey of the existing buildings on the site has been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The resulting digital photographs should be forwarded on a CD or DVD to the Local Planning Authority, and the Development Control Archaeologist at Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR (Tele no. 01938 553670).

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no buildings (to include garages, sheds, greenhouses, outbuildings etc) shall be erected, or placed within the curtilage of the site under Class E of Schedule 2 Part 1.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

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3. To ensure the character and integrity of the listed building is retained.
4. To ensure the works reflect the character and appearance of the building.
5. In the interestss of the general visual amenities of the area and to respect the setting of the listed building.
6. To protect the setting and character and integrity of the listed building.
7. In the interests of highway safety.
8. In the interests of highway safety.
9. In the interests of highway safety and nearby residential amenity.
10. To ensure the character of the listed building is not compromised and in the interests of the general visual amenities of the area.
11. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
12. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
13. In the interests of the visual amenities of the area and to ensure the long term preservation of an important listed building.
14. In the interests of the general visual amenities of the area.
15. To ensure that the buildings are surveyed and recorded for historical Purposes.
16. To provide for a record of a building or buildings of local architectural or historic interest
17. To protect the setting of the listed buildings and in the interests of the general visual amenities of the area.

Note(s) to applicant

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

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applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

If evidence of storage/spillage of agro-chemicals are found in or around the farm buildings/outbuildings/area, then it would be prudent to investigate the potential for residual contamination. The applicant is advised to contact the Housing and Public Protection Department of the Council on 01978 315733 for further guidance.

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

A licence should be obtained (as required by Section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone no. 01978 729670.

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent has now been forwarded to Cadw for their consideration.

You are reminded that a Natural Resources Wales licence will be required to permit works that will affect bats and bat roosts. The applicant is advised to contact: Species Protection Team, Natural Resources Wales Tel: 01248 387356.

To preserve a record of the buildings in their current form prior to conversion we would recommend that a low level archaeological building survey is completed to retain a record of the current layout, key components and functions of the buildings. A Level 2 survey is proposed which would incorporate a detailed photographic survey, a written/descriptive study and annotations of the current architect's plans and elevations of the buildings with detail which may have been missed (eg carpenter's marks, joint types, past alterations, graffiti, internal fixtures and fittings etc).

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The developer would need to engage an archeological contractor to complete this work in accordance with a brief produced by CPAT on request, or a specification submitted for approval from the archaeological contractor.



Officer Appointed for this purpose
Head of Community Wellbeing and Development

Refer to the Statement of Applicant's Rights and General Information enclosed or refer to the following link:-

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