

The Planning Inspectorate

PLANNING APPEAL FORM WALES (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/H6955/A/21/3280669

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Ms Rachel Lloyd

B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes

☒ No

☐

Name

Mr. Peter Douthwaite

Company/Group Name

code planning

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

Wrexham County Borough Council

LPA reference number

P/2020/0703

Date of the application

20/10/2020

Did the LPA issue a decision?

Yes

☒ No

☐

Date of LPA's decision

07/07/2021

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes

☐ No

☒

Does the appeal relate to an existing property?

Yes

☒ No

☐

Address

76 Chester Road
Gresford
WREXHAM
LL12 8PA

Is the appeal site within a Green Belt?

Yes

☐ No

☒

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

Yes

☐ No

☒

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes

☐ No



Please enter details of the proposed development. This should normally be taken from the planning application form.

Change the use of police station to a day nursery

Area (in hectares) of the whole appeal site [e.g. 1234.56]

0.05 hectare(s)

Area of floor space of proposed development (in square metres)

75 sq metre(s)

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission. ☒
2. Granted planning permission for the development subject to the conditions to which you object. ☐
3. Refused approval of the matters reserved under an outline planning permission. ☐
4. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object. ☐
5. Refused to approve any matters required by a condition on a previous planning permission. ☐
6. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. ☐

G. PREFERRED PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations



(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?

Yes

☒ No



(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts?

Yes

☒ No



Please explain.

The reason for refusal is due to additional traffic generation. It is considered necessary for the inspector to enter the external area of the site to assess the existing site access to allow comparison between the existing access to the improved access proposed within the application.

2. Hearing



3. Inquiry



H. GROUNDS OF APPEAL

The grounds are set out in

☐ the box below

☒ see 'Appeal Documents' section

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal?

Yes

☐ No



I. COSTS

Do you intend to submit a costs application with this appeal?

Yes

☒ No



Details of the costs application are set out in

☒ the box below

The WCBC Highway development control officer found no reasons to refuse the application on grounds of traffic generation.

Despite this, the planning officer refused the application solely on grounds of traffic generation grounds with no apparent supporting evidence to back up the reason for refusal.

Had the planning officer raised issues of traffic generation with the applicant it is suggested that the attachments and responses enclosed would have assuaged the planning officers concerns, thereby avoiding the requirement to enter into appeal proceedings with the associated costs involved in preparing such an appeal.

It is therefore suggested that WCBC acted unreasonably in refusing the application without adequate evidence and without offering the applicant opportunity to respond to her concerns.

J. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;



CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:



CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.



J. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.



(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.



(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.



K. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.



02. A copy of the site ownership certificate and ownership details submitted to the LPA at application stage (this is usually part of the LPA's planning application form).	☒
03. A copy of the LPA's decision notice (if issued).	☒
04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.	☒
05. A list (stating drawing numbers) and copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given to those sent to the LPA.	☒
06. A list (stating drawing numbers) and copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g drawings for illustrative purposes).	☒
07. A copy of the design and access statement.	☐
08. Additional plans or drawings relating to the application but not previously seen by the LPA.	☒
09. Any relevant correspondence with the LPA.	☒
10. (a) If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, enclose the relevant outline application.	☐
10. (b) If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, enclose all plans sent at outline application stage.	☐
10. (c) If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, enclose the original outline planning permission.	☐
11. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.	☐
12. If the appeal is against the LPA's failure to decide an application, please supply a copy of the letter registering your application.	☐
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).	☐

L. ADDITIONAL INFORMATION

Is flooding an issue?	Yes	☐ No	☒
Does the development affect the setting of a listed building?	Yes	☐ No	☒
Is the appeal site within an Area of Outstanding Natural Beauty (AONB)?	Yes	☐ No	☒
Does the site lie within a Conservation Area?	Yes	☐ No	☒
Does the site lie within green wedge?	Yes	☐ No	☒

M. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?	Yes	☐ No	☒
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N. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form, personal details form and any supporting documents not

previously sent as part of the application to the LPA. If you do not send them a copy of these forms and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal and personal details form
- locating your local planning authority's email address:
<http://gov.wales/topics/planning/appeals/make-an-appeal/sending-a-copy-to-the-council/?lang=en>
- attaching the saved forms including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your forms, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

O. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section:	GROUNDS OF APPEAL
Document Description:	A copy of the grounds of appeal.
File name:	Grounds of Appeal Statement for Gresford police station.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application form sent to the LPA.
File name:	Application Form .pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02. A copy of the site ownership certificate and ownership details submitted to the LPA at application stage (this is usually part of the LPA's planning application form).
File name:	Certificate A.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued).
File name:	WCBC Decision.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellants (if any) edged or shaded blue.
File name:	Location Plan.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
File name:	Location Plan.pdf
File name:	Existing and proposed plan .pdf
File name:	Application Form .pdf
File name:	List of plans.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06. Any other relevant plans, drawings and documents sent to the LPA, but which did not form part of the application (eg drawings for illustrative purposes).
File name:	Highways statement - superseded.pdf
File name:	Parking and access plan - superseded.pdf
File name:	Parking plan - superseded.pdf
File name:	Visibility plan superseded.pdf
File name:	Travel Plan superseded.pdf
File name:	Revised parking and access plan.pdf
File name:	Highway assessment old Police Station Gresford.pdf
File name:	List of Plans following planning responses.docx

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 08. Additional plans or drawings relating to the application but not previously seen by the LPA.
File name: Sandersons Transport Statement P 2012 0830.pdf
File name: GDP WCBC UDP.pdf
File name: Red Lion Planning Appeal Decision.pdf
File name: Revised plan with 6.6m wide access.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 09. Any relevant correspondence with the LPA.
File name: highways gresford 12 may.docx
File name: highways gresford 11 march.docx
File name: highways gresford 15 june.docx
File name: highways gresford 9 february.docx

The documents listed below are to follow by post:

Relates to Section: GROUNDS OF APPEAL
Document Description: A copy of the grounds of appeal.

Completed by MR. PETER DOUTHWAITE

Date 10/08/2021 09:09:19