

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	MISS ANGELA CROSS	Code No	ISY P/2022/0425
Agent	MISS ANGELA CROSS JESSAMINE HOUSE BOWLING BANK WREXHAM LL13 9RL	Date Received	27/04/2022
		Decision Date	21/07/2022

Town and Country Planning Act, 1990

Location of application

JESSAMINE HOUSE, BOWLING BANK, WREXHAM, LL13 9RL

Description of application

NEWID DEFNYDD RHAN O'R ARDD I FOD YN SIOP FFERM A CHAFFI A LLEOLI UNED / CHANGE OF USE OF PART OF GARDEN TO FARM SHOP AND CAFE AND STATIONING OF UNIT

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

EC6	Biodiversity Conservation
GDP1	Development objectives
PS4	Settlement Pattern
S7	Retail sales in the countryside

Particulars of decision that permission be REFUSED

Reason(s)

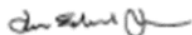
1. Insufficient information has been submitted to demonstrate that the farm shop and sale of produce made or grown on the premises would be the primary use on the site. The proposal also fails the criteria outlined in Policy GDP1(d). The development is therefore considered to conflict with Policy S7 of the Wrexham Unitary Development Plan.
2. The proposal would result in indiscriminate parking along this section of the B5130 which would increase the likelihood of danger to road users. The existing short section of footway fronting the property is narrow has limited capacity to accommodate a significant number of pedestrians or cyclists accessing the property. Inter-visibility between pedestrians and cyclists using

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this access and vehicles travelling on the adjoining highway is poor. The site is located in a relatively remote location on a rural, classified road along which there is limited footway or lighting provision. The proposal is therefore not considered to ensure safe pedestrian or vehicular access to and from the development site, and conflicts with Policies GDP1(d), S7(b) and PS4 of the Wrexham Unitary Development Plan.

3. Insufficient information has been submitted to demonstrate that the proposed development would not result in an increase in phosphate levels which would be harmful to the River Dee and Bala Lake Special Area of Conservation (SAC). The proposal is therefore contrary to paragraph 6.4.18 of Planning Policy Wales and Policy EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim 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