

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 ANTHONY ANSON	Code Number	HAN P/2020/0764
Agent	PETER RICHARDS AND CO MR PETER RICHARDS CRAB TREE FARM PREES HEATH WHITCHURCH SY13 3JY	Date Received	10/11/2020
		Decision Date	05/03/2021

Town and Country Planning Act, 1990

Location of application

, PIGEON HOUSE, HANMER, WREXHAM, SY13 3DS, ,

Description of application

TRAWSNEWID ALLBWN I LLETY GWYLIAU / CONVERSION OF OUTBUILDING TO HOLIDAY ACCOMMODATION

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

CLF9	Visitor accommodation outside settlement limits
EC6	Biodiversity Conservation
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits

Revision	Date	Description of Decision
0	05/03/2021	Planning permission issued
1	07/10/2021	Discharge of conditions 4, 7 and 9 issued

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 (1:100 Proposed Elevations, 1:100 Proposed Floor Plans, 1:500 Proposed Block Plan Rev A, OS Location & Block Plan Rev A) and as contained within the application documentation.

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3. The holiday accommodation shall be occupied for holiday purposes only and shall not be occupied as a persons sole or main place of residence. The owners of the holiday accommodation shall maintain an up-to-date register of the names of all occupiers of the accommodation, their duration of stay and of their main home addresses. The register shall be made available for inspection by the LPA upon request.

Condition 3 - Compliance Only

4. No works shall commence until an appropriate photographic survey (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing building/s has been carried out by an archaeological contractor, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The resulting digital photographs shall be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP. Email: mark.walters@cpat.otg.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

App Ref: P/2021/0719 **Details Approved:** Report No 0301/Event
PRN:166997 DATED August 2021 V1.0 **Approved by:** Wrexham County
Borough Council **Date:** 04/10/2021

5. All roof lights hereby approved shall be 'conservation type' only fitted flush with the adjoining roof surface.

Condition 5 – Compliance Only

6. Any new or replacement rainwater goods shall be finished in black.

Condition 6 – Compliance Only

7. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the LPA. The details shall fully describe the proposed materials, decorative/protective features and the depth of the set

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back within the window reveal. The works shall only be carried out in strict accordance with such details as are approved.

App Ref: P/2021/0719 **Details Approved:** Contents of agent email received 07/10/2021, Joinery details as proposed received 23/07/2021 **Approved by:** Wrexham County Borough Council **Date:** 04/10/2021

8. 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 further development shall take place under Classes A - E of Schedule 2 Part(s) 1, other than the development hereby granted permission.

Condition 8 – Compliance Only

9. No development shall commence until a Bat Conservation Plan has been submitted to and approved in writing by the LPA. The Conservation Plan shall include:-

- Build upon the principles outlined in the submitted and approved Ecological Report (Arbor Vitae. Phase 2 Bat Activity - Pigeon House)
 - Submission of further details including plans for proposed bat roost retention, enhancement or compensation measures;
 - Details of timing, phasing and duration of construction activities and conservation measures;
 - Timetable for implementation and demonstrating that works are aligned with the proposed phasing of the development;
 - Actions to be taken in event previously unidentified species of bat are found;
 - Measures designed to minimise or prevent incidental capture or killing post construction;
 - Ecological Compliance Audit, including key performance indicators Persons responsible for implementing the works;
 - Post construction monitoring and record dissemination for a period of not less than 3 years;
 - Submission of an external lighting scheme.
- The Conservation Plan shall be carried out in accordance with the approved details.

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App Ref: P/2021/0719 **Details Approved:** Bats Compliance Audit Template, Template Method Statement, Lighting Plan Rev B **Approved by:** Wrexham County Borough Council **Date:** 04/10/2021

10. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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. To ensure the development is used for the intended purpose given the buildings relationship to the farm complex and lack of separate curtilage would make the accommodation unsuitable for permanent accommodation in accordance with UDP Policy GDP1 and CLF9.
4. To secure a full photographic record of the original building(s) prior to alteration, conversion or demolition in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. 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.
6. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local

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Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

9. To ensure that an approved Conservation Plan is implemented, which protects species affected by the development.

10. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

A licence should be obtained (as required by S.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 01978 729 670.



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