

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	TANIA ROE	Code Number	MAE P/2021/0635
Agent	TANIA ROE TARALOKA RETREAT BETTISFIELD WREXHAM SY13 2LD	Date Received	28/06/2021
		Decision Date	18/08/2021

Town and Country Planning Act, 1990

Location of application

TARALOKA RETREAT, BETTISFIELD, WREXHAM, SY13 2LD

Description of application

CADW CABAN PREN – ADNEWYDDU'R CANIATAD CYNLLUNIO
P/2016/0093 / RETENTION OF TIMBER CABIN - RENEWAL OF PLANNING
PERMISSION P/2016/0093

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
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	18/08/2021	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The use of the building shall cease and be abandoned before 31 December 2026. The building together with any hard standing, base or slab upon which it stands shall be completely removed and the land restored to its previous condition not later than one month after that date.
2. Within one month of the date of this permission, the timber cabin shall be repainted dark green or dark brown.
3. The cabin hereby approved shall be used for meditation only in connection with the existing 'FWBO Taraloka Buddhist Retreat Centre' only.

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The cabin shall be completely removed within one month of the discontinuation of this use.

4. The planting scheme implemented in connection with condition no. 4 of planning permission ref: P/2016/0093, shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason(s)

1. Having regard to its design and materials of construction, planning permission would not normally be granted in respect of temporary buildings in this location. Permission has been granted in this instance solely to allow the applicant adequate time to seek permanent, satisfactory accommodation.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. Having regard to its design and materials of construction, planning permission would not normally be granted in respect of temporary buildings in this location. Permission has been granted in this instance solely to allow the applicant adequate time to seek permanent, satisfactory accommodation.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Note(s) to applicant

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

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The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.



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