

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 JOHN BUTTRESS	Code Number	OVE P/2021/0156
Agent	MR JOHN BUTTRESS OVERTON VALE FARM OVERTON ON DEE WREXHAM LL13 0LF	Date Received	14/01/2021
		Decision Date	07/06/2021

Town and Country Planning Act, 1990

Location of application

OVERTON VALE FARM, PENTRE COED, OVERTON, WREXHAM,
LL13 0LF

Description of application

CODI DAU HUNAU SHEPHERD BACH (YN OL DREEMIOL) / ERECTION
OF TWO SMALL SHEPHERD HUTS (IN RETROSPECT)

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
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	07/06/2021	Planning permission issued
1	6/10/2021	P/2021/0762 Discharge of conditions 3 and 4 approved

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

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) received 10 March 2021 and as contained within the application documentation.
2. The shepherds huts shall only be used for holiday accommodation and at no time shall be used as permanent dwellings.

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3. The existing southern vehicular access as shown on approved plan shall be permanently closed up to vehicular traffic prior to first use of any part of the development in accordance with a specification of works which has been submitted to and approved in writing by the Local Planning Authority.

Date Approved: 6/10/2021 **Reference Number:** P/2021/0762

By: Wrexham County Borough Council

Approved Details: Statement received 6/8/2021-gate to remain locked

4. Within one month of the date of this permission, further details of the provision of an improved main vehicular access with vehicular parking and turning facilities shall be submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained within one month of the date of their written approval, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

Date Approved: 6/10/2021 **Reference Number:** P/2021/0762

By: Wrexham County Borough Council

Approved Details: Statement and plans dated 23/9/2021

5. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To safeguard the amenities of the area and in the interests of highway safety
3. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
5. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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Note(s) to applicant

Natural Resources Wales Advice to developer

Foul Drainage

The developer/applicant should ensure that the existing septic tank has sufficient capacity to accommodate any increase in flows from the proposed development. The Applicant should note, it is a legal requirement to apply for an environmental permit or register an exemption with us. Please note, should a permit be required, further information may be required as part of that application and the Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. If the Applicant already holds an exemption / permit, they should check whether the proposed increase in flows would require a further application to be made for a new / varied permit. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

More information, including a step by step guide to registering and the relevant application forms are available on our website. Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs website, which provides further information.

Your attention is drawn to Highway Supplementary Notes - 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

You are advised to seek advice from the Local Planning Authority with regards to any proposed amendments to Condition 4 and site access.

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Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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