

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	MRS AMANDA MARSHALL	Code Number	BRN P/2017/1016
Agent	BROWNS OF WEM LTD MR BEN PARRY FOUR LAND ENDS WEM SHROPSHIRE SY4 5UQ	Date Received	08/12/2017
		Decision Date	07/03/2018

Town and Country Planning Act, 1990

Location of application

CONERY LANE FARM, CONERY LANE, BRONINGTON, WHITCHURCH,
SY13 3EZ

Description of application

DEMOLITION OF EXISTING ANIMAL PEN AND ERECTION OF STABLE
BLOCK

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	07/03/2018	Planning permission 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 6655, 6656 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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4. The stable block shall not be used in connection with any trade or business and shall be for the personal enjoyment of the Applicant only.

5. The proposed timber walls shall be coloured green only.

6. There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

7. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

Arboricultural Method Statement Ref no. Conery Lane Farm, Conery Lane, Bronington, Whitchurch, Shropshire, SY13 3EZ, Author: Matthew Owen, Dated: 17/01/18

No development or other operations shall take place except in strict accordance with the reports as approved.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To define the scope of the planning permission

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

4. In the interests of highway safety.

5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

6. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.

7. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).



**Officer Appointed for this purpose
Head of Environment and Planning**

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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