
Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 28/04/16

gan Iwan Lloyd BA BTP MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 26.05.16

Appeal Decision

Site visit made on 28/04/16

by Iwan Lloyd BA BTP MRTPI

an Inspector appointed by the Welsh Ministers

Date: 26.05.16

Appeal Ref: APP/H6955/A/16/3143144

Site address: Trotting Mare Caravan Park, Knolton, Overton, Wrexham LL13 0LE

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Gary Millington against the decision of Wrexham County Borough Council.
 - The application Ref OVE P/2015/0714, dated 17/09/2015, was refused by notice dated 6/11/2015.
 - The development proposed is change of use of former play barn to 3 units of holiday accommodation including internal and external alterations to the building.
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Decision

1. The appeal is allowed and planning permission is granted for change of use of former play barn to 3 units of holiday accommodation including internal and external alterations to the building at Trotting Mare Caravan Park, Knolton, Overton, Wrexham LL13 0LE in accordance with the terms of the application, Ref OVE P/2015/0714, dated 17/09/2015, and the plans submitted with it, subject to the conditions in the schedule below.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The Trotting Mare Caravan Park is an established caravan site with dwellinghouse, public house and restaurant situated adjacent to the A528 on the Wales and England border. The site is situated in the countryside known as Knolton which is south of Overton and on the A road to Ellesmere. The appeal building is a two storey steel framed shed clad in light grey sheeting to the walls and dark grey sheeting to the roof. It is situated behind the public house and dwelling and adjacent to the caravan site. Planning permission was granted in 1996 for the construction of the building for use as a children's equipped play area with glazed link. This use has subsequently ceased and the building is under-used.
 4. Given its construction the Council is concerned whether the building is capable of conversion without extensive re-building. The appellant indicates that external
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cladding would be added to the existing wall sheets and these would not be removed. The horizontal section through the building is shown on the submitted plan which provides the detail and the method of conversion. This shows external horizontal feather-edged boarding to be applied to the existing sheeting by means of screwed on battens. The introduction of new openings in the form of windows and doors would be cut through and the existing roof profile would not change.

5. The Council also indicates that cladding the building would make it more noticeable and the contrast between the proposed treatment of the walls and the retained metal roof covering would be stark. However, the darker hues of the timber would in time improve the current appearance and this treatment with the dark roof would result in a subdued appearance closer to that of a rural farm building.
6. I therefore consider that the proposal would not conflict with Policies GDP1 and CLF9 of the Wrexham Unitary Development Plan. The proposal is complementary to the established site and would make use of a redundant building which was granted permission for a recreational use in connection with the commercial enterprise and is therefore acceptable. I conclude that the proposal would not harm the character and appearance of the area.
7. Having regard to all other matters raised including the observations of the Community Council, I consider that the appeal should be allowed.

Schedule of conditions

8. I have considered the Council's suggested list of conditions and the appellant's response to them. Suggested condition 5 requires a register of the occupants of the units including their home addresses and a copy of their Council tax demands to establish that the units would not be used as dwelling houses. Whilst I consider the request for Council tax demands to be onerous the register of the occupants of the units is reasonable and necessary to ensure that the permitted use is enforced. I have therefore amended and combined the draft conditions accordingly, and this is imposed to ensure the units remain as holiday accommodation, in the interests of controlling development in the countryside having regard to the policies of rural restraint.
9. Condition 1 is the implementation time period; condition 2 seeks to ensure that the development and method of conversion is carried out in accordance with the approved plans. Condition 3 is needed in the interest of highway safety.
 - 1) The development hereby permitted shall begin not later than five years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Trotting Mare Caravan Park proposed car parking layout scale 1:500, proposed west elevation and horizontal section through cladding 1:10, proposed north, east and south elevations and proposed ground floor and first floor plan.
 - 3) No holiday unit shall be occupied until the vehicular parking and turning areas has been constructed, surfaced and drained in accordance with the approved plan, Trotting Mare Caravan Park Proposed car parking layout scale 1:500. The parking areas provided shall be retained for their designated purposes at all times.

- 4) The holiday accommodation units shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators of the building shall maintain an up-to-date register of the names of all occupiers of the units on the site, their duration of stay and their main home addresses and shall make the information available at all reasonable times, to the local planning authority.

Iwan Lloyd

INSPECTOR