

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 DORIAN HOPKINS	Code No	WOR P/2020/0792
Agent	AXIS MR PHIL RODEN WELL HOUSE BARNS CHESTER ROAD BRETTON CHESTER CH4 0DH	Date Received	23/11/2020 30/04/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, BOWLING BANK FARM, MULSFORD LANE, WORTHENBURY, WREXHAM, , LL13 0AW

Description of application

NEWID DEFNYDDIO STABL I'R CYMYSGU A1 AC A3 (CAFE, SIOP, TAFARN) / CHANGE OF USE OF STABLE TO MIXED A1 AND A3 (CAFE, SHOP, BAR)

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

E5	Employment in the countryside
GDP1	Development objectives
S7	Retail sales in the countryside

Particulars of decision that permission be REFUSED

Reason(s)

1. The extent of re-building and alteration required to restore the building to a useable condition, would be tantamount to the erection of a new building outside a settlement limit. Furthermore, the building and its resulting curtilage would constitute an undesirable intrusion into the landscape. The proposal would conflict with UDP Policy E5 and Local Planning Guidance Note 03.
2. The proposal would not involve the conversion, or use of, a suitable building required for its purpose as a retail outlet in the countryside. Furthermore, no information has been submitted to demonstrate that the proposal would primarily sell goods or produce predominately made or grown on the premises. The proposal would conflict with UDP Policy S7.

3. Insufficient information has been submitted with the application to demonstrate the traffic generation and anticipated vehicular movements associated with the proposed development. In the absence of this information, it has not been demonstrated that the proposal would not result in vehicular conflict and associated harm to highway safety along Mulsford Lane. The proposal would conflict with UDP Policy GDP1(d).
4. Insufficient information has been submitted to demonstrate that the proposal would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation. The proposal is contrary to paragraph 6.4.18 of Planning Policy Wales.

Note(s) to applicant

A handwritten signature in black ink, appearing to read 'L. J. Jones'.

**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