

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



|                  |                                                                                |                      |                 |
|------------------|--------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR JOHN BUTTRESS                                                               | <b>Code Number</b>   | OVE P/2021/0156 |
| <b>Agent</b>     | MR JOHN BUTTRESS<br>OVERTON VALE FARM<br>OVERTON ON DEE<br>WREXHAM<br>LL13 0LF | <b>Date Received</b> | 14/01/2021      |
|                  |                                                                                | <b>Decision Date</b> | 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 |

#### **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.
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

|                  |                                                                                |                                                 |                 |
|------------------|--------------------------------------------------------------------------------|-------------------------------------------------|-----------------|
| <b>Applicant</b> | MR JOHN BUTTRESS                                                               | <b>Code</b>                                     | OVE P/2021/0156 |
| <b>Agent</b>     | MR JOHN BUTTRESS<br>OVERTON VALE FARM<br>OVERTON ON DEE<br>WREXHAM<br>LL13 0LF | <b>Number</b><br><b>Date</b><br><b>Received</b> | 14/01/2021      |
|                  |                                                                                | <b>Decision</b><br><b>Date</b>                  | 07/06/2021      |

of the development in accordance with a specification of works which has been submitted to and approved in writing by the Local Planning Authority.

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.

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.

### **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

|                  |                                                                                |                      |                 |
|------------------|--------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR JOHN BUTTRESS                                                               | <b>Code Number</b>   | OVE P/2021/0156 |
| <b>Agent</b>     | MR JOHN BUTTRESS<br>OVERTON VALE FARM<br>OVERTON ON DEE<br>WREXHAM<br>LL13 0LF | <b>Date Received</b> | 14/01/2021      |
|                  |                                                                                | <b>Decision Date</b> | 07/06/2021      |

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.h  
tm](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.



**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

**Applicant** MR JOHN BUTTRESS  
**Agent** MR JOHN BUTTRESS  
OVERTON VALE FARM  
OVERTON ON DEE  
WREXHAM  
LL13 0LF

**Code** OVE P/2021/0156  
**Number**  
**Date** 14/01/2021  
**Received**  
**Decision**  
**Date** 07/06/2021