

APPLICATION NO:
P/2021 /0221

LOCATION:
SHEEPFOLD FARM ELLESMERE
ROAD BRONINGTON WREXHAM
SY13 3HD

DATE RECEIVED:
12/01/2021

COMMUNITY:
Bronington

DESCRIPTION:
4 UNED BUGEILIAID GWYLIAU / 4
SHEPHERDS HUT HOLIDAY UNITS

CASE OFFICER:
SJG

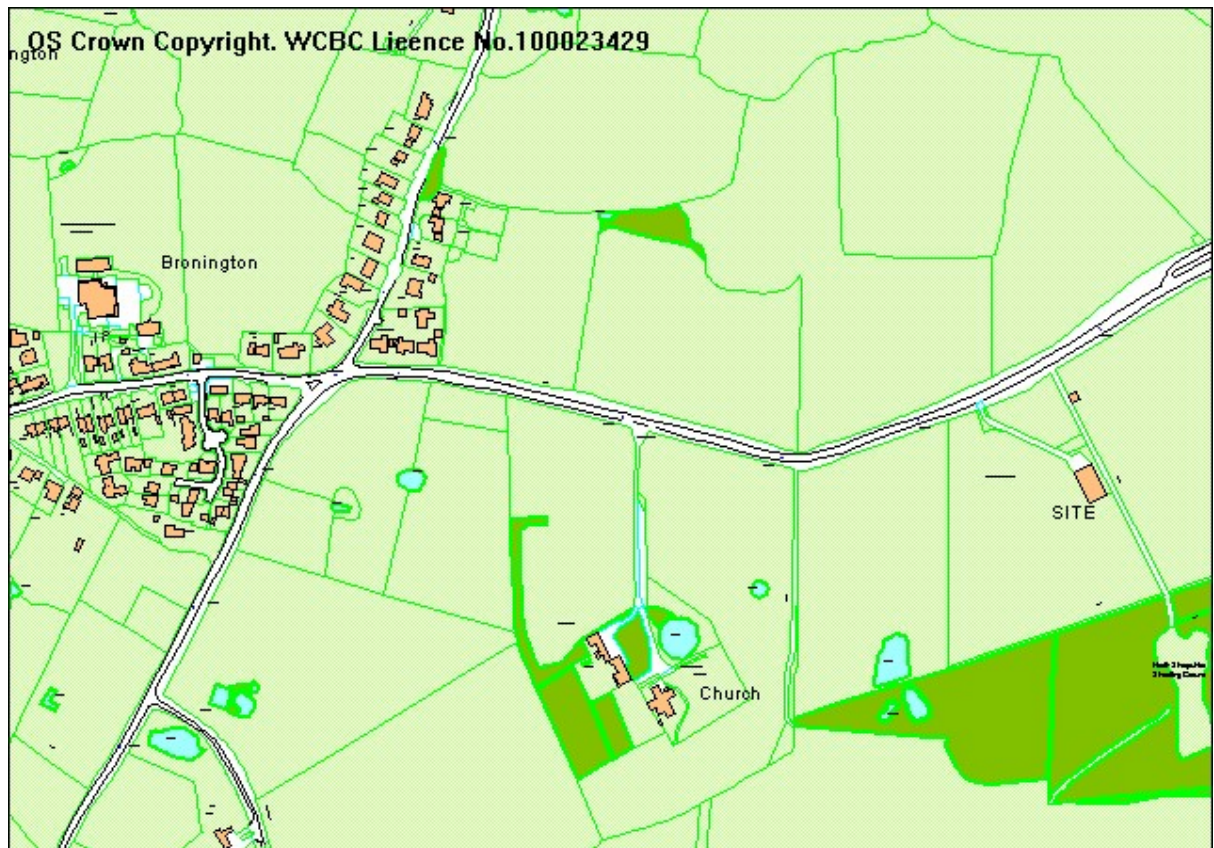
WARD:
Bronington

APPLICANT(S) NAME:
MR ROBERT MIDDLETON
FARM ADVENTURE LTD

AGENT NAME:
FARM ADVENTURE LTD
MR ROBERT
MIDDLETON

THE SITE

The site is on the south side of the A495 600m east of Bronington



PROPOSAL

As above. The application includes a planning statement, ecology and drainage reports.

HISTORY

P/2018/0375	Use of agricultural land together with existing modern farm building as a farm education and activity centre, together with the erection of a toilet block, construction of access arrangements and ancillary parking. Granted 30/7/2018.
P/2020/0729	Discharge of conditions 3 and 4. Granted 24/3/2021.

DEVELOPMENT PLAN

The site is outside settlement limits as set out in the Wrexham Unitary development Plan. There is a Wildlife site and Special Landscape Area (SLA) to the south and the land falls within an SSSI/SAC buffer zone. UDP Policies GDP1, PS2, T8, EC6, EC4, CLF9 and EC5 are applicable. Local Planning Guidance Notes Nos. 7 Landscape, 16 Parking, 17 trees and 32 Biodiversity, are also relevant.

CONSULTATIONS

Community Council:

Objects:

- Proposal contravenes the original conditions as stipulated when permission was granted for planning application (P/2018/0375);
- Concerns regarding the noise levels for the occupiers of nearby properties;
- There are no shepherd's huts on site and never has been, so this is not an additional four.

Local member:

Consulted 22/3/2021

Highways:

No objections.

Public Protection:

No comments.

Natural Resources Wales:

No objections subject to comments.

Welsh Water:

No objections.

Ecology Officer:

No objections subject to consideration of drainage issues.

Tree Officer:

No comments received.

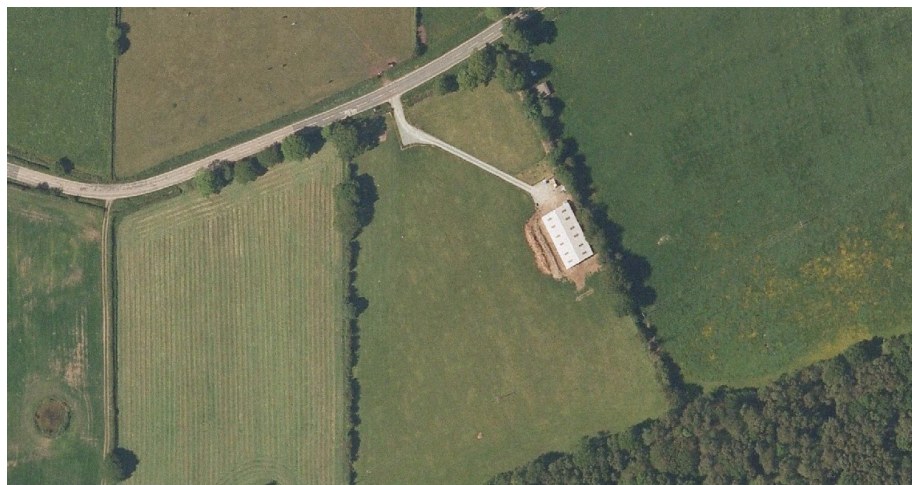
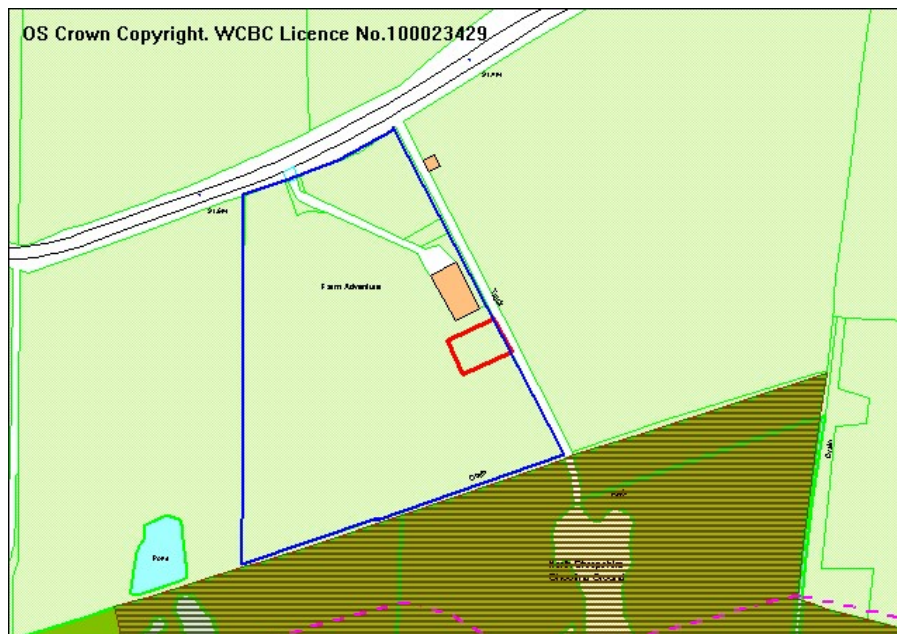
Adjoining Occupiers:

3 objections received:

- Adverse impact on highway safety on a busy road 60mph A road where there have been accidents;
- Additional noise and extended hours of use would be detrimental to residential amenity and the nearby church;
- No farm diversification;
- Contrary to policy and the previous permission.

SPECIAL CONSIDERATIONS

Principle of the development: The proposal is for a modest development of holiday units to be used in association with the adjoining development. The proposal is on land within the red line of the previous permission (P/2018/0375) for the activity centre. The huts will be sited on part of a previously approved hard standing picnic area. It would be well screened from the road and there is a mature hedge to the east. Services including toilets, drainage, parking and an amenity building are all provided under the previous permission. The site is close to, but separate from, the village of Bronington where some local services are available. It is considered that the proposal should be viewed as an appropriate tourism development in the countryside as an addition to the approved leisure facility. The applicant has explained that recent events have curtailed the full development of the approved scheme and this proposal would supplement the business.



Aerial photo



Farm Entrance



Farm Entrance plus drive passing place



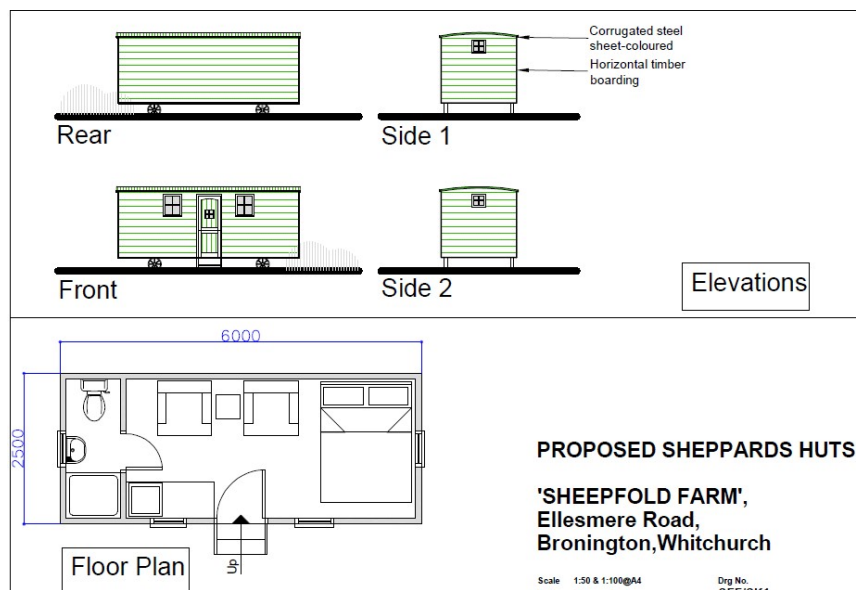
Car park / coach turning area & passing place.



Location Plan



Site Layout as proposed



Highway safety: The improved access and parking spaces have been provided in accordance with the previous permission. It is considered that the proposal would not have any additional adverse impact on highway safety.

Residential amenity: The original permission is subject to conditions limiting the type and hours of use for the main building, which will remain in force. Holiday units are designed to be used all year round and recent advice from the Welsh Government (20/7/2020) is that seasonal restrictions should not be used for holiday accommodation at this time. There are not expected to be any additional adverse impacts upon residential amenity.

Impact on the Church: The church is some 350 metres from the site and any impacts are not considered to be material.

Landscape impact and design: The proposed structures are small-scale and located behind the existing former farm building and adjoin a hedgerow. It is considered that the proposal would not have a detrimental impact on the countryside or any wider impact upon the Special Landscape Area.

Ecology: The ecology report has identified the potential for protected species to be present at the application site. Protected species and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

Natural Resources Wales (NRW) considers that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Furthermore, NRW advises that the proposed development is not likely to harm or disturb the protected species or their breeding sites and resting places at this site, provided the avoidance measures described in the ecology report are implemented.

Protected Site: NRW note the application site is within the catchment of the River Dee Special Area of Conservation (SAC). On the 21st January 2021, NRW published an evidence package outlining phosphate levels for all river SACs across Wales. As part of this package, NRW issued a Planning Position Statement, in which they advised that any proposed development that might increase the amount of phosphate within a river SAC catchment could lead to damaging effects to the SAC.

Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC. NRW has also issued Interim Planning Advice, which gives specific advice in respect of foul drainage arrangements for new developments.

The development has the potential to increase the volume or concentration of wastewater and associated phosphate levels being discharged from the site. As such, a screening assessment has been carried out and it is concluded that the development is not likely to have a significant effect on the SAC and an appropriate assessment is not required.

Trees: There would be no adverse impact on trees and hedges.

Drainage: Full details of the drainage system for the approved development have been supplied and are covered by the existing permission.

CONCLUSION

The proposal is considered to be acceptable under the terms of adopted policies and guidance, and I recommend accordingly.

RECOMMENDATION: That permission be GRANTED

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:
 - SFF/P1 Location Plan and Proposed Site Layout,
 - SFF/SK1 Proposed Drawings,
 - S. Worsfold. Ecological Appraisal and Impact Assessment - Sheepfold Farm,
 - Bronington. February 2021,
 - Tree Report Arborist and Ecological Services Ltd,And as contained within the application documentation.
3. The units shall only be used for holiday accommodation and at no time shall be used as permanent dwellings.
4. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:
 - 1) Arboricultural Implication Assessment
 - 2) Tree Protection Plan
 - 3) Arboricultural Method StatementNo development or other operations shall take place except in strict accordance with the reports as approved.
5. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by S. Worsfold. Ecological Appraisal and Impact Assessment: Sheepfold Farm, Bronington and dated February 2021 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
6. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a plan indicating the positions, design, materials and type of boundary treatment and timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.
7. The landscaping scheme submitted and approved in connection with condition no. 6 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
8. The landscaping scheme as carried out in connection with condition no. 7 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. In the interests of both highway safety and visual amenity in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
5. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
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NOTE(S) TO APPLICANT

Your attention is drawn to Highway Supplementary Notes. Refer to Statement of Applicant's Rights and General Information on our planning web site:

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

Natural Resources Wales Advice for the Developer: The Applicant should note, it is a legal requirement to apply for an environmental permit or register an exemption with us. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met.

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 preapplication 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.
