

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	BETHAN ROBERTS	Code Number	GLY P/2020/0578
Agent	CANOPY AND STARS MR EDWARD BUSBY MERCHANTS HOUSE NORTH WAPPING ROAD BRISTOL BS1 4RW	Date Received	10/09/2020
		Decision Date	05/03/2021

Town and Country Planning Act, 1990

Location of application

, LAND AT CEFN COED, GLYN CEIRIOG, WREXHAM, LL20 7BY, ,

Description of application

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GLAMPIO / CHANGE OF USE OF LAND TO TOURIST ACCOMMODATION
AND ERECTION OF TWO GLAMPING PODS

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

CLF10	Touring caravan and camping sites
E6	Small farm-based or related employment operations
EC5	Special Landscape Areas
GDP1	Development objectives

Revision	Date	Description of Decision
0	05/03/2021	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 (Landpod 4 Person All Terrain Camping Pod, Dwg No. CEF-WRM-DR-A-601 Rev A, Dwg No. CEF-WRM-DR-B-200 Rev B, Dwg No. 1:2500 Location Plan Rev D, Dwg No. CEF-WRM-DR-D-X-101) and as contained within the application documentation.

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3. Prior to commencement of development, samples/details of the external facing and roofing materials to be used for the utilities building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

4. The vehicular parking and turning areas as shown on approved drawing(s) No(s). Dwg No. CEF-WRM-DR-D-X-101 shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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. The holiday accommodation, comprising the 2no. landpods and utilities building as shown on drawings titled 'Landpod 4 Person All Terrain Camping Pod' and Dwg No. CEF-WRM-DR-B-200 Rev B, shall be occupied for holiday purposes only and shall not be occupied as a persons sole or main place of residence. The owners of the land pods and utilities building shall maintain an up-to-date register of the names of all occupiers of the accommodation, their duration of stay and of their main home addresses. The register shall be made available for inspection by the LPA upon request.

6. Immediately upon the discontinuance of the development hereby approved, the use shall cease and be permanently abandoned. The land pods and utilities building shall be removed and the land shall be restored to its previous condition not later than one month after that date.

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. 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.
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 the development is used for the intended purpose given there is a policy presumption against erection of new dwellings in the open countryside in accordance with UDP Policy GDP1 and CLF10.

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6. In the interest of safeguarding the character and appearance of the open countryside and visual amenities of the area and to control the operation of the site in accordance with UDP Policy GDP1

Note(s) to applicant



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