

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 ROBERT MIDDLETON	Code Number	BRN P/2018/0375
Agent	MR ROBERT MIDDLETON HILL TOP FARM ILTON MASHAM RIPON HG4 4JY	Date Received	09/05/2018
		Decision Date	30/07/2018

Town and Country Planning Act, 1990

Location of application

CAE BACH, ELLESMERE ROAD, BRONINGTON, WREXHAM, SY13 3HD

Description of application

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

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
EC6	Biodiversity Conservation
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	30/07/2018	Planning permission issued
1	24/03/2021	Approval of details submitted in respect of conditions 03 and 05

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 be carried out in strict accordance with the plans received 09 May 2018.

Applicant	MR ROBERT MIDDLETON	Code	BRN P/2018/0375
Agent	MR ROBERT MIDDLETON	Number	
	HILL TOP FARM	Date	09/05/2018
	ILTON	Received	
	MASHAM	Decision	
	RIPON	Date	30/07/2018
	HG4 4JY		

3. No part of the development shall commence until a scheme of Reasonable Avoidance Measures (RAMs) in respect of Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in strict accordance with the RAMs scheme as approved.

Date Approved: 24/03/2021 **Reference Number:** P/2020/0729

By: Wrexham County Borough Council

Approved Details: Method Statement for Prevention of Harm to Great Crested Newts at Cae Bach, Bronington, Whitchurch, SY13 3HD

4. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

- a) A specification for tree and hedgerow protection fencing and ground protection measures that comply with British Standard 5837:2012;
- b) A Tree and Hedgerow Protection Plan showing the location of all trees and hedges within the site and along the site boundaries with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- c) A full specification for any access, driveway, path, underground services or wall foundations within tree or hedgerow Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to trees and hedgerows;
- d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- e) Details of the frequency of supervisory visits and procedures for notifying.

Date Approved: 24/03/2021 **Reference Number:** P/2020/0729

By: Wrexham County Borough Council

Approved Details: Tree Condition Report, Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Protection Plan dated 23.11.2020

5. No part of the site shall be used for the purposes hereby granted permission other than between 9:00 and 18:00 Mondays to Saturdays. It shall not be used for the purposes hereby granted permission at any time on a Sunday.

6. Notwithstanding the provisions of Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment) when used as a farm activity centre the site shall only be used for the

Applicant	MR ROBERT MIDDLETON	Code	BRN P/2018/0375
Agent	MR ROBERT MIDDLETON	Number	
	HILL TOP FARM	Date	09/05/2018
	ILTON	Received	
	MASHAM	Decision	
	RIPON	Date	30/07/2018
	HG4 4JY		

following purposes as listed under the heading 'Traditional village sports activities associated with team building days' on the document titled Schedule of Activities:

- i) Sheep Gathering
- ii) Pig Herding
- iii) Tractor Driving
- iv) Egg Throwing
- v) Welly Toss
- vi) Tug of War
- vii) Greasy Pole
- viii) Relay Race

7. The vehicular parking and turning areas and the passing place as shown on the Site Plan received 09 May 2018 shall be fully laid out prior to first use of the site for the purposes subject to this permission. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking, turning and passing of motor vehicles when the site is in use for the purposes hereby granted planning permission

8. The parking area, access road and dry weather overflow parking shall not be surfaced in any way other than as specified on the Site Plan received 09 May 2018. For the avoidance of doubt these areas shall not be hard surfaced using any loose bound or hard bound materials.

9. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 160 metres to the west and 2.4 metres x 215 metres to the east measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

10. The uses hereby permitted shall not commence until the access onto the A495 has been surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 15 metres behind the adjoining highway.

11. Prior to the first use of the site for the purposes subject to this permission, any gate or other means of enclosure across the site access within 15 metres of the highway boundary shall be removed. Thereafter, notwithstanding the provisions of Class A, of Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be erected, constructed or placed across the access within 15 metres of the highway boundary.

Applicant	MR ROBERT MIDDLETON	Code	BRN P/2018/0375
Agent	MR ROBERT MIDDLETON HILL TOP FARM ILTON MASHAM RIPON HG4 4JY	Number Date Received	09/05/2018
		Decision Date	30/07/2018

12. The vehicular access shall permanently maintained at a width not less than 4.9m.

13. All passenger transport vehicles visiting the site shall be limited to vehicles not exceeding 12.5m in length.

14. Other than the WC block shown on the approved plans, nothing shall be stored in the open on the site at any time in conjunction with the uses hereby permitted.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission.
3. In order to protect wildlife interests, which are afforded special protection.
4. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree and hedgerows within and adjoining the site.
5. To protect the amenities of the occupiers of nearby properties.
6. In the interests of protecting the rural character of the site and its surroundings.
7. 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.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
9. To ensure that adequate visibility is provided at the proposed point of access to the highway.
10. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
11. In the interests of highway safety.
12. To ensure the formation of a safe and satisfactory access.
13. In the interests of highway safety.
14. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.



Applicant	MR ROBERT MIDDLETON	Code	BRN P/2018/0375
Agent	MR ROBERT MIDDLETON	Number	
	HILL TOP FARM	Date	09/05/2018
	ILTON	Received	
	MASHAM	Decision	
	RIPON	Date	30/07/2018
	HG4 4JY		

Officer Appointed for this purpose
Head of Environment and Planning

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