

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	MRS CLAIRE ELLIS	Code Number	MIN P/2020/0437
Agent	MRS CLAIRE ELLIS BEECH COTTAGE EGIN LANE MINERA WREXHAM LL11 3YT	Date Received	04/08/2020
		Decision Date	08/12/2020

Town and Country Planning Act, 1990

Location of application

BEECH COTTAGE, GEGIN LANE, MINERA, WREXHAM, LL11 3YT

Description of application

TROSI ADEILAD ALLANOL PRESENNOL YN SALON GWALLT /
CONVERSION OF EXISTING OUTBUILDING TO HAIR SALON

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

EC6	Biodiversity Conservation
GDP1	Development objectives

Revision	Date	Description of Decision
0	08/12/2020	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 Plan A (revision 1 dated 09 October 2020), 1:2500 Location Plan (received 19/08/2020), Plan B and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. This permission shall not be for the benefit of the land but shall operate for the benefit of Mrs Claire Ellis' and immediately on the discontinuance of her use of that land, the use shall cease and be permanently abandoned.

Applicant	MRS CLAIRE ELLIS	Code	MIN P/2020/0437
Agent	MRS CLAIRE ELLIS BEECH COTTAGE EGIN LANE MINERA WREXHAM LL11 3YT	Number	
		Date	04/08/2020
		Received	
		Decision	
		Date	08/12/2020

The land shall be restored to its previous condition not later than one month after that date.

5. The development hereby approved shall operate by appointment only with only one appointment at a time.

6. No use of the development shall be made before 09:00 or after 18:00 hours Monday - Saturday and at no time on a Sunday or Bank Holiday.

7. The vehicular parking and turning areas as shown on approved drawing(s) No(s). Plan A (revision 09 October 2020) 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.

8. Prior to first use of the development hereby approved, the vehicular access shall provide visibility splays of 2.4m x 33m to the south west measured to the nearside edge of the adjoining highway and 2.4m x 20m to the north east, measured to the centreline of the adjoining highway. Within these splays, no new boundary treatment shall be erected, placed or allowed to grow in excess of 1 metre in height above the level of the adjoining highway. Any existing vegetation within these splays shall be removed. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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. This is a non-standard reason

5. In the interests of safeguarding residential amenity of neighbouring properties and to prevent overspill of parking on the adjacent highway.

6. To ensure that the Hair Salon is not used at a time which would be likely to cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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 in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

Applicant	MRS CLAIRE ELLIS	Code	MIN P/2020/0437
Agent	MRS CLAIRE ELLIS BEECH COTTAGE EGIN LANE MINERA WREXHAM LL11 3YT	Number	
		Date	04/08/2020
		Received	
		Decision	
		Date	08/12/2020

8. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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