

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 G MILLINGTON	Code Number	OVE P/2020/0758
Agent	CLARKSVILL MR MICHAEL CLARK COALPIT LANE WHITTINGTON OSWESTRY SHROPSHIRE SY11 4BS	Date Received	11/11/2020
		Decision Date	08/01/2021

Town and Country Planning Act, 1990

Location of application

, THE TROTting MARE, KNOLTON, OVERTON, WREXHAM, , LL13 0LE

Description of application

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EXTENSION TO RESTAURANT AND CHANGE OF USE OF BUILDING TO 3 NO. UNITS OF HOLIDAY ACCOMMODATION

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

CLF1	Existing Facilities
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	08/01/2021	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 11120/05MAC, 11120/06MAC and as contained within the application documentation.
3. Prior to the first use of the development, a scheme for the provision of vehicular parking turning facilities for the restaurant and the holiday

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accommodation shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall thereafter be fully laid out, surfaced and drained prior to first use of the development, 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.

4. The holiday accommodation units shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators of the building shall maintain an up-to-date register of the names of all occupiers of the units on the site, their duration of stay and their main home addresses and shall make the information available at all reasonable times, to 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. 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
4. To ensure the development is used for the intended purpose and because the units of holiday accommodation would not be suitable for use as permanent living accommodation given the lack of an appropriate residential curtilage, in accordance with policies GDP1 and CLF9 of the Wrexham Unitary Development Plan.

Note(s) to applicant



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

Applicant MR G MILLINGTON

Code OVE P/2020/0758

Agent CLARKSVILL
MR MICHAEL CLARK
COALPIT LANE
WHITTINGTON
OSWESTRY
SHROPSHIRE
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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