

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 JOHN EASTON	Code Number	GWE P/2018/0847
	WINDY HILL CHAPEL	Date Received	04/10/2018
	WIDY HILL	Decision Date	19/11/2018
	CEFN Y BEDD		
	WREXHAM		

Town and Country Planning Act, 1990

Location of application

FORMER FFRWD METHODIST CHURCH, WINDY HILL, CEFN Y BEDD, WREXHAM, LL12 9TE

Description of application

CONVERSION OF REDUNDANT CHAPEL TO 2 NO. BEDROOM DWELLING

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
EC5	Special Landscape Areas
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
H5	Housing in the countryside

Revision	Date	Description of Decision
0	19/11/2018	Planning permission issued (P/2018/0847)
1	28/04/2020	Discharge of conditions 4 and 6 issued (P/2020/0148)

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 Dwg No 1810 03, 1:1250 Site Location Plan, Dwg No 1810 02 and as contained within the application documentation.

3. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 1:1250 Site Location Plan 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.

4. No development shall take place until a programme of building recording and analysis, equivalent to an English Heritage Level 2 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd?Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd?Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

App Ref No: P/2020/0148 **Details Approved:** Level 2 Historic Building Record Aeon Archaeology dated August 2019 **Approved by:** Wrexham County Borough Council **Date:** 28/04/2020

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A-E of Schedule 2 Part(s) 2, other than the development hereby granted permission.

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.

App Ref No: P/2020/0148 **Details Approved:** 1:100 Hard and Soft Landscaping Plan Rev 1 (excluding Figure '8' labelled proposed location for timber shed/garden room – the area labelled Figure '8' shall be laid to buff sandstone flags confirmed in an email by the applicant on 27/04/2020) **Approved by:** Wrexham County Borough Council **Date:** 28/04/2020

7. The first floor windows serving the w/c and bathroom in the east elevation as shown on Dwg No 1810 03 shall be obscurely glazed and thereafter retained for the lifetime of the development.

8. This permission relates to the conversion of the chapel indicated on the drawings hereby approved. It does not grant or convey any consent or permission for any works or demolition, reconstruction, construction or alteration affecting the external appearance of the buildings except where

such works are indicated on the approved plans or are otherwise first 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 define the scope of the planning permission
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.
4. To allow an adequate analytical record of the buildings to be made, before they are altered, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded. A brief for the Level 2 survey is attached along with a list of sources of archaeological contractors. Please pass these on to the applicant so that they are fully informed of the requirements.
5. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
7. To protect the amenities of the occupiers of nearby properties.
8. For the avoidance of doubt and to specify the plans to which this permission relates.

Note(s) to applicant

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:-

means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of

construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;

- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

A handwritten signature in black ink, appearing to read 'L. M. 16'.

**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