

1.0 THE SITE

- 1.1 The Appeal site is located on land at Rodens Hall Farm, Rodens Hall Road, Isycoed, Wrexham, LL13 9RS

2.0 PROPOSAL

- 2.1 Erection of Grain Dryer Store (In Retrospect)
- 2.2 Planning permission (Ref: P/2019/0716) was refused on 02.12.2019 for the following reason:

2.2.1 By virtue of its scale and design, the proposed development does not accord with the character of the site and would materially detrimentally affect the character and appearance of the countryside. The development fails to make a positive contribution to the locality and to allow the development would be contrary to Policies PS2, EC3 and GDP1 (a) of the Wrexham Unitary Development Plan.

3.0 PLANNING HISTORY

- 3.1 P/2019/0324 Erection of Stock Shed For Animal Housing (Beef Cattle) - Refused 26/02/2019
- 3.2 P/2013/0032 - Erection of Agricultural Building for Storage of Straw and Farm Implements – Granted 04/03/2013

4.0 LOCAL PLANNING CONTEXT

- 4.1 The site lies outside of the defined settlement limit as defined in the relevant development plan for the area, which is the Wrexham Unitary Development Plan (UDP) 2005. Policies GDP1 (a), PS2 and EC3 of that document are relevant to this Appeal. Copies of the relevant UDP Policies are contained within the submitted questionnaire bundle.

5.0 COUNCIL'S STATEMENT OF CASE

- 5.1 This Appeal relates to the proposal to retain a large extension to an existing grain and implement building that was built without first obtaining the relevant planning permission. The existing building has not assimilated well into the surrounding landscape and the planting secured as part of the planning permission for the original building (P/2013/0032), which was intended to help soften the appearance of the development, has failed and provides little mitigation for the existing building as now extended.
- 5.2 The extension is visible from both distant and nearby views and its impact upon the appearance of the building and upon the visual amenities of the area is significant, particularly in respect of its height above the existing building.

6.0 CONCLUSION

- 6.1 The development does not accord with the character of the site and its retention would materially detrimentally affect the character and appearance of the countryside. The development fails to make a positive contribution to the locality and to allow the development would be contrary to Policies PS2, EC3 and GDP1 (a) of the Wrexham Unitary Development Plan.
- 6.2 The Council is of the opinion that the proposed development cannot be justified for this location and the Inspector is therefore respectfully requested to dismiss the Appeal. Should the Appeal be allowed, imposition of the following planning conditions is suggested:
- 6.2.1 Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. Reason - To comply with Section 92 of the Town and Country Planning Act, 1990.
 - 6.2.2 The planting scheme implemented in connection with condition no. @@ shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted. Reason - To comply with Section 92 of the Town and Country Planning Act, 1990.