

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/2020/0147
Agent	MR JOHN EASTON WINDY HILL CHAPEL WINDY HILL CEFN Y BEDD WREXHAM LL12 9TE	Date Received	03/03/2020 28/04/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

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

Description of application

APPLICATION FOR VARIATION OF CONDITION 2 IMPOSED UNDER PLANNING PERMISSION P/2018/0847 TO AMEND APPROVED DRAWINGS TO CREATE AN INTERNAL LAYOUT TO SUIT PERSONAL REQUIREMENTS AND TO INTRODUCE FENESTRATION TO THE SOUTH (REAR) ELEVATION

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

Revision	Date	Description of Decision
0	28/04/2020	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The development hereby approved shall be commenced before the expiry of 19/11/2023.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered (WHILL/B REGS/010 Rev 1, 1:50 Proposed First Floor Plan, 1:50 Proposed Ground Floor Plan, 1:50 Proposed Rear/South Elevation, 1:100 Proposed Elevations (WHILL/PLAN PC/003), 1:100 Hard and Soft Landscaping Plan Rev 1) and as contained within the application documentation.

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3. The vehicular parking and turning areas as shown as shown on approved drawing(s) No(s) 1:100 Hard and Soft Landscaping Plan Rev 1, 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no further development shall take place under Classes A-E of Schedule 2, Part 1 or Class A of Schedule 2, Part 2 other than the development hereby granted planning permission.
5. The first floor windows serving the dining room, bathroom and landing in the east elevation as shown on the approved 1:50 First Floor Plan shall be obscurely glazed and thereafter retained for the lifetime of the development.
6. 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.
7. Any new or replacement window and doors shall be constructed of timber and have a painted finish and shall thereafter be retained for the lifetime of the development.
8. Notwithstanding the approved 1:100 Hard and Soft Landscaping Plan Rev 1, the area labelled '8' shall be laid with buff sandstone flags and shall not comprise a timber shed/garden room as indicated.

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. 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

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Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. For the avoidance of doubt and to specify the plans to which this permission relates in accordance with UDP Policy GDP1.
7. 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.
8. This permission does not grant approval for an outbuilding in this location on the basis of the description of the proposal and in the absence of plans submitted relating to the outbuilding in accordance with UDP Policy GDP1.

Note(s) to applicant

The applicant is advised that this permission does not authorise the sub-division of the existing building into more than 1 no. residential unit. If more than 1 no. residential unit is proposed on this site, a further planning application will be required.

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

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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.



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