In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant MR G DAVIES AND
MRS N GRIFFITHS

Agent MR GUY EVANS

Reference P/2024/1110

Date Received 14/05/2024

Decision Date 28/07/2026

Town and Country Planning Act, 1990

Location of Application

OAK VIEW, CHAPEL LANE, BRONINGTON, WHITCHURCH, SY13 3HP

Description of Application

NEWID DEFNYDD TIR A GOSOD 8 POD GLAMPIO, YN CYNNWYS ARÁE PANELI SOLAR AR Y TIR
/ CHANGE OF USE OF LAND AND SITING OF 8 GLAMPING PODS INCLUDING GROUND MOUNTED SOLAR ARRAY

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

CLF10 - Touring Caravan and Camping Sites
CLF9 - Visitor Accommodation outside Settlement Limits
EC14 - Protection of Controlled Waters
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
MW 9 - Protection of Mineral Resources
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Particulars of decision : REFUSED

Reason(s)

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1. The proposed development by virtue of its siting and appearance would cause a negative impact upon the openness and rural character of the wider setting, harming the visual amenities of the area. The proposal is therefore considered to be unacceptable and to be contrary to the requirements of Policies GDP1 and CLF10 of the Wrexham Unitary Development Plan.

2. Due to narrow nature of Chapel Lane, the lack of suitable passing places and the likely increase in vehicular movements resulting from the site, the development would have a detrimental impact upon highway safety in the locality. In addition, the proposed development would not provide sufficient parking within the site, posing a risk to highway safety where vehicles may overflow onto the adjacent narrow highway further exacerbating the impact on highway safety. The proposal is therefore considered to be unacceptable and to be contrary to Policies GDP1(d) and T8 of the Wrexham Unitary Development Plan.

3. Planning Policy Wales (PPW12) requires development to provide a net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped. All development regardless of size must not only mitigate any negative impacts of the development but also have a positive benefit for biodiversity which will be in place for the lifetime of the development. Enhancements should be onsite, proportional to the size of development, tailored towards features valuable in the area or providing linking habitats GIS and plan. Given the location of the site within an ecologically sensitive location and the substantial pre-application site clearance that has taken place, it has not been demonstrated that suitable NBB could be provided that would meet the requirements of PPW12 and the proposal is therefore considered to be unacceptable and to be contrary to National Policy and Policy EC6 of the Wrexham Unitary Development Plan.

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4. The site lies within a remote location that is a considerable walking distance to public transport along a narrow highway with no footways, posing a risk to the safety of pedestrians and cyclists. There are no local facilities or services, therefore travel to and from the site would need to be by the private car. The proposal is considered to be in a highly unsustainable location and to therefore be contrary to Policy GDP1(e) of the Wrexham Unitary Development Plan.

5. The details submitted fail to demonstrate that the proposed development would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation and fail to demonstrate that nutrient neutrality can be achieved. The proposal would generate a greater volume of wastewater discharge and is therefore considered to be unacceptable and to be contrary to paragraph 6.4.18 of Planning Policy Wales and Policies GDP1, EC6 and EC14 of the Wrexham Unitary Development Plan.

6. Insufficient information has been submitted with the application to allow the LPA to conclude that there would be no harm to protected sites and peat soils. The proposal is therefore considered to be unacceptable in this respect and to be contrary to Policies GDP1(h) and EC6 of the Wrexham Unitary Development Plan.

7. Insufficient information has been submitted with the application to allow the LPA to conclude that there would be no harm to existing trees and hedgerows. The proposal is therefore considered to be unacceptable in this respect and to be contrary to Policy EC4 of the Wrexham Unitary Development Plan.

Ian Jones

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council