

Applicant C/O AGENT

Reference P/2023/0372

Agent ROGER PARRY &
PARTNERS LLP MR
RICHARD CORBETT
THE ESTATE OFFICE
20 SALOP ROAD
OSWESTRY
SHROPSHIRE SY11
2NU OSWESTRY

Date Received 12/05/2023

Decision Date 01/11/2024

Town and Country Planning Act, 1990

Location of Application

SPRING HILL FARM SPRING HILL FARM ROAD SELATTYN WREXHAM SY10
7NZ

Description of Application

CAIS AMLINELLOL AR GYFER CODI ANNEDD MENTER WLEDIG (CADW POB
MATER) / OUTLINE APPLICATION FOR ERECTION OF RURAL ENTERPRISE
DWELLING (ALL MATTERS RESERVED)

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

National Policies and Technical Advice Notes (TAN):

Planning Policy Wales 12

Future Wales: The National Plan 2040

The Planning (Wales) Act 2015

TAN6 - Planning for sustainable rural communities

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

H7 - Housing in the Countryside

NE1 - International and National Nature Conservation Designations

NE6 - Waste Water Treatment and River Water Quality

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

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



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SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts
WL1 - Welsh Language and the Social and Cultural Fabric of Communities

Particulars of decision: REFUSED

Reason(s)

1. Insufficient justification has been put forward to demonstrate the functional need for a second dwelling/rural enterprise dwelling, the long term viability of the rural enterprise which the dwelling is intended to support, and that the existing dwelling could not be adapted to meet the functional needs of the enterprise. The development fails to accord with Technical Advisory Note 6 Paragraph 4.4.1 (a) (c) and (d).

Insufficient justification has therefore been put forward to demonstrate an essential need for the erection of a new dwelling in the countryside in support of a rural enterprise. Therefore the development does not accord with policies SP2 and H7 of the Wrexham Local Development Plan.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)