

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

1
Expiry Date: 08/02/2017
Decision Notice Sent: 12/04/2017
Grid Reference: E 341710 N 338556



Applicant	WAWNE DEVELOPMENTS LTD	Code No	P /2016 /1118
Agent	BERRYS MICHAEL LLOYD WILLOW HOUSE EAST SHREWSBURY BUSINESS PARK SHREWSBURY SY2 6LG	Date Received	08/12/2016
		Decision Date	12/04/2017

Town and Country Planning Act, 1990

Location of application

FORMER FARMSTEAD, BIG GREEN FARM, ELLESMERE LANE, PENLEY, WREXHAM, LL13 0LP

Description of application

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (UP TO 13 DWELLINGS) AND CONSTRUCTION OF NEW VEHICULAR ACCESS

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

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H5	Housing in the countryside
PS1	Settlement limits
PS2	Development and the environment
PS4	Settlement Pattern
T8	Parking
T9	Walking, cycling and horse riding routes

Particulars of decision that Outline Planning Permission be REFUSED



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Reason(s)

1. The Council consider that, by virtue of the proposed scale, design and site layout and location of this residential development outside of any settlement limit as defined in the Wrexham Unitary Development Plan, and within a Special Landscape Area the development would be materially detrimental to the character of this countryside location and would represent an undesirable visual intrusion into the rural landscape and Special Landscape Area. The development would not maintain the existing settlement pattern and would not accord with the character of the site or make a positive contribution to the appearance of the locality. The development therefore conflicts with Policies PS1, PS2, PS4, GDP1, H5 and EC5 of the Wrexham Unitary Development Plan.

A handwritten signature in black ink, appearing to read 'L. J. Jones'.

Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

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