

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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Expiry Date: 06/04/2021
Decision Notice Sent: 27/07/2021
Grid Reference: E 328771.09 N 347060.49

Applicant	MR PETER JONES	Code No	RHO P /2021 /0132
Agent	MR PETER JONES OLD HALL FARM BOTTOM ROAD SUMMERHILL WREXHAM LL11 4TU	Date Received	29/06/2020
		Decision Date	26/07/2021

Town and Country Planning Act, 1990

Location of application

LAND TO THE REAR OF, MAES Y GORNEL, RHOSLLANERCHURGOG, WREXHAM, LL14 1TG

Description of application

CAIS AMLINELLOL (POB MATTER WEDI'I GADW'N OL AR GYFER 5 ANNEDD / OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR 5 NO. DWELLINGS

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
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking
T9	Walking, cycling and horse riding routes

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Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. By virtue of its location outside of any settlement limit as defined in the Wrexham Unitary Development Plan (UDP), the proposal for the residential development of this Greenfield land does not satisfy the criteria set out within Policy H5 of the UDP where housing outside settlement limits may be allowed. 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 or represent a logical extension of the settlement limit, would not accord with the character of the site, or make a positive contribution to the appearance of the locality. To allow the development would fail to conserve or enhance the current site, and the proposed access road would also affect landscape features which help define the edge of the settlement at this point. The development would therefore conflict with Policies PS1, PS2, PS3, PS4, GDP1, H5 and EC5 of the UDP. The proposal is not considered to represent sustainable development as set out in Planning Policy Wales and there are no material considerations associated with the scheme to justify departing from UDP policies in this case.



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