

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 & MRS KELLY HILL KR AND C HILL AND SON LTD	Code No	ROS P/2021/0005
Agent	MR ANDREW SHEARER PHEASANTRY COTTAGE HILL LANE TARPORLEY CHESHIRE CW6 9TW	Date Received	24/11/2020
		Decision Date	15/04/2021

Town and Country Planning Act, 1990

Location of application

COXWOOD FARM, COX LANE, ROSSETT, WREXHAM, , LL12 0BG

Description of application

ADEILADU TY GWEITHIWR AMAETHYDDOL A GAREJ / CONSTRUCTION OF AGRICULTURAL WORKER'S DWELLING AND GARAGE

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
H5	Housing in the countryside
H6	Residential occupancy conditions
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. Insufficient justification has been put forward to demonstrate an essential need for the erection of a large new dwelling in the countryside and a Special Landscape Area in support of a rural enterprise. Therefore the development does not accord with policies PS1 PS2 EC5 and H5 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The plans referred to in this decision are those received on 22 January 2021

A handwritten signature in black ink, appearing to read 'L. J. G.', is positioned above the official title.

**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