

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

8  
Expiry Date:  
27/04/2021  
Decision Notice  
Sent:  
18/05/2021  
Grid Reference:  
E 337881  
N 351393



|                  |                                                                                                            |                      |                   |
|------------------|------------------------------------------------------------------------------------------------------------|----------------------|-------------------|
| <b>Applicant</b> | MR D PICKEN                                                                                                | <b>Code No</b>       | HOL P /2021 /0215 |
| <b>Agent</b>     | RICHARD CORBETT<br>ROGER PARRY AND PARTNERS<br>THE ESTATES OFFICE<br>20 SALOP ROAD<br>OSWESTRY<br>SY11 2NU | <b>Date Received</b> | 02/03/2021        |
|                  |                                                                                                            | <b>Decision Date</b> | 17/05/2021        |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

, 2, HOLT LODGE COTTAGES, HUGMORE LANE, LLAN Y PWLL, WREXHAM, LL13 9YD

#### **Description of application**

CHAS AMLINELL (CEDWIR POB MATER YN OL) AM 1 ANNEDD / OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR 1 DWELLING

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

|      |                            |
|------|----------------------------|
| EC6  | Biodiversity Conservation  |
| GDP1 | Development objectives     |
| H5   | Housing in the countryside |
| PS1  | Settlement limits          |
| T8   | Parking                    |

#### **Particulars of decision that Outline Planning Permission be REFUSED**

#### **Reason(s)**

1. The site lies outside of a settlement limit and in open countryside and is therefore an inappropriate location for residential development. Furthermore the development will represent an undesirable and harmful intrusion into the rural landscape. As such the proposals do not accord with policies PS1,

|                  |                                                                                                               |                          |                   |
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|                  |                                                                                                               | <b>Decision<br/>Date</b> | 17/05/2021        |

GDP1 and H5 of the Wrexham Unitary Development Plan, as well as paragraphs 3.39 and 3.60 of Planning Policy Wales 11.

**Note(s) to applicant**



**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)