

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

|                  |                                                                                                                         |                      |                 |
|------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR & MRS WAKEFIELD                                                                                                      | <b>Code No</b>       | COE P/2020/0895 |
| <b>Agent</b>     | PORTMAN SURVEYORS LTD<br>MR ROB LEE<br>THE STUDIO<br>TARPORLEY BUSINESS CENTRE<br>NANTWICH ROAD<br>TARPORLEY<br>CW6 9UT | <b>Date Received</b> | 22/12/2020      |
|                  |                                                                                                                         | <b>Decision Date</b> | 01/06/2021      |

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

#### **Location of application**

THE BARN, HIGHER BERSE, HIGHER BERSE ROAD, SOUTHSEA, WREXHAM, LL11 6PW

#### **Description of application**

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

|      |                                 |
|------|---------------------------------|
| EC3  | Agricultural Buildings          |
| EC6  | Biodiversity Conservation       |
| GDP1 | Development objectives          |
| PS2  | Development and the environment |
| PS3  | Brownfield Land                 |

#### **Particulars of decision that permission be REFUSED**

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

1. By virtue of its scale, design and prominent sitting in the countryside, the development has a materially detrimental visual impact upon the rural landscape and the proposed intensity of use would be detrimental to the occupiers of the nearby residential properties by virtue of noise, disturbance and odours etc. The development does not form part of an existing farm complex and no exceptional circumstances or essential agricultural need have been shown to justify the siting of an isolated farm building in this location and the development therefore conflicts with Policies GDP1 (a) and (f), EC3 and PS2 of the Wrexham Unitary Development Plan and the advice contained within TAN 6, paragraph 6.6.3.

2. In the absence of the submission of any supporting ecological assessment report, it is not possible to determine if the proposed development is to the detriment of species or habitats of local or national importance. The proposal is therefore contrary to Policy PS3, GDP1 (h) and EC6 of the Wrexham Unitary Development Plan, Chapter 6, 6.4 of Planning Policy Wales (Edition 11) and the guidance contained within Technical Advice Note (TAN) 5 - Nature Conservation and Planning.

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

**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)