

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	C L EDWARDS AND SON	Code No	HAN P/2021/0040
Agent	BERRYS MISS MANDY SEEEDHOSE BEECH HOUSE ANCHORAGE AVENUE SHREWSBURY BUSINESS PARK SHREWSBURY SY2 6FG	Date Received	14/08/2020 30/04/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, CROXTON POOL FARM, WHITCHURCH ROAD, HANMER,
WHITCHURCH, , SY13 3EN

Description of application

NEWID DEFNYDD TIR AMAETHYDDOL I SAFLE CARAFANAU TEITHIOL,
DARPARU ADEILAD AMWYNDER A FFURFIO MYNEDIAD I GERBYDAU /
CHANGE OF USE OF AGRICULTURAL LAND TO TOURING CARAVAN
SITE, PROVISION OF AMENITY BUILDING AND FORMATION OF
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:-

CLF10	Touring caravan and camping sites
EC6	Biodiversity Conservation
GDP1	Development objectives

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal would introduce a significant amount of development to the site, appearing as a visually intrusive addition in this location and altering the character of the site and locality. The proposal would harm existing visual amenities of the area, conflicting with UDP Policies CLF10 and GDP1.
2. Insufficient information has been submitted with the application to demonstrate that the proposal would not be detrimental to the maintenance of the favourable conservation status of Great Crested Newt, a European Protected Species. The proposal would conflict with UDP Policy EC6.

3. Insufficient information has been submitted with the application to demonstrate that the proposed development would be served by means of a safe and convenient vehicular access. The proposal is contrary to UDP Policy GDP1(d).

4. Insufficient information has been submitted to demonstrate that the proposed development would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation. The proposal is contrary to paragraph 6.4.18 of Planning Policy Wales.

Note(s) to applicant

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