

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:
12/02/2021
Decision Notice
Sent:
12/02/2021
Grid Reference:
E 337881
N 351393

Applicant	MR D PICKEN	Code No	HOL P /2020 /0878
Agent	ROGER PARRY AND PARTNERS RICHARD CORBETT THE ESTATES OFFICE 20 SALOP ROAD OSWESTRY SY11 2NU	Date Received	17/12/2020
		Decision Date	11/02/2021

Town and Country Planning Act, 1990

Location of application

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

Description of application

CHAI5 AMLINELL0L (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

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policies PS1, GDP1 and H5 of the Wrexham Unitary Development Plan, as well as paragraphs 3.35 and 3.56 of Planning Policy Wales.

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