

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:
16/11/2020
Decision Notice
Sent:
05/03/2021
Grid Reference:
E 333704
N 345762

Applicant	J H AND R MORRIS	Code No	MAR P /2020 /0568
Agent	ROGER PARRY AND PARTNERS LLP MR RICHARD CORBETT THE ESTATES OFFICE 20 SALOP ROAD OSWESTRY SY11 2NU	Date Received	28/08/2020
		Decision Date	04/03/2021

Town and Country Planning Act, 1990

Location of application

, THE GROVES FARM, , SONTLEY, WREXHAM,, LL13 0YB

Description of application

CAIS AMLINELLOL GYDA'R HOLL FATERION WEDI'U CADW AR GYFER CODI ANNEDD GWEITHWR GWLEDIG / OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR THE ERECTION OF A RURAL WORKERS 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

Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. The proposal has not demonstrated that an essential need to house a full time agricultural worker is required at the site, conflicting with Wrexham UDP Policy H5. Nether has it been demonstrated that the relevant tests set out within Technical Advice Note (TAN) 6 have been met. The principle of development is not acceptable.

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2. Insufficient information has been submitted to demonstrate that the proposal would have no adverse impacts on ecology. The proposal would conflict with UDP Policy EC6.

3. The proposal, by virtue of the siting of the dwelling and its associated curtilage in an open field, as well as the relocation of an established roadside hedge, would harm the character and appearance of this open countryside location, conflicting with UDP Policies H5 and GDP1.



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