

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	MR K A MINES	Code Number	MAE P /2020 /0698
Agent	GEOFF ALLEN ASSOCIATES 198 SWALLOW LANE WINSFORD CW7 1JJ	Date Received	20/10/2020 15/12/2020
		Decision Date	

Town and Country Planning Act, 1990
Section 191 (as amended)

Certificate of Lawfulness of Existing Use or Development

TAITS FARM COTTAGE, TARTS HILL, HANMER, WHITCHURCH, , SY13 3DR

CAIS AM DYSTYSGRIF DATBLYGU CYFREITHIOL AM DEFNYDD TIR PRESENNOL I GARDD PRESWYL / APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE OF LAND AS RESIDENTIAL GARDEN

The Wrexham County Borough Council hereby **certifies** that on 20/10/2020 the development in respect of the land edged red on the plan appended to this certificate would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended for the following reason(s):

REASON(S)

The use commenced 10 years before the date of the application.

In reaching this decision the Council has had regard to the following:

The supporting documentation supplied by/on behalf of the applicant.
Local Planning Authority records.

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

Signed:

Dated: 15/12/2020

Applicant Agent MR K A MINES
GEOFF ALLEN ASSOCIATES
198
WINSFORD
CW7 1JJ

Code Number MAE P /2020 /0698
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Notes:

1. This Certificate is issued solely for the purposes of Section 191 of the Town and Country Planning Act (as amended).
2. It certifies that the use/operations specified above would be lawful on the land specified on the date specified and would therefore not be liable to enforcement action under Section 172 of the Act on that date.
3. This Certificate applies only to the matter(s) described above. Any matter(s) which is/are materially different to that/those described or on any other land may render the owner/occupier liable to enforcement action.



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



Plan showing land referred to in red