

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	MS TRACEY PEARSON	Code Number	BRN P/2020/0453
Agent	PACE ARCHITECTURE LTD MR NEIL CAMPBELL 20 HURST BANK BEBINGTON WIRRAL MERSEYSIDE CH42 4NR	Date Received	04/08/2020
		Decision Date	15/03/2021

Town and Country Planning Act, 1990

Location of application

, Highbrooke House, Higher Wych Road, Higher Wych,
Malpas, , SY14 7JT

Description of application

TRAWSNEWID STABLAU AC AML-ADEILADU I GYFRIFOLDEB GADEWCH GWYLIAU (YN YMDDEOL) A NEWID DEFNYDDIO GOSOD GWYLIAU PRESENNOL I ALLAN ADEILADU RHAGOROL / CONVERSION OF STABLES AND OUTBUILDING TO HOLIDAY LET ACCOMMODATION (IN RETROSPECT) AND CHANGE OF USE OF EXISTING HOLIDAY LET TO ANCILLARY OUTBUILDING

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

CLF9	Visitor accommodation outside settlement limits
EC5	Special Landscape Areas
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	15/03/2021	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

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Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1160.P.001 (B) and 1160.P.003(A) and as contained within the application documentation.
2. The Proposed Holiday Let shall not be used for the purposes hereby granted permission until the building described on drawing 1160.P.001(B) as Existing holiday let to be returned to dwelling ancillary use and shown hatched on drawing no. 1160.P.003(A) has been returned to a use ancillary to occupation of Highbrooke House, Higher Wych as a single dwellinghouse. Thereafter, the existing holiday let shall not be used for any purpose other than one ancillary to occupation of Highbrooke House, Higher Wych as a single dwellinghouse and shall at no time be used as holiday accommodation.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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

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Agent PACE ARCHITECTURE
LTD
MR NEIL CAMPBELL
20
HURST BANK
BEBINGTON
WIRRAL
MERSEYSIDE
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