

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:
05/01/2021
Decision Notice
Sent:
16/03/2021
Grid Reference:
E 348887.43
N 343448.18

Applicant	MR IVOR EDWARDS	Code No	BRN P /2020 /0738
Agent	MR MIKE BARKER BA CONSTRUCTIONS WOOD FARM ASH PARVA WHITCHURCH SY13 4DU	Date Received	22/09/2020
		Decision Date	15/03/2021

Town and Country Planning Act, 1990

Location of application

, HALAN Y DDAEAR, HIGHER LANES, HIGHER WYCH,
MALPAS,WREXHAM, SY14 7JT

Description of application

CAIS AM GYNLLUNIO ALLANOL AR GYFER TY O DIGWYDDIAD
AMAETHYDDOL / APPLICATION FOR OUTLINE PLANNING FOR A
HOUSE OF AGRICULTURAL OCCUPANCY

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

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
H5	Housing in the countryside
H6	Residential occupancy conditions

Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

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1. Insufficient justification has been put forward to demonstrate an essential need for the erection of a new dwelling in the countryside in support of a rural enterprise. Therefore the development does not accord with policies PS1 PS2 and H5 of the Wrexham Unitary Development Plan.
2. Due to the isolated and prominent location within a Special Landscape Area the development will have a detrimental impact upon the character and amenity of the countryside and therefore conflicts with policy/policies GDP1a, PS2, H5 and EC5 of the Wrexham Unitary Development Plan.
3. The development will have a detrimental impact upon the setting of a Listed Building and therefore conflicts with policies EC9 and GDP1(a) of the Wrexham Unitary Development Plan.

Note(s) to applicant

The plans referred to in this decision are those received on 18/11/2020



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