

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	BRYN MELYN CARE	Code No	MAE P/2020/0093
Agent	DPA LTD MR GAVIN PORRITT SALOP HOUSE 13 SALOP ROAD OSWESTRY SY11 2NR	Date Received	10/02/2020
		Decision Date	17/08/2020

Town and Country Planning Act, 1990

Location of application

STRYT LYDDAN FARM, TARTS HILL, HANMER, WHITCHURCH, , SY13 3DR

Description of application

CHANGE OF USE FROM DWELLING HOUSE (USE CLASS C3) TO RESIDENTIAL ACCOMMODATION FOR A MAXIMUM OF 4 NO. YOUNG PEOPLE AGED BETWEEN 10 - 18+ (USE CLASS C2) TOGETHER WITH 4 NO. CARE WORKERS AND HOME MANAGER

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

EC5	Special Landscape Areas
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
H11	Residential and nursing homes
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The development is likely to have a detrimental impact upon highway safety due to inadequate visibility at the site access, therefore conflicting with policy GDP1(d) of the Wrexham Unitary Development Plan.
2. Due to insufficient space for vehicles to manoeuvre within the parking area, it is likely that vehicles will reverse out onto the highway through a substandard access to the detriment of highway safety, therefore conflicting with policy GDP1(d) of the Wrexham Unitary Development Plan.

Applicant	«APPAPTITLE» «APPapp1st» «APPAPPSURNAME» «APPCompany»	Code Number	«APPParish» «APPCategory»/«APPREF a»/«APPREFb»
Agent	«APPAGENTNAME» «APPAGENTA1» «APPAGENTA2» «APPAGENTA3» «APPAGENTA4» «APPAGENTPOST»	Date Received Decision Date	«APPReceived» «APPDECDATE»

3. Insufficient information has been submitted in respect of the impact of the development upon statutory protected species. The proposals therefore conflict with policy EC6 of the Wrexham Unitary Development Plan.
4. Insufficient information has been submitted to assess the impact of the development upon the fabric, character and setting of a the existing Grade II listed farmhouse. The proposals therefore conflict with policies GDP1(a) and EC9 Wrexham Unitary Development Plan.
5. The proximity of the site to an operational farm complex is likely to be harmful to the amenity of future occupants, therefore conflicting with policy GDP1(f) of the Wrexham Unitary Development Plan.



**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