

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:
11/02/2019
Decision Notice
Sent:
11/02/2019
Grid Reference:
E 348444.5
N 339602.38

Applicant	MESSERS BH, EA AND CR WILLIAMS	Code No	BRN P /2018 /1061
Agent	DAVID PARKER PLANNING ASSOCIATES MR DAVID PARKER SALOP HOUSE 13 SALOP ROAD OSWESTRY SY11 2NR	Date Received	17/12/2018
		Decision Date	08/02/2019

Town and Country Planning Act, 1990

Location of application

LAND OPPOSITE MAESLLWYN CLOSE, EAST OF MILL ROAD,
BRONINGTON, WHITCHURCH, SY13 3HJ

Description of application

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT WITH ALL
MATTERS RESERVED

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
EC6	Biodiversity Conservation
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H5	Housing in the countryside
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking
T9	Walking, cycling and horse riding routes

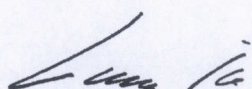
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Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. By virtue of its scale, layout and location outside of any settlement limit as defined in the Wrexham Unitary Development Plan (UDP), the proposal for residential development of this greenfield site does not satisfy the criteria set out within UDP Policy H5 where housing outside settlement limits may be allowed. The development would be materially detrimental to the character of this countryside location and would represent an undesirable visual intrusion into the rural landscape, eroding the wooded defined edge to the settlement limit. The development would lead to a loss of land of ecological value which has not been properly mitigated, and to allow the development would conflict with Policies PS1, PS2, PS3, PS4, GDP1 and H5 of the Wrexham Unitary Development Plan. The proposal is not considered to accord with the advice contained within Planning Policy Wales and there are no material considerations associated with the scheme to justify departing from UDP policies in this instance.
2. The site is situated with DAM zone A as defined within TAN 15. It would appear that areas adjacent to the site are identified as being at risk of surface water flooding as defined on NRW's flood map for surface water. No supporting information has been submitted to show how surface water generated by the development will be managed. In the absence of this information to allow the development would be contrary to UDP Policies GDP1 and EC13.
3. The position of the proposed plots would impact upon the longevity, health and well-being of the trees on site and the existing canopy cover encroaches over the boundaries, leading to future pressure to have the crown reduced in parts. The proximity of the plots will not accommodate the unhindered development of the crowns and roots of these trees and the proposal does not provide for the conservation of trees. The loss of hedgerow to create the access points is unacceptable and to allow the development would be contrary to Policies PS2, GDP1 and EC4 of the Wrexham Unitary Development Plan.

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Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

Head of Environment and Planning

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