

AGENDA ITEM NO.

REPORT TO:	Planning Committee
REPORT NO.	COEP/77/25
DATE:	1 December 2025
REPORTING OFFICER:	Interim Chief Officer Economy and Planning
CONTACT OFFICER:	Matthew Phillips – Extension 8780
SUBJECT:	Non-determination appeal
WARD:	Brynyffynnon/Brynyfynnon Esclusham/Esclusham

1.0 PURPOSE OF THE REPORT

- 1.1 For Members to determine the Council's position at the forthcoming non-determination appeal.

2.0 INFORMATION

- 2.1 The applicant of the planning application Ref: P/2023/0593: Land at Lower Berse Farm, Bersham, Wrexham, LL14 4HP has lodged an appeal on the grounds that the Council has not determined the application within the statutory 8 week determination period or and agreed an extension of time.
- 2.2 Planning Environment Decisions Wales have not yet issued a start date for the appeal. However, one may be issued imminently.
- 2.3 Once the appeal start date has been issued, the Council will have 6 weeks to submit a statement of case.

3.0 RECOMMENDATION

- 3.1 That Members consider the attached report.

4.0 BACKGROUND PAPERS

4.1 None.