

Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

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NOTICE OF APPEAL UNDER ARTICLES 10 AND 25.

PROPOSED DEVELOPMENT AT: Mindale Farm, Ffordd Hendre, Meliden, LL19 8PG.

I Give Notice that PENRHYN HOMES having applied to the Denbighshire County Council for full planning permission to build houses (133), access and ancillary works, including demolition of the existing Mindale Farm, **is appealing to the Welsh Ministers (Appeal Reference A/17/3174131)** against the decision of the local planning authority to refuse to grant planning permission (and despite no refusal decision notice having been served).

Members of the Public may inspect the application, plans and other documents submitted with it at **Council Offices, Caledfryn, Smithfield Road, Denbigh, LL15 9AZ** during all reasonable hours until 10/05/2017 and later, and on- line at denbighshire.gov.uk – planning reference search 43/2016/0600.

Anyone who wishes to make representations about this appeal must write to the **Welsh Ministers at The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff CF10 3NQ**, or using the e-mail address wales@pins.gsi.gov.uk by 10/05/2017.

Signed - Mr Roberts - Penrhyn Homes.

Date of This Press Notice – 26/04/2017.

* **Owner** – means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

****Tenant** - means an agricultural tenant as defined in Section 65(8) of the Town and Country Planning Act 1990, of land any part of which is comprised in the land to which the application relates.

Statement of Owners Rights – *The grant of planning permission does not affect owners rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.*

Statement of Agricultural Tenants Rights - *The grant of planning permission for non -agricultural development may affect agricultural tenants' security of tenure.*