

THE OAKS,
WHITCHURCH,
SHROPSHIRE.
SY13 3HU.
25th October 2023.



Dear Sir,

Re Section 78 Appeal at GLEBE FARM, BRONINGTON, WREXHAM.

Ref P/2022/0496.

CAS-02813-H6S5W1.

Further to your letter of 17th October, I wish to make a **representation** to the 'Planning and Environment Decisions Wales' regarding the above.

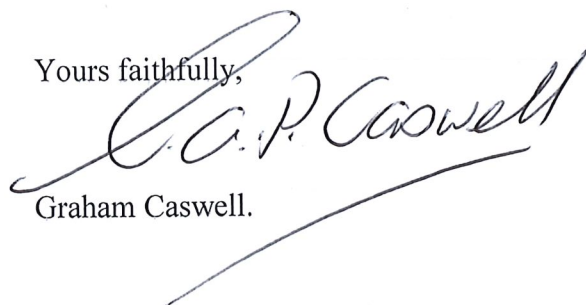
I have spoken to Mr Parker regarding the matter, and I am somewhat 'bewildered' by the 'fencing' requirements of this application.

Has anybody from the Planning department actually visited the site ??

- a. **Without any great effort, I can see a differential** in the ground level between Glebe Farm and Llynbedydd House of 10 + feet, before you even start adding the height of existing hedges.
- b. Llynbedydd House already sits behind a 10/12 foot high beech hedge, which sits between the south facing elevation of Llynbedydd House and the roadway; the area between the hedge and the house could generally be described as a 'utility area' comprising the oil tank and bin storage.
The ground level of Llynbedydd House must be a foot or two lower than the roadway.
The beech hedge screens Llynbedydd House from the roadway, from the Sun, and on the other side of the roadway, from Glebe Farm.
- c. As a point of reference, if you approach Llynbedydd House from the direction of the Glebe Farm, all you can see of Llynbedydd House are the roof tiles, together with some fitted roof lights.
- d. I cannot see how the proposed fence will protect any amenities for either myself or Llynbedydd House. It seems completely pointless.
- e. **Should any screening be required**, it may be more appropriate to run some evergreen/(conifers) /shrubs/fruit trees along the boundary of Glebe Farm, whilst providing further screening this would also provide additional habitats for nesting birds.
I've yet to see any bird which nests on a fence.

I suggest somebody gets their theodolite out and starts checking the ground levels between Llynbedydd House and Glebe Farm.

Yours faithfully,


Graham Caswell.

PLANNING and ENVIRONMENT DECISIONS WALES,
CROWN BUILDINGS,
CATHAYS PARK,
CARDIFF.
CF10 3NQ.

✓

cc.

Ms Sharon Williams,
Department of Economy and Planning,
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