

Wrexham Planning Ref: 2022/0496 – Glebe Livery

Planning & Environment Decisions Wales Ref: CAS-02813-H6S5W1

In relation to the application to amend these permissions we make the following comments and objections: -

1. We moved into Llynbedydd House in 2003 at which Glebe Farm was a basic livery yard. We are not aware of any change or applications for Change of Use since the application in 2006.
2. At that time the site consisted of a small residential property, a couple of large metal barns and a small number of brick outbuildings/stables. A small menage was located at the centre of the site along with a modest car parking area between the original house and the barns and a small Menage for personal use. (This is the area referred to in the 2006 planning application).
3. Over recent years the Business activities and structural size of Glebe Farm Livery Yard has grown substantially, it is now a livery yard, Stables, Equestrian Centre, Equine Transport Business and once planning consent is finalised, they will resume the prior levels of Events, Training and General Equine related sports activities.
4. Our property is immediately adjacent to Glebe Farm on the North-side separated by a small roadway measuring approx. 2.6m.
5. The **Retrospectively** approved menage is within easy view of our home from the upstairs bedrooms and at some times of the day, particularly weekends, the noise generated is loud and disturbing.
6. We did not object to the **Retrospective Planning** application for the Menage but would have done so had we been aware of Mr & Mrs Parkers intention to follow this with the **unauthorised** construction and eventual **Retrospective planning application** for the already constructed “Lorry Park”.
7. The applicants have produced a letter from a ground worker stating that he supplied and dropped chippings on this area in 2011. This needs clarification in that a very small area of this new Lorry Park received some chippings but a search of Google Earth Imaging covering the intervening years, by the council, showed no evidence of chipping, in fact the images showed just rough meadow.

8. The “**Lorry Parking Area**” is constructed contiguously to the northern boundary of the property. This means that Super-sized HGV Horse Movers, Horse Boxes and cars with box trailers can park with 19 metres of the Front Lounge and Bedroom Windows of Llynbedydd House. *(As shown on Image 3 and Image Glebe Parking 24.10.2023, both attached).*
9. It should also be noted that the land on which the “**Lorry Park**” is built is approx., 1 metre higher than the land upon which Llynbedydd House Stands.
10. When vehicles park with the cab facing the fence-line then the headlamps shine directly through the vegetation and into our Lounge Windows. This being particularly relevant during the colder darker months from late September to April when vegetation is particularly sparse.
11. When vehicles park with the rear to the fence-line then the noise from falling tailgates, horses’ hoofs, shouting from drivers and horse riders generates enough noise to interfere with the peaceful enjoyment of our Rural Property. Not to mention the pollution and noise from the Lorry Engines.
12. It is for these specific reasons that the Wrexham Planning Committee concluded that a 2 Meter Fence, constructed to alleviate Vehicular Headlight Intrusion and Noise, be erected, 5 meters back from the existing fence-line (on the Southern Boundary of the 5m Biodiversity area).
13. The applicant has proposed a simple wooden fence with gaps between each vertical board which fails to meet the standard required by the council and would do very little to protect us from Headlamps shining into our lounge and bedroom windows or deflect and reduce noise.
14. In fact the applicant has not addressed any of three conditions attached to this planning consent.
15. Throughout we have been strongly opposed to this **Retrospective planning application** but are thankful for the planning committee’s insistence on the conditions attached to the final consent. They will at least move the vehicles back a further 5m from our main indoor living area and help to mask, headlamp, equine/rider related noise and noise and pollution from these visiting HGV’s and box trailers. *(Please see recent photo attached).*

We trust that you will find that Wrexham Council Planning Committee have acted correctly in considering the proximity of this “**Lorry Park**” to the main

living areas at Llynbedydd House and imposing conditions which are fair and reasonable to all parties.

Finally, I note that a sum of £3000 has been claimed by the applications in connection for costs associated with their objection to the conditions imposed. As a taxpayer and council taxpayer I find it abhorrent that WE, the Taxpayer, should be asked to pay for a situation caused solely by the applicants and their advisors “**Blatant Disregard**” for well-known and established Planning Regulations.





Yours Faithfully

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