

From: Justin Paul
Sent: 11 April 2023 11:44
To: Gwyn Humphreys
Subject: RE: P/2022/0441 : Gorse Farm, LL13 0AL

Good morning Gwyn

I note that this case has now been passed onto you to handle.

Thank you for sending me the highway officer comments dated 27th Feb 2023 ... we had picked these up. They supersede those originally submitted on 23 May 2022 but appear to have not taken account of the changes that have been made to the scheme.

In direct response to these comments :

1. The applicant has confirmed that the existing agricultural buildings and original farmhouse will be demolished.
2. The applicant has confirmed that all agricultural activities that previously used the existing access will cease.
3. The applicant has indeed proposed a new relocated access that will enhance, improve and maximise visibility and has shown that et existing access will be sealed off.
4. The plans do not indicate a passing place, but the new access route is now wider and should not need a passing place to be provided.

I would ask that you kindly draw the attention of the highway officer to these revisions and that he/she kindly amend their response accordingly.

With respect the scheme itself, you will see that the applicant has agreed with officers that the floorspace should not exceed 843sqm and we have duly worked to this and the principle of replacement development has been therefore accepted.

As a result, we have looked to keep within the confines of the existing footprint, but if it is now a question of “design aesthetic” (picking up on Sarah’s original point) then we would be happy to consider and discuss this.

I therefore trust that you may review the case in the light of what has already been agreed and we can perhaps arrange a session to agree finer design treatment as a matter of timeliness ... I can make myself available to suit your diary anytime this week and look forward to hearing from you.

Kind regards
Justin

Justin Paul
BA BTP MTRPI
Managing Partner



01244 349400

07971 446630

2 Wrexham Road Chester CH4 7QR

www.j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835
