

CYNGOR CYMUNED SESSWICK
SESSWICK COMMUNITY COUNCIL

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Planning application: P/2022/0951 Pindar Bungalow Cross lanes LL13 OTA

Sesswick Community Council objects to this recent planning application until it is established that the previous application P/2022/0240 is lawful and has gone through the appropriate channels and been presented to the appropriate authorities and entitled individuals for consultation and consideration before its approval.

SCC. did not receive notification of P/2022/0240 (approved by the planning department 13.05.22) at the time when the land was not in the ownership of the applicant. It is apparent that a lot of changes occurred with the removal of conditions, which were established in the original plan.

**Why was this application not sent to Sesswick Community Council and the neighbouring properties for consultation?
How can conditions established and approved in the original plan then be removed, without any consultation with the appropriate parties?**

It appears that works have been carried out covertly, this and the latest application is looking to make changes which go well beyond the original planning consent.

Matters of concern:

This is within an area of designated Special Landscape.

Wrexham planning policy E5 states; 'priority will be given to the conservation and enhancement of the landscape, and development will be required to conform to a high standard of design and landscaping and special attention to minimizing its visual impact from the nearby and distant viewpoints.

- Ancient hedgerow has been removed and replaced with a post and rail fence possibly on land belonging to Wrexham Council, and as a result the development is significantly more visible from the B5130 and the surrounding area.
- Virtually all the mature trees and hedgerows, providing screening and a wildlife habitat have been cut down, contrary to the advice of the tree survey consultants and the bat report and contrary to the original agreement.
- A garage which appears to have moved position and a mature tree having been cut down to accommodate its position.
- A building that has been constructed to a greater height than shown on the plans.
- A greater area of hard surface than was evident on the original plan.
- The plot dimensions / area has deviated and is inaccurate.
- A footpath has been erased without due consultation, compromising the 12/1/2017 Modification Order relating to footpath 23 in its route to footpath 24.

The current planning application is proposing the replacement of roof lights to dormer windows on the garage, its size and appearance looking more like a dwelling than a garage. The addition of a porch on the bungalow, brings the building closer to the road, and it needs to be pointed out that this feature has already been partly constructed, before permission has been granted.

Why were these structures not presented in the original plan.?

It appears that works are being introduced piece meal and even carried out before permission has been acquired.

The applicant appears to be making decisions and taking matters into his own hands without paying attention to planning policies and planning processes.

SCC objects to these changes as they increase the size and prominence of this development in its rural setting, and changes to the original plan appear to have been actioned prior to completion of the planning processes.

Yours sincerely,

Sesswick Community Council