

Response to Appeal of Planning rejection for waste recycling hub on Burgess Lane Penley (LPA ref Wrexham p2021/1162, Cattle Shelter, Burgess Lane, Penley)

Summary of Objections:

The proposed site is positioned ~1KM along Burgess Lane, assigned unsuitable for heavy traffic (Figure 1) and is poorly maintained. Increased heavy vehicle usage to deliver and collect the bult waste would result in further degradation of the lane, increase probability of damage to cars and bicycles that use the lane. Additionally the increased number of heavy vehicles on the lane will increase safety risks for other lane users, such as cyclist, walker (some with dogs) and equestrians due to poor visibility along the lane with limited passing places.

Indicated frequency of traffic "1 to 2 pick-up trucks per week" is not accurate, although no direct evidence of frequency can be provided the size of the current stack of waste indicates a higher frequency. Evidence of the size of the vehicles significantly more than a pick up is shown in Figure 2, which also highlights the intrusion into the private yard at our property where the tractor and trailer used the yard turn around, increasing risk to our pets and horses and people there. This examples also shows that the proposed prearranged gate opening to the waste area is not viable as already has not been adhered too.

Previous planning application (LPA ref P/2018/0788) for the expansion of the existing barns was rejected based on suitability of the lane for increased traffic. On appeal permission was granted based on Mr Reeve stating the development of the site would not result in increased traffic as was only required for access for his personal machinery, which would not be the case should the current application be granted. Conditions of application P/2018/0788 to meet safety aspects of the lane, such as set back entrance to get his personal tractor off the road have not been fulfilled.

Highways have previously rejected other planning applications on the lane due to the unsuitability of the lane (LPA ref P/2009/0611) which is directly opposite the proposed Waste hub. In this refused application, Highways concerns were; inadequate visibility at the junction with Burgess Lane, having a detrimental impact on highway safety.



Figure 1



Figure 2.

In Mr Reeves counter proposal in his appeal application there is several points which should be clarified.

1. The reference to 5 passing places on Burgess Lane, there are only 3 suitable areas. 1 from the main junction and two from the other end of the lane. All other opportunities to pass require the utilization of personal drives ways and should not be classed as passing places as they are privately maintained.
2. Over inflation of an agricultural contracting business run from Cross Mill, we have a single tractor which services our family farm and, in the past, has been used to support a local farmer.
3. In addition to our own horse the DIY livery has 4 owners that visit their equines, this has been the same for the last 15 years and is limited by our barn foot print.
4. There is only one 7.5 tonne horsebox on the yard for our own personal use and is used approximately twice a month.
5. The neighbouring "HGV yard", by a joining field only, referenced is a one-man operation with 2 wagons not greater than 20 tonne and is situated only 200yds from the main road onto Burgess Lane not the mile that the proposed site is.
6. Although no deaths resulting from accidents have happened on Burgess Lane, there have been serious accident at the junction of the A539 and the Burgess Lane. Mr Reeves may not have been aware of this as he does not live at the site. Therefore, the concerns raised in road safety resulting in the appeal decision being dismissed of planning application AAP/H6955/A20/3262100 is applicable to this application, as is the refusal of Wrexham LPA ref P/2009/0611.