

Responses to points raised in planning apply LPA ref Wrexham p2021/1162, Cattle Shelter, Burgess Lane, Penley:

In Mr Reeves counter proposal in his appeal to the dismissed planning application there is several points which we feel should be clarified.

1. The reference to 5 passing places on Burgess Lane, 3 of which are 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 on occasions used to support a local contractor.
3. The DIY livery has 4 owners that visit their equines, this has been the same for the last 15 years as we have a limit in our barn foot print to house anymore in addition to our personal animals.
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.

Before drawing to a close a reminder that previous planning consent conditions on the site such as the setback gateway to ensure the road is not blocked has not been adhered too and continues to cause inconvenience and potential hazard.