

Representation regarding Planning appeal at field adjacent to Musley Farm, Musley Lane, Overton, Wrexham by Dr E and Mrs S Greville of Musley Farm, Musley Lane, Overton
Planning Reference: P 2021 0862
Planning and Environment Decisions Wales Ref: CAS-01527-L8N6L3
Appellant's Name: Mrs Sheila Griffiths

- Please note that the appeal for a storage and welfare facility is for the field adjacent to Musley Farm and not at Musley Farm as stated on the appeal and the site is currently used for grazing and not as commercial use implied in the appeal.
- In the conditions for approval for the stable block and new access it states that '**The stables shall not be used for any commercial or business purposes**' (OVE P/2020/0840). In the application for the storage and welfare facility planning statement additional information (revision A) P/2021/0862, under paragraph Business Activity and status, point 2 states '**The enterprise is a commercial business for the purpose of breeding and rearing of horses together with other livestock**'. This is a BREACH of planning consent if one of their arguments for the appeal is to run it as a business.
- We feel that the proposed application for a storage and welfare facility for equestrian purposes is excessive and doubles the footprint of the development, and there is an intensification of development which is unnecessary.
- The proposed development appears to be more residential in nature than support for the stables.
- With reference to the Wrexham Unitary Development Plan 1996-2011, Policy PS2 states the "development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment". This application is for a storage and welfare facility in the open countryside affecting the quality of the natural environment.
- With reference to the above plan, Policy GDP1, we do not feel that the character of the site makes a positive contribution to the appearance of the nearby locality.
- There is no convenient access to public transport facilities for the staff they propose to employ and pedestrian access is poor.
- The application does not appear to meet the standards set out in NRW's advice on the waste water discharge into a water course (reference EC6 Biodiversity Conservation) as set out under the current phosphate advice.
- There is no provision for the storage and disposal of horse manure from the 4 horses.
- There are already 2 semi-derelict sheds and one new shed currently on site which could be used for storage.
- We did not oppose the original application for stables as we felt that was reasonable. We do not understand why the application for the storage and welfare facility was not submitted at the same time if it was so essential to the running of the business. It appears that the focus has moved from having horses stabled on the field to running it as a business venture for commercial gain.