

From:

To:

Subject:

Date:

Happy Days Coaches, Mill Lane, Little Green, Bronington, Wrexham
02 August 2021 15:11:00

The Planning Inspectorate

Crown Buildings

Cathays Park

Cardiff CF10 3NQ

2nd August 2021

Welsh Government Ref/Planning Inspectorate Ref: H6955/A/21/3277974

Ref: Section 78 Appeal at: HAPPY DAYS COACHES, MILL LANE,
LITTLE GREEN, BRONINGTON, WREXHAM

Planning Ref no. P/2021/0137

We write to REJECT the above appeal on the following grounds:

Impact on character and appearance of area:

- the position of the proposed development is outside the settlement limit
- the size of the proposed development would double the current number of dwellings
- the proposed development groups all the dwellings together which is in total contrast to current dwellings standing in their own mature grounds
- design of the proposed dwellings does not allow for the natural maturing of trees and vegetation

Impact on residential amenities;

- hours of use of the proposed dwellings would be constant – currently the site is used only twice a day during school term time
- the proposed development would over-dominate the existing mature, rural nature of the surrounding area
- extra noise would be heard from potentially nine families and their vehicles
- LED streetlights would cause light pollution in this rural area

Impact on highway safety;

- there is poor visibility on a bad bend on approach to the proposed development, the road narrows at this point with a hedge on one side and The Cottage boundary wall on the other
- concerns for pedestrian safety as there are no footpaths on this road and the proximity of local facilities such as the shop and Church are over 1 mile away (ref TAN18)
- availability of parking on the site, especially visitor parking which would mean overspill onto the highway on a bend, resulting in poor visibility for emerging traffic

In general;

The appeal has placed over-emphasis on the impact of the current facilities which are that 8 buses are moved twice a day, (7.30am and 3pm) during school term time only. The bus-stops quoted on the appeal documents are informal. The frequency of the 146 service has been subject to change and in the last 4 years has been subject to funding issues and has been withdrawn altogether at times and cannot be relied upon to serve the community going forward. Local facilities which are a small general store and Church, are situated in Bronington Village over a mile away.

Mr & Mrs G Warburton

