

**GLAN YR AFON TENANTS AND RESIDENTS ASSOCIATION
AND
SOUTHSEA ACTION COMMITTEE**



Welsh Gov Ref/
Planning Insp Ref:
H6955/A/16/3144761

22nd July 2016

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Dear Sir/Madam,

**Re: Section 78 Appeal at Land East of Junction of Tanyfron Road with
Southsea Road, Southsea, Wrexham**

Our Residents' Association and Action Committee wish to make representations with regard to Mr Cash's appeal against Wrexham County Borough Council's decision (2015) to refuse Planning permission for Application Ref: **P/2015/0773**.

We object to the appeal on the same grounds that we objected to the appellant's above Planning Application (please refer to our letter to Ms Janet Sutherland, Head of Community Wellbeing & Development, Wrexham County Borough Council, dated 10.11.2015), namely that it would contravene the policies of WCBC's Unitary Development Plan with regard to land within the green barrier, ie: **EC1, EC4, GDP1a, H9, PS1, PS2 and T8**, and we would again reiterate that this area of land is outside the settlement limits/development boundary.

We are also querying the legality of this Application in relation to green barrier status because even though Mr Cash's representative, Dr Murdoch's, supporting evidence states this is previously "*developed*" land and so planning permission should be allowed", historically, permission for the existing stables **only**, was given in 1994, although at that time, the area did not have green barrier status according to Tim Belcher's notes on the history of the area (see Appendix 4 of the first Welsh Office Hearing) and neither the siting of the caravan in situ at the time, nor the rest of the above land, has **ever** been granted planning permission, therefore Dr Murdoch cannot class this **whole** area as "*Previously Developed Land*", nor even the existing stables as an "allowed" building, as the area was not, then, Green Barrier. Moreover, the proposed chalet/mobile home would have a much larger "footprint" than the existing stables and so even if he classes the stable as "developed" land, this new structure would considerably overlap into green barrier status.

We are seriously concerned that this latest Planning Application is to replace the existing stable block of **32m²** floor area with a much larger chalet, having a floor area of **119m²**. In addition, the existing stable block currently fronts the site, adjacent to the B5101 (the road that runs alongside our particular Glan Yr Afon village area of Southsea) and so is in full view (now that long established trees and hedgerows have been cut down by the appellant) of the village community. As Mr Cash, on his drawing, has not depicted the height of the proposed chalet, we are assuming that it will be much higher than the existing stable block and will therefore materially impact on the original open character of the grazing field which, as stated in previous communications, has also had its grassy area tarmaced and hard cored, and now bears no resemblance whatsoever to its previous countrified state within the green barrier.

We are also querying whether this proposed chalet/mobile home to replace the stable is **in addition** to the appellant's **existing** chalet, which is still sited in its unauthorised position, complete with concrete plinth (see Planning Inspectorate, Mr Tim Belcher's request to reduce the chalet to the size of Mr Cash's original Planning Application Ref: **P/2011/0670** and to re-site it to the location depicted on his plan). If this is the case, there will then be two large chalets/mobile homes, together with the accompanying caravans and parking space allowed for a single family (currently more than one family occupies this site), plus a mobile utility structure. We are therefore at a loss as to where all these buildings and parking spaces are going to fit on this "grazing field" and again, the visual impact on our small village would be enormous.

The villagers also have concerns as to whether Mr Cash will, at a later stage, submit Planning Applications for the remaining part of his land, the other side of the public footpath (which the majority of villagers are wary of using since the erection of a high fence), and if this were to be the case, the result would completely dominate the Glan Yr Afon area of Southsea and would coalesce with the rest of the village the other side of the river.

Please note that this joint letter from Glan Yr Afon Tenants & Residents Association and Southsea Action Committee is written on behalf of the villagers of Southsea and, as a result of various meetings, reflects the opinions and views of the majority of the villagers. Here again, we would draw attention to the fact that the villagers are deeply upset that the appellant is once again appealing against the Council's decision. The travellers have now been here precisely five years and we seem to be in exactly the same position as we were in 2011 (August), when the appellant first moved onto our grazing field, knowing full well that the land had green barrier status and that its previous owner (whom incidentally sold the land to Mr Cash) could not obtain planning permission to develop. On taking over the land, the appellant then proceeded to chop down long established trees and hedgerows (which can never be replaced) and hard core the pasture, with the resultant loss of wild life and also causing this previously natural soakaway to flood the village on two occasions since the last Welsh Government Hearing.

Yours faithfully,



for and on behalf of

**Glan Yr Afon Tenants & Residents' Association
and Southsea Action Committee**