

Maes y Coed

Glyn Ceiriog

Llangollen

LL207NL

23rd May 2016



Planning Inspectorate

Crown Buildings

Cathays Park

Cardiff CF10 3 NG

Re: Planning application H6995/A/16/3148505 2 Detached Dwellings and new access land west of Cae Plas Teg, Tyn y Cestyll Road, Glyn Ceiriog Llangollen

I am writing in response to the appeal to the decision made by WCBC Planning Officers to refuse the above application. I have read the applicant's grounds for appeal but am of the opinion that my original grounds for objecting to this application still stands. Therefore whilst I could respond to all the points made in the applicant's statement I am still of the opinion that the main points made in my original objection are relevant. These are:-

1. The first objection is that the land is outside the village boundary. The applicant makes the point (rightly) that the UDP is being replaced by the LDP. Local consultation on the LDP has just been completed. Whilst the LDP has not as yet been adopted, importantly, the site in question has not been identified as a possible site for development and still therefore remains outside of the boundary. Documents such as the LDP (and UDP previously) ensure that any developments meet the needs of the locality and enable local residents, councillors and planning officers to make informed decisions as opposed to speculative developments such as this one which does not meet any local need.
2. Indeed should this application be granted then a serious and irreversible precedent would be set. Allowing this application would in effect extend the village boundary and 'open the floodgates' to other applications which would extend the village boundary in other parts of the village.
3. The Welsh Government document 'Planning Policy Wales' is very clear with regard to rural planning applications in that it has to meet a local need and needs to ensure that social, economic and environmental issues are balanced. In 2015 WCBC undertook a Household Survey/Needs Assessment in terms of housing stock/need. The conclusion was that in the whole of the borough of Wrexham the total shortfall was 157 properties. I understand that there are 52 Wards/districts within the county of Wrexham which averages out as a shortfall of 3 houses in each ward/district. Whilst I appreciate that this calculation is not 'very scientific' it does give some indication of housing need within the whole county which is not significant.

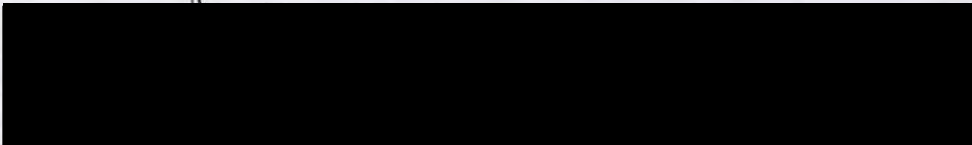
Locally within the Ceiriog Valley there are a number of houses available for rent/sale which meets all types of need including affordable housing. In the village of Dolywern two newly build, detached houses have been for sale for many months. In the village of Glyn Ceiriog itself there are several houses for sale/rent which meets all types of need. Indeed if there was a need for new build houses there is land available within the village boundary (currently with planning permission) which could be developed.

Therefore I reject the applicants' assertion that this development would meet any local need as currently there is a surplus of houses for sale and to rent in the valley.

4. The applicant also states that the two detached four bed roomed houses 'can be easily assimilated into the village without any adverse impact'. I totally disagree with this assertion as these houses would not 'blend in' with the landscape due to the elevation of the site. The applicant had in their original submission submitted a photograph of properties which it is claimed supports this; however all of these properties are within the village boundary.
5. The applicant outlines how adaptation would be made to enable access to the site. However given that these are two, four bed roomed houses, this potentially could lead to an increase in traffic of well in excess of 120% on a very narrow steep lane which will increase traffic with potential increase in risk/hazards.
6. There is also the drainage and possible flooding to be considered. There have been problems in properties in Cae Plas Teg in the past with garages flooding. When my late husband and I bought this property in 1976 we then 'inherited' a right of way across (the then) field to a water well situated on the land where this development is proposed (we later waived this right). It would appear that this water well has been abandoned and could indeed be contributing the flooding 'problem'.
7. I would also like to query the issue regarding mains sewerage. The plans submitted are not very clear as to whether or not the intention is to join the main sewerage. Currently all the properties are separately and independently of each other, connected to the mains sewerage via Ffordd Tyn y Cestyll. If the plan is to use a septic tank, this would be totally inappropriate due the location of neighbouring dwellings.

In view of the objections outlined above I do hope that careful consideration will be given to these when the application is being considered and that the application is rejected.

Yours faithfully

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