

Capt. & Mrs J.Hobkirk
1 Cae Plas Teg
Glyn Ceiriog
Llangollen
LL20 7NJ
8/5/2016

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff CF10 3NQ.



Dear Sir,

Re: 2 Detached dwellings & new access land west of Cae Plas Teg, Tyn-y-Cestyll Rd.
Planning application P/2015/0902.
Gov. ref./Planning Inspectorate ref: H6995/A/16/3148505

We want to object to the above planning application for the following reasons.

1. This land is outside the village boundary & if approved would open up the whole area to indiscriminate development. There already is sufficient housing available to meet local needs & demands.
2. These 2 detached 4 bedroom houses would not blend in with the landscape & would be seen from almost everywhere in the village.
3. Our properties in Cae Plas Teg will be overlooked despite the fact that the applicant shows a screening hedge on the drawings, but this hedge will take many years to grow.
4. This is a very steep narrow lane and extra traffic will increase the danger to horse riders & pedestrians who frequently use the lane.
5. It should be noted that there are a number of natural springs that emanate from the hillside, two of which pass close by to our boundary. Should excavation for foundations for these properties interfere with the springs serious flooding could engulf our properties. This could bring forth serious costs and litigation.
6. There is also a query regarding the possible problems of sewerage from these properties.

We would ask that the objections are considered carefully & and that the application be rejected.

Yours faithfully

Capt.J.R. Hobkirk

&

Mrs J.B.Hobkirk