



The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

24/07/2016

Re: Planning Reference: P 2015 0773 Welsh Assembly Government Ref: H6955/A/16/3144761 Mr Andrew Cash's Appeal to the Planning Inspectorate (Wales)
Re: Land East of junction of Tanyfron Road with Southsea Road, Southsea, Wrexham

To whom it may concern.

Please Note: Although I am happy for my objections to be heard in the appeal meeting, I do not wish my name or address to be passed on to the Appellant because of potential repercussions

I am writing this letter to register my opposition to the latest Appeal against Planning Application **P/2015/0773** which is to replace the existing stable building and shed with one mobile home, one mobile utility structure and 2 in No. touring caravans, together with associated parking (partly in retrospect) on the above parcel of land and would like my previous letter (dated **13.11.2015**) to Ms Janet Sutherberry of Wrexham County Borough Council, concerning this Planning Application to also be taken into consideration.

As stated in my earlier communications, all development on this former grazing field is **illegal**, not only in relation to the Green Barrier issues which contravene Wrexham UDP's policies **EC1, EC4, GDP1a, H9, PS2** and **T8**, but also by the fact that this Appeal follows earlier refusals for Planning permission (Ref: **P/2011/0670**) by the WCBC and subsequent Appeal to the Welsh Inspectorate in Cardiff (Welsh Assembly Government Ref: **H6955/A/12/2172149**, not to mention dismissal of both succeeding Appeals against Enforcement Notices and re-issue of same – all obviously delaying tactics by the Appellant. I would also ask that you take into account my preceding correspondence to the WCBC (**10.10.2011**), Welsh Assembly Government (**19.04.2012**), and to Planning Inspectorate (**23.01.2014**) with regard to the appellant's previous proposals. And if all this is illegal, why have we progressed to yet another Appeal? Mr Cash and his extended family should have vacated the area by October of last year.

With reference to this latest Appeal, I note on Mr Cash's drawing, the existing stable block, then the much larger outline of the proposed chalet, four times the size of the stable block in floor area (is this extra to the chalet already on the site?), then surrounding the outline of the chalet, there is a further, pencilled outline in front of and to the right of the chalet looking in from Southsea Road – is this the size of the concrete plinth that the chalet is going to be set on? Then surrounding the outline of the plinth, he has drawn a continuation of the "bit-mac" road/drive from the entrance gate. All in all, I am querying the total extra m² area of the once "natural soakaway" grazing field that is now going to be concreted and tarmaced over? We're already having flooding issues since Mr Cash chose to tarmac to the original blue line

boundary, but I fear that this larger “footprint” of concrete will seriously increase the water run-off from the site into the Glan Yr Afon area of Southsea as it will not be able to soak away naturally.

LPG Tank query - If Mr Cash is proposing to move his existing chalet to where the stable block now stands, I am assuming that he will have to relocate his existing LPG Tank. If this is the case, I presume this will be installed by a registered, professional plumber, who will then issue the required Safety Certificates to ensure public safety.

Visual Amenity & Article 8 Rights - Finally, since Mr Cash, on first occupying the field (and prior to even applying for Planning permission), chose to cut down trees, ancient hedgerows and bushes for visibility splay, this proposed building will be in full view from the villagers’ side of the B5101 road and thus have a hideous impact on the visual amenity, in stark contrast to the village scene as it was **five** years ago, when there was beautiful foliage, a grazing field in a natural country setting, alongside a small, rural, **peaceful** village, with no pollution, no rubbish strewn around the public footpath, no burning of rubbish, no industrial waste, no noisy arguments and no drunken fighting late at night – who would want to live here now? Never mind Mr Cash’s “need” and “personal circumstances” as stated by Dr Murdoch, what about “giving weight” to the villagers’ needs and personal circumstances – have not our Article 8 Rights been impinged by all the reported (and non-reported incidents) since occupancy of the field?

I would therefore request that you dismiss this latest Appeal and would hope that if Mr Cash finally decides to sell this land, we would have closure on any further proposed, illegal development of the precious Green Barrier land in this small Glan Yr Afon area of Southsea.

Yours faithfully,

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