

The Planning Inspectorate

HOUSEHOLDER PLANNING APPEAL FORM WALES (Online Version)

WARNING: The appeal and essential supporting documents must reach the Inspectorate within the appeal period. If your appeal and essential supporting documents are not received in time, we will not accept the appeal.

Appeal Reference: APP/H6955/D/16/3145732

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Mr Geoff Fielding

B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes ☒ No ☐

Name

Sir / Ma Emery Planning

Company/Group Name

Emery Planning

Your reference

14-276 AF/GS

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

Wrexham County Borough Council

LPA reference number

BRY/P/2015/0957

Date of the application

18/12/2015

Did the LPA issue a decision?

Yes ☒ No ☐

Date of LPA's decision

19/01/2016

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes ☒ No ☐

Address

The Barn, Pentre Saeson Farm
Road From Minera Road to Brymbo Road
BWLCHGWYN
Wrexham
LL11 5TY

Is the appeal site within a Green Belt?

Yes ☐ No ☒

Are there any health and safety issues at, or near, the site which the Inspector

Yes ☐ No ☒

would need to take into account when visiting the site?

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes

☐ No



Please enter details of the proposed development. This should normally be taken from the planning application form.

Removal of 2 existing first floor windows and replacement with 3 new first floor windows including alterations to roof

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has;

1. Refused planning permission.



2. Refused permission to vary a condition(s).



3. Refused prior approval of permitted development rights.



G. PREFERRED PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations



(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?

Yes

☒ No



(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts?

Yes

☒ No



Please explain.

To view / and or measure

2. Hearing



3. Inquiry



H. GROUNDS OF APPEAL

The grounds are set out in

Have you made a costs application with this appeal?

Yes

☐ No



I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;



CERTIFICATE B

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section: GROUNDS OF APPEAL

Document Description: The grounds of appeal

File name: 14-276 Appeal Statement Combined.pdf

File name: 14-276 Appeal list.doc

File name: Google View Brymbo Road Wrexham.jpg

File name: 14-276-L021 Letter to The Planning Inspectorate (Welsh PI).pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 01. A copy of the original application form sent to the LPA.

File name: Application Form_1.0.pdf

File name: Location plan - Pentre Saeson Farm_1.0.pdf

File name: Existing East Elevation Plan_1.0.pdf

File name: Proposed Elevation Plan_1.0.pdf

File name: 14-276-L018 Letter - Planning Application_1.0.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 02. A copy of the LPA's decision notice.

File name: Decision Notice -Dormer Windows application_1.0.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 03. Any other plans, documents or drawings relating to the application which were not sent to the LPA (this should not include any plans, documents or drawings relating to amendments to the application proposed after the LPA have made their determination).

File name: Proposed elevations from south - The Barn, Pentre Saeson - 1510 05A 26 02 16_1.0.pdf

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Completed by SIR / MA EMERY PLANNING

Date 02/03/2016 17:02:26

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

☐

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

☐

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

☒

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

☐

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

☐

J. SUPPORTING DOCUMENTS

01. A copy of the application form sent to the LPA.

☒

02. A copy of the LPA's decision notice.

☒

03. Any other plans, documents or drawings relating to the application which were not sent to the LPA (this should not include any plans, documents or drawings relating to amendments to the application proposed after the LPA have made their determination).

☒

K. ADDITIONAL INFORMATION

Is flooding an issue?

Yes ☐ No ☒

Does the development affect the setting of a listed building?

Yes ☐ No ☒

Is the appeal site within an Area of Outstanding Natural Beauty (AONB)?

Yes ☐ No ☒

Does the site lie within a Conservation Area?

Yes ☐ No ☒

Does the site lie within green wedge?

Yes ☐ No ☒

L. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes ☐ No ☒

M. NOW SEND

Send a copy to the LPA

To do this by email:

- open and save a copy of your appeal form

- locating your local planning authority's email address:

<http://gov.wales/topics/planning/appeals/make-an-appeal/sending-a-copy-to-the-council/?lang=en>

You may wish to keep a copy of the completed form for your records.