

AnnS Jones

From: Matthew Phillips
Sent: 02 April 2014 14:50
To: planning_admin
Subject: FW: FW: Planning Application - P/2014/0102 - 16 Redland Close, Gresford
Attachments: CD1039 SP01A.pdf

[amended plan P/2014/0102](#)

From: cathy owen [<mailto:cathy@caerdesigns.co.uk>]
Sent: 31 March 2014 09:34
To: Matthew Phillips
Subject: Re: FW: Planning Application - P/2014/0102 - 16 Redland Close, Gresford

Hi Matthew

See attached the amended Site Plan.

Is the application looking likely to be approved? The Client is eager for me to start the Building Regulation drawings.

Kind Regards

Cathy

On 31/03/2014 09:19, Matthew Phillips wrote:

Cathy,

I will also need an amended copy of the Site Plan as proposed to show the extension stepped in.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio

Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: cathy owen [<mailto:cathy@caerdesigns.co.uk>]
Sent: 24 March 2014 16:20
To: Matthew Phillips
Subject: Re: FW: Planning Application - P/2014/0102 - 16 Redland Close, Gresford

Hi Matthew

As per my email this morning, please find attached amended plan with rear elevation stepped over - as per previous conversations.

I hope this is the final change.

Kind Regards

Cathy

On 19/03/2014 15:06, Matthew Phillips wrote:

Cathy,

I'd need an amended plan. Could I have a copy of the floor plan elevations amended. The floor plan shows the fence, so all I need is as a minimum the fence panel in front of the window and the one to the left of it (when looking out of the window) highlighted and a note to confirm they will be replaced by fence panels of 1.8m in height.

Regards

Matthew Phillips
Planning Officer/Swyddog Cynllunio
Community Wellbeing and Development/Adran Lles Cymunedol a
Datblygu
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol
Wreccsam
Telephone/Ffôn: 01978 298780

-----Original Message-----

From: cathy@caerdesigns.co.uk [<mailto:cathy@caerdesigns.co.uk>]

Sent: 19 March 2014 13:11

To: Matthew Phillips

Subject: RE: FW: Planning Application - P/2014/0102 - 16
Redland Close, Gresford

Hi Matthew

Yes, he's spoken to his other neighbour, who is happy with the fence panel height being increased - do you want me to note this on the drawings, or would you rather put it in the conditions?

Kind Regards

Cathy

On 2014-03-18 09:24, Matthew Phillips wrote:

Cathy,

No that is fine. Have you discussed with the client the issue of the side facing window?

Regards

Matthew

FROM: Cathy [<mailto:cathy@caerdesigns.co.uk>]

SENT: 18 March 2014 11:28

TO: Matthew Phillips

SUBJECT: RE: FW: Planning Application -
P/2014/0102 - 16 Redland
Close, Gresford

Hi Matthew

The client took the notice round to the neighbour on the weekend. Initially she wasn't happy with the idea but Mr Ware has spoken to her again and she is now happy with the proposals. No official agreement has been drawn up at this point.

What more needs to be done with regards to serving the notice?

Kind Regards

Cathy

Sent from Samsung Mobile

----- Original message -----
From: Matthew Phillips
Date: 17/03/2014 16:39 (GMT+00:00)
To: cathy@caerdesigns.co.uk
Subject: RE: FW: Planning Application - P/2014/0102 - 16 Redland Close, Gresford

Cathy,

My understanding is that there is no agreement in respect of building on the neighbour's property. Furthermore I am led to believe that notice has not in fact been served as stated on the revised application form.

As discussed earlier today, your clients do need to reach agreement with the neighbour in order to build the extension. Whilst this does not necessarily prevent planning permission from being granted, planning permission does not give your clients any rights to encroach onto adjoining land. The owner/occupier of the adjoining property would be well within their rights to refuse consent for the works to take place. It would be in your client's interests to ensure this matter is resolved before the application is determined.

Regards

Matthew Phillips
Planning Officer/Swyddog Cynllunio
Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

-----Original Message-----
From: cathy@caerdesigns.co.uk
[<mailto:cathy@caerdesigns.co.uk>]
Sent: 17 March 2014 15:54

To: Matthew Phillips
Subject: Re: FW: Planning Application -
P/2014/0102 - 16 Redland
Close, Gresford
Importance: High

Hi Matthew

I've just heard back off the Client and the neighbour is now happy with the proposal.

Please see attached the amended front sheet and owners certificate.

Thanks for your help so far.

Any queries, let me know.

Kind Regards

Cathy

On 2014-03-13 11:56, Matthew Phillips wrote:

> Cathy,

>

> I do not appear to have received a response to my email below about

> the application forms.

>

> In addition, having now had chance to view the file and visit the

site, it appears that the development encroaches onto a neighbouring property. Please see the attached letter, plan and notice in respect of this matter.

>

> Regards

>

> Matthew

>

> -----Original Message-----

> From: Matthew Phillips

> Sent: 07 March 2014 15:54

> To: 'cathy@caerdesigns.co.uk'

> Subject: RE: Planning Application - P/2014/0102
- 16 Redland Close,

> Gresford

>

> Cathy,

>

> I will need a revised application form (or at least the front sheet)

> with the name changed if that's ok.

>

> Regards

>

> Matthew

>

> -----Original Message-----

> From: cathy@caerdesigns.co.uk
 [mailto:cathy@caerdesigns.co.uk] >
 Sent: 07 March 2014 10:02 > To: Matthew Phillips
 > Subject: Planning
 Application - P/2014/0102 - 16 Redland Close, >
 Gresford > > Hi
 Matthew > > I believe you will be dealing with
 this application in
 the next few

> weeks.
 >
 > Could you please update the Clients details to
 - Mr Tim Ware. I
 have > put Wooding as the surname on the forms
 but that is his
 partners name > and they are not married, as I
 had assumed.
 >
 > Should you have any further queries with the
 application, please do

> not hesitate to contact me on - 07772 113 971
 or on this email.
 >
 > Unfortunately my landline is down at the
 moment, although I'm
 hoping > it will be fixed next week.
 >
 > Kind Regards
 >
 > Cathy Owen
 >
 > Caer Designs
 >
 > Take a look - you can pay, report, request,
 have your say and find
 information online at
www.wrexham.gov.uk [1].

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http://www.wreccsam.gov.uk/top_navigation/disclaimers.htm [4]. --

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk [1].

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Cathy Owen



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Architectural Technician

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