

QUESTIONNAIRE (Online Version)

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

Appeal Ref:	APP/H6955/A/14/2211974		
Appeal By:	Heather Evans		
Address	Rhos Y Madoc 24 Wynnstay Court Wynnstay Hall Estate, Ruabon WREXHAM Clwyd		
Postcode	LL14 6LA	Grid Reference: Easting	3309812 Northing 3427430

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to us and the appellant, **within 2 weeks of the 'starting date'** given in our letter. Please send any required documents not attached to this online form to the case officer by post. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.** Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

1	Despite our initial letter, do you consider that this appeal can be dealt with by the written representation procedure?	☒ YES ☐ NO
	Do you wish to be heard by an Inspector at:	
	☐ a hearing? or	
	☐ a local inquiry?	
	Note: If the written procedure is agreed the Inspector will visit the site <u>unaccompanied</u> by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.	
	How long do you expect an inquiry would last?	days
2	a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land?	☒ YES ☐ NO
	Please explain:	
	b. Is it essential for the Inspector to enter the site to assess the impact of the proposal?	☐ YES ☒ NO
	Please explain:	
	c. Are there any known health and safety issues that would affect the conduct of the site inspection?	☐ YES ☒ NO
	Please explain:	

- 3 Please provide the name, telephone number and e-mail address of the officer we can contact to make arrangements for the site visit, hearing or inquiry.

Name S Williams

Phone

01978 298785

Email sharon.williams@wrexham.gov.uk

- 4 Does the appeal relate to an application for approval of reserved matters?

☐ YES ☒ NO

- 5 Was a GDPO 1995 Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?

☐ YES ☒ NO

- 6 Did you give publicity to the application in accordance with either Article 8 of the GDPO 1995, Section 67/73 of the Planning (Listed Buildings & Conservation Areas) act 1990 or Regulation 5 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990?

☐ YES ☒ NO

☐ Document provided

- 7 Is the appeal site within;

a. A Green Belt?

☐ YES ☒ NO

b. An Area of Outstanding Natural Beauty?

☐ YES ☒ NO

- 8 Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?

☐ YES ☒ NO

☐ Document provided

- 9 a. Are there any other appeals or matters relating to the same site still before the Welsh Assembly Government?

☒ YES ☐ NO

Please give our reference numbers and if necessary attach details:

☒ Document provided

PREVIOUS APPEALS DETERMINED H6955/E/12/2184822 A/13/219

- b. Are there any other appeals or matters adjacent or close to the site still being considered by the Welsh Assembly Government?

☐ YES ☒ NO

Please give our reference numbers and if necessary attach details:

☐ Document provided

- 10 Would the development require the stopping up or diverting of a public right of way?

☐ YES ☒ NO

Please provide an extract from the Definitive Map and Statement for the area, and any other details.

☐ Document provided

- 11 a. Is the site in a Conservation Area?

☐ YES ☒ NO

Please attach a plan of the Conservation Area

☐ Document provided

- b. Does the appeal relate to an application for conservation area consent?

☐ YES ☒ NO

- 12 a. Does the proposed development involve the demolition, alteration or extension of a listed building?
- Date of listing:
- ☐ I ☐ II* ☐ II
- b. Would the proposed development affect the setting of a listed building?
- Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.*
- c. If YES to (a) or (b), was CADW consulted?
- Please attach a copy of any comments.*
- 13 Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?
- 14 a. Would the proposals affect an Ancient Monument (whether scheduled or not)?
- b. Was Cadw consulted?
- Please send a copy of any comments.*
- 15 Is any part of the site subject to a Tree Preservation Order?
- Please send a plan showing the extent of the Order and any relevant details.*
- 16 Is Flooding an issue?
- If yes, has a Flood Risk Assessment been submitted?
- 17 Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?
- 18 a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?
- Please attach the Countryside Council for Wales' Comments*
- b. Are any protected species likely to be affected by the proposals?
- Please attach details.*

☐ YES ☒ NO

☐ I ☐ II* ☐ II

☒ YES ☐ NO

☒ Document provided

☐ YES ☒ NO

☐ Document provided

☐ YES ☒ NO

☐ YES ☒ NO

☐ YES ☐ NO

☐ Document provided

☐ YES ☒ NO

☐ Document provided

☐ YES ☒ NO

☐ YES ☐ NO

☐ Document provided

☐ YES ☒ NO

☐ YES ☒ NO

☐ Document provided

☐ YES ☒ NO

☐ Document provided

19 Environmental Impact Assessment

Environmental Statement (ES)

Schedule 1

- a. (i) Is the proposed development Schedule 1 development as described in Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?

☐ YES ☒ NO

(ii) Under which description of development? (ie Nos 1-21)

Schedule 2

- b. (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?

☐ YES ☒ NO

(ii) Under which description of development in Column 1? (ie Nos 1-13)

(iii) Is the applicable threshold/criteria in Column 2 exceeded/met?

☐ YES ☒ NO

- c. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?

☐ YES ☒ NO

☐ Document provided

Please provide details in the box below:

Screening

- d. (i) Have you issued a screening opinion (SO) under regulation 25(2)?

☐ YES ☒ NO

Please attach a copy of the SO that was placed on the planning register, and any other related correspondence.

☐ Document provided

(ii) Did the SO state that the proposed development is EIA development as defined by the EIA Regulations?

☐ YES ☐ NO

☐ Document provided

If you decided that the proposed development is not EIA development as defined by EIA Regulations, please attach brief descriptions for your opinion.

Environmental Statement (ES)

- e. Has the appellant supplied an environmental statement?

☐ YES ☒ NO

☐ Document provided

Please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 and Circular 2/99.

Publicity

- f. If applicable, please supply a copy of the site notice and local advertisement published under Article 8 of the GDPO 1995, as required for EIA development.

☐ YES ☒ NO

☐ Document provided

- 20 Have all the notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?

☒ YES ☐ NO

☒ Document provided

Please attach copies of any comments that you received in response.

SUPPLEMENTARY SHEET

Questionnaire Documents (continued)

imposed if planning permission is granted.
DESCRIPTION: MATERIALS SUBMISSION
FILENAME: 20130615 - materials submission.pdf

TITLE: 21k. Plans of the site.
DESCRIPTION: 1250
FILENAME: P_2013_0615_Rhosymadoc House_1250.pdf

TITLE: 21k. Plans of the site.
DESCRIPTION: 10000
FILENAME: P_2013_0615_Rhosymadoc House_10000.pdf

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*****
* The Documents Listed Below Will Follow By Post *
*****
** 12b. The proposed development affects the setting of a listed building
** 21i. Extracts from any supplementary planning document

*****
* The Documents Listed Below Are Already Enclosed *
*****
** 9a. DETERMINED PLANS
** 20. 21C
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Appeal Ref:	APP/H6955/A/14/2211974
Appeal by:	Heather Evans
Site Address:	Rhos Y Madoc 24 Wynnstay Court Wynnstay Hall Estate, Ruabon WREXHAM Clwyd LL14 6LA

The following documents should be sent to us within 2 weeks of the 'starting date' (unless otherwise specified)

Description	No. Sent
***** * The Documents Listed Below Were Uploaded With The Questionnaire Form * ***** TITLE: 21a. A copy of the letter with which you notified people about the appeal DESCRIPTION: LETTER FILENAME: 20130615 - letter.pdf TITLE: 21b. A list of the people you notified and the deadline you gave for their comments DESCRIPTION: LIST FILENAME: 20130615 list.JPG TITLE: 21c. All representations received from interested parties. DESCRIPTION: CC FILENAME: 20130615 - community council response.pdf TITLE: 21c. All representations received from interested parties. DESCRIPTION: CONS AREA FILENAME: 20130615 - cons officer comments.pdf TITLE: 21d. The planning officers report on the application and any other relevant documents. DESCRIPTION: REPORT FILENAME: 20130615 - officers report.pdf TITLE: 21f. Extracts from any relevant statutory development plan policies DESCRIPTION: POLICIES FILENAME: 20130615 - policies.pdf TITLE: 21j. A list of comprehensive conditions which you consider should be imposed if planning permission is granted. DESCRIPTION: APP FORM FILENAME: 20130615 - app form.pdf TITLE: 21j. A list of comprehensive conditions which you consider should be imposed if planning permission is granted. DESCRIPTION: DECISION FILENAME: 20130615 - decision.pdf TITLE: 21j. A list of comprehensive conditions which you consider should be imposed if planning permission is granted. DESCRIPTION: DISCHARGE OF CONDITIONS INFO FILENAME: 20130615 - discharge of conditions letter.pdf TITLE: 21j. A list of comprehensive conditions which you consider should be imposed if planning permission is granted. DESCRIPTION: LETTER FILENAME: 20130615 - letter.pdf TITLE: 21j. A list of comprehensive conditions which you consider should be	

Continued...

Completed By	Sharon Williams	Date	4 February 2014
LPA	Wrexham County Borough Council		

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

22 For appeals dealt with by written representations only.

Do you intend to send a 6 week statement about this appeal?

☒ YES ☐ NO

a. the plans submitted with the application;

☐ Applies

b. the relevant planning history;

☐ Applies

c. any supplementary reasons for the decision on the application or what the decision notice would have said;

☐ Applies

d. matters which you want the Inspector to note at the site visit;

☐ Applies

e. how the relevant development plan policies relate to the issues of this appeal;

☐ Applies

Council's Reference:

☒ I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

Completed by

(name)

On behalf of

council.

STATEMENT

Do you wish to attach your statement of case?

☐ YES ☒ NO

Document provided

21 Copies of the following documents must, if appropriate, be attached to this questionnaire;

Tick the 'Applies' checkbox to the right of each applicable document, then select whether you intend to send it by post or attach it now.

- a. a copy of the letter with which you notified people about the appeal; ☒ Applies
- b. a list of the people you notified and the deadline you have for their comments to be sent to us; ☒ Applies
- Deadline:
- c. all representations received from interested parties about the original application; ☒ Applies
- d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes; ☒ Applies
- e. any representations received as a result of a GDPO 1995 Article 7 (or Regulation 6) notice; ☐ Applies
- f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan) You must include the front page, the title and date of the approval/adoption, and give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination; ☒ Applies
- List of Policies:
- g. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when; ☐ Applies
- List of Policies:
- h. extracts from any supplementary planning document, together with the date of its adoption. In the case of emerging documents, please state what stage they have reached. ☐ Applies
- i. a list of conditions which you consider should be imposed if planning permission is granted. You need not attach this to the other questionnaire papers, but it should reach us within 6 weeks of the starting date. The list must be submitted separately from your appeal statement; ☒ Applies
- j. any other relevant information or correspondence you consider we should know about; ☒ Applies
- k. 2 plans of the site – (1:10,000 & 1:1250) reproduced from O.S digital map; ☒ Applies