

The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website www.planning-inspectorate.gov.uk

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RECEIVED

THE PLANNING
INSPECTORATE
PINS

COMMENTS ON CASE

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter attached. Comments submitted after the deadline may be considered invalid and returned to sender. Your comments can also be made on-line at www.planningportal.gov.

This form will be published on the Planning Portal, please do NOT sign it. This is to ensure that all personal data is protected in line with the requirements of the Data Protection Act 1998.

DETAILS OF THE CASE

Case Reference:

P/2013/0219

H6955/A/13/2200637

Address of site

LAND SOUTH OF BOUNDARY HOUSE
HORSEMAN'S GREEN ROAD
HORSEMAN'S GREEN, WREXHAM

Postcode
(if known)

SY13 3DY

SENDER DETAILS

Name

MR MICHAEL & MRS GILLIAN CHAPLIN

Acting On Behalf Of

(leave blank if writing on
your own behalf)

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?
(Neighbour, Councillor, Owner, Tenant)

NEIGHBOUR

What kind of representation are you making?

OPPOSITION TO THE APPEAL

YOUR COMMENTS ON THE CASE

Please provide your representation below.

PLEASE FIND ATTACHED OUR LETTER TO
WREXHAM COUNTY BOLOUGH COUNCIL dated
19th April 2013.

ALSO ATTACHED IS OUR REPLY TO MR.
FORRESTAL'S PREVIOUS APPEAL RELATING TO
PLANNING REFERENCE : P/2012/0380, and
WELSH ASSEMBLY GOV REF : HG955/A/12/2184288.

ESSENTIALLY THIS LATEST APPLICATION and
APPEAL IS CONSISTENT WITH THE PREVIOUS
ONE, HENCE OUR COMMENTS and CONCERNS
ARE ALSO CONSISTENT.

YOU ARE WELCOME TO CONTACT US AT
ANY TIME RELATING TO THE INFORMATION
AS SUPPLIED, AND TO DISCUSS OUR
CONCERNS RELATING TO THIS CONTINUAL
STRUGGLE.

Mr & Mrs M. Chaplin
The Barn
Horsemans Green
Shropshire
SY13 3DY

19th April 2013

Head of Community Wellbeing & Development
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Dear Sir/Madam,

Planning Application : P/2013/0219

Land South of Boundary House, Horseman's Green, Wrexham

We write to you in connection with the above referenced planning application, the latest in a whole host of applications covering numerous years.

We write again objecting on grounds of severe impact to the local environment, and associated risk to the safety and wellbeing of residents.

The current application is similar to last year's submission which was similarly dismissed by both Wrexham Planning Department and the Welsh Assembly Planning Inspectorate.

You should have our previous responses on file outlining our thoughts and concerns, however for clarity we would summarise as follows :

- The building would not be in keeping with the overall appearance of the area, and would over-dominate.
- We would question the proximity of the proposed building to the boundary limit, and would also point out that there is a well used public right of way through the area in question.
- We receive a lot of rainfall throughout the year, and that particular part of the village floods on numerous occasions especially during the winter months. This situation would be exacerbated should that area be developed.

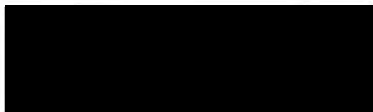
- Any site access to this area would prove problematic given the proximity of the access way versus the bend in the road and the junction a matter of only yards away. We consider this a potential safety risk to all road users and to pedestrians.
- There is a huge issue in the local area associated with overloaded drains. There is no surface or foul water mains drainage and therefore Horseman's Green is prone to flooding. The Wrexham Development Plan has stated that there should be no further development due to the aforementioned poor drainage, or until mains drainage is installed. Allowing planning permission in this respect would be totally against the Development Plan's intent.
- The local area has, thus far, been a safe haven for young children to play, we fear that this situation would be compromised should further development take place.
- Country roads and lanes can be particularly dangerous due to the extent of earth, etc deposited by farming machinery. We would expect this situation to worsen under any proposed development scheme.

We struggle to comprehend why stabling for three horses would be required on such a small plot of land, this seems nonsensical. We have kept horses for many years, our property spans 2.3 acres which is just about sufficient to adequately graze two horses.

In conclusion, we consider that this type of proposal is wholly inappropriate environmentally, from an aesthetical perspective, and from a safety standpoint.

Furthermore we would advise that, due to the dismissal of previous applications, the applicant has now resorted to sending out threatening letters to various residents (copy of letter to ourselves attached) in a desperate attempt to gain another foothold in the village for the purpose of property development and personal gain, with no regard whatsoever for the local environment or community.

Yours Sincerely

A black rectangular box redacting the signature of Mr & Mrs M. Chaplin.

Mr & Mrs M. Chaplin

5, Berwynfa
Windsor Road
New Broughton
Wrexham
LL11 6ST

21st December 2012

Mr M Chaplin & Mrs G M Chaplin
The Barn
Horseman's Green
Whitchurch
Shropshire
SY13 3DY

Dear Mr & Mrs Chaplin

I refer to your letters of 16th June 2012 to WCBC Planning Department and 23rd October 2012 to The Planning Inspectorate.

The above correspondence has been referred to my solicitor as in my view some of the comments made in these letters are of a personal nature, are offensive and disrespectful and as such have no place in what is a democratic procedure i.e. a legitimate planning application. You have no doubt read WCBC 'Have your say about a planning application before the Council makes a decision' but, it would appear, you have chosen to ignore the advice.

I would remind you that the application relates to my land which has been in my ownership for 26 years and that your entitlement is restricted to making third party representations only and furthermore any issues you raise must only involve planning matters. The right to make representation does not give you license to make personal comments or make reference to my private affairs and I would advise that in future you should refrain from doing so.

Early in the New Year I intend to make further planning applications and I will be monitoring closely any third party representations and if there is any repetition of inappropriate comments I will respond accordingly and pass the matter to my solicitor.

Yours sincerely



R E Forrester

The Planning Inspectorate

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DETAILS OF THE CASE

Case Reference: P.2012.0380. H6955/A/12/2184288

Address of site

LAND SOUTH OF BOUNDARY HOUSE
HORSEMAN'S GREEN ROAD, HORSEMAN'S GREEN
WREXHAM

Postcode
(if known)

SY13 3DY

SENDER DETAILS

Name MR MICHAEL CHAPLIN & MRS GILLIAN CHAPLIN

Acting On Behalf Of
(leave blank if writing on
your own behalf)

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?
(Neighbour, Councillor, Owner, Tenant)

NEIGHBOUR

What kind of representation are you making?

OPPOSITION TO THE APPEAL

YOUR COMMENTS ON THE CASE

Please provide your representation below.

Mr Forrester does not live in the area and is simply a property developer aiming to seek personal gain, with no regard whatsoever for the local environment or community, or safety and wellbeing of same.

There have been numerous planning applications made over the 9 years we have resided in Horseman's Green, and indeed some prior to this, the general feel in the Hamlet is that of being 'ground down' due to the incessant nature of it.

We have attached our latest letter dated 16th June 2012, and in relation to the last application, again culminating in planning refusal.

Additionally, we would like to bring your attention to recent developments :

There is a huge issue in the local area associated with overloaded drains. There is no surface or foul water mains drainage and therefore the Hamlet is prone to flooding. Ditches at the side of the road are normally full of water, with no apparent suitable place for them to drain away. We have not yet entered the Winter season however we are already experiencing associated problems.

During the month of September Mr Forrester arrived in the Hamlet and spent a few hours cleaning out the drainage ditch adjacent to the land in question, he also laid some hard core material at the field entrance.

Immediately subsequent to this we experienced a heavy shower and shortly afterwards the gateway and road outside the field were flooded, with ditches and drains unable to cope. To be in this situation at the end of the Summer months is concerning enough, worse is to come as we approach the Winter months.

Should additional buildings (c/w kitchen and toilet block) be built in this area then this would exacerbate the overload problem, culminating in further flooding and an increased safety risk.

The Wrexham Development Plan has stated that there should be no further development in the Hamlet due to the aforementioned poor drainage or until mains drainage is installed. Allowing the appellant planning permission in this respect would 'fly in the face' of the Development Plan and it's intent.

Mr M. & Mrs GM. Chaplin
The Barn
Horsemans Green
Shropshire
SY13 3DY

23rd October 2012

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Planning Reference : P 2012 0380

Welsh Assembly Government Ref : H6955/A/12/2184288

**Section 78 Appeal at : Land South of Boundary House, Horsemans Green Road,
Horsemans Green, Wrexham – Erection of Stable Block and Store, Kitchen, Toilet
Block**

Dear Sir/Madam,

We write to you to make representation in relation to the above referenced appeal.

In order to provide some background, the appellant has made a whole range of separate applications over a number of years, and for buildings ranging from a single stable block through to a general purpose agricultural building.

We enclose our last letter dated 16th June 2012, along with a completed 'comments on case' form.

You are welcome to contact us at any time relating to the information as supplied, and to discuss our concerns relating to this continual struggle.

Yours Sincerely



Mr M. & Mrs GM. Chaplin

Mr M. & Mrs GM. Chaplin
The Barn
Horsemans Green
Shropshire
SY13 3DY

16th June 2012

Sharon Holman
Case Officer
Head of Community Wellbeing & Development
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1AR

Planning Ref : P/2012/0380
Erection of Stable Block & Store, Kitchen, Toilet Block - Land South of Boundary
House, Horseman's Green

Dear Sharon,

We write to you in connection with the above referenced planning application, and wish to advise our thoughts and concerns.

Firstly we would like to draw your attention to the fact that the applicant has consistently attempted to seek permissions over past years, and for buildings ranging from a single stable block through to a general purpose agricultural building.

You should have our previous responses outlining our thoughts and concerns on file, however for clarity we would advise as follows :

Upon reviewing the proposal and supporting documentation it would appear that this would not be in keeping with the overall appearance of the area, and especially the existing residential dwellings.

We would question the proximity of the proposed building to the boundary limit, and would also point out that there is a public footpath running through the area in question.

We receive a lot of rainfall in the general area, and that particular part of the village floods on numerous occasions especially during the winter months. We can only assume that this situation would be exacerbated should that area be developed.

Any site access to this area would prove problematic given the proximity of the access way opposite the bend in the road and the turning/junction a matter of only yards from

the current site access. We consider this a potential safety risk to all road users and to pedestrians.

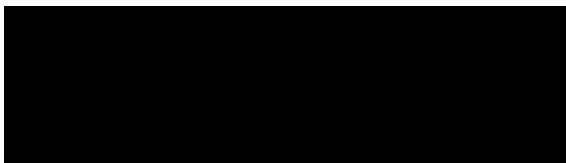
There are no sewers in that part of the village, careful consideration would need to be given in this respect.

The local area has, until now, been a safe haven for young children to play due to it's inherent situation with regard to low volumes of traffic. Our fears are that this situation would change due to the increased amount of traffic should a development application be successful.

Country roads and lanes can be particularly dangerous due to the extent of earth, etc deposited by farming machinery. We would expect this situation to worsen under any proposed development scheme.

In conclusion, we consider that this type of proposal is wholly inappropriate for our village from an aesthetical perspective, from a safety viewpoint, due to concerns relating to unwanted noise in a residential area, and due to the impact on our already overloaded drains.

Yours Sincerely

A large black rectangular box redacting the signature of Mr. M. & Mrs. GM. Chaplin.

Mr M. & Mrs GM. Chaplin