

The Planning Inspectorate

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

For official use only
(Date received)

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/2012/0576 - LAND

Address of site

LAND TO THE REAR OF 22, BRYN ESTYN ROAD, NREXHAM

Postcode
(if known) LL13 9NB

SENDER DETAILS

Name MR PH JONES

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?

AGREEMENT WITH ORIGINAL REFUSAL.

YOUR COMMENTS ON THE CASE

Please provide your representation below.

I REFER TO MY ORIGINAL LETTER DATED 07 SEPTEMBER 2012.
(COPY ENCLOSED).

WHERE UPON A DECISION WAS MADE AGAINST
THE APPLICATION ON THE GROUNDS OF THE ACCESS
TO SITE.

THE DECISION WAS A COMMON SENSE APPROACH
TO RESTRICTED VISION FOR INGRESS AND EGRESS
TO THE SITE, WHICH IS LOCATED ON A
COUNTRY LANE ENTERING INTO A SEMI RURAL
AREA. TRAFFIC EXCEEDS THE LEGAL LIMITS
AT BEST OF TIMES AND, A NEW ACCESS
TO THIS SITE WOULD BE MADE WITHIN
THE DE-RESTRICTED AREA. ALL AS PER
HIGHWAY AUTHORITY OBSERVATIONS, THIS WOULD
NOT BE AN ACCEPTABLE SCENARIO.

TO DATE VARIOUS MATURE TREES HAVE
BEEN TAKEN DOWN EXPOSING THE SITE, ALONG
THE NATURAL SCREENS AND, MOST IMPORTANTLY,
SECURITY TO THE SURROUNDING PROPERTIES.

THERE HAS BEEN A NUMBER OF INSTANCES
OF STRANGERS CROSSING THE SITE, ONE SUCH
OCCASION A BURGLARY AT NO 22, WHICH
ACCESS WAS GAINED FROM THE ADJOINING
FIELD.

ALSO, FOLLOWING SUBSTANTIAL RAINFALL, ALONG WITH
TREE REMOVAL, THERE HAS BEEN OCCASIONS OF

YOUR COMMENTS ON THE CASE (continued)

WATER PONDING ON THE PLOT & ENTERING INTO MY PROPERTY ALSO. THIS IS OF GREAT CONCERN TO ME, AS MY PREVIOUS NEIGHBOUR WHO PREVIOUSLY OCCUPIED THE LAND, EXPLAINED ABOUT THE POTENTIAL OF A POND RE-FORMING, IF CONDITIONS WERE SUCH, TO ENCOURAGE IT DOING SO.

I MUST REITERATE, THAT IN PRINCIPLE A LOW-SET BUILDING / DWELLING, ~~THAT~~ WHILST HAVING AN IMPACT, WOULD BENEFIT FROM A BETTER ACCESS THAN THE ONE PROPOSED FROM THE FRONTAGE OFF BAIN ESTYN ROAD, WHICH AS ALREADY BEEN DEMONSTRATED, IS NOT ACCEPTABLE.

GREAT CARE & CONSIDERATION, MUST BE GIVEN TO THE DECISION OF BUILDING ON THIS PROPOSED LAND, WHICH, IN ESSENCE IS A GARDEN PLOT.


06-APRIL 2013.