

21 SEP 2011

THE PLANNING
INSPECTORATE
PINS 3

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:

2158669/2158667

Address of site

LAND ADJOINING ALYNDENE
LITESTER ROAD
ROSSETT
WREXHAM

Postcode
(if known)

LL12 0HN

SENDER DETAILS

Name

JOHN M. AYES

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)

RESIDENT

What kind of representation are you making?

AGAINST APPEAL

YOUR COMMENTS ON THE CASE

Please provide your representation below.

Ref: P/2011/0377 - H6955/A/11/2158669

P/2011/0111 - H6955/A/11/2158667

Land Adjoining Alyndene, Chester Road, Rossett, Wrexham, LL12 0HN

Preamble.

- I am submitting this representation as a long-term (34 years) resident of Rossett. In this time I have become involved in the village life. My children went to school in Rossett. I have a particularly close association with the Parish Church which is an immediate neighbour of the site in question.
- The following submission should be read in conjunction with all the various representations I have made to the Planning Department of Wrexham County Borough Council. (I assume these have been forwarded to you with the WCBC files. If not, then please let me know and I will provide copies.)
- As well as a concern for the further development of our village, which has already doubled in size since we moved here, I am particularly concerned about the impact of the proposed development on an important historic area of the Borough as a whole.
- Furthermore, I have a particular interest in, and affection for, the architecture and artefacts of the Arts and Craft movement. Elements of this period are represented in this area of Rossett, especially in the buildings in this part of Rossett and the fittings and glass in the church.

Submission.

I completely support the decisions reached by the Planning Committee of Wrexham County Borough Council at their meetings on 4th April 2011 and 25th July 2011. I endorse the reasons for refusal as included in the document "Report of The Head of Community Wellbeing and Development" to the meeting on 25th July 2011.

I feel that mistakes were made by both parties (the Robsons and the Planning Department) prior to the initial application. This application (P/2010/1092) was withdrawn prior to a decision, probably as a consequence of the number and content of objections which were received by WCBC.

I appreciate that the Planning Committee went against the recommendation of its officers at the meeting on the 4th April. That their action in doing so was justified is demonstrated by the fact that the Planning Department itself had reversed its view by the time of the next meeting on 25th July.

I do not have a great deal to add to my earlier submissions that I made to WCBC. I would, however, like to add now two further matters; an observation and a photograph.

The observation: the history of what is now Wrexham County Borough is very much tied up with the transition of the area from a rural economy to an industrial and rural mix through the late 19th and early 20th century. As a consequence of this there are within the Borough quite a lot of substantial late Victorian/Edwardian villas. This is not unusual in areas where early industrialists wanted to improve their living conditions. What, to my knowledge, is unique about this area of Rossett within Wrexham is the sheer concentration of the historic time-line which is part of the street scene. I have covered this in detail elsewhere. The consequence of this concentration is that any development of the side garden of Alyndene would intrude into this time-line. I contend that any such intrusion would be unacceptable.

The photograph and its overlay are attached. They show far more clearly than any block plan exactly what the immediate environment of the site in question is like.

Conclusion.

In view of all of the above, along with all my earlier submissions, I submit that the Planning Committee was right to refuse Mr. Robson planning permission to develop the side garden of Alyndene, both for P/2011/0111 and outline permission as requested in P/2011/0377. Further, the Planning Committee was correct in indicating in its refusal of these applications that; "The gap preserves and enhances the setting of the Church, a Grade II Listed Building and makes a positive contribution to the street scene. The Council considers that the loss would have an adverse effect upon the wider visual amenities of the area, particularly when viewed from the southerly direction. The principle of developing this site, therefore, given its visual prominence and relationship with the Listed Building would not make a positive contribution to the appearance of the area and would be contrary to Policy GDP1 (a) of the adopted Wrexham Unitary Development Plan."

I ask that The Planning Inspectorate uphold Wrexham County Borough's decisions and reject these appeals.



Christ Church

The site

Alyndene

Bopalm

Alyn Cottage