

AnnS Jones

From: Matthew Phillips
Sent: 21 September 2011 14:51
To: planning_admin
Subject: FW: Fields House Ref P/2011/0550
Attachments: Brampton statement signed.jpg; Brampton statement signed-3.jpg; Brampton statement signed-1.jpg; Brampton statement signed-2.jpg; Brampton statement signed-4.jpg; RegisterPlan.pdf

Importance: Low

[supporting information for P/2011/0550](#)

From: Gez Willard [mailto:gez.willardwillard@btinternet.com]
Sent: 20 September 2011 14:31
To: Matthew Phillips
Subject: Fw: Fields House Ref P/2011/0550
Importance: Low

2 of 2

Bampton colour statement attached.

I have also attached the original OS plan which shows the smaller stable in situ before the client moved in in 2007.

Regards

Gez Willard

Dip Tp M.R.T.P.I
Chartered Town and Country Planner

Willardwillard Ltd

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----- Forwarded Message -----

From: GEZ WILLARD <gez.willardwillard@btinternet.com>

To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Sent: Tuesday, 20 September 2011, 14:21

Subject: Re: Fields House Ref P/2011/0550

Hello Mathew

This is 1 of 2. It includes again the coloured Capewell Statement. The Bampton statement is to follow next.

I have reviewed the planning application submission and information you have requested.

I will deal with the points in turn.

1 This application relates only to operational matters as the application form and submission documents make very clear. The certificate is sought for the erection of a stable. The certificate does not seek to regularise a change of use from or to any commercial use. The applicant moved in to her house at Fields House in 1997. It was in wholly residential use then and remains so now. The stable subject to this application was erected to replace a smaller poor quality stable in a similar position. The applicant has used the stable to keep her horses in and those of a friend. She has not sought to regularise any commercial use. Accordingly and in law, it is my view that you cannot vary the certificate awarded to anything other than the development applied for. I return. The application seeks the award of a certificate for operational development only of a stable. If awarded this certificate will allow the building to be retained and protected from Enforcement proceedings. You may of course define the scope of the certificate to avoid doubt and in accordance with the applicant's submission and within reason. I expect that you may so define the Certificate so as to say that the stables may only be used for the keeping of recreational horses. In my view there is no further clarification required.

2 The application form submitted indicates that certificate is sought only for an existing operation (7) and that is the erection of a stable. This is described in section 8 of the application form. The witness statements too only relate to the erection of a stable. This certificate does not seek to regularise any other matter. Would you like me to attach a further plan showing the applicant's fields in blue and the site of the subject building in red? I do however see this as wholly unnecessary as you can simply avoid doubt by clarifying on the certificate itself that it relates only to the building shown in red on the plan attached to the certificate.

3 The "google image" attached to all of the witness statements is shown in red and was on my submissions. I attach them again for your record.

4 In the witness statements the witness refer to the building that they saw during their visits over a 13 or 14 year span. Their statements refer to a red edged plan attached to their own statements. If that the building had changed they would have said so in their statements. It all seems very clear to me.

I have already sent to you google images which show the building in 2006 and 2009. This is the same building which is still on site. The evidence does indicate there has not been any change to this building following its erection in 1997 as Mr's Sharpe's statement (paragraph 3) makes clear.

Thank you for considering this email as my reply to your letter.

I will call you tomorrow to discuss its contents any whether there is anything that you justifiably might need before awarding this certificate.

Gez Willard

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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

To: Gez Willard <gez.willardwillard@btinternet.com>

Sent: Wednesday, 14 September 2011, 9:54

Subject: RE: Fields House Ref P/2011/0550

Gez,

The issue in respect of the Capewell and Brampton statements in so far as the plans attached to them - the plans we received attached to each were black and white copies only so it is not clear what they are referring to. The plans

were also reduced size copies of the original so the red area would quite small in any case. I'd suggest that a better plan is appended to any revised statements, that the plans are signed and dated as are any photographs that are also appended to them.

I am reasonably confident that your client will be able to demonstrate that the building has been there for long enough to be lawful - however I think it is important that any evidence your client (and therefore ourselves) rely on is clear in what it refers to.

Regards

Matthew

From: Gez Willard [mailto:gez.willardwillard@btinternet.com]
Sent: 13 September 2011 17:55
To: Matthew Phillips
Subject: Fw: Fields House Ref P/2011/0550

Hello Mathew

I have today received your letter of 7th September 2011, though I am unsure why it has taken 6 days to get thru the postal system.

I will clarify the simple issues you raise in your letter in the next few days. With respect to the evidence of Messrs Capewell and Brampton I will contact my client directly in order that she can ask them to clarify that their statements relate to the building now erected and not its predecessor. I propose to ask them to examine a photograph of the same and to confirm that is the building their statements relate to. Is that what you need to clarify their submissions?

Gez Willard

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----- Forwarded Message -----

From: Gez Willard <gez.willardwillard@btinternet.com>

To: matthew.philips@wrexham.gov.uk

Sent: Friday, 13 May 2011, 17:06

Subject: Fields House

Hello Mr Phillips.

I see from letters that you are the case officer in respect of this site.

I am instructed by Mrs Sharp to assist with her planning difficulties. I have visited the site and inspected her records and satisfied myself as to the facts available to me at present in respect of this property.

I am asked to prepare submissions to you in respect of the stable that has been completed for considerably longer than 4 years and in respect of the change of use of the barn into residential use which took place in 1999/2000.

With respect to the change of use of the barn I have a copy of the plans but do not have the notice of decision (P/1999/0097). Would you be kind enough to email that to me.

I will take me a few weeks to prepare these submissions and trust that is in order.

Gez Willard

Gez Willard

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