

Ty Newydd
Allt Eisteddfod
Gwynfryn
Wrexham
LL11 5TS

6 December 2010

Ref: Planning application No. P/2010/0133 Town and Country Planning Act 1990, section 78 appeal at: Eisteddfod Farm, Allt Eisteddfod, Gwynfryn, Wrexham. Welsh assembly reference: H6955/A/10/2139731.

Dear Sir/Madam,

We are writing with reference to the above planning application. Please find enclosed a copy of our original letter that we sent to Wrexham council. Our objections still stand and we would like to make the following comments:

We would like to reiterate our concern for any further increase in traffic on this very narrow country lane. Safety, especially for children and animals, is a real issue.

If this planning were to go ahead (outside of the settlement boundary) we fear it could bring on more development and redevelopment not only of the proposed site, but also of other ruins in the surrounding area.

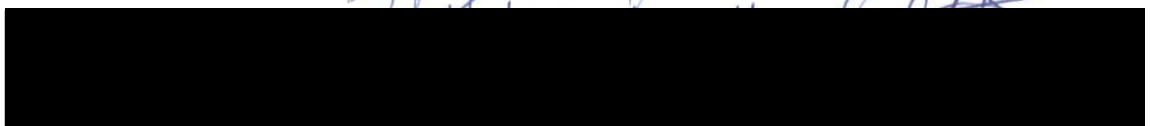
It has come to our attention that there were two letters in support of this planning application. They were from two different addresses yet it is common knowledge that the two people in question (one of which is the daughter of Mr Davies) do in fact live together in a property owned by Mr Davies and near to the proposed development site. Although entitled to their own opinions, we feel it is very unfair that we three at Ty Newydd oppose the planning, yet it is classed as one objection from one address. We therefore believe those two letters are misleading and in no way represent the views of local people in this area.

Please take our opposition seriously as this would indeed spoil a serene and beautiful place.

Please acknowledge receipt of this letter and inform us of the outcome.

Yours faithfully,

W.J Hutchinson Pamela Hutchinson-Bennett Robert Bennett



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28th March 2010

Ref: Planning Application P/2010/0133

Dear Matthew Phillips

We are writing with reference to the above planning application. We strongly oppose this application and our grounds for opposition are as follows:-

Mr Davies claims that Eisteddfod Farm was a dwelling from 1986 or later, this quite simply is not true, it hasn't been lived in for approximately 37 years. A petition from the residents of Gwynfryn and surrounding area was sent to you last year confirming this. Our family have lived at Ty Newydd for 45 years, therefore we would have noticed if we had neighbours living only a matter of yards down the lane.

It is clear by any objective evaluation that the property has not been used for a lengthy period of time. It is an abandoned ruin rather than a predominately intact dwelling and is also outside the settlement boundary. Even if the remaining walls are deemed to be structurally sound the proposed development would still involve extensive rebuilding of the original structure, tantamount to the erection of a new dwelling contrary to policy H3 of the UDP. The very fact that Eisteddfod Farm is an old ruin is what gives it its endearing character and charm.

After all these years nature is taking the site over. The property and surrounding area are a valuable habitat for wildlife. We also have a large bat population in the area and are very concerned that they may be disturbed if this plan goes ahead.

Another major concern of ours is disruption and noise, there would be an increase in traffic and congestion on this very narrow lane.

Mr Davies refers to promoting the tourism infrastructure and yet he and his associate tend to go out of their way to discourage both local residents and visitors from making use of and enjoying the area, sometimes by means of intimidation. There are on going issues with footpaths as it is. How audacious of Mr Davies to suddenly use the "welcome tourism" card in his planning application.

We would like to make a few comments relating to the "application for Planning Permission" form submitted:

1. Section 3 - "renovation of dwelling". We dispute this as there is no dwelling on this site only a ruin.
2. Section 4 - the description states "vacant stone built cottage". This again is not true.
3. Section 11 - "2 existing car parking spaces". We would like to know where these are and why is there a need for 3 car parking spaces?
4. Section 15 - the description of this ruin as a "vacant dwelling" is not true, and as we stated previously it has been vacant since approximately 1973 and not 1986 as claimed. We would also be surprised if there wasn't any contamination from the lead mining activities around this area.
5. Section 18 - should be ticked "yes" and completed.

Please take our opposition seriously as this would spoil a serene and lovely part of this beautiful countryside.

Please acknowledge receipt of this letter and inform us of the outcome.

Yours faithfully

W. J. Hutchinson

Pamela Hutchinson-Bennett

Robert Bennett

