

Ty Canol Ffordd Isaf Gwynfryn Wrexham LL11 5TS

5 December, 2010

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ



Dear Sirs

Town and Country Planning Act 1990
Section 78 Appeal at – Eisteddfod Farm, Allt Eisteddfod, Wrexham

Planning Reference – P 2010 0133 H6955/A/10/2139731
Site Address – Eisteddfod Farm, Allt Eisteddfod, Gwynfryn, Wrexham

Site Description – Conversion of Vacant Building into a Self-Catering Holiday Unit

Wrexham County Borough Council have written to me to inform me that Mr Ron Davies is appealing their decision on the above planning application and I wish to object most strongly to his application. Please find enclosed my Comments on Case for your attention.

Yours faithfully



Mrs Gillian Davies

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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Date received

08 DEC 2010

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.uk

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:

P2010 0133 H6955/A/10/2139731

Address of site

EISTEDDFOD FARM, ALLT EISTEDDFOD,
GWYNFRYN, WREXHAM.

Postcode
(if known)

SENDER DETAILS

Name

GILLIAN DAVIES

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?

Comments on the case:

The site is in an area of Gwynfryn that is still oldie worlde and stands on its own. The rest of Gwynfryn (which is the other side of the hill) has had some modern buildings built amongst the very old stone cottages which has taken away some of the charm of the village.

Forty years ago Gwynfryn consisted of small black and white cottages interspersed with smallholdings and farms.

Allt Eisteddfod is used by many walkers; it is a small lane away from the rest of the village because of the hill, and people are anxious to protect this from any further development. This area still has visual charm and a unique character.

To build anything further on this lane would cause more traffic (there are 3 car parking spaces being applied for); more disruption; and would ruin the character of this part of Gwynfryn.

The T junction by the proposed building has a very small area that is used for parking by walkers. They park there and walk up the mountain.

The proposed dwelling does nothing whatsoever to enhance the area of Gwynfryn. More noise and vibration will be generated and there will be increased traffic flow.

Wrexham UDP 1996-2011 - policy H3

The proposed dwelling contravenes policy H3. "The change of use or conversion of a building to residential use outside settlement limits will only be permitted where:-

b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new dwelling.

d) the proposed dwelling and the resulting curtilage does not constitute an undesirable intrusion into the landscape".

A few years ago, **prior to** applying for planning permission, Mr Davies carried out repairs to the property. The property was formerly derelict. I enclose a petition of Gwynfryn residents, giving their own views as to the state of the property at a particular time.

PETITION OF GWYNFRYN RESIDENTS

16 February 2009

We the residents of Gwynfryn, (listed below), hereby certify that the dilapidated farm known as Eisteddfod Farm, situated on the corner of Ffordd Eisteddfod and Allt Eisteddfod, has been in a dilapidated condition since at least:

Signature	Name and Address (please print)	Dilapidated Since:
	G. DAVIES, TY CANOL, Ffordd Isaf, LLI STS	AT LEAST 1974
	P DAVIES, TY CANOL, Ffordd Isaf, GWYNFRYN, LLI STS	AT LEAST 1978
	Ty'r Bwthyn Allt-y-Rodriol / Gwynfryn	At least 1971
	" " " "	" " "
	Tŷ - Llanbedr Allt-y-Rodriol ^{Gwynfryn}	1985
	" " " "	1985
	AIS GILL Ffordd Isaf	1981
	_____	1986
	Tŷ Ffordd Isaf (Gwynfryn) Llanbedr	AT LEAST 1976
	Tŷ Ffordd Isaf (Gwynfryn) Llanbedr	AT LEAST 1973
	_____	" "
	_____	1973
	BRYN HEDD OLD RD BULLHAWYN	1979
	Llety y gas Gwynfryn	1973 AT LEAST
	" " " "	1984 " "
	H. WILLIAMS, ASHLEA, MAES-Y-PPHANNON MINERA.	1986 " "