

# The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

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18 JUN 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](http://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: H6955/A/11/2152446

Address of site

SHREWD LAIR FARM, TYBROUGHTON HALL LANE  
TALLARN GREEN THREAPWOOD.

Postcode  
(if known)

SY14 7LQ

### SENDER DETAILS

Name

Mr RODNEY SKELLAND.

Acting On Behalf Of

(leave blank if writing on  
your own behalf)

Constituents.

### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?  
(Neighbour, Councillor, Owner, Tenant)

Councillor - WEBC

What kind of representation are you making?

Objecting on behalf of Constituents

## COMMENTS ON THE CASE (continued)

### Issues raised by constituents

Applicant/Company Director is involved with other companies which tend to confuse the issues and complicate the application.

Concerns raised by the name of the company "Time & Leisure" in relation to this farming enterprise (Director Mr Alan Fitton **Appendix 1**). Not a name compatible with normal farming practice.

Applicant/Company Director owns a property in a different company name (Fuel Links Services Ltd) directly adjacent to the application site, 6 The Elms, Tallarn Green SY14 7HY (Directors Mr Alan Fitton and Kenneth Artie Hazeldine. **Appendix 2 & 5**). Land Register states Fuel Link own the property with no mortgage. No one registered on the Electoral Register against this property.

According to Companies House records only two shareholders in Fuel Link, Alan Fitton and Erica Fitton at the beginning of 2010

Mr Kenneth Artie Hazeldine is a company director of "Cladding & Roofing Supplies (Cheshire) Ltd". **Appendix 3**.

All three companies registered to one address 25 Egerton Street, Chester CH1 3ND

*Not a personal application but in the name of a company.*

Properties for sale close to the application site which could be used for a farm worker.

Property sold opposite the site a few months ago (Hurdle View). **Appendix 4 & 5**

Approximately nine beef cattle and a few calves kept last winter at the application site.

Beef stock farming is not labour intensive.

*Very few stock numbers to justify an agricultural workers dwelling on site.*

If the calving of cows is the main concern as would appear in the business case, modern cheap technology is such that farmers today have cameras in calving boxes to monitor progress from any location.

According to neighbours the caravan previously granted on appeal is seldom occupied. No one registered against this property on the electoral register.

The foundation of the application is based on only 20 acres of land owned by the applicant and would set a serious precedent for such a small acreage.

**PTO**

Concerns relating to recently rented short term land used to justify building a permanent new house in open countryside.

Initial application (withdrawn) used sublet land in the business case i.e. land rented from tenants at Bangor-on-Dee and Tallarn Green without the landowners knowledge and consent.

Business Plan has no resemblance to what is actually happening on the application site (e.g. appendix 8.0 in the business case)

No proof of evidence in the business plan i.e. sales receipts, DEFRA stock number printouts etc. over a period of years.

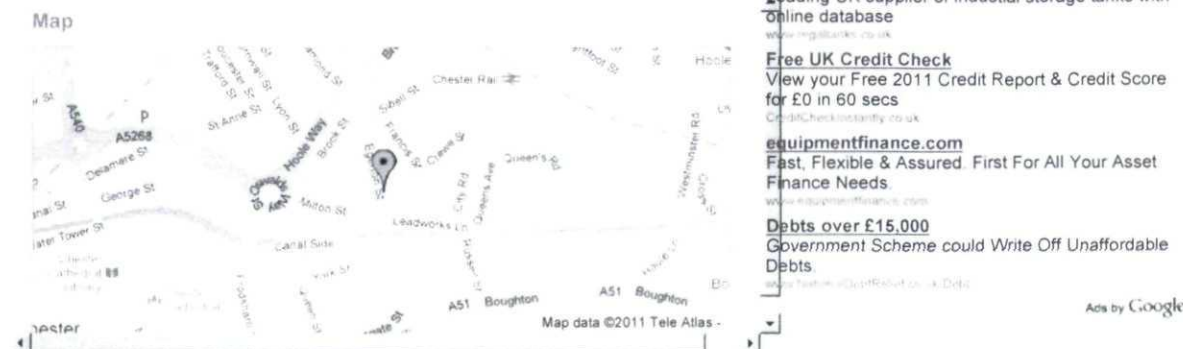
No proof of evidence relating to accounts, no audited company accounts, no sales receipts or Inland Revenue submissions etc.

Applicant/Company Director is a developer.

Applicant/Company Director purchased an agricultural holding in a neighbouring village (Threapwood) renovated and extended the house and sold it.

The proposed housing development would be in a Special Landscape Area and outside the settlement limit without sound policy justification.

## Appendix 1

**Storage Tank Hire & Sales**

Leading UK supplier of industrial storage tanks with  
Online database  
[www.mgsstanks.co.uk](http://www.mgsstanks.co.uk)

**Free UK Credit Check**

View your Free 2011 Credit Report & Credit Score  
for £0 in 60 secs  
[CreditCheckInstantly.co.uk](http://CreditCheckInstantly.co.uk)

**equipmentfinance.com**

Fast, Flexible & Assured. First For All Your Asset  
Finance Needs.  
[www.equipmentfinance.com](http://www.equipmentfinance.com)

**Debts over £15,000**

Government Scheme could Write Off Unaffordable  
Debts.  
[www.budgethelp.co.uk/Debt](http://www.budgethelp.co.uk/Debt)

Ads by Google

## Companies House Details

Companies House Number: 03087122

Incorporation Date: 03 Aug 1995

Latest set of accounts: Filed on: 18 May 11  
Made up to: 31 Aug 10  
[Purchase](#) a copy of these accounts for  
only £4.99

[Sample accounts](#)

Last company return showing the  
directors and ownership details: Filed on: 16 Sep 10  
Made up to: 03 Aug 10  
[Purchase](#) a copy of this company return  
for only £4.99

[Sample return](#)

40 documents available [View other documents available on this  
company](#)

Financial Year End 31-08

Capital: £1.00 (as at 16 Sep 2010)

## People connected with the Company

**ALAN FITTON** Particulars Changed as director on 16  
Sep 2010 ([Document](#))

Information last updated: 20 May 2011

## Do you do business with this company?

Receive a **free alert email** if there are any changes to this company, such as a change of  
address or new documents filed with the Companies House

## Is this your company?

Is the information we hold correct? [Update your company details \(free!\)](#)  
Add a Trading Name and Address, your  
phone numbers or a link to your  
Website?

Do you want to change this page? Add  
your own descriptions? Remove public  
details?

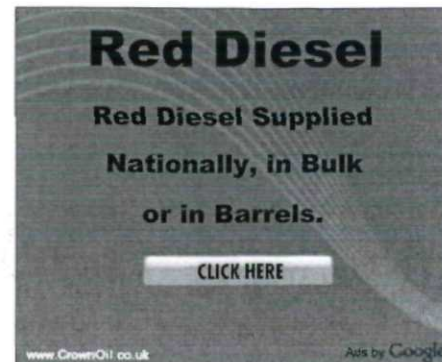
[Enhanced Listing](#)

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company displayed on this page
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details and advertising
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you like

## Company Website

Possible Website Address <http://www.timeandleisure.co.uk>

## Appendix 2



## Companies House Details

Companies House Number: 02908226

Incorporation Date: 14 Mar 1994

Latest set of accounts: Filed on: 22 Nov 10  
 Made up to: 30 Jun 10  
[Purchase](#) a copy of these accounts for only £4.99

[Sample accounts](#)

Last company return showing the directors and ownership details: Filed on: 10 May 11  
 Made up to: 14 Mar 11  
[Purchase](#) a copy of this company return for only £4.99

[Sample return](#)

58 documents available [View other documents available on this company](#)

Financial Year End: 30-06

Capital: £7,000.00 (as at 10 May 2011)

## People connected with the Company

**ALAN FITTON** Particulars Changed as director on 30 Apr 2010 ([Document](#))

**KENNETH ARTIE HAZELDINE** Particulars Changed as director on 30 Apr 2010 ([Document](#))

## Charges / mortgages against this Company

NATIONAL WESTMINSTER BANK PLC LEGAL MORTGAGE - OUTSTANDING on 15 Jun 1994

Information last updated: 17 May 2011

## Do you do business with this company?

Receive a **free alert email** if there are any changes to this company, such as a change of address or new documents filed with the Companies House

## Is this your company?

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## Appendix 3

**Crown Roofing Services**

Reliable Roofing Service Halifax Based 01422

399539

[www.crownroofing.co.uk](http://www.crownroofing.co.uk)**UK Umbrella 85% less tax**

Pay up to 85% less tax. More tax-efficient than an Umbrella

[www.ukumbrella.co.uk](http://www.ukumbrella.co.uk)**Archive Storage**

Professional archive box and document storage in Middlewich

[www.danwarprior.co.uk](http://www.danwarprior.co.uk)**Roof Tilers And Slaters**

For Roofing In Cheshire, Call Us Free, We're In Altrincham.

[altrinchamroofingcontractors.co.uk](http://altrinchamroofingcontractors.co.uk)

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## Companies House Details

Companies House Number: 01973498

Incorporation Date: 20 Dec 1985

Latest set of accounts: Filed on: 22 Nov 10  
 Made up to: 30 Jun 10  
[Purchase](#) a copy of these accounts for only £4.99

[Sample accounts](#)

Last company return showing the directors and ownership details: Filed on: 14 Jul 10  
 Made up to: 16 Jun 10  
[Purchase](#) a copy of this company return for only £4.99

[Sample return](#)

71 documents available [View other documents available on this company](#)

Financial Year End: 30-06

Capital: £50,000.00 (as at 14 Jul 2010)

## People connected with the Company

**KENNETH ARTIE HAZELDINE**Particulars Changed as secretary on 14 Jul 2010 ([Document](#))**KENNETH ARTIE HAZELDINE**Particulars Changed as director on 14 Jul 2010 ([Document](#))**SUSAN ANNE GREEN**Particulars Changed as director on 14 Jul 2010 ([Document](#))

Information last updated: 27 May 2011

## Do you do business with this company?

Receive a **free alert email** if there are any changes to this company, such as a change of address or new documents filed with the Companies House

## Is this your company?

Is the information we hold correct?  
 Add a Trading Name and Address, your phone numbers or a link to your Website?

[Update your company details \(free!\)](#)

Do you want to change this page? Add your own descriptions? Remove public details?

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## Appendix 4

**Halls**

Tel: 01691 622602

Fax: 01691 622608

Email: [ellesmere@halls.to](mailto:ellesmere@halls.to)

The Square  
Ellesmere  
Shropshire  
SY12 0AW

**1&2 Hurdle View, The Lane, Willington,  
Willington, SY14**

**Guide Price: £130,000**

**To Renovate Or Convert**

An attractive pair of Grade II Listed semi-detached Country Cottages in need of complete renovation and modernisation and possible extension, standing in gardens and grounds extending to approximately 0.8 of an acre or thereabouts, in a sought after edge of village location.

FOR SALE BY PUBLIC AUCTION ON **THURSDAY 23RD SEPTEMBER 2010 AT THE GREENHOUSE STADIUM, SHREWSBURY.**

Halls are favoured with instructions to offer 1 & 2 Hurdle View (known as Bridge Cottages) at Willington, near Tallarn Green, for sale by public auction.

The two properties comprise a most interesting pair of Grade II listed semi-detached country cottages principally constructed of timber framed black and white elevations underneath a pitched thatched roof with a corrugated overlay.

They are a most appealing pair of Grade II Listed semi-detached cottages which are, now, in need of total renovation and modernisation, but, also, have great potential for extension, subject to the necessary local authority planning consents. They have immense potential for either adapting into one dwelling or renovating into two separate dwellings.

The cottages stand in excellent sized gardens and grounds with potential to landscape according to ones individual requirements. Beyond the main area of garden is an area of sloping woodland which provides privacy from the council maintained road below. The property extends in all to just under an acre, or thereabouts.

The sale of 1 & 2 Hurdle View does, therefore, provide a most unusual opportunity to purchase a most individual and unusual pair of Grade II Listed black and white semi-detached thatched cottages with such immense potential for renovation, modernisation and/or extension, (subject to the necessary consent.)

Halls, the sole Auctioneers, strongly recommend an inspection of the cottages to appreciate the possibilities that they have both internally and externally.

