

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter sent out by the local planning authority or the start date letter for it.

Comments submitted after the deadline may be considered invalid and returned to sender.

DETAILS OF THE CASE

Case Reference: **APP/H6955/A/11/2152446**

Address of site Shrewds Lair Farm, Ty Broughton
Hall Lane, Tallarn Green
Threapwood, Malpas

Postcode

Grid Reference: Easting

0

Northing

0

SENDER DETAILS

Name Mr S A Weatherston

Acting On Behalf Of N/A

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case? Interested Party / Person

What kind of representation are you making? Interested Party/Person Correspondence

YOUR COMMENTS ON THE CASE

Please provide your representation below.

Comments on planning application Wrexham P 2011 0082 - Shrewds Lair Tallarn Green

Welsh Assembly Government Ref H6955/A/11/2152446

The application contravenes the Wrexham Unitary Development Plan Policy H5: Housing in the Countryside,

and,

The plan fails to meet the criteria required in the Welsh Assembly "TECHNICAL ADVICE NOTE (TAN) 6 PLANNING FOR SUSTAINABLE RURAL COMMUNITIES" (paragraphs 38 - 57), in particular:

Functional Need (TAN 6 Para 40a). There is no evidence that the existing (temporary) accommodation (mobile home) on the site is occupied, or has been for the last three to four

YOUR COMMENTS ON THE CASE (Continued)

years. There is little or no activity on the site outside of normal working hours: no parked vehicles, no lights, no noise, no smoke, no rubbish collection, or any of the other normal signs associated with routine living.

As the site currently functions without occupation the functional need cannot exist.

There is no audited evidence presented to show that the existing "enterprise" is profitable.

There is no evidence presented to support the "Business Plan" which is very optimistic for such a small acreage.

Requirement for a full time worker (TAN 6 Para 40b). The site is not visited on a full time basis. Work on the site outside the normal working day is occasional at most. There is less work at weekends, and more often than not, during the week the site gates are locked from the outside, by padlock.

Nearby accommodation (TAN 6 Para 40d). Numerous houses have been bought and sold in the adjacent village of Tallarn Green since the enterprise was established. The closest property to the site (Hurdle View), only a few yards away, changed hands at auction only recently.

Moreover, Land Registry records (CYM17544) show that a house and land at 6 The Elms, Tallarn Green, directly adjoining the site, was purchased by Fuel Link Services Ltd on 1st Feb 2010. The applicant, therefore, through companies, already owns a suitable house within the boundary of the overall property. Further development cannot be justified.

Other requirements (TAN 6 Para 40e). Contrary to Para 56, the proposed location would be prominent on the landscape. Contrary to Para 57 the proposed dwelling would be detrimental to the environment. The existing site already causes surface water to run off down the public road, causing significant damage, particularly in winter.

For the above reasons the appeal should be rejected.