

Subject: Planning application submission

Maes Hafod
Fennant Road
Ponciau
Wreccsam
LL14 1HL
16/12/2016

Ref:H6955/A/16/3161155 P /2016/0225 Land West of Bryn Offa, Fennant Rd, Ponciau.

Dear Sir or Madam,

The applicants for this planning application are very knowledgeable of the planning system or have been very well advised. Prior to this application being made a previous application was withdrawn when it became clear access may be an issue. In the interim period, a section of hedge was illegally altered which made a positive impact, as noted in the highways submission, when this application was made. There has either been no request or any request has been ignored to reinstate this hedge.

Safety

There has been a long running campaign around road safety on Fennant Road, and to date, although there have been attempts to slow traffic in the dip exactly where the gate for access has been added has not proved fruitful.

Road signage has been added and revised on more than one occasion to try to slow cars through the dip. The speed limit has also been changed to 20 mph, again to no avail. Some drivers seem thrilled with the challenge that road presents when above the speed limit. There has also been more than one road traffic accident recently from cars travelling too fast from Rhosllanerchrugog into Ponciau through that dip and coming to rest after colliding with either a wall before or after our house.

The speed calming road humps on Gutter hill and others have ensured that there is too high a volume of traffic on this road. As travellers would be using the site their right to roam would require them to use transport as shown on the plans having a parking area.

Environmental

There are Great Crested Newts living on and around the land that the planning has been applied for, the land is known to be soft/boggy where the planning has been applied for. This is an ideal habitat for the Newts. The environmental survey is flawed; it has been carried out during the hibernation of the Newts in question and there would be absolutely no way of identifying protected flowers either. The field is also prone to flooding which would not be suitable for static caravans. If a protected hedge has been illegally altered to progress a planning application, then what protection is there to stop anyone removing environmentally important Newts or flora and fauna to achieve the same aim.

Social Impact

Although the planning application is for one caravan, the block is clearly capable of providing services to more than one caravan. If more than one caravan is kept on the site it would have an adverse effect on the views from the new housing development higher up on the hill opposite from our land. The value of the housing around the site would also be dramatically affected, will the council provide compensation for any drop in value of all houses affected?

Should more than one caravan appear; who would be responsible for enforcing the breach of planning rules, or would they simply be allowed to put retrospective planning in for additional caravans?

Candidate World Heritage Site

Offa's Dyke is a world renowned site that has cultural significance throughout the United Kingdom. It reflects significantly locally with the Rhos Male Voice Choir, The Stiwt, LLangollen with its Eisteddfod and an epicentre of Welsh Heritage. The planning application, if approved, would have an enormous detrimental effect on this site with probable expansion of the travellers' site.

Planning Application

Previous planning applications for housing have been declined for reasons above; I cannot see that this application should be treated any differently.

There has been no planning put in for the gated access that now exists in a dangerous section of highway. This needs to be reviewed.

Although it is hinted there is only to be one caravan, the entire application is littered with the reference to 'caravans'; a loophole for which many caravans can be placed on the site. This should be corrected before any further consideration is given to the application.

It is stated no vehicular access is required, but a caravan must be pulled by a vehicle, and as any traveller needs to work then they will need a vehicle for that. These are clearly shown on the plan.

Conclusion

The land is unsuitable for the proposed conversion as it is too soft, access is dangerous both for road users and the land occupants and there will be an unreasonable environmental impact that has not been correctly addressed.

The applicants have already shown a blatant disregard for the law and planning rule when it has suited them in the preparation for planning, and are then attempting to apply the law to achieve their objectives. This would appear to be a test case for these and future applicants. If it can stand in law that they can ignore the spirit of the law and then objectively use the law against those that follow the letter of the law then what is the point in having any planning laws in the first place? Should this application go through with its current error

strewn documents that are open to interpretation then there will be nothing stopping anyone building whatever they wish and applying retrospectively.

Our laws are based on precedent; don't enshrine this application in our law.

Yours faithfully,

Arthur Edwards.
Megan Edwards
Llinos Edwards
Anthony Davies

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