

Cerys Jones

From: Glynis Shaw <glynis@castell-photography.co.uk>
Sent: 08 January 2020 13:32
To: Cerys Jones
Cc: Lisa Fiddes; Margie Hoffnung; Sarah Green; Prue Probert; Rita Reeves; Anna Irwin
Subject: CONSULTATION - RELAXATION OF CONDITION - App ref P/2019/091
Attachments: Wynnstay walled garden November 23 objection .pdf

Dear Cerys

Thank you for consulting with WHGT.

I have requested advice concerning this consultation from Cadw as well as The Gardens Trust as this development, once part of the original enabling scheme, should have been completed to very different designs by 2006. At a WHGT planning seminar some years ago I was assured that the scheme was by then so out of date that it could no longer be considered.

The enabling development got off to a very poor but urgent start in efforts to keep the planning alive...with Watkin Manor which destroyed a section of 18th century wall later replaced with prefab sections - totally unsuitable for a Capability Brown Grade I landscape. The house itself should not have been permitted as it is fantastically crude in design and detail next to Brown's Temple dairy. The original walled garden development which was very glassy, rather like a garden centre, was to have been completed by 2006.

Wrexham planning authority seems not to appreciate that the Grade I listing of the Capability Brown site also applies to the walled garden. Although the great curved fruit wall was restored, all the heritage fruit trees were lost - the cuttings all disappeared and though the structure was restored, the original fire pits and hypocaust wall were lost.

The original housing scheme was over glassy but this scheme is very poor in design with extraneous walls - for dustbin management, and garages ill placed. There is no reference to any known garden architecture of the eighteenth century and the elegant symmetry of the Scottish example, of a central block with two linked smaller pavilions, given by the developers has not had any aesthetic impact on this design. The density of housing and the resulting garage and parking issues do not seem appropriate to the site and it is difficult to see any architectural merit in the suburban housing units.

As this scheme has timed out perhaps there is an opportunity for something of a higher quality that could be developed, appropriate to a rare Welsh Grade I Capability Brown landscape.

It should be noted that the orangery/ chapel was seriously damaged by the Loxley conversion, which has since needed much remedial work, as well as the destruction of the compartment walling of the walled garden itself. Therefore it is not certain that Loxley should be entrusted with a development on such a historically significant site.

We previously requested that the proposal is considered against National Planning Framework, particularly section 7 (Requiring Good Design) and Section 12 (Conserving and Enhancing the Historic Environment) and Planning Policy Wales chapter 6.5.25 where register sites are 'a material consideration' when determining a planning application. The proposed development does not enhance the historic landscape - instead it threatens over development and further car and waste management problems.

WHGT objected in November 2015 (see attached). As nothing has changed as far as the dire design is concerned and a yet further relaxation of the time conditions seems highly irregular, WHGT strongly objects to this proposal.

Yours sincerely
Glynis Shaw (WHGT Clwyd)

glynis@castell-photography.co.uk
M: 07867 970086
www.castell-photography.co.uk