

REPRESENTATIONS AT APPEAL STAGE



The Brambles
Ellesmere Lane
Penley
Wrexham
LL13 0LP

28 October 2017



The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Dear Sir/Madam

APPEAL REF: H6955/A/17/3186707

Outline planning application for residential development (up to 13 dwellings) and construction of new vehicular access. Big Green Farm, Ellesmere Lane, Penley, Wrexham

We have previously objected to this proposal at planning application stage. For the Inspector's convenience a copy of that earlier letter (dated 1 January 2017) is attached, together with the petition of objection signed by 39 local residents and both the original and amended layout plans. We ask the Inspector to give weight to all of the matters raised by residents at both application and appeal stages.

We rely essentially on the content of our original representations, but supplemented by further points set out below.

We dispute the legality of this appeal for a number of reasons:

- According to the application/appeal description the proposal is for 'up to 13 dwellings'. Yet the revised illustrative layout plan clearly indicates 15 dwellings on a site that is significantly different in size and shape from that originally put forward! The red line defining the site of application is the same on both block plans, but the amended site layout plan excludes greenfield land at Plots 8, 9, 10 and 11 and includes land within the curtilage of Wilmaye.
- Residents and others notified at application stage have never had sight of the revised illustrative layout plan. The Council did not inform consultees that an amended plan had been received and therefore denied residents the opportunity of making further comment. Moreover, the Council did not notify us that planning permission had been refused on 12 April 2017. We only found out that the application had been determined when this appeal was lodged some 6 months later!
- The red line site of application does not include the required visibility sight line at the junction

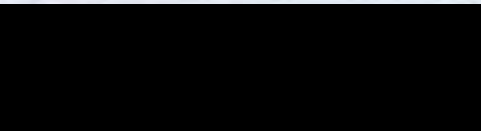
with Ellesmere Lane in a northerly direction. The sight line crosses land in the ownership of the 2 adjacent dwellings to the north, Meadow Rise and The Hollies. Notice under S27 has not been served on the owners of those properties, both of whom objected via the petition. Vehicular access without adequate visibility would constitute a road safety hazard at a point on Ellesmere Lane where there is a bend in the road.

- Because of these discrepancies, contradictions and omissions on the part of the appellant and the administrative errors by the Council we ask the Inspector to disregard the amended site layout plan.

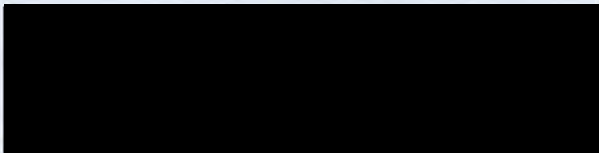
Approval of the appeal scheme would degrade the surrounding countryside and set a strong precedent for further development of greenfield land on both the north and south sides of Big Green Farm. That land is in the ownership of the appellant's wider family whose interests include a firm of house builders. Their future intentions are clearly evidenced by the 'adopted road' shown on the revised layout plan which would extend directly onto Big Green to the north and by the history of recent planning applications and an appeal dismissed on adjoining land to the south.

Since this planning application was submitted and residents were invited to make comment, an additional 5 houses have been approved in outline on the eastern side of Ellesmere Lane directly opposite The Brambles. This locality has had to accommodate more than its fair share of new housing development over the last few years due, in large measure, to the Council's failure to secure adequate housing land through the Local Plan process. Please help maintain the semi-rural character of this dispersed Maelor village by dismissing this appeal

Yours faithfully



Clive and Sirkka-Liisa Richardson



PS Please send us a copy of the Inspector's decision letter in due course

REVISED LAYOUT PLAN (ONLY SEEN BY RESIDENTS AT APPEAL STAGE)

