

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/H6955/A/17/3191218

DETAILS OF THE CASE

Appeal Reference: APP/H6955/A/17/3191218

Appeal By: MR ROBERT FORRESTER

Site Address: Land South of Boundary House
Horseman's Green
Whitchurch
Wrexham
Grid Ref Easting: 343787
Grid Ref Northing: 340930

SENDER DETAILS

Name: MR STEPHEN PARK

Address: Coniston
Horsemans Green
WHITCHURCH
SY13 3DY

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☐ Written Statement of Evidence
- ☒ Interested Party/Person Correspondence

☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: Planning Letter Jany 18.pdf

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Coniston
Horsemans Green
Whitchurch
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SY13 3DY
Tel [REDACTED]

9 January 2018

Mr Lawrence Isted
Head of Environment & Planning
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY.

Dear Mr Isted,

**Re: Planning Application P/2017/0725 and Appeal APP/H6955/A/17/3191218.
Erection of Detached Dwelling with associated Garage and Parking - Land South of
House, Horseman's Green.**

I wish to advise my objections to this proposed development.

The above planning application was refused by Wrexham Council in November 2017 on the grounds that "the development would be materially detrimental to the countryside and would represent an undesirable intrusion into the rural landscape". Further, the Council stated that "the development would not maintain the existing settlement pattern and would not accord with the character of the site or make a positive contribution to the appearance of the locality".

There were many objections to the application which broadly centred on the following headings:

- (i) Infrastructure. This is weak in Horseman's Green and its environs with land drainage, sewerage, electricity supply and broadband provision being particular problems. Further development could only make this worse.
- (ii) Access. The site is accessed by a narrow single-laned road.
- (iii) Visual impact.
- (iv) Risk of future development on the site if this application granted.
- (v) Lack of amenities in the local area eg no shop, pub, church, or bus service (other than one weekly return service to Wrexham).

The Council will have taken into account the views of local people when considering the application and also, of course, examined it in the context of planning law. All of the original considerations are still valid - so what is new in the Applicant's appeal?

- (i) It is stated that in 1987 "[Mr Forrester and his wife] returned to Horseman's Green with their 4 children". It would not be unreasonable for a reader to infer that Mr Forrester still lives in Horseman's Green whereas he has not, in fact, done so for several years
- (ii) Although there is a section on Relevant Planning History, it is perhaps interesting to note that there have been five previous applications re this site all of which were refused plus three appeals which were all dismissed.
- (iii) It is stated that "a substantial contribution for local community projects was also offered". No reference is made to any conditions attached.
- (iv) It is stated that "the revised proposal is for a modest sized affordable dwelling which will be subject to a legal agreement and consequently will be of long-term benefit to the local community". No details of the legal agreement are given so it is impossible to evaluate this "benefit".

- (v) Much is made of the Wrexham Unitary Development Plan being “out of date”. I am informed that the plan is not out of date and it meets all necessary legal criteria.
- (vi) Under Sustainability it is stated that “Hanmer is approximately one-and-a-half miles from Horseman’s Green which is therefore within easy walking or cycling distance one with the other”. In fact it is far from an easy journey due to the narrow road which is often very muddy and is, in parts, deeply rutted and prone to puddling. Especially in bad weather, it is a journey which, for example, few parents en route to and from Hanmer school would wish to subject their children other than by car. Even that is unsatisfactory because for most of the way, the road is single-lane and thus requires reversing to find a pull-off should an oncoming vehicle be encountered. The notion of “sustainable functional linkage” between Horseman’s Green and Hanmer is fallacious in my view.

I would say that the Appeal does not provide any new information which supports reversal of the Council’s refusal of the planning Application and therefore I believe that it should be dismissed.

Yours sincerely,

Stephen Park.