

From: [Sharon Williams](#)
To: [Wales](#)
Subject: FW: Ref - P/2018/0469
Date: 21 January 2019 10:19:49
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Dear Sirs,

Please find enclosed comments from interested party for the appeal ref:
APP/H6955/A/18/3219039

Regards

Sharon Williams
Business Support Officer (Development Control)



01978 298785



Cyngor Bwrdeistref Sirol Wrexham, Adran Amgylchedd a Chynllunio, 16 Stryt yr
Arglwydd, Wrexham LL11 1LG



Wrexham County Borough Council, Environment and Planning Department, 16 Lord
Street, Wrexham LL11 1LG



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From: ANNE TATTERSALL [REDACTED]
Sent: 20 January 2019 09:06
To: planning
Subject: Ref - P/2018/0469

Hi

Re the appeal on the above planning application, I have been looking through the website to find information on the appeal process and have also tried to add a comment on line but failed.

Could you confirm the process the appeal takes, how long it is likely to be before a decision is made and also are all previous objections taken into account?

Key points I would like to reiterate in addition to comments made on the initial application:

- I'm concerned that the community will not have sufficient opportunity to raise objections to the appeal as the status had not been changed on line and therefore many may have missed the appeal coming through.
- I have been following the application closely, initially only looking for the status to change to 'Appeal pending' as highlighted on the website would happen if an appeal is raised against any application. It was only recently that I looked at the documents section online and saw that an appeal had been lodged 21st December although status must have changed in the last few days
- The land lies outside the boundary for building as per Local plan which I would hope should be the 'hygiene' factor – if an application doesn't pass this test should it not be automatically refused?

In terms of the major concerns, they are as follows:

- The suggestion that it would be safe for the access to be off Vicarage Lane is unacceptable considering Vicarage Lane / Hollybush Lane is a single track road which is in poor condition
- Additional traffic along the main road and inevitably Vicarage Lane would increase the risk of serious accidents – it is already difficult pulling in and out of vicarage lane
- The safety of children attending the school has already been recognised with the implementation of 20mph through the village, the congestion at school time is significant with cars already parking on Vicarage Lane, with additional traffic volumes this would be considerably increased.
- The listed building status must be a clear consideration – the proximity to both the church and the school would be unacceptable.
- The level of building work in Penley that is already approved and going ahead will put even more stress on an already stretched local infrastructure which should be addressed prior to any further approvals.
- There appear to be other brown field sites that could be developed prior to any further green fields being built on
- The overall infrastructure in the village should be addressed prior to any further development – the number of new houses currently being built in Penley is unsustainable

I feel very strongly that the original decision was correct.

Thank you in advance for any guidance / comment / clarity you are able to provide.

Anne Tattersall

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Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

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