

Bryn Goleu
Ffordd y Chwarel
Glyn Ceiriog
Llangollen
LI207DA

The Planning Inspectorate
Crown Building
Cathays Park
Cardiff
CF10 3NG



Dear Sir/Madam,

Your reference H6955/A/17/3186100 – Land West of Cae Place Teg, Tyn y Cestyll Road, Glyn Ceiriog, Llangollen.

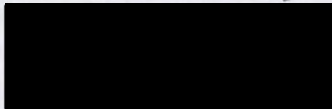
I would like to register my objection to the appeal made in respect of the above. You will be aware that a planning application was submitted last year, which was rejected, the decision then was also referred to the Planning Inspectorate who upheld WCBC's decision. A further application was submitted to WCBC this year which was later rejected which has resulted in this appeal. I would like to point out that the basis for rejecting this application on all of these occasions remains the same.

- a. This development is on a greenfield site and outside the settlement as defined by the UDP and more recently WCBC's LDP. This has not changed. The applicant is of the opinion that this application complies with Policy GDP1 – Housing in the Countryside. However, this policy is defined as 'the development of no more than two dwellings within a small gap within a well-developed built frontage'. This development does not, in any way, meet this criteria as it is not filling in but a new development behind existing properties on an elevated site, which is well outside the village boundary.
- b. Also a significant concern is that should any development be approved outside the village boundary, as defined by the UDP/LDP – then clearly this sets a precedent which would very quickly result in applications being made for other developments on similar elevated sites outside the village boundary.
- c. There is plenty of land within the village boundary, some with planning permission which would need any local need for housing.
- d. In support of his claim the applicant has submitted photographs that the development would not have any visual impact. I categorically refute this assertion as clearly a development of this kind on such an elevated position would have an adverse impact visually.

- e. The applicant has submitted photographs to support his claim that other properties have been built on elevated sites – these are within the village boundary and well below, in terms of elevation, of the proposed site. They do not have a visual impact as they are well within the village boundary and 'fit in' well within the landscape.
- f. The applicant has also submitted photographs of 'adjoining properties' – these are not adjoining properties as they are well below the proposed site.

Given the above I ask that the Inspector considers the points raised above and once again supports WCBC's decision to refuse this application.

Yours faithfully

A black rectangular box redacting the signature of Gwyndaf H Davies.

Gwyndaf H Davies