

Dear Sir/Madam,

Gwersyllt Community Council has been advised by Wrexham County Borough Council that an appeal has been made to the Welsh Ministers in respect of the above-mentioned site and will be determined by an Inspector appointed by the Welsh Ministers.

In discussing the matter at its last meeting, the Community Council decided to re-affirm its previously submitted objections as set out in the following note to Matthew Phillips of Wrexham County Borough Council dated 21 March 2016 and to support the decision taken by the County Borough Council at its meeting on 6 March 2017.

I have also been asked to mention that the Community Council is mindful of the appeal decision reached by your Inspector Declan Beggan, BSc (Hons), DipTP, DipMan, MRTPI, in July 2015 in the case of a neighbouring green barrier site (i.e. Land opposite St. Peter's Close, off New Llay Road, Rhosrobin) and sincerely hopes that the Inspectorate will agree that this sets a precedent in terms of safeguarding green barrier land in Rhosrobin from inappropriate development.

The Community Council would welcome a copy of the appeal decision letter in due course.

Yours faithfully

Peter Mullen
Clerk to Gwersyllt Community Council

From: Peter Mullen
Sent: 21 March 2016 12:44
To:
Subject: RE: Planning Application P/2016/0189

Good afternoon Matthew,

This outline application was discussed by Gwersyllt Community Council at its recent meeting Having previously objected to the proposed development of this land (my notes to you dated 23 December 2014 and 29 July 2015 refer), the Community Council has decided to object to the current application as it considers that its previously submitted objections and concerns apply equally in this case namely:

1. the site in question is outside the settlement limit
2. the site forms part of the green barrier and the proposal is contrary to a number of existing planning policies which have been put in place to protect belts of open countryside and to safeguard the character of villages

3. the Council considers that little regard (if any) has been paid to the Wales Spatial Plan in bringing the application forward for discussion by the Planning Committee. It is particularly concerned that the community of Gwersyllt is becoming a regular target for new development at a time when the preparation process for the Wrexham Local Development Plan 2 for 2013-2028 has yet to be completed. This is putting the community under great pressure and is, in the Council's opinion, contrary to the spirit of the Wales Spatial Plan which promotes the building of sustainable communities whilst retaining their character and distinctiveness.
4. furthermore, the Council considers that there are strong reasons to refuse planning permission in this case on grounds of prematurity particularly having regard to the following:
 - the development plan is still in preparation and has yet to be adopted or approved
 - the submitted development proposals are so substantial that any decisions need to be taken in the context of an approved development plan
 - the proposals would have a significant impact on the nearby settlements

Regards.

Peter Mullen
Clerk to Gwersyllt Community Council