

From: Lawrence Isted
Sent: Friday, May 12, 2017 10:41 AM
To: 'evison@evison.karoo.co.uk'
Cc: David Williams ; Sharon Holman
Subject: RE: Planning application (Big Green Penley)

Mr Evison

I refer to your letter dated 24th April 2017 regarding your outline application P/2016/1118 for residential development at Big Green Farm, Penley. The application was refused on 12th April 2017. Your concerns appear to relate to alleged inconsistency between advice prior to determination, which seemed positive, and the outcome which was a refusal of planning permission.

First of all I should point out that the principle of residential development on this site could be supported subject to an acceptable layout and design. The existing settlement takes on a linear form with principal buildings positioned adjacent to the roadside and ancillary buildings behind, creating a hierarchy of development that ensures minimum encroachment and an easy transition into open countryside beyond. Any development within this semi-rural context should respect this arrangement.

Whilst the existing farmhouse is to be retained the remaining development does not readily conform. The proposed cul-de-sac arrangement is very urban in appearance and will not reflect the site context. Whilst the principle of redevelopment can be accepted given its former use, the building hierarchy described above should be respected if buildings are to appear properly integrated within their surroundings. A courtyard style development could achieve this, keeping the development compact and better aligning the rear boundary line to the existing. This type of development would lend itself to a simple form with elevational treatment reflecting the site's context and local character.

Whilst amendments were submitted in an attempt to achieve the above they did not address our concerns. The Case Officer, Sharon Holman, informed your agents of this by e-mail on 10th April prior to refusing the application on the 12th April. I believe this gave you the opportunity to either further address our concerns or, at the very least, to contact us to arrange a further meeting. Unfortunately, this did not happen.

I appreciate that you have submitted technical reports at significant expense and these would still be required should you decide to re-submit a revised application. You are, of course, entitled to a 'free go' in terms of the planning fee, provided you submit within 12 months from the date of refusal. We are happy to continue to assist you and the Case Officer has, in fact, already offered your agents suitable dates for a meeting and is awaiting a response.

On reflection, I do believe the application was refused for the right reason. The shortfall of housing land is not sufficient reason alone to justify granting planning permission. There are also other material considerations which we are required to take account of, which, for example, would include site layout, design and an appreciation of the site context.

Whilst you can exercise your right to appeal I believe a positive outcome can be achieved here via the submission of a scheme which reflects the individual characteristics of this site. My Officers will, of course, be happy to advise.

Regards

Lawrence Isted

Pennaeth yr Amgylchedd a Chynllunio/
Head of Environment and Planning



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From: Brian Evison [<mailto:evison@evison.karoo.co.uk>]

Sent: 26 April 2017 20:18

To: Lawrence Isted

Subject: Planning application (Big Green Penley)

30 Meaux Road
Wawne
Hull
East Yorkshire
HU7 5XD
24/04/17

Mr Lawrence Isted
Head of Environment & Planning
Wrexham Council

Dear Sir,

I write to you as the owner of derelict buildings at Big Green Farm, Penley, Wrexham LL13 0LP. My parents ceased using the buildings for farming when my father retired about 25 years ago. As my parents became older the buildings started to deteriorate and when I inherited the property following the death of my mother they were in a poor state. Subsequent storms have not helped.

As a person who was brought up and educated in Penley, it saddens me to see them become an eyesore but as I am not a farmer and live 150 miles away, I can do little about this.

I have had some expressions of interest in using the barn but considered none of them environmentally appropriate, considering that the site is in the middle of the community, which I still care a lot for, and that there are two schools and a hospital in the close vicinity.

When planning permission was given each side of Big Green Farm by Wrexham council and we realised our site would be suitable for housing, being a brown field site, none of which encroaches on to Greenfield. We approached Berry's in Shrewsbury to liaise with your officers. Following advice

from your officers an outline application was submitted on 8th December 2016. Following the submission of the application our planning consultant met with Sharon Holman who confirmed that in principle she was satisfied with the application but requested amendments in terms of layout and design. She made some helpfully suggestions which were subsequently incorporated into an amended scheme submitted to Ms Holman on 15th March 2017.

We were told that the amended consultation period had been extended until 12th April 2017 and that feedback would be provided on the revised scheme. After all this consultation and work, totally out of the blue, on 11/04/17, the planning was refused on the basis that the location of the site was unacceptable. There were no other reasons for refusal and all of the technical reports had been provided for the site at great expense.

I'm totally at a loss to see how this decision could have been reached after all the work involved and no opportunity or feedback was provided on the revised scheme. If the location was unacceptable in the first place then surely it would have been better for your officer to say so much earlier in the process and/or given the opportunity to withdraw or amend the scheme further. I am led to believe that there is a significant shortfall of housing in Wrexham and we have a developer ready to build and deliver much needed local housing for the area.

I would ask you to look into this matter urgently and offer a meeting date with me and my planning consultant to discuss the scheme further. I sincerely hope there is the opportunity to submit a revised scheme which will meet with your approval.

I look forward to hearing from you.

Regards

Mr B Evison