

Dear Sir/Madam

I am emailing with regard to the appeal made by Mr and Mrs Howell of the decision made by Wrexham County Borough Council's Planning Department to refuse their application for the development of two detached dwellings and new access at the above address.

This matter was discussed at length at last weeks' LLansantffraid Glyn Ceiriog Community Council meeting. Councillors were of the opinion that despite the changes to the design of the two properties the fundamental basis for rejection remain the same. These are:-

The proposed dwelling is outside the Unitary Development Plan (UDP). The applicants' representative now states that the application comprises with Policy H5 (Housing in the Countryside) 'proposals comprise infilling subject to Policy GDPI - infilling defined as the 'development of no more than two dwellings in a small gap within a well developed built frontage, may be acceptable where no environmental damage occurs'. This proposal is not filling in a small gap - this development is well behind existing developments.

Setting a precedent to further developments outside the settlement limits - UDP - there is no doubt that should this be approved - then applications would be made for similar developments outside the settlement limits - UDP . For example there is land across the lane from this proposed site would, if this was accepted, would result in applications being submitted for this land to be developed.

Does not meet local need- within the village boundary there is land available for development (some of which has existing planning consent) - if there was a need within the community for further housing then this land is available for development.

The proposal is for two executive type houses which does not meet the need of the local population. Indeed there is no shortage of housing both for purchase or rental in the Ceiriog Valley

Impact of the development from nearby and distant viewpoints - The photographs submitted by the applicants 'representative of properties that have been given planning consent and are on elevated sites are all properties well within the village boundary and therefore does not impact visually as they are 'filling in' between other properties or are replacement properties.

It should also be noted that the photographs of properties on the third page (photographic section) deemed to be 'development immediately adjoining the site' are properties well below the proposed development.

The appeal states that the visual impact would be minimal - Councillors dispute this given the high elevation of the proposed development would result in detrimental visual impact from the village - indeed this development would have a visual impact in 90% of the village.

As pointed out above Councillors are of the opinion that the decision to reject the application by WCBC earlier this year (and previously last year when the first application went to appeal) was the correct decision. The basis then and now for rejection remains the same and Councillors ask the inspector to again refuse this appeal.

Many thanks

Jean Davies

Clerk to Llansantffraid Community Council

It should also be noted that the properties on the third page of the photographic section entitled 'development immediately adjoining the site' - this is not the case these properties are well below the proposed site.