

CHETWYND GROVE,
MARCHWIEL.
WREXHAM.
LL13 0TF.



Our Ref; EJP

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff.
F10 3NQ

24th March 2017

Dear Sir/Madam,

Planning Inspectorate Reference – H6955/A/17/3167412

Planning Reference - P/2016/0533

Section 78 Appeal at: Land North of Cross Lanes Roundabout, between Sesswick Way and Bedwell Road, Cross Lanes, Wrexham.

I am in receipt of the Notice of this Appeal under Section 78.

My Wife, who is Proprietrix of this property, has already objected against the original Planning Application in her letter dated 15th July 2016, submitted to Wrexham County Borough Council, of which you will have a copy.

I know she has submitted further objections to this Appeal, all of which I concur.

I would therefore not wish to repeat these, but make additional comments for consideration.

It is my opinion that Wrexham CBC came to the correct decision in refusing the original planning application, given Policy EC3 of the UDP, and in my view this was the only decision they could have reached given this is the currently adopted UDP, within which framework they are obliged to operate, regardless of the Appellants' reference to the 'Well-being of Future Generations Act 2015.

The nomenclature of Black Rock Farm is misleading. This is not a Farm, and its very size of 3.17 hectares, would exclude its eligibility for entry into the Single Farm Payment Scheme, substantiates this!

This is an isolated small parcel of 'accommodation' land in close proximity to the residential area of Cross Lanes, downwind of the proposal, purchased on the 'off chance' of obtaining planning permission, against which there are variety of adjacent brown field sites, equally fulfilling all the required criteria, which are cited in support of this application (road access, feedmills, processing facilities, etc), on the Wrexham Industrial Estate.

In the 'Additional Supporting Information' submitted by Acorus rural property services in support of the Appeal appear to go at length in justifying a housing need under TAN 6, which in my view is almost an irrelevance at this stage!

I state this because the prime issue is one of whether Planning be granted, if so, it is accepted that on site housing, for such a unit is essential.

Another concern, where the Appeal to be granted, is that the imprint of the current proposal covers 4,915 sq metres, less than 13% of the site area, leaving considerable scope for future expansion if so desired.

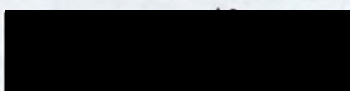
They further go on to state that the Applicants have to date spent in excess of £100,000, in purchase, fees, etc, also the eventual cost of in excess of £1million, as if to justify Planning being granted.

Are they unaware of *Caveat Emptor*?

I trust these comments will be taken into consideration and the Appeal refused.

I understand that the Appeal Hearing is likely to be heard on 23rd May, and I would be grateful if you would advise time and place of Hearing so I may attend.

Yours faithfully,

A black rectangular box redacting the signature of J.P. Jones-Perrott.

J.P.Jones-Perrott