

From: 
To: [Wales](#)
Subject: welsh govt ref/planning inspectorate ref: H6955/A/16/162005
Date: 22 November 2016 15:29:49
Attachments: [image003.jpg](#)

Section 78 Appeal at: JUBILEE HOUSE, SUN LANE, BOWLING BANK, WREXHAM

Welsh Government Ref/Planning Inspectorate ref: H6955/A/16/3162005

Date: 22nd November 2016

Dear Sirs

I am writing to you regarding the planning appeal for the property mentioned above.

Please note my comments...

1. The ecology report specifically mentions the harm that light pollution has on bat and wildlife corridors and points out that the hedge along the eastern edge of the property is one. Bats undoubtedly use the green as a hunting ground and will certainly be adversely affected by this new imposition.
2. Aside from the wildlife aspect the light will also have a huge effect on the dark aspect of the bucolic Sutton Green that it overlooks.
3. The degradation and suburbanization of such a rural and unspoilt outlook disturbs me. It is very seldom that you come across a piece of open ground which has little or no light pollution and has remained unchanged for generations.
4. The original properties surrounding the Green have outbuildings that screen light from houses around the green. However this converted 1990s built barn will have no such screening.
5. The 4 large windows (the glazing on the front elevation constitutes well over 70% of the face) will throw considerable light across the bat corridor (something bats are very sensitive to) and the grassland beyond and will only add to the light emanating from the development.
6. The additional planning footprint is very nearly doubling the size of the original 2006 permission. This will make the new 6 bedroom property the largest house of the green. There does not appear to be any outbuildings available for the storage of the residents' outdoor equipment. All permitted development rights were removed once this original permission was given.
7. The surreptitious addition and building work to the back of the existing barn was undertaken with no thought for the wildlife on the site.
8. The increase in sewerage from the new property will put an even greater strain on the already foul smelling ditches around the site.
9. If the existing business is still to be run from the site can it be explained where the 4 or 5 commercial vehicles will be parked and where the commercial stores will be located.
10. A smallholding prior to 1990, consisting of a cottage for 3 or 4 occupants with a 25x12ft Dutch barn is now proposed to be 3 individual, brick built dwellings with the capacity to house anything between 15-18 people! This constitutes nearly 50% of the population who live around the Green as a whole.
11. A new access has been made onto the green across the drainage ditch on the

eastern boundary. No permission was sort for this gateway and no ditch culvert was installed causing water to back up. It is used as access to and from the proposed development and consequently the drainage is getting worse.

12. Inevitably the character of this ancient rural location is going to be altered by the proposed enlarged conversion of this newly built 'barn'. Sutton Green has changed very little since the English civil war in the 1640s when Parliamentary forces camped here prior to attacking Holt Castle.
13. Any further additions to this already over-developed site would cause irreversible change to a very quiet and unique area, thereby reducing the rural diversity of this part of North East Wales.

Yours faithfully

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