

Nantffowc
LLwynmawr
Llangollen
Clwyd
LL207BE

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF103NQ



Date

For the attention of Mr Rhys Rigby Case Officer

Dear Sir

Planning Reference P/2015/0810

Appeal Reference APP/H6955/A/16/3154472

Cae Mor
LLwynmawr
Llangollen
LL207BE

I write with regard to the above, I agree with the LPA reasons for refusal of the development, however I would further make observations/objection to some of Documents submitted for this appeal.

Document.3015731.

Appeal statement on behalf of the appellant.

I am somewhat bemused by Richard Corbett's constant reference to Cae Mor being a farm, Cae Mor is a private dwelling, it ceased being a working farm 20 years ago. It does not have any external farm buildings.

Richard Corbett refers to Julian Morris as being a farmer, this is incorrect, Julian Morris is a builder. He has no experience, no knowledge, no understanding of what is involved in modern day farming.

He also believes the amount of land is too small to operate a farm with cattle and sheep, somewhat contradictory in terms as the land is already let to a local farmer who grazes the land for that purpose.

He believes, Mr Morris alternative is to diversify into a poultry egg laying business as being the only viable option that would secure the future for his family.

I think it would be rather naive to assume this development would secure his financial future.

I have thoroughly looked into the costs of this type of development; I've visited many poultry forums on the internet, they make very clear, you will not get rich quick in this industry, you will be very lucky to make three to four pounds per bird, per year, that will diminish with hidden costs. What I find rather odd is his belief this development would secure his financial future, whatever profits he believes he will make, will surely be lost on the devaluation of his house, does that make good business sense ?.

Visual Impact assessment.

7.9 The photomontages, he believes that the LPA did not look seriously at the visual assessment undertaken by Viento.

The photomontages taken, where clearly biased to his application, they are not representative of our property, or my neighbours properties, which will have a clear view of this development.

I believe the community council submitted pictures of how this development would look in the valley, they clearly showed, that it would be seen from all aspects of the valley.

He also states that further screening of the development would help in it being less seen in the surrounding area.

The planting of trees, would take at least eight to ten years to mature to be of height to sufficiently screen this development.

Site Entrance

The site entrance is directly off a narrow B road, a significant amount of hedging would have to be removed in order that an eighteen ton lorry could get the correct turning circle to the site.

Please refer to previously submitted pictures of the road. Hedges are part of our Historical Heritage and as such should be preserved and not removed for the benefit of this Development.

Manure Management Plan

Richard Corbett states the manure will be taken to a farm 6 miles away.

Previously the manure was to be taken to Pentre Clwydd the other small holding that Mr Morris owns, why he has not stated that, it appears to be a little vague.

Maybe his intentions are that a local farmer would take the manure.

The extraordinary thing is, why would you want to spread manure, at a site which has been developed into a caravan park, with rented pods, with only 4/6 acres at this site I find this peculiar wouldn't you. The smell of manure, omitting ammonia is the last thing you would want to have, especially operating a business like that, it would certainly be detrimental to the success of the business.

Richard Corbett also fails to say where all the manure will be stored on the land, especially considering approx 6 tons per week will be generated and that it cannot be moved for 3 months due to its high ammonia content,

What guarantees, when stored, there is no seepage into the water courses.

Who will be moving the manure, what are the containers like, are they going to be properly secure so we do not have manure on the roads.

Odour management plan.

This is purely supposition.

A 16000 chicken shed, no matter how technically advanced it is, will generate the smell of ammonia, once you have the heat

from the birds, the moisture from the water feeders, you will generate humidity and the smell of ammonia, it is impossible to be managed, even with the use of the fans and the change in bird feed.

Furthermore when these birds range they will defecate on the surrounding land, the smell ,the flies, the vermin,it an environmental concern.

Noise Management Plan

Again this is pure supposition.

This valley is unique, when there is low cloud sound becomes more distinct, I can hear the bye pass and that is 6miles away, you can hear sounds from dogs , people far more clearly.

The climate changes, you can smell Kronospan wood plant , that is 6 miles away and Cadburys.

So how he can say, that we would not hear the noise from the operation of the development is not correct.

Maybe Mr Corbett should spend a year in this valley, take a real account of how things are and not make assumptions and comparisons that are not true.

7.6 Of this document, Economy, regeneration.

This is debateable, pending which route Mr Morris takes to finance this project, with such a capital outlay, he may Franchise ,the project, if this is the case, everything is taken out of his hands, the franchise company provides everything, all Mr Morris does is to provide the Land.

If that is the case ,Mr Morris will probably contribute very little to the local economy, to state that this development outweighs the visual impact, is a nonsense, complete supposition.

What about the detrimental effect this development will have on the local economy.

7.13 of this document, this is pure supposition, I think he must be deluded to assume this development would not have

any side effects on the character of the landscape, the visual amenity of the residents, walkers, cyclists.

People visit this valley for its natural beauty, for recreation, why disrupt it. Would it be a welcoming sight, the first thing you would see when entering the valley.

It would appear Mr Corbett has not mentioned the issue of the Culverted Water course which crosses the development site.

Neil Taunt , senior flood management officers letter/ memo to Janet sutherland case officer, p /2015/0810., 16th November 2015.

Quote: there would appear to be a culverted water course which crosses the site, the building will be located on top of this feature.

His concern any, construction, on this existing culvert could result in unacceptable flood risk in the future.

He recommends that it be investigated and revise proposals accordingly.

There no mention of this been done, why not, when this is a significant factor in this development.

Area of outstanding natural beauty.

The Glyn Valley and its surrounding area's will soon be classified as an A.N.O.B. There is significant documentation to support this, a recent article by Julie Martin Associates, on behalf of the County Council for Wales.

Quote: The Valley meets the natural beauty, criterion, there is evidence in relation to the scenic quality, sense of place, its artistic cultural importance and its outstanding views, therefore there is strong evidence that the designation of the Ceiriog Valley as an A.N.O.B for the purpose of conserving and enhancing the area's natural beauty.

If it is Council decision that this be the case in the not too distant future, this development would surely have an adverse effect on that decision.

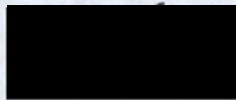
In "Summoning up" you will have read the minutes from the planning meeting p/2015/0810. it was a unanimous decision, all those members present refused this application, the gentleman

who second the motion, said, it was pretty obvious, this development is in the wrong place.
Is this not an obvious statement, for the refusal of this appeal?

Lastly. Yes Mr Morris has the right to sustain a better financial future for his family, He doesn't have right to disrupt, or devalue ours.

Stephen Jones, Kay Jones.

Signed.

A black rectangular redaction box covering a signature.A black rectangular redaction box covering a signature.

Dated 3/10/2016.

P.S The attached picture is the view from my house/ property, as you can see, I have a very clear view of the development site.

