

Cerys Jones

From: Sharon Holman
Sent: 03 November 2016 08:27
To: planning_admin
Subject: FW: P/2016/0904 Fence at 17 Hillock Lane

[Civ – additional info](#)

From: jon hunt [mailto:jon_d_h@hotmail.co.uk]
Sent: 02 November 2016 09:02
To: Sharon Holman
Subject: Re: P/2016/0904 Fence at 17 Hillock Lane

Hello Sharon

Ref. Planning Application P/2016/0904 Fence at 17 Hillock Lane

I would like to make the following responses to the objections raised: -

Aesthetics

I accept this is a valid objection if people do not know my intentions to paint and plant. Your recommendations about this painting and planting are consistent with what I intended and so I am happy you have made these. I do appreciate how the fence presently looks particularly when approached from the A483 direction with no planting in front of it. In addition to what I have previously proposed regarding planting in my email of 21st October, I now also offer to plant some climbers along that section, something like climbing hydrangea or ivy.

Water meter

The water meter is on my property and at that point there are 2 stop cocks and 2 water meters. The only people ever wanting access to these would be myself, my next-door neighbour at number 19, and Dee Valley Water. The meters are Smart meters so do not need reading by looking at them. I contacted Dee Valley Water about the meters before the fence was erected and they had no concerns but said I could ask for them to be moved and they would move them. I discussed this with my neighbour, who has objected to the fence but has not mentioned the meter, and he had no concerns as I would always grant him access should he ever need it, which would be unlikely. Despite the access to these being about 40cm into my garden when there was a hedge there with dead sections and gaps there was access to them. Any replacement fence or wall would prevent access to the meters from the pavement as my new fence does. My new fence therefore provides no extra limitation to access compared with fences or walls not requiring planning permission.

Telegraph Pole support cable

A support cable for the telegraph pole is broken about 0.8m from where it is anchored to the ground and has been like that for all the time I have owned the property and most probably for many years before that. I can get the fencing contractor to provide a statement confirming how he found this cable when he started work on the fence if this helps. This broken section was in the undergrowth and not very visible when the old hedge was there. I was aware of its condition as I did the gardening and hedge maintenance and therefore was close to it at times. Incidentally, before the fence erection I had contacted Scottish Power and they have agreed to remove the pole and

put a smaller replacement one at the edge of my garden rather than about 2m into it. They intend to do this "maybe before Christmas" but I expect that it may occur soon after Christmas if there are any delays.

Sight lines

I imagine sight lines and safety is more a matter for specialists and trust that the report by The Service Manager Environment dated 5th October is correct. However, may I also add that daily I exit the cul de sac and believe the visibility of oncoming traffic when looking in my fence direction is much improved compared with when the hedge was there. It is logical and can be calculated that a fence which is just 15cm higher than the hedge was BUT is 5.15m further away from the driver's eyes than the hedge was offers better visibility for an exiting driver. The hedge was 2.1m from the driver's eyes but was 1.75m tall. The fence is 1.88m high but is 7.25m from the driver's eyes. Additionally, as the hedge was at the edge of the pavement it would look to a driver that it "stuck out" further than a fence which is along the same pavement line but is more than 5m further away. I believe the Service Manager Environment's comments are fully correct.

Again, I apologise for having the fence erected without the required permission but as stated previously as we all see so many fences of this height around neighbourhoods and along roadsides it never occurred to me at all that formal permission is required.

I will wait to hear what will happen about this application.

Thank you

Regards

Jonathon hunt

On 1 Nov 2016, at 10:32, Sharon Holman <Sharon.Holman@wrexham.gov.uk> wrote:

Dear Jonathon,

Please see attached report (please ignore the first page) to the planning committee who will meet on Monday 7 November 2016 to discuss the application. The meeting will be at 4pm in the Council Chamber in the Guildhall.

You will need to contact Ms Ann Jones on 01978 298740 if you want to speak at the meeting, otherwise you can attend the public gallery without prior arrangement.

Best wishes
Sharon

From: Sharon Holman
Sent: 20 October 2016 10:13
To: 'jon hunt'
Subject: RE: P/2016/0904 Fence at 17 Hillock Lane

Dear Jonathon,

Thank you for your response. On this basis, I will report the application to the planning committee.

Kind regards
Sharon

From: jon hunt [mailto:jon_d_h@hotmail.co.uk]
Sent: 19 October 2016 13:02
To: Sharon Holman
Subject: Re: P/2016/0904 Fence at 17 Hillock Lane

Dear Sharon

Thank you for your advice about this. I am very sorry about the position I am in regarding the fence. I had no idea that it would require Planning permission. I see so many fences around of the same height and never thought that Planning permission is a requirement. I got three quotes for the fence and none of the contractors mentioned about Planning permission. The fence was chosen as the previous hedge was old and badly maintained. There were dead sections and I have a dog which could have got through gaps in the hedge. I was unable to let my dog out in the garden. I considered re-planting some of the hedge but that would have taken a long time before it was dog-proof and, in my opinion, would remain as an ugly hedge. The fence is a 6ft one to stop the dog jumping over and to give privacy. I am always nervous about the dog being seen and being stolen. Such things do happen with some pedigree dogs.

My intention from the start was to paint it dark brown or green soon. My fence contractor recommended leaving it one year before painting so that any movement or contraction could take place. Otherwise with a dark colour you can get thin lines of original colour where any contraction occurs. Also, painting has not been a high priority amongst all the other tasks I have to complete the whole project. For instance I don't even have a working kitchen yet. As for how the fence looks as it is approached from the Wrexham/Chester road, the intention is to have a small garden in front of the hedge. I have attached a sketch of what is intended. Additionally the hedge that was in place prior to the fence gave a slightly restricted view to drivers exiting the cul de sac. The fence is about 15 feet further back from where the hedge was and gives a better view for drivers.

Please consider my intentions to help the Planning application. I am happy to have any conditions along the lines you have recommended so far as they are only consistent with my original intentions. Please let me know what happens next and what the best thing that can be done to gain an acceptable application.

Yours sincerely

Jonathon Hunt



On 18 Oct 2016, at 15:42, Sharon Holman <Sharon.Holman@wrexham.gov.uk> wrote:

Dear Mr Hunt,

Thank you for returning my telephone call this morning. As discussed, I confirm that I have received objections to your proposal to retain the boundary fence. This means that the application must be reported to the planning committee for a decision in the event that I want to recommend that planning permission is granted.

I have considered the scheme and confirm that the fence does impact negatively upon the visual amenities of the area. I would though be prepared to support your application to retain the fence subject to its being coloured dark green and the implementation of a planting scheme (to the front) in order to soften its impact. To this end I would recommend that planning conditions are attached to any permission should it be granted. In the absence of these conditions, I would have no option but to recommend that planning permission is refused.

I would be grateful if you could confirm please if you are willing to accept these conditions by this Thursday once you have had time to think about the options.

Kind regards
Sharon

Sharon Holman

Development Control Planning Officer/ Swyddog Cynllunio Rheoli
Datblygu

<image002.png><image003.png> 01978 298779

<image004.png> Wrexham County Borough Council, 16 Lord Street,
Wrexham,

LL11 1LG

<image004.png> Cyngor Bwrdeistref Sirol Wrecsam, 16 Stryt yr Arglwydd,
Wrecsam,

LL11 1LG

<image005.png> wrexham.gov.uk | wrecsam.gov.uk

<image006.png> twitter.com/wrexhamcbc | twitter.com/cbswrecsam

<image007.png> facebook.com/wrexhamcouncil |

facebook.com/cyngorwrecsam

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

<hillock lane.pdf>