

Planning Reference: P/2014/0870

Welsh Government Reference: H69555/A/15/3005348

Dear Sir/Madam,

Gwersyllt Community Council has received a letter from the Head of Community Well-being and Development, Wrexham County Borough Council, advising that an appeal has been made to the Welsh Ministers in respect of the above-mentioned site (post code ref. LL11 4RB) and pointing out that as an interested party the Community Council is entitled to make representations in connection with this appeal if it wishes to do so.

At its recent meeting, the Community Council re-affirmed its previous objections to the submitted application for planning permission on the following grounds:

1. The land in question is outside the settlement limit.
2. The land forms part of the green barrier and the proposed development is contrary to a number of existing planning policies that have been put in place by the Local Planning Authority to protect belts of open countryside and to safeguard the character of villages.

In support of its previous objections, the Community Council makes the following additional comments:

1. The Council considers that little regard (if any) has been paid to the Wales Spatial Plan in bringing the application forward for discussion by the Planning Committee. It is particularly concerned that the community of Gwersyllt is becoming a regular target for new development at a time when the preparation process for the Wrexham Local Development Plan for 2013-2028 has yet to be completed. This is putting the community under great pressure and is, in the Council's opinion, contrary to the spirit of the Wales Spatial Plan which promotes the building of sustainable communities whilst retaining their character and distinctiveness.
2. Having noted that the Local Planning Authority has acknowledged that the loss of this green barrier land would be contrary to a number of its UDP policies, the Council considers it imperative that the land should retain its 'green belt designation' because of its importance in helping to safeguard the local community in particular and preserve the character of Gwersyllt.

Yours faithfully,

Peter Mullen  
Clerk to Gwersyllt Community Council