



L.S. Planning Limited

Leslie Smith,
L.S. Planning Limited
Meliora
The Street
Mickle Trafford
Chester
CH2 4EP

E: leslie@lsplanning.co.uk

The Planning Inspectorate (Wales)
By E-mail

Date as e-mail.

Dear Sirs,

Appeal Reference APP/H6955/A/14/2229673

Site: Tan yr Onnen, School Lane, Bronington, Whitchurch. SY13 3HN.

I write on behalf of Mr & Mrs Rees of Trematon, School Lane, Bronington. SY13 3HN to comment on the above appeal.

Firstly, there are non-planning matters that have been introduced by the agent for the appellant. In an e-mail to the Council Officers dated 22 November 2014 the agent makes reference to actions at the site visit and the management of a hedgerow owned by my client. As my clients are owners of Llys yr Ydlan, Grange Road, Bronington, formerly known as The Cottage, mentioned in the e-mail as “the ‘let’ property” adjoining the site, they are personally identifiable in the allegations being made. They have been advised that there is redress for this attack on their character outside the planning system and we would be grateful if the Inspector would make it clear in his decision letter that no regard had been taken to the information contained in the e-mails in regard to the alleged actions of my clients.

In respect of the substantial matters in the appeal, my clients have made application under the local plan process for the land at Llys yr Ydlan to be included as suitable for development. As part of that application they suggested that the boundary of the settlement could be re-drawn to the field hedge to the south of their land and to the south of the appeal site. Until that suggestion has been accepted through the planning process the land is outside the village boundary and, as such, is contrary to policy as set out in the decision notice for the application the subject of this appeal.

They would be grateful for the Inspector's opinion as to whether the boundary settlement line can effectively be changed prior to the adoption of the emerging Local Plan.

Yours Faithfully,

