

The Planning Inspectorate

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THE PLANNING
INSPECTORATE
PINS 3

COMMENTS ON CASE

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter attached. Comments submitted after the deadline may be considered invalid and returned to sender. Your comments can also be made on-line at www.planningportal.gov.

This form will be published on the Planning Portal, please do NOT sign it. This is to ensure that all personal data is protected in line with the requirements of the Data Protection Act 1998.

DETAILS OF THE CASE

Case Reference:

P/2012/0383

Address of site

LANE south of BOUNDARY HILL, HORSBURGH GREEN, WARRHAM

Postcode
(if known)

SENDER DETAILS

Name

Mr M + Mrs G. Loxley

Acting On Behalf Of

(leave blank if writing on
your own behalf)

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?
(Neighbour, Councillor, Owner, Tenant)

Neighbour

What kind of representation are you making?

Objection to proposed development

YOUR COMMENTS ON THE CASE

Please provide your representation below.

We would like to re-iterate our comments made as per
attached letter dated 18th June 2012.

Boundary House
Horseman's Green
Nr. Whitechurch
Shropshire
SY13 3DY

Mr Lawrence Isted
Head of Community Wellbeing and Development
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1 AR

18th June 2012

Re: Planning Application Notice Ref P/2012/0380

Dear Mr Isted

With reference to the above planning application for development we have to formally state our concerns over the proposal for the following reasons:-

1. The original, and already approved, plans for a simple stable block are in line with the local area and are reasonable for the plot of land which is planned for development. The simple stable block is similar with a couple of the neighbours – neither of which have a store, kitchen and toilet block. We can't see the need for this addition based on the land size and original scope of the development.
2. The original, and already approved, plans for a simple stable block are in line with anticipated use of the paddock and appear reasonable for domestic use – these proposed plans for store, kitchen and toilet block give concerns that this will be use for much more commercially linked aspects which will be in conflict with the local community. Can't understand why a simple domestic/personal stable block needs a kitchen and toilet facility.
3. This planning request involves another building (100% increase) and sizeable increase in square footage which again doesn't seem reasonable for the size of the plot of land.
4. Concerns over the impact on the public footpath which runs through the said plot which is frequently used on a daily basis by the local community.
5. A concern of these proposed plans are that they will be converted into further commercial activities or even further residential plans which again would be in conflict with the local community.
6. The original, and already approved, plans have only be started in the last few weeks which again gives concerns over the future un-announced plans for the plot – struggle to believe in the last few weeks a change of mind have occurred and wonder whether starting the foundations was part of a plan to register on this new planning request.
7. The village boundary ends at Boundary House and therefore further developments outside the longstanding village boundary will be in conflict with the village structure and local community.

8. Also the village does suffer with land drainage run-off and is very wet which will only worsen when more agricultural land is covered by buildings and parking area.
9. Interested to understand where the sewage system will be located – also the negative impact this might have on the local community.
10. The electricity supply to the village is not great and for the locals we often see a dimming when demand for electricity increases – again this will be impacted by this proposal.
11. The village and proposed site is only accessed by single lane local roads which is already not deemed very safe so any increase in the current level will only increase the risk of injury. The village has a healthy population of young children whom are frequently on the bicycles which again is a great concern.
12. Again with the possible increase in traffic this will increase the noise levels on the road and impact a peaceful community.
13. In the planning proposal it is mentioned of growing a hedge to the height of 2 metres to block the view of the buildings (multiple). This will not only block the buildings but also the beautiful countryside views which are enjoyed and valued by the local community every day. It is also not in line with other current hedge height in the local area and will become an eye soar and not fit in.
14. This proposal is to the south of the village and numerous properties have south facing gardens that will be negatively impacted by such an increased development.
15. For such a proposed planning gives the impression of numerous vehicles frequenting the site and parking on the plot which again will spoil the beautiful village countryside.
16. This is one of numerous un-successful planning applications for this plot and previous applications have been rejected as the local community is very strong and close, and does not want any further extension to the current format – Horseman's Green is a beautiful village and the local residents want to maintain this standard. The proposer does not live in the village so will not be impacted by any amendments.

We also need to raise a very important point that we hope is simply a mistake. The planning notice which is attached to the telephone pole adjacent to the plot is not correct and refers to a planning request near Wrexham (copy attached). This is clearly not the correct one for the plot and proposed planning. Many residents have read this as they want to protect our community but are being misled that they are not being impacted. Effectively the local community has not been correctly notified and therefore opinions not invited.

It is based on these points noted above that we want to state for the records that we object to the proposed development. We are always keen for local villagers to add value to their property and life style but not to the detriment of the local community which we feel this will have.

Yours sincerely

Marcus and Gemma Lokier