

GOODWIN PLANNING SERVICES
LTD
MR S GOODWIN
OLD CHURCH HALL
OLD COACH ROAD
KELSALL
CHESHIRE
CW6 0QJ

P/2011 /0348
26/05/2011
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Dear Sir

Town and Country Planning Act 1990

**ERECTION OF STABLE BLOCK & RETENTION OF OIL TANK
6 THE ELMS, TALLARN GREEN, MALPAS, WREXHAM**

I refer to the above planning application and have the following concerns:

The description of development does not make any reference to the fact that the proposals involve the change of use of land from agriculture.

Following on from the above, the application area includes the curtilage of no.6 The Elms. It is therefore it is unclear whether the intended change of use is to domestic garden or to stabling/keeping of horses. If it is the former I am not prepared to support the application. I would be grateful for clarification as to the intended use of the land and would suggest that the curtilage of no. 6 The Elms is excluded from the application area and is edged in blue to confirm it is in the same ownership as the land subject to the application.

The building appears to be excessively large for the amount of land associated with. I am aware that the British Horse Society recommends a ratio of two horses per hectare – therefore it would seem that only 2 stables are strictly necessary. In addition the overall size of the building and its prominent siting will, in my opinion, have a harmful impact upon the appearance of the locality. Whilst the Design and Access Statement indicates that the building is similar in scale to the other stables in the vicinity, it is actually in the region of twice the size in terms of floor area.

The layout of the stables relative to the field would seem to make it very difficult for horses to be taken between it and the stables.

I am concerned that constructing the stable walls from block will make them suitable for conversion to a residential use in future – particularly given its size. The proposals therefore need to be revised so that the walls are constructed entirely of timber.

To avoid any undue delay in the determination of the application, I would be grateful if you could respond to the above as soon as possible.

Yours faithfully

A handwritten signature in black ink, appearing to be 'L. M. G.', written in a cursive style.

Head of Community Wellbeing and Development