

Gail White

From: Sharon Holman
Sent: 05 March 2013 09:40
To: planning_admin
Subject: FW: P/2012/0013 Cefn Bychan

please import as case officer correspondence...

From: Sharon Holman
Sent: 05 March 2013 09:39
To: 'KARL HAMMOND'
Cc: 'annmorris4@hotmail.co.uk'
Subject: RE: P/2012/0013 Cefn Bychan

Hi Karl,

It has been a couple of weeks now since your last email. Are you any further forward with the bat suitability survey for the building? The reason I am requesting submission of this information, as I have previously advised, is that it is required by law under the habitats regulations. This information is required for every application of this nature submitted for planning permission, regardless of the existence of other planning permissions.

Without this information I cannot lawfully determine the application. This information is all I am waiting for to issue the approval, without which I may have no option but to refuse planning permission for the scheme.

I would be grateful if you could submit the suitability survey as a matter of urgency, or no later than within 14 days of the date of this email.

Kind regards
Sharon

From: KARL HAMMOND [<mailto:khhammond@hotmail.com>]
Sent: 14 February 2013 21:02
To: Sharon Holman
Subject: RE: P/2012/0013 Cefn Bychan

Do not favour slates and now looking at other option for ridge tiles. The bat people on your list were too expensive to use. Am seeking advice elsewhere which should be acceptable to you.

Really don't understand why you need this as 2010 planning is still current. If I spend a further £300 on survey update, this is £300 less that I have to spend on renovation. The roof space is now joisted and partly boarded, with lighting. Anyone could climb the ladder up there and see that there are no bats, or any sign of bat activity?

I appreciate that the matter needs attention, but seeing that the roof work cannot be done until the weather clears up, I am taking my time to find the best option and price.

As stated at our last on site meeting, I cannot afford to send you drawings of every minor change. I will pay the architect to provide new drawings when there are several amendments to be made, including bat treatment.

I do not know how many times I have said that "every penny you cost me in fees is one less penny I can afford to spend on the renovation". I am running a fixed budget, and the delays in starting work cost me about £6000. i.e. £6000 less that I can afford to spend. Other things like the new planning app and bat survey, additional architect fees add another £1000. i.e. all of this messing around means that I have £7000 less to spend on renovation. Please do not make the situation any worse than it currently is!

Karl Hammond

From: Sharon.Holman@wrexham.gov.uk
To: khhammond@hotmail.com
Subject: FW: P/2012/0013 Cefn Bychan
Date: Wed, 13 Feb 2013 12:29:58 +0000

Hi Karl,

It has been some time now since my original request (please see email dated 17 January below) for submission of the ecology report submitted with the 2010 application together with a recent statement from a qualified ecologist (appointed by you) confirming that the condition of the building has not changed, and that the recommendations and conclusions in the 2010 are still relevant/appropriate. I have again attached a list of ecologists for you and advise you that this matter requires your urgent attention.

Additionally, I remind you (original email dated 17 January) the council's ecologist has advised me that bat slates are the best option here. The slate allow access between the roof tiles and the felt/lining, which is the ideal space for bats. With your Option B ridge tile, it is very difficult to get a big enough gap and ensure the tile is securely fixed and weather tight. For these reasons this option has been superseded by the bat slate which has been designed to address problems such as yours, and this slate is now widely available. In order to gain approval for this element of the scheme, a minimum of 3 bats slates are required and their proposed locations should be marked up on roof plan and submitted to me, together with the manufactures specification for the selected slates. I have re-attached the guidance that I sent to you back in November and again in January. Also, please follow the links below for further guidance. Other information is also out there if put 'Bat slates' into a google search. This matter also requires you urgent attention

<http://jdproducts.co.uk/BatAccess.html>

<http://www.southhams.gov.uk/PlanningDocs/1/00/25/30/00253019.pdf>

You will recall that during our meeting at the Chapel last month, I requested the submission of amended plans to reflect the changes to the approved scheme that you had made (lowering of the floor, alteration to the bathroom, creation of an ensuite, radon protection etc). Submission of these plans should also be made as a matter of urgency.

If you need any help or clarification, please do not hesitate to contact me.

Kind regards
Sharon

From: Sharon Holman
Sent: 17 January 2013 10:41
To: 'KARL HAMMOND'
Subject: P/2012/0013 Cefn Bychan

Hi Karl,

Your options are to either let the application run to determination; or to formally withdraw the application.

The first option would be the more appropriate. However, having checked through the current file I cannot find the ecology information that we agreed would be submitted with the application. This information is a copy of the ecology report submitted with the 2010 application together with a recent statement from a qualified ecologist (appointed by you) confirming that the condition of the building has not changed, and that the recommendations and conclusions in the 2010 are still relevant/appropriate.

The second option would require written confirmation from you (as the applicant) that the application is to be withdrawn. The fee paid is not refundable, however you would be able to re-submit the application in the future without paying a further fee, provided that the re-submission is **within 12 months of the date** of the formal withdrawal.

Kind regards
Sharon

From: KARL HAMMOND [<mailto:khhammond@hotmail.com>]
Sent: 17 January 2013 08:25
To: Sharon Holman
Subject: Cefn Bychan

Hi Sharon,

I became aware yesterday that the architect has submitted a new planning application for the above. He has exceeded his authority. He was clearly instructed by me not to proceed with a new planning application. He held a cheque of mine made payable to you, so that it could be forwarded to you, should I instruct him to do so.

I never gave him that instruction, where do I stand?

Karl Hammond

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