



The Planning Inspectorate  
Crown Buildings  
Cathays Park  
Cardiff  
CF10 3NQ

Eversley House  
Pen Y Palmant Road  
Minera  
Wrexham  
LL11 3YW

For the attention of Miz Anne Marie Shiver

7th February, 2013

Dear Sirs,

Eversley House Planning Appeal APP/H6955/A/12/2190150

Please find enclosed additional document which was attached to the Grant of Planning Permission addressed to Mr and Mrs C. Leech and which was omitted from my original letters and documents to you. The index number this should be attached to is J(H) 1. You will note that permission was granted subject to the following:-

- 1. In order to comply with the provisions of the Town and Country Planning Act, 1971.
- 2. In the interest of road safety and amenity.
- 3. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
- 4. In the interest of road safety.
- 5. In the interest of road safety.
- 7. In the interest of road safety.

The main objection of planning consent lies with Highways due to the safety aspect of the road. However, the above conditional safety orders have not been followed through for my neighbours. I refer to my comments on the appeal form under the heading Grounds of Appeal.

It will become apparent that contrary to the objection of my neighbours regarding the safety aspect of the driveway, that they have not taken any of the above safety orders on board, indeed, they appear to have ignored them completely. Therefore the LPA have not enforced any of the above orders.

Another crucial issue which we raised under Grounds of Appeal is the width of the road near Sunnyside, where it narrows. The bank on the side of the road has not always been there, and has been created by years and years of snow and the spreading of salt and sand to melt it away. A cursory look at the layout and narrowing on that part of the road would reveal the original line and path of the road beneath.

.....over

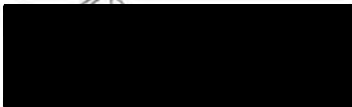
.....continued

Were it deemed possible to allow us planning approval, we would provide a splayed entrance, which would undoubtedly open up the visionary safety aspect for our neighbour, thereby creating a wider sweep to the highway. Additionally, if our neighbour also were to create the splayed entrance that was one of the conditions of their permission to build, and also reduced the hedges, this would indubitably alleviate all safety issues raised.

It was mentioned that vehicles would have to wait on the road to enter the proposed new entrance. This would not be the case, bearing in mind that the proposed new entrance has the potential to be wider than the highway, so alleviating any waiting.

Whilst we appreciate that the Beech tree would need to be taken down, contrary to our neighbour's comment that it would be a pity for the Beech tree to be felled, it would certainly enhance their view and vista as the Red Leaved Acer, Copper Beech and Lime tree, which are all semi mature and at the moment are obscured from view owing to the Beech tree in question. This was stated previously in our letter to Mr L. Isted, Head of Community and Wellbeing. Index number J(H)1.

Yours sincerely,



Mrs. V. Johnson

Enc.



RHOSTYLLEN HOUSE,  
RHOSTYLLEN,  
WREXHAM, LL14 4DU

27145  
52080

In pursuance of its powers under the Acts and Orders referred to below, the Borough Council, as District Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application.

Applicant

MR. & MRS. C. LEECH

Code number [ MIN 11246 ]

Agent

MR. & MRS. C. LEECH,  
26 BRESTON CLOSE,  
WREXHAM.

Date received [ 6th August 1984 ]

Decision date [ 26th September 1984 ]

- permission of the Council, nor shall any trees be wilfully damaged.
- 9 Samples of the proposed facing brick and roofing tile shall be submitted for the approval of the Council prior to the commencement of the building work.

REASON(S)

- 1 In order to comply with the provisions of the Town and Country Planning Act, 1971.
- 2 In the interest of road safety and amenity.
- 3 In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
- 4 In the interest of road safety.
- 5 In the interest of road safety.
- 6 8 AND 9. In the interest of amenity.
- 7 In the interest of road safety.

Note(s) to Applicant:

- 1 All drainage arrangements for the disposal of both foul and surface water shall be to the complete satisfaction of the Council.
- 2 Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

Officer appointed  
for this purpose