

The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website www.planning-inspectorate.gov.uk



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:

Address of site

Postcode
(if known)

SENDER DETAILS

Name

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)

What kind of representation are you making?

YOUR COMMENTS ON THE CASE

Please provide your representation below.

Points further to my last communications are:

Mr Forrester attempts to wear this community down with his applications to construct unneeded and inappropriate buildings. First was the Agricultural Store and now Stabling with a kitchen and toilets. Horses do not require kitchens and toilets. In fact there is already adequate stabling available in the Hamlet.

1. We have, along with two other residents of the Hamlet, in the past attempted to buy the field in question at top agricultural prices (about £11 500) to use as grazing for horses. However the estate agent, with whom he had the land registered at the time, informed us that he was determined to sell at a speculative price of £35 000. This points to the fact that he is intent merely on profiting from the area: he is showing no concern for the community, its needs the appropriateness of the buildings proposed or the appearance of the area.

2. There is no surface or foul water mains drainage and so the area is prone to flooding with roadside ditches often being full of water, it does not seem to drain anywhere. A few years ago the road not far from the proposed construction site was flooded to a depth which made it impassable to cars and through which I was unable to walk since the depth exceeded the height of my wellingtons. Such problems will be grossly increased if there are additional outflows from his proposed kitchen and toilet block.

3. Crude attempts to tidy the site and improve the drainage by clearing out the ditches have recently been made by Mr Forrester. Two weeks after these efforts and following rain the drainage was as bad as ever. The ground on my land, which is higher than the field in question and which broadly drains in that general direction, is at present (October 20th) extremely wet with surface water. The Wrexham Development Plan has said that there should be no further development because of the poor drainage or until there is mains drainage, something it seems unlikely to be installed in the near future because of the cost.

4. Allowing Mr Forrester planning permission would make a mockery of the Development Plan and insult the integrity of the experts who constructed it.



Heathfield,
Horseman's Green,
Whitchurch,
Shropshire
SY13 3EA



22nd October 2012

Dear Sir/ Madam,
Section 78 Appeal at Land South of Boundary House, Horsemans Green Road,
Horseman's Green, Wrexham ref P/2012/0380. Welsh Assembly Government
ref: H6955/A/12/2184288

Please find our completed forms for objections to this appeal. We would request that my previous objections made on 28th October 2008 and 22 June 2012 be read in conjunction with today's comments. We have appended copies for your convenience.

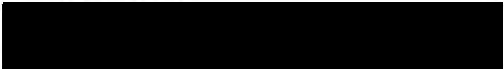
We would be most pleased to discuss any matters arising should you wish.
Thank you for your attention,

Yours sincerely,



Dr D Andrews & Mrs H Andrews

Heathfield,
Horseman's Green,
Whitchurch,
Shropshire
SY13 3EA



23rd October 2008

Dear Louise Brannan,

Application No P/2008/1067, General Purpose Agricultural Building
Horseman's Green. By Mr R Forrester

We wish to register strong opposition to the proposed building by Mr Forrester.
There are several points we would make:

1. You may be aware of the local resident's response to the Wrexham Local Development Plan advertised in 2007. There was widespread and strong opposition to any further building in the Hamlet. The last thing we need is further concrete being laid down to further reduce the already poor drainage in the area and to despoil the beautiful, rural environment.

2. Judging by the plans the large building will be an eyesore. The land is situated within our clear view to the rear of our property, and that of many others. The building will spoil what is currently a pleasing and beautiful view over fields which is enjoyed by those living in the Hamlet.

3. There is plenty of spare capacity of agricultural buildings available in the area which could be hired, should the use of agricultural buildings be needed.

4. Mr Forrester evidentially does not consider the site to be agricultural since about 6 years ago, specifically to prevent it being built upon, we offered top agricultural price for the land which he had put up for sale with Wright Manley, his having been refused planning permission to build on the site. He wanted to charge twice that value so we did not proceed with the purchase.

5. Mr Forrester is a property developer who does not live in the Hamlet and certainly has no agricultural activities here. He has already carried out extensive (and often inappropriate) house building here. He is currently using the field to dump unsightly building materials and rubble; since he has no involvement in agriculture we are concerned that the building will not be used for agricultural purposes.

We urgently request that if planning permission is granted that a clear contract be made that no change in usage will be permitted in future.

Yours sincerely,

(Dr D Andrews & Mrs H Andrews)

Chief Planning Officer,
Wrexham County Borough Council,
Llambpit Street,
Wrexham
LL11 1AR

Points submitted in 2012 objecting to the application for the erection of stabling by Mr Forrester.

We strongly object to this planning application on the following grounds:

1. We fear this will lead to a change of use to a domestic dwelling in due course in order to maximise income from the site.
2. There is already adequate provision in the Hamlet for the accommodation of horses.
3. Stabling does not require a kitchen which would only lead to extra waste water. There is already a problem with flooding in the area due to the inadequate drainage as has been recognised in the Wrexham Development Plan.
4. The access is on a narrow rural road near to a junction and extra traffic accessing the site would constitute a hazard.
5. There is the safety issue of having horses free in a field across which there is a public right of way.
6. The parking space requested would suggest significant vehicular use, this increase is inappropriate on such a quiet country lane as has also been noted in the Wrexham Development Plan.

Dr & Mrs D Andrews

22/6/12



Heathfield
Horseman's Green,
Whitchurch
Shropshire SY133EA
22/10/2012

Dear Sir / Madam,

ref the appeal H 6955 / A / 12 / 2184288

I would be obliged if you would
kindly inform me of the appeal
decision in due course.

Thank you.



(Dr D. ANDREWS)