

Head of Community well being and development
Wrexham County Borough Council
Lampit St
Wrexham

REF P/2012/0380

Dear Sirs

I wish to place an objection to the plans for a stable and separate domestic building containing toilet and kitchen.

The land that the proposed development is on has not been used for any livestock in the last 7 years (including horses) . There are a number of factual inaccuracies in the application in section 15 of the application. The land is and has been vacant for these 7 years. It has not had any horses kept on it in these 7 years and we are told by our neighbours that there has not been animals on it for over 20 years. Section 15 states that the land is not vacant, this is not true. There is no existing equine use.

Secondly given the size of the land it would only sustain one horse being kept on it. There could be no justification for 3 stables let alone a domestic block

Thirdly, the plans show a fence line up to the oak tree is in fact crossing a public footpath. There is no proposed fencing round the stables which suggests to me that it realistically not going to be used for stabling horses.

Fourthly as the site is so small it could not be used as a yard so I can see no reason why there should be any need for a domestic building.

Fifthly, 2 separate buildings have a larger footprint than the original plan and lead to the idea that they may be joined together in the future to create an even larger footprint. It is not more aesthetically pleasing.

Whilst it is clearly not valid to second guess the intentions of the applicant (a property developer who has already built in the village) the land was recently placed on the market as land suitable for building at a building plot price. It has now been withdrawn from the market. I would expect that after a period of time the applicant would seek change of use due to there being no economic need for his "equestrian facilities". The facilities are far too large for the plot of land they are on so could never be economic.

Yours faithfully

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