









Statement from Local Ward member

Planning Application No: 060792 Oaklea Grange

The location chosen by for this development is entirely inappropriate for both the business and the local area. There are no public transport links or even pavements at or around the site. This means that staff will have to drive to work, increasing the burden of car use. It is therefore false to claim that this will bring jobs to the local area. Staff will have to drive in from far and wide. There is no likelihood that it will support the local economy. As there are no pavements it will be impossible for residents to safely walk from the site to any local amenities, the nearest of which are in Hope and only accessible by walking on and across busy roads. Residents will thus be wholly isolated from the local community. Family visits will be extremely difficult for those reliant on public transport. The need to use vehicle transport will increase pollution, with proven risk to life and health. This is a particular concern in the already problematic area of the A550 Hope junction.

The lane has a rural character, not semi-rural as characterised in the application. It is a single track, with a sharp bend immediately beyond the property (which has already been the site of a fatal road traffic accident).

There is no mains sewer, only farm owned ditches to support water run-off. The presence of the disproportionately large car park will create significant surface water run off that the infrastructure cannot cope with, the lane already being prone to flood in bad weather.

The applicant has failed to provide an environmental impact assessment, which is of serious concern given the above, and also given the notification of Great Crested Newts being found within 100 yards of the property (reported to the Council on 17th May 2020).

The residence that exists will be converted into a 24 hour facility with the attendant noise, light pollution and traffic which will pose a real and actual hazard to the health, safety and welfare of my constituents, be they neighbours, horse-riders or pedestrians. This fundamentally and inappropriately changes the character of the property to a commercial use, and disregards the previous planning decisions of this committee made in relation to the property.

I am also most concerned about the impact on the mental health of my constituents. Two of the immediate neighbours to the development are healthcare workers who work shifts. I have been to the next door house and have witnessed for myself the disruption caused by doors slamming at Oaklea Grange. I know the distress that this is causing and the increased occupancy, and traffic, will make this far worse.

County Councillor Hope Ward

Statement from Local Resident Group

Re Planning Application **060792**

Oaklea Grange, Sandy Lane, Higher Kinnerton, Wrexham LL12 9RP

Please find below statement of objection drafted by the following:

Objections to Oaklea Grange Development on behalf of the local residents:

1. The proposal does not merely involve a 'change of use' but includes the construction of a new building and car park on rural land. This is well beyond a 'conversion' of an existing building. Moreover the proposal is inconsistent with previous planning decisions. It is on the site of a previous dwelling known as 'Cora.' Planning for Oaklea Grange was granted with the condition that 'Cora' would be demolished and not rebuilt. That condition has already been challenged unsuccessfully on appeal to the Planning Inspector (9th July 2008). To now allow development would be wholly inconsistent. There has been no change of circumstances that now justifies development.
2. The development would have an adverse impact on the surroundings. It is out of keeping with the character of the surrounding area, increasing significantly the scale and spread of buildings with the replacement of gardens and orchard with a car park.
3. The development would have a significant adverse impact on the safety and amenity of nearby residents. It would result not only in increased traffic, but increased commercial activity in a rural and residential area.
4. Sandy Lane is a single lane track without pavements or passing points. There will be significant increases in traffic volume with obvious risk to highway users. Traffic will include large vehicles used for supplies and removal of large volume waste (not accounted for in the application)

Appeal Ref APP/A6835/A/08/2070235