

Miss Pamela Beer (266)

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20 July 2016

Ms Sharon Ellis
Anglesey & Gwynedd Joint Local Development Plan
Swyddfa'r Cyngor
Stryd y Jel
CAERNARFON
LL55 1SH

To whom it may concern,

DEPOSIT PLAN: PENYBRYN COTTAGE: Rep ID 976
Section – Map 7 – Porthmadog

1924 Captain Thomas Whittaker purchased Penybryn and land.

1927 The cottage was built approximately around this period as shown on the plan taken from my Deeds. The plot's outline was changed to incorporate the bungalow with a large back garden (copy enclosed).

1939 Alderman Samuel V Beer (grandfather) purchased Penybryn property. The cottage was used as a tied property to house the then farmhand and family. Penybryn was being run as a farm with stables, cow shed, pig sty, battery chicks and hens.

1947 Ariel photographs were taken by my grandfather of Penybryn. The view of the cottage has been blown up showing the back garden with shed and a short dividing hedge running halfway across the plot but NOT continuing up the bank to the fence which ran along the steep bank (copy enclosed).

1950 Mr Harold V Beer (father – I was 2 years old) purchased Penybryn property and continued to run it as a farm for some years. The cottage continued to be used as a tied property. Some years later the farmwork declined and the land was used for grazing horses but a handyman/gardener continued to be employed until 1983.

1988 I moved into the cottage with my family.

2000 My father gifted me the cottage whereby the curtilage of the property became my boundary.

On speaking with my father he had no knowledge as to why there was a line across half the back garden. We had intended on checking it out but it got forgotten. He passed away 5 April 2012.

2013 Whilst visiting a friend he brought up on his computer the 2001-2016 Gwynedd Unitary Development Plan which showed that half my back garden was in the Protected Open Space. I was not

amused as to how this situation had occurred with no correspondence or visit from Gwynedd County Council.

On researching the Internet I found from the Ordnance Survey Maps

ORDNANCE SURVEY MAPS:

National Library of Scotland: (Gwynedd) Published: 1948 – no cottage showing
“ “ Published: 1954 – only showing cottage (□)

Old-maps.co.uk: Post WW11: (Merioneth) Published: 1963 – only showing cottage (□)
“ “ Published: 1970 – only showing cottage (□)
“ “ Published: 1976 – a line appears / no car park
“ “ Published: 1976 to 1993 - a line / no car park

For nearly 50 years no line markings on Survey maps. – cottage built in late 1920's

I spoke with my father's Solicitor who informed me that the curtilage is my boundary lines (IN RED) and knows not for what reason the line appears. (copy already submitted with my objections).

I wrote to the Land Registry Office to ensure that my boundaries are correct. The Solicitor made an error when my father designated an extra piece of land at the front to be used as a car park which was later corrected. My front boundary which is now fenced off, is from the corner of Mr Piercy's, Rockcliffe wall across to the track.

***15 August 2014:** received a reply. I phoned and spoke with Gerald Dyer (Senior Casework Executive) he told me that there had been no confirmation of a curtilage within my property but their main concern is the boundaries.

I wrote and spoke with the Ordnance Survey and again they cannot explain where the line came from (don't have an archive or keep notes).

***28 August 2014:** received a reply. I phoned and spoke with Kate Noss (Customer Advisor) and was told that the maps only represent features on the ground and shouldn't be taken as true (always changing).

***29 September 2014:** received another reply from Natalie Moore (Customer Service Adviser) acknowledge that the line would be removed on their November release of OS Master Map.

I have copies of the above and will be attending the hearing on 28 September 2016.

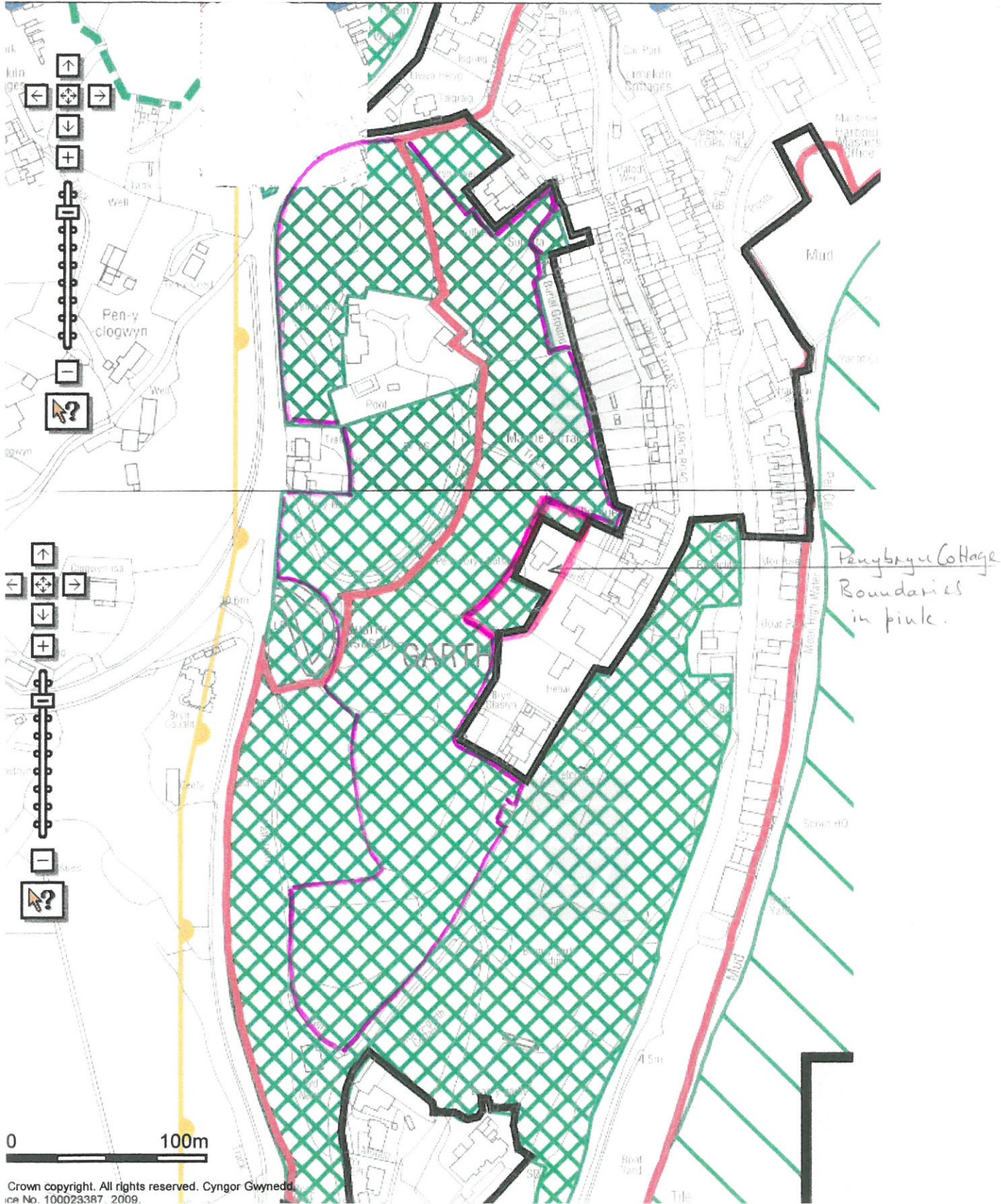
Yours faithfully



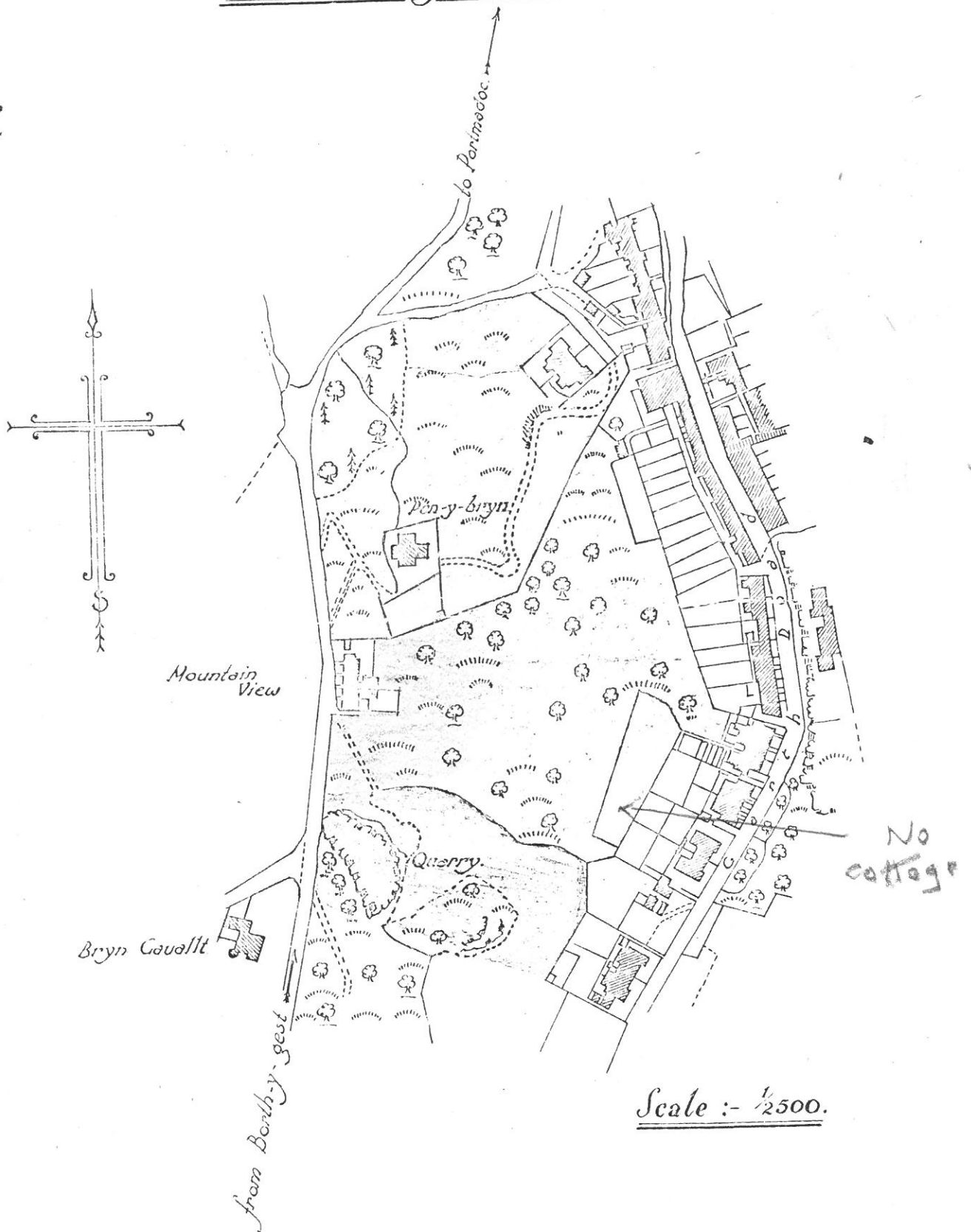
Pamela Beer (266)

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GWYNEDD
MUNICIPALITY DEVELOPMENT PLAN 2001-2016



Plan referred to:-



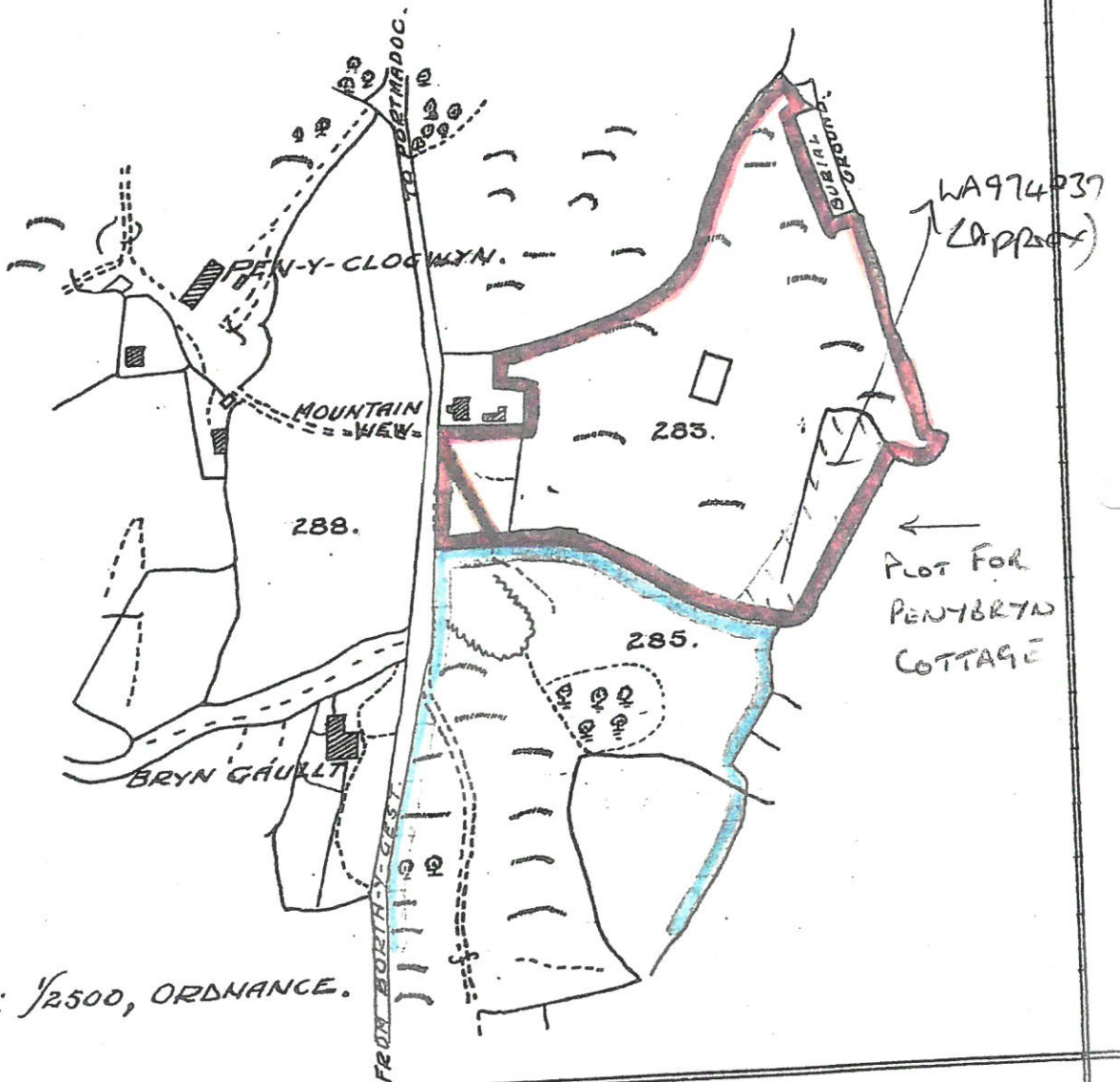
10.2.1927.

TAKEN FROM DEEDS

red sealed and delivered by the
of Thomas Miller Whittaker
the presence of:-
A. Stokes.

T. M. Whittaker.

PLAN REFERRED TO.



SCALE: 1/2500, ORDNANCE.

PANZLA BEER - PENTABRYN Cottage - BORTH ROAD - PANTHMASDOR - LLYN 9419



landowner: S.V. BEER.

Boundary
Fence

1947

2016



← wall
fence.