Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Application for prior notification of agricultural or forestry development - proposed building

Town and Country Planning (General Permitted Development) Order 1995 - Schedule 2, Parts 6 and 7

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Cross Mill

Address Line 1

Burgess Lane

Address Line 2

Penley

Town/city

Wrexham

Postcode

LL13 0ND

Description of site location (must be completed if postcode is not known)

Easting (x)

340410

Northing (y)

341115

Description

Applicant Details

Name/Company

Title

First name

Surname

Cross Mill Agricultural Services

Company Name

Address

Address line 1

Cross Mill Burgess Lane

Address line 2

Penley

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL13 0ND

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

First name

Tom

Surname

Selby

Company Name

Selby Rural LLP

Address

Address line 1

The Old Dairy

Address line 2

Golborne Hall

Address line 3

Milton Green

Town/City

Chester

Country

United Kingdom

Postcode

CH3 9DR

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

The Proposed Building

Please indicate which of the following are involved in your proposal

- [x] A new building
- [ ] An extension
- [ ] An alteration

Please describe the type of building

The agricultural shed is to be used for machinery, fodder and straw storage.

Please state the dimensions of the building

Length

18.2 metres

Height to eaves

5.0 metres

Height to ridge

6.2 metres

Please describe the walls and the roof materials and colours

Walls

Materials

The western elevation will be open fronted. The northern, eastern and southern elevations will comprise of 2m high pre-cast concrete panelled walls and slate grey box profile cladding to the eaves / ridge.

External colour

The western elevation will be open fronted. The northern, eastern and southern elevations will comprise of 2m high pre-cast concrete panelled walls and slate grey box profile cladding to the eaves / ridge.

Roof

Materials

The roof will be constructed of a grey fibre cement roof, it is understood that the Local Planning Authority prefer grey roofing as it blends in with the sky's most frequent colour, grey, and thus has the least visual impact on the surrounding area.

External colour

The roof will be constructed of a grey fibre cement roof, it is understood that the Local Planning Authority prefer grey roofing as it blends in with the sky's most frequent colour, grey, and thus has the least visual impact on the surrounding area.

Has an agricultural building been constructed on this unit within the last two years?

- ○ Yes
- ⊘ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ○ Yes
- ⊘ No

Would the ground area covered by the proposed agricultural building exceed 465 square metres?

- ○ Yes
- ⊘ No

Please note: If the ground area covered exceeds 465 square metres it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

◯ Yes
⊘ No

The Site

What is the area of the proposed agricultural unit? (square metres or hectares)

22.5

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

200

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

⊘ Yes
◯ No

If yes, please explain why

Currently, owing to increased productivity there is a large range of produce and machinery which is kept outside (please refer to photo 5). It is essential to uphold the quality of produce and expensive machinery, and therefore it is important this is not left outside to be weathered. As detailed in figure 5 the silage bales are already being stored externally which equate to 200 bales per annum, due to a lack of indoor space. There is a significant cost to wrap these bales and ideally the applicants would not wrap these, but have no additional storage internally at a cost of approximately £10 extra to wrap bales to include the wrapping and labour, based on 200 bales per annum, equates to £2,000 per year in additional costs, which would be alleviated by the erection of an additional building.

When produce is left outside, it is damaged by the weather. The produce tends to become wet and then rot which reduces the quality and makes it inedible for livestock. Currently, the applicants have to get all of the grass bales wrapped which is an additional expense to mowing and harvesting. This cost can be reduced, if the fodder can be kept inside. And there will be less waste and rotted produce. Theses savings will boost profitability of the business and ensure the sustainability of the farming enterprise.

As you will be aware, agricultural machinery is very expensive and if left outside it will become weathered and rust. This will not only cause the expensive machinery to depreciate quicker, but it will also result in the piece of equipment breaking more often, which again would incur unnecessary expense for the applicants, having to get the equipment fixed.

- Security

It is important that all fodder, bedding and machinery is kept inside. This will not only ensure that the equipment is protected from the elements but also ensure that no one can steal, vandalise or even burn/torch the produce; unfortunately, incidents such as arsonists torching bales of hay are becoming more common. Therefore my client wishes to take all reasonable steps to protect his produce. The produce kept in the proposed shed is expensive and integral to the running of the beef enterprise. Keeping it secure significantly reduces the chances of it being damaged or depreciated, this ensures the business does not have to replace the produce or fix the equipment and therefore increases profitability. This will allow his business to continue to grow and thrive.

Is the proposed development designed for the purposes of agriculture?

- [x] Yes
- [ ] No

If yes, please explain why

The pre-cast concrete panels will ensure the bales can be stored securely and stacked in a safe manner. The open fronted part of the building will allow modern farm machinery to be stored.

Does the proposed development involve any alteration to a dwelling?

- [ ] Yes
- [x] No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- [x] Yes
- [ ] No

What is the height of the proposed development?

6.2	Metres

Is the proposed development within 3 kilometres of an aerodrome?

- [ ] Yes
- [x] No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- [x] The agent
- [ ] The applicant
- [ ] Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Tom Selby

Date

15/05/2024