Planning Statement

Full planning for the erection of garage/workshop and stables:

Croxton Cottage, Hanmer, Whitchurch, Wrexham, SY13 3DB

Prepared for:

[redacted]



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1.0 INTRODUCTION

This supporting statement considers the planning issues relating to the planning application proposal for the erection of a garage/workshop and stables at Croxton Cottage and forms part of the application. The information included within this statement is intended to assist the Planning Officer in making their decision.

2.0 DESCRIPTION OF THE SITE AND SURROUNDINGS

Croxton Cottage is located in the hamlet of Croxton, approximately 7km to the west of Whitchurch. The property is located off the A525 running from Newcastle Under Lyme to Rhyl via Whitchurch and Wrexham.

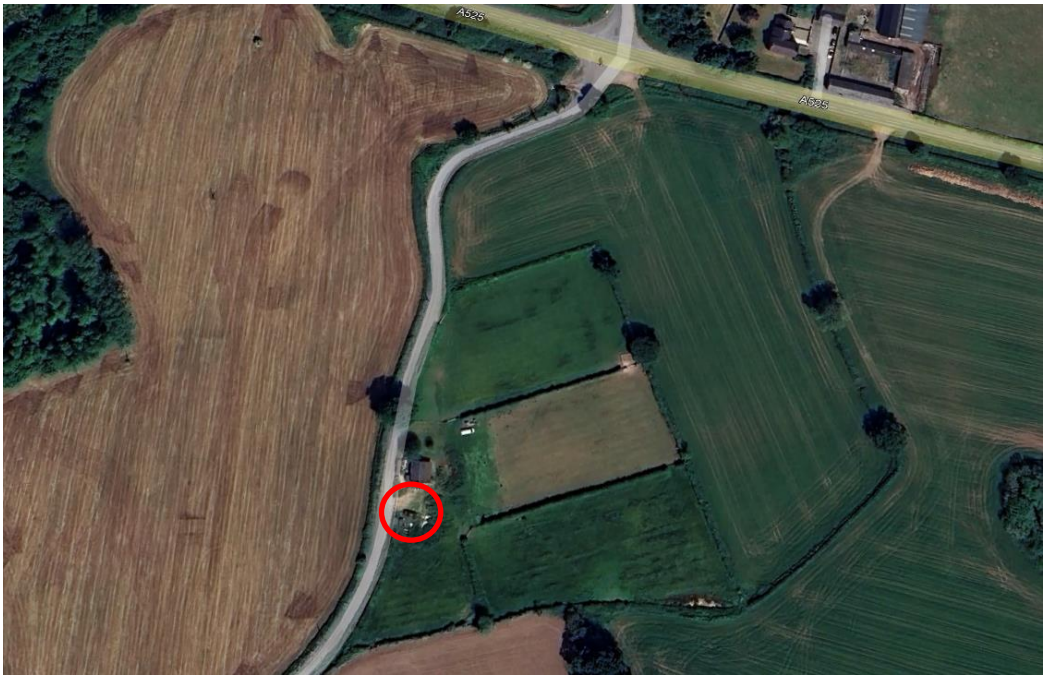
The surrounding land is typically agricultural with some sporadic residential properties.

3.0 THE PLANNING APPLICATION PROPOSAL

The planning application is submitted in respect of the erection of a garage/workshop and stable.

The building is roughly 'L' shaped and is 184.13m2 in size. It will be accessed from the buildings northern elevation.

Figure 1. Aerial photograph showing the general location (circled red)
Source: Google Maps



4.0 DEVELOPMENT PROPOSAL

The application proposed is for the erection of a garage/workshop and stable.

Existing and Proposed plans of the building have been provided and adjoin this statement for reference:

Location Plan	78788/01
Existing Block Plan	78788/02
Proposed Block Plan	78788/03
Proposed Building	78788/04

The proposed garage/workshop and stables will allow for the personal storage of the applicant's vehicles, as well as agricultural equipment and their horses.

The new proposed roof will box profile composite sheeting and it will be clad in Yorkshire boarding and castle boarding with concrete panels to the lower part.

Access

There is easy access to the A525 from the property, which provides direct access into Wrexham and Whitchurch. This leads onto a parking area.

Drainage

There will be no foul drainage necessary.

Surface water drainage will discharge to a soakaway, and this can be conditioned.

In view of the above it is considered that an appropriate drainage system can be installed to meet the requirements of PPW and Wrexham Unitary Development Plan.

Ecology

A Preliminary Ecological Assessment of the land is provided in Appendix 1.

The site is not designated for its wildlife interest at an international, national or local level and no legally protected plant species were identified or are likely in the habitats encountered.

No trees or shrubs will need to be removed in order to facilitate the proposal.

Within their report it was concluded that the proposal would not have a detrimental effect on any wildlife or habitats. In order to maintain and increase biodiversity of the site and protect habitats it is recommended that mitigation measures and safe working methods are incorporated into the proposals.

Accordingly, the proposal is one that is not considered to have a detrimental effect on any protected species and will not cause an offence under the Conservation of Habitats and Species Regulations (2010). Further, the proposal will allow for opportunities for ecological enhancement to be made thus complying with policy NE1 and any future development of the site should be carried out in accordance with the recommendations made by Arbor Vitae.

5.0 ASSESSMENT OF PLANNING POLICY

The primary objective of Planning Policy Wales (PPW) is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as Socio-Economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The following section summaries the relevant paragraphs and chapters in Planning Policy Wales (PPW). Within PPW, para 1.2 states that “The primary objective of PPW is to ensure

that the planning system contributes towards the delivery of sustainable development" and then goes further at the top of page 7 to define that sustainable development is:

(iii) "Sustainable Development" means the process of improving the economic, social, environmental, and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.

(iv) Acting in accordance with the sustainable development principle means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Wrexham Local Development Plan

Policy GDM1

Development proposals, where relevant, must:

i. Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/townscape in terms of their siting, layout, scale, height, design, density, use of materials and landscaping.
ii. Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land; and provide a satisfactory standard of amenity for the occupiers/users of the development itself.
iii. Safeguard of the environment from the adverse effects of pollution of water, land, noise, light or air, or land instability, arising from development.
iv. Take account of personal and community safety and security in their design and layout.
v. Prioritise walking, cycling and public transport use ahead of travel by car.
vi. Not give rise to highway safety, pedestrian safety or parking problems on site or in the locality.
vii. Contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use.
viii. Not increase the risk of flooding but make adequate provision for sustainably dealing with foul and surface water drainage and not result in an acceptable impact upon the water environment.
ix. On sites which have previously been developed, new development proposals should make use of existing suitable building materials wherever possible for appropriate uses in order to re-use recyclable materials and reduce the amount of imported materials, and
x. Ensure that any risks arising from past coal mining, as indicated on the constraints map, can be adequately managed.

6.0 CONCLUSION

The proposed scheme is for the erection of a garage/workshop and stable.

The proposed development complies with guidelines in accordance with policies of the Local Development Plan and Planning Policy Wales.

There will be no significant impact on the landscape, ecology/arboriculture, or visual impact.

On the basis of the above, the applicant considers that this scheme would result in no demonstrable harm to any interests of acknowledged importance.

Where an adopted or approved development plan contains relevant policies, Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission shall be determined in accordance with the plan, unless material considerations indicate otherwise.

The current scheme proposals have significant merit, meets the policy requirements of the LDP and PPW and as there does not appear to be any material consideration of sufficient weight to justify the refusal of this application, it is respectfully requested that the submitted planning application be approved.