BASE

PLANNING STATEMENT

PROJECT REFERENCE: CA4449
PROJECT NAME: Barn at Chetwynd Grove
PROJECT DESCRIPTION: Retrospective application to regularise the erection of an agricultural storage unit.
PROJECT LOCATION: Chetwynd Grove, Bangor Road, Marchwiel, Wrexham

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EXECUTIVE SUMMARY

- This statement has been prepared on behalf of the applicant to support the retrospective planning application for the erection of a detached agricultural storage unit on the agricultural land at Chetwynd Grove, Bangor Road, Marchwiel, Wrexham, LL13 0TF.

- The agricultural unit has already been erected within the applicant site, and has been constructed in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015; Part 6: Class A

- The Local planning authority have reviewed the planning requirements for the agricultural unit and have advised the applicant that a prior approval application was needed for this development and therefore the permitted developments rights do not apply. As such, the applicant has been advised to submit a planning application in retrospect.

- Base have since been approached by the applicant to prepare and submit a retrospective planning application for the development of the erected agricultural unit at the site of Chetwynd Grove in order to regularise the development for lawful use.

- The contents of this statement include a description of the site's location, setting and uses along with a detailed description of the development and key design decisions in line with local planning policy and the site's specific constraints.

1.0 INTRODUCTION

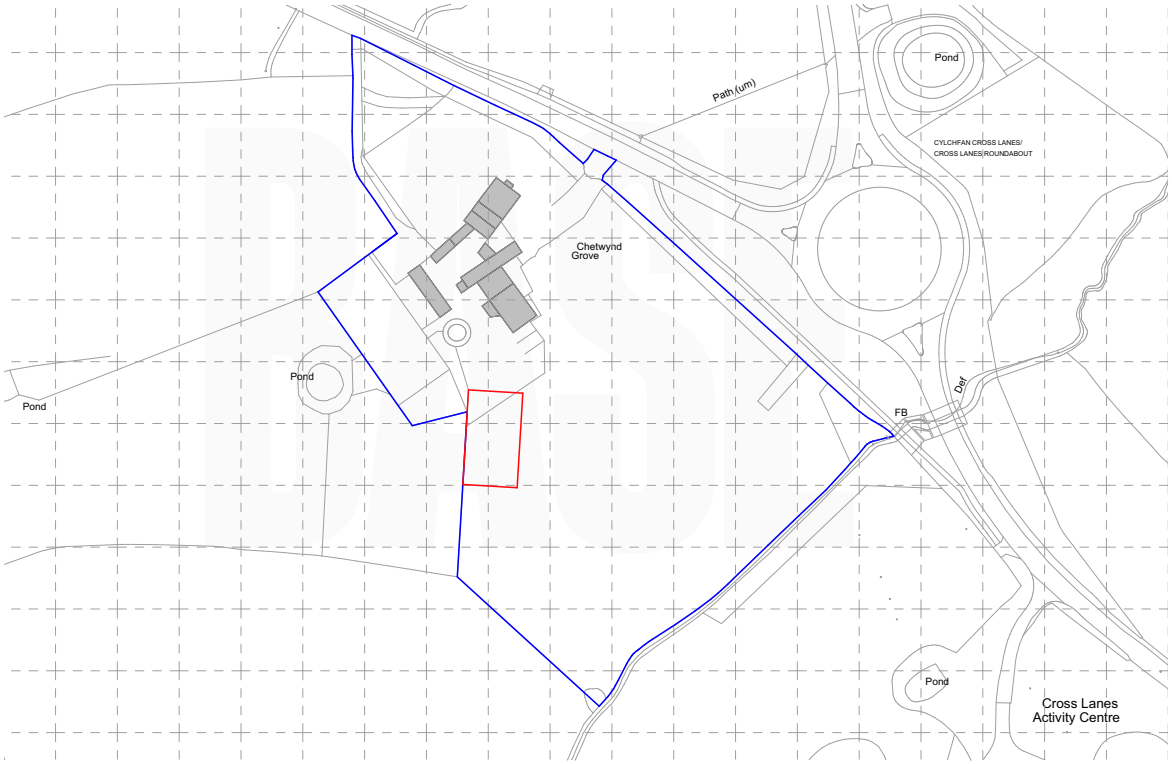
This retrospective planning application has been prepared to support the erection of an agricultural storage unit on the agricultural land at Chetwynd Grove, Bangor Road, Marchwiel, Wrexham, LL13 0TF. Chetwynd Grove is occupied by the application and is a small agricultural holding.

An agricultural steel framed outbuilding of 276m2 GIA has been erected at Chetwynd Grove. The constructed outbuilding has been provided for the sole intention of agricultural purposes, including the storage of heavy machinery which are kept at the site at all times, and used explicitly for the farming works at the site. Chetwynd Grove is a registered farm and has a farm holding number (Ref: 56/023/0012) holding around 70 sheep and producing approximately 2,000 bales of hay each season, which are stored in the new outbuilding. Due to the ongoing expansion of the commercial farming operation at Chetwynd Grove, additional storage provision is required for the safekeeping of new machinery and the increasing hay stock. The applicant was advised prior to the erection of the outbuilding that, due to the size and use of the outbuilding, planning permission would not be required.

The applicant has recently received a letter from Wrexham County Borough Council to request visitation of the site in order to inspect the erected outbuilding for it's accordance with local planning policy. Following an informative meeting on site with the Planning Enforcement Officer Steph Nolf, the erected outbuilding was further reviewed to determine it's conformity with Permitted Development. The applicant was later contacted again by the planning officer and advised that, prior approval was required to regularise the development of the outbuilding and as this was not done, permitted development rights do not apply. Subsequently, the local planning authority have requested for the applicant to submit a planning application in retrospect for the erection of this outbuilding. Base have since been approached by the applicant to prepare and submit a retrospective planning application for the development of the erected agricultural unit at the site of Chetwynd Grove in order to regularise the development for lawful use.

This statement is to be read in conjunction with the following supporting documentation;

- PL-001 Site Location Plan
- PL-002 Existing Site Plan
- PL-003 Proposed Site Plan
- PL-004 Proposed Plans & Elevations



Site Location Plan (not to scale)

2.0 THE LOCATION AND CONTEXT

Approximately 3 miles south-east of Wrexham, Chetwynd Grove is set within circa 50 acres of agricultural land and is comprised of a cluster of traditional masonry and steel outbuildings used for commercial and agricultural purposes. The site is accessed via a gated gravel driveway, exiting the A525. The application site is located to the southern border of the hard-standing areas of the compound, and is bounded by agricultural land used for livestock. The outbuilding, which is the subject of this retrospective planning application, has been constructed within the eastern agricultural land parcel to suit the movements of livestock and heavy machinery across the compound.

The wider locality of the area consists of further agricultural land and farming practises to the north and west, which are particularly rural and undeveloped parcels of land. Divided by the A525 and main roundabout sites the settlement of Cross Lanes housing development, which is comprised of a mixed tenure of terraced, semi-detached and detached properties that are represented of the low-density, sub-urban architectural vernacular. Chetwynd Grove is affectively screened from view, with mature and established trees forming the northern and eastern boundaries of the land. The operations of the site, and its outbuildings and structures, including the new agricultural storage unit, cannot be seen from the A525 or any public open spaces.



Existing Site Plan (not to scale)

3.0 PLANNING

3.2 PLANNING POLICY

The Town and Country Planning (General Permitted Development) (England) Order 2015; Part 6: Class A states that:

Permitted development

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—

(a)works for the erection, extension or alteration of a building; or

(b)any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit.

Development not permitted

A.1 Development is not permitted by Class A if—

(a)the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

(b)it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

(c)it would consist of, or include, the erection, extension or alteration of a dwelling;

(d)it would involve the provision of a building, structure or works not designed for agricultural purposes;

(e)the ground area which would be covered by—

(i)any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or

(ii)any building erected or extended or altered by virtue of Class A,would exceed 465 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

(f)the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

(g)the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

(h)any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

(i)it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

(j)it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

(k)any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

(i)would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii)is or would be within 400 metres of the curtilage of a protected building.

Upon a detailed review of the development, it has been determined that the agricultural storage unit has been erected in accordance with the following criteria for permitted development as described in The Town and Country Planning (General Permitted Development) (England) Order 2015; Part 6: Class A.

4 DESIGN

Due to the growing demands of the agricultural operations at Chetwynd Grove, further agricultural storage provision was needed to safely and suitably store additional hay bales and equipment at the site during the active seasons. The design of the erected agricultural storage unit is comprised of a steel frame building set on a concrete pad and cladded with a single skin of corrugated sheet metal for both the walls and the pitched roofing. Timber members are tied between the steel structure internally and used for fixing plywood panels to the internal face of the walls. Black UPVc gutters have been provided with downpipes along the south of the side elevations, which are connected to the site's existing soak-away. The roof profile includes sections of translucent sheet to provide natural light within the unit. A large roller shutter door is provided to the front elevation of the outbuilding which has been provided to accommodate the ease of access for heavy agricultural machinery and robust enough to ensure their overnight security.

The new outbuilding has been located on the southern border of the compounds external hard-standing area, and within the agricultural land for suitable access for machinery and to not impose on the other operations at the site. The outbuilding has been set away from the western boundary by 5m to provide access for maintenance and to avoid any harm upon the established trees found along the boundary fence and hedgerow. The size and scale of the outbuilding has been erected in accordance with the demands of the farming operations, and the circa 276m2 GIA floorspace is considered appropriate for the current and developing agricultural storage needs at Chetwynd Grove. The scale, massing and style of the new outbuilding is considered to be in keeping with the immediate rural development and the wider agricultural vernacular.



Proposed Site Plan (not to scale)

5.0 ACCESS & HIGHWAYS

Both vehicle and pedestrian access to the outbuilding is obtained via the existing external courtyard and hard-standing area at the compound. The outbuilding has been positioned so as to not conflict with the existing access and operations throughout the site. There has been no changes or impact upon highways or public areas.

6.0 BIODIVERSITY & LANDSCAPING

The outbuilding has been erected within the existing agricultural land to the east of the main compound at Chetwynd Grove. The existing grass and topsoil removed for the development is considered to be of negligible ecological value as it was formally used for livestock grazing. The outbuilding has been constructed with a 5m easement from the western boundary hedgerow and tree line and all existing trees and foliage remain unaffected by the development.

7.0 DRAINAGE & FLOODING

7.1 DRAINAGE

The new development connects to the site's existing sustainable drainage system. There are no new foul drainage requirements as part of the development.

7.2 FLOODING

Upon review of Environment Agency Flood Mapping, we have ascertained that the applicant site is located solely within Flood Zone 1 and is not at risk of flooding from watercourses.

8.0 CONCLUSION

- This statement has been prepared on behalf of the applicant to support the retrospective planning application for the erection of a detached agricultural storage unit and the agricultural field at Chetwynd Grove, Bangor Road, Marchwiel, Wrexham, LL13 0TF.

- The agricultural unit has already been erected within the applicant site, and has been constructed in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015; Part 6: Class A

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