Planning Service
16 Lord Street
Wrexham LL11 1LG

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wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
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Gwe: www.wrexham.gov.uk/planning

Application for Planning Permission

Town and Country Planning Act 1990

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

Llidiart Fanny Farm

Address Line 1

B5430 From Smithy Road To Llewelyn Road

Address Line 2

Coedpoeth

Town/city

Wrexham

Postcode

LL11 3LG

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

Easting (x)

329250

Northing (y)

351624

Description

LIDIART FANNY FARM is the nearest postcode location and does fall within the farms area.

Unable to list on the dropdown list, but the address is and will be as follows:
COED FFYNCI
LLEWELYN ROAD
COEDPOETH
WREXHAM
LL11 3LG

From the farm, proceed down LLEWELYN ROAD approx 250m, and the existing entrance can be found on the left before bridge.

Applicant Details

Name/Company

Title

MR

First name

HENDRIK

Surname

PINCHIN

Company Name

SPEECHES AND CREAM

Address

Address line 1

CENTRAL BUILDING PO3

Address line 2

LLAY HALL INDUSTRIAL ESTATE

Address line 3

MOLD ROAD

Town/City

WREXHAM

Country

Postcode

LL129YG

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

Email address

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

Site Area

What is the site area?

2.10

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

⊘ Yes
◯ No

If Yes, please complete the following information regarding public open space

Area of open space lost

0.2 | Hectares

Area of open space gained

1.9 | Hectares

Description of the Proposal

Description

Please describe the proposed development including any change of use

Existing agricultural land including woodland area.

The land comprises of 5.3 acres of agricultural land including part woodland. Formerly part of the LIDIART FANNY FARM ESTATE,
Address of the site as follows: LLEWELYN ROAD ,COEDPOETH, LL11 3LG

Existing repaired entrance approx 50m before bridge.
My current intentions are to tidy the land, repair / replace or improve boundary fencing, install new gate, repair and improve existing track, replace original fallen barn for smaller 7m x 5m for onsite machinery and tools.
This application is to place 4 glamping cabins onto the land, all will be on an 'easy pad system' so no hard ground works or bases. The main objective is to maintain the aesthetic beauty of the area and land. The site will be an "off-grid experience" with solar to provide lighting, wood burning stove for heating and use of composting toilet (woo woo toilets are providing a plan for 1 x unit and environmental report to ensure composted waste will benefit the land)

1 X Cabin of wooden construction 5m x 4m single story, pitched roof with a mezz floor to incorporate a small sleeping area.
1 x cabins single story A-Frame construction with a base area of 4m x 4m
2 x cabins single story, single sloped roof 4m x 3m
All cabins are wood in construction, each being unique and placed within existing clearings within the property, and to be built in harmony with the surroundings. No trees will be disturbed with placements, all cabins will be accesses on foot, parking on main existing track. 1 x cabin alongside track to be 'accessible'.
Change of use from agricultural to 'camping / temporary accommodation' (please advise). All cabins are not fixed in ground and are floating structures.
The site will be a small business, as detailed above, the remaining woodland will remain agricultural and house poultry livestock. Being close to the foot paths leading to offas dyke,taking to up to Minera,worlds end and beyond, many walkers pass the property and feel this would be a small benefit for a redundant piece of land. the Wales planning policy indicates the following:

5.5.3 In rural areas, tourism-related development is an essential element
in providing for a healthy and diverse economy. In addition to more traditional forms of rural tourism, planning authorities should plan positively for active, green and cultural tourism where they are appropriate. Development should be sympathetic in nature and scale to the local environment.
There are currently NO off grid camping / cabins in and around Coedpoeth, providing the experience of the removal of daily mainstream utility services with guidance from one planet Wales. The site will give the opportunity to experience the beauty of staying in a quiet woodland with the convenience of all the local attractions

Initially we are only looking for a 'soft start' as the cabins will take time, to fall within the 28DAYS permitted rule till 2025

Has the work or change of use already started?

- [x] Yes
- [ ] No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

17/12/2023

Has the work or change of use been completed?

- [ ] Yes
- [x] No

Existing Use

Please describe the current use of the site

The site has been left for a number of years and been a redundant, consisting of an original gated farm track made up of brick, slag and rubble. site was very overgrown and mainly being used by youths for drug use, drinking and a prime location and extreme use of fly tipping. An old wooden barn / shed fallen down has been replaced for on site tool storage. track has been cleared (see images). All clearing has been sypathetic to the surroundings and no trees have been removed or felled.

In previous years the track original was extended about 65m to a large clearing where the cattle was dropped off and allowed to graze and also providing additional access to the top field.

The track splits approx 68m from entrance and proceeds towards river then stops. Originally the old track crossed the river and proceeded to the north west land adjoining another old track which was used many years ago by the old brick works.

The river: No changes are proposed to go near or affect the river or water course or pollute in any way. The river bank requires maintaining and repairs have been made in the past. I as the applicant will maintain and liaise with the river authority regarding any repairs or questions relating to this.

Is the site currently vacant?

- [x] Yes
- [ ] No

If Yes, please describe the last use of the site

The site is not residential, i myself and contractors have slowly been tidying site ready for application approval. formerly the site has been used for grazing, tool / machinery storage and general small agricultural uses.

Much of the original farm land is being sold off, only a few fields are being retained by the main farm.

When did this use end (if known)?

20/05/2022

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- [ ] Yes
- [x] No

A proposed use that would be particularly vulnerable to the presence of contamination

- [ ] Yes
- [x] No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- [ ] Yes
- [x] No

Materials

Does the proposed development require any materials to be used in the build?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:

Proposed materials and finishes:
wooden wall construction

Type:
Roof

Existing materials and finishes:

Proposed materials and finishes:
insulated box profile sheet materials, dark green / grey

Are you supplying additional information on submitted plans, drawings or a design and access statement?

◯ Yes
⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

◯ Yes
⊘ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] Yes
- [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- [ ] Yes
- [x] No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- [ ] Yes
- [x] No

Refer to the Welsh Government's Development Advice Maps website.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- [ ] Yes
- [x] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- [x] Sustainable drainage system
- [ ] Existing water course
- [x] Soakaway
- [ ] Main sewer
- [ ] Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☑ Other
☐ Unknown

Other

Composting toilet, waste to be rotated and used as natural material promoting growth within the land

Are you proposing to connect to the existing drainage system?

◯ Yes
⊘ No
◯ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

⊘ Yes
◯ No

If Yes, please provide details:

Waste to be kept minimal to be detailed within the camping guidlines and guests urged to remove any un-recyclable waste. A general waste bin will be contracted by Ash waste or similar.

Many other similar sites are making it clear to be green and take away any packaged food / product wastes.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

⊘ Yes
◯ No

If you have answered Yes to the question above please add details in the following table:

Use Class:
Other

Existing gross internal floorspace (square metres):
0

Gross internal floorspace to be lost by change of use or demolition (square metres):
30

Total gross internal floorspace proposed (including change of use) (square metres):
35

Net additional gross internal floorspace following development (square metres):
5

Use Class:
Other

Existing gross internal floorspace (square metres):
0

Gross internal floorspace to be lost by change of use or demolition (square metres):
30

Total gross internal floorspace proposed (including change of use) (square metres):
35

Net additional gross internal floorspace following development (square metres):
5

Use Class:
Other

Existing gross internal floorspace (square metres):
0

Gross internal floorspace to be lost by change of use or demolition (square metres):
30

Total gross internal floorspace proposed (including change of use) (square metres):
35

Net additional gross internal floorspace following development (square metres):
5

Use Class:
Other

Existing gross internal floorspace (square metres):
0

Gross internal floorspace to be lost by change of use or demolition (square metres):
30

Total gross internal floorspace proposed (including change of use) (square metres):
35

Net additional gross internal floorspace following development (square metres):
5

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	0	120	140	20

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Will the proposed development require the employment of any staff?

- [x] Yes
- [ ] No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

1

Part-time

2

Total full-time equivalent

2.50

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

1

Part-time

2

Total full-time equivalent

2.50

Hours of Opening

Are Hours of Opening relevant to this proposal?

- [ ] Yes
- [x] No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- [ ] Yes
- [x] No

Is the proposal for a waste management development?

- [ ] Yes
- [x] No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- [x] Yes
- [ ] No

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

Renewable energy type:
Solar

Energy capacity:
0.05 Megawatts

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- [ ] Yes
- [x] No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [x] Yes
- [ ] No

If Yes, please provide details

All residents living at the barn conversions at Lidiart farm are fully aware of intentions and given a psoitive and supportive responce. The next property over bridge up hill approx 350m away are aware and givens support. Both 'neighbors' are friendly and in conversation on a regular basis.

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)

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

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

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

First Name

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

Surname

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

Reference

Date (must be pre-application submission)

26/09/2023

Details of the pre-application advice received

Informal advise and notification of intent given. Advise to apply for full planning regarding the 4 camping cabins.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- [ ] Yes
- [x] No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- [x] Yes
- [ ] No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- [x] The Applicant
- [ ] The Agent

Title

MR

First Name

HENDRIK

Surname

PINCHIN

Declaration Date

23/12/2023

- [x] Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- [x] (A) None of the land to which the application relates is, or is part of an agricultural holding
- [ ] (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- [x] The Applicant
- [ ] The Agent

Title

MR

First Name

HENDRIK

Surname

PINCHIN

Declaration Date

23/12/2023

- [x] Declaration made

Declaration

Declaration

I/We hereby apply for Full planning permission 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.

☑ I / We agree to the outlined declaration

Signed

HENDRIK PINCHIN

Date

01/01/2024