Planning Statement

Corner House Farm, Cadney Lane, Bettisfield, SY13 2LR

Proposed menage and tractor track

Contents



1.0 Introduction

2.0 Background into the proposal

3.0 Conclusion

1.0 Introduction

1.1 The application site lies off Cadney Lane, which is located within Bettisfield. Bettisfield is a small village of around 150 dwellings which is part of Wrexham Country Borough.

1.2 The proposal includes the menage and tractor tack which is to be built within the current ownership of the client.

2.0 Background to the proposal

2.1 The client will use the menage for personal use only.

2.2 The positioning of the menage has been closely considered to eliminate any negative impact on the surrounding areas. It has also been designed to provide the best use of space for the client.

2.3 It is proposed for two 400W Halogen flood lamps to be fitted to two posts as indicated on the Site Plan. The lights will face away from the road, property, and adjacent properties and will not be used before 7.00 or after 23:00 in accordance with antisocial hours.

2.4 The make-up of the menage is 100mm equestrian sand lain above 100mm of well consolidated hardcore in a geotextile membrane. Perforated land drains are to be laid below which are to discharge into soakaways.

2.5 Pre application advice was obtained by the applicant on 01.02.2024, where it was advised by a Planning Officer that the ground is not of prime quality.

3.0 Conclusion

3.1 The proposal will provide an improved arrangement for the client regarding their animals. The menage will allow for the enjoyment of both the client and their horses.

3.2 I feel the application should be looked favourably upon as there isn't any justifiable reasons for refusal.