Planning Service
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Wrexham LL11 1LG

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wrexham
COUNTY BOROUGH COUNCIL
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wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

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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

Overton Vale Farm, Little Pentre Barn And Stables

Address Line 1

Lane From Glasfryn To Pentre Farm

Address Line 2

Knolton Bryn

Town/city

Overton

Postcode

LL13 0LF

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

Easting (x)

336302

Northing (y)

339514

Description

Applicant Details

Name/Company

Title

Mr

First name

John

Surname

Buttress

Company Name

Address

Address line 1

Overton Vale Farm

Address line 2

Overton on Dee

Address line 3

Town/City

Overton on Dee, Wrexham

Country

United Kingdom

Postcode

LL13 0LF

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?

18.00

Scale

Sq. metres

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

◯ Yes
⊘ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

The proposed development is for the erection of a small rectangular timber and concrete building to accommodate a sauna and changing room / sitting area for the use of guests using the existing residential facilities at Little Pentre Barn. It is therefore intended as a modest addition to an existing business. Little Pentre Barn comprises three holiday cottages and two Shepherd's Huts on a single site and is a long established local business with existing parking and facilities. The new building would be placed on an existing paved area, resting upon compacted hardcore, which for many years has been used as a barbecue area by our guests. No groundworks would be necessary nor any services (except for an electricity supply but this would be from a cable already buried adjacent to the site which runs down towards our existing Shepherd's Hut).

The building would be 3m x 6m, single storey with a single pitched roof. It would be provided by a commercial supplier and delivered to site in kit form and erected within a few days. No extended building process or local disruption or noise is anticipated and it is envisaged that the construction process would not impact upon our business continuity or neighbours.

The proposed site is already prepared and lies partly sunken into an existing slope with existing vegetation screening it from view from most angles. The building would not be visible from the nearby lane nor any neighboring properties. Please find attached some photographs of the site which show the location and existing visual screening provided by both the lie of the land and the existing immature trees. Within two or three years it is anticipated that these trees will almost completely obscure the site.

The building will a simple rectangle, with tinted glazing and a glazed entrance door at the front and two small windows (one opening window at the rear for ventilation and one fixed window to the sauna area itself such that guests will be able to see the view over the gardens). Inside, the building will be divided into two rooms, one a large sitting area and one the sauna itself.

The building is being partly funded by the Welsh Government who are providing a modest grant towards the costs via their Future Proof Funding scheme. In order to obtain this grant part funding a comprehensive Business Case has had to be prepared for the Welsh Government satisfying stringent financial and other funding rules relating to Business Rates; contribution to future financial resilience and a number of other public interest factors. The application has been supported by Wrexham Council's Businessline 360 Group and support from Wrexham Council has been crucial in our business being successfully awarded the Welsh Government Grant.

Please find attached below the photographs of the site together with the Minimum Financial Assistance Declaration Form which confirms the Welsh Government's intention to provide a grant towards the cost of the project.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

The site is currently used as a barbecue and seating area by guests.

Is the site currently vacant?

◯ Yes
⊘ No

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
⊘ No

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

◯ Yes
⊘ 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
◯ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.00	hectares

Area of greenfield land proposed for new development

0.00	hectares

Materials

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

⊘ 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:
Timber and timber composite

Proposed materials and finishes:
Natural Timber colour (a dark oak coloured natural wood finish)

Type:
Windows

Existing materials and finishes:
Glazed windows and sliding door, slightly tinted for privacy, to front elevation. Small high level ventilation window at rear. Fixed small tinted window to sauna area to one side elevation. All as per the drawings.

Proposed materials and finishes:
Glass (to appropriate safety standards)

Type:
Roof

Existing materials and finishes:
Single pitch of metal, corrugated.

Proposed materials and finishes:
Dark coloured to match wall finishes and to merge into the landscape

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

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Plans and elevations are attached.

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
- [x] No

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

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] 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?

◯ 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
⊘ 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
⊘ 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
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ 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?

☐ Sustainable drainage system

☐ Existing water course

☑ 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

There is no foul sewage generation associated with the development.

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

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:
B1 - Business

Existing gross internal floorspace (square metres) (a):
18

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
0

Total gross internal floorspace proposed (including change of use) (square metres) (c):
18

Net additional gross internal floorspace following development (square metres) (d = c - b):
18

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - b)
	18	0	18	18

Loss or gain of rooms

Employment

Will the proposed development require the employment of any staff?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

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

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Renewable and Low Carbon Energy

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

◯ Yes
⊘ No

Hazardous Substances

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

◯ Yes
⊘ No

Neighbour and Community Consultation

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

⊘ Yes
◯ No

If Yes, please provide details

The immediate neighbours (Mr and Mrs Clarke at Pentre Farm, the only adjacent property in the vicinity) have been consulted and are supportive of the proposal.

Site Visit

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

◯ Yes
⊘ 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
⊘ The applicant
◯ Other person

Pre-application Advice

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

⊘ 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

ENQ/2024/1103

Date (must be pre-application submission)

15/10/2024

Details of the pre-application advice received

Officer Appraisal by Sarah Duckworth received 15th October 2024:

Design & Visual Impact: The design of the proposed outbuilding is simple, a small timber building, approximately 3m x 6m, single storey with a single pitched roof. Glazing (tinted for privacy of the sauna users) at the front and possibly along one side too. The siting of the building would be on an existing paved area upon compacted hardcore. The proposed site lies sunken into an existing slope with existing vegetation providing screening; thus, the building would not be visible from the nearby lane nor any neighbouring properties and therefore would not impact visually upon the rural area.

Given the nature of the existing established hospitality business which consists of three cottages, two shepherds huts and a seasonal swimming pool on site, it is considered that the addition of the proposed timber sauna building would not lead to any more visual impact upon the area.

Based on the information submitted, it would seem that the proposed building would be considered acceptable given the purpose of the building, its simple
design and that it would be in-keeping with the existing facilities already on site for the business.

Photos/examples have been submitted as part of the pre-application enquiry but proposed floor plans and elevations would be required as part of a future planning application. Existing and proposed site plans highlighting the proposed building, other buildings, garden area and parking would also be useful in the assessment of the application.

Impact upon Neighbours: Given that there is only one neighbouring property nearby, the single storey scale of the proposed building and the screened location, it is unlikely that any adverse impacts upon residential amenities would arise. However, the full impact would need to be assessed as part of a site visit should a planning application be submitted.

Ecology & Biodiversity: As part of a planning application, a green infrastructure statement would need to be included and net biodiversity benefit measures would need to be incorporated. Such features could include the erection of bird or bat boxes within the site or the planting of native species plants/trees. Details of such measures should be included within an application. It is also worth noting that the site is adjacent to the Shellbrook SSSI and therefore as part of a future application, the Ecology Officer would be consulted and any comments will form part of the application considerations.

Conclusion

Based upon the information submitted as part of this enquiry, I can confirm that a formal planning application would need to be submitted to the council.
The proposed development is considered a modest addition to a pre-existing business; thus, it is considered not likely to create any harmful impact upon
visual/residential amenities. Therefore, it is likely that the application would be supported at case officer level.

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
⊘ 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

John

Surname

Buttress

Declaration Date

17/10/2024

- [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

John

Surname

Buttress

Declaration Date

17/10/2024

- [x] Declaration made

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

John Buttress

Date

22/10/2024