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Application for prior notification of agricultural or forestry development - proposed building

Town and Country Planning (General Permitted Development) Order 1995 - Schedule 2, Parts 6 and 7

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

Tyddyn

Address Line 1

Higher Lanes

Address Line 2

Iscoyd

Town/city

Whitchurch

Postcode

SY13 3AX

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

Easting (x)

348121

Northing (y)

342823

Description

Proposed works Grid Ref X 348058 Y 342808

Applicant Details

Name/Company

Title

Mr

First name

Julian

Surname

Latham

Company Name

Address

Address line 1

Tyddyn

Address line 2

Higher Lanes, Iscoyd

Address line 3

Wrexham

Town/City

Whitchurch

Country

Postcode

SY13 3AX

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Will

Surname

Phillips

Company Name

P&L AgriConsulting Ltd

Address

Address line 1

Fields Farm

Address line 2

Alkington Road

Address line 3

Town/City

Whitchurch

Country

Postcode

SY13 3NH

Contact Details

Primary number

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

Secondary number

Email address

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

The Proposed Building

Please indicate which of the following are involved in your proposal

- [ ] A new building
- [x] An extension
- [ ] An alteration

Please describe the type of building

1. Extension to portal frame agricultural building - see plans submitted with application
2. Lean to from portal frame building for use as workshop and tool store.

Please state the dimensions of the building

Length

14.7 metres

Height to eaves

3.6 metres

Height to ridge

4.4 metres

Please describe the walls and the roof materials and colours

Materials

Walls - Brown timber space boarding aka 'Yourkshire Board'
Concrete panels to 2m above ground level

Roof - Pro 6 Fibre Cement roof in grey to match existing

See also Plan 4 Elevations

Walls

External colour

Brown and concrete grey

Roof

Materials

Pro 6 Fibre Cement

External colour

Grey

Has an agricultural building been constructed on this unit within the last two years?

- ○ Yes
- ⊘ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ○ Yes
- ⊘ No

Would the ground area covered by the proposed agricultural building exceed 465 square metres?

◯ Yes
⊘ No

Please note: If the ground area covered exceeds 465 square metres it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

◯ Yes
⊘ No

The Site

What is the area of the proposed agricultural unit? (square metres or hectares)

3.6

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

50

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

⊘ Yes
◯ No

If yes, please explain why

The farm extends to 3.4 hectares - the land is down to grass and the main operation is hay making
The buildings are reuired to store hay as well as the machinery used on the farm. Including trctyors and haymaking implements.

Is the proposed development designed for the purposes of agriculture?

⊘ Yes
◯ No

If yes, please explain why

A portal frame shed is already on site and the extension is for 2 additional 'bays' to provide more room for storage of hay and nmachenery
The Lean- To extension is for a workshop and tool storage area

Does the proposed development involve any alteration to a dwelling?

◯ Yes
⊘ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

◯ Yes
⊘ No

What is the height of the proposed development?

5.9	Metres

Is the proposed development within 3 kilometres of an aerodrome?

◯ Yes
⊘ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

◯ Yes
⊘ No

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

Declaration

To submit your building control application you must agree to the below declaration.
I/We hereby apply for Prior Approval: Building for agricultural/forestry use 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.
Prior Approval: Building for agricultural/forestry use: Prior Approval: Building for agricultural#forestry use I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to Wrexham County Borough Council
- 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

Will Phillips

Date

01/04/2025