

Ellie Jones

From: Sharon Holman
Sent: 10 April 2024 09:14
To: planning_admin
Subject: P/2023/0359 & P/2023/0360 Bank Farm, Higher Lanes, Whitchurch
Attachments: 22-141 March 24..pdf; MHS 2266 vf Higher Lanes Bank Farm^J Iscoyd^J Flint.pdf; 22-141a.pdf; IMG-20240328-WA0008.jpg; IMG-20240328-WA0006.jpg; IMG-20240328-WA0007.jpg

please put a copy of the attached 'amended plans web' and the below 'supporting information web' on both civica files.

thanks

From: Lindsey Sproule <lindsey.sproule@berrys.uk.com>
Sent: 28 March 2024 03:32 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Cc: suzanne.tucker@fbcmb.co.uk
Subject: P/2023/0359 & P/2023/0360 Bank Farm, Higher Lanes, Whitchurch

Good Afternoon Sharon,

In relation to the above-named application, I now attach revised drawings ref: 22-141b Rev D (Proposed Layout, Proposed Elevations and Proposed Section), 22-141a (Site Location Plan and Proposed Block Plan), revised HIA and photographs to record the 3 No. windows that are now enclosed within the CAT Slide roof.

These plans/ HIA has been amended to address comments raised by the Conservation Officer on 8th November 2023. The amendments include the points below;

- Alterations of Piggery to;
 - reduce footprint compared to current situation
 - slightly heighten building compared to original building (3 no brick courses higher) – to allow for 2m high doors for standard height access to building. This would still allow for a beneficial use for the building in connection with the domestic property.
 - allow roof connection into existing barn building (albeit at a slightly lower roof pitch to allow for required head height) – this will reflect original site layout
 - amend fenestration on yard side of building to include doors of a green colour to reflect colour of original garage doors

In relation to the Cat slide roof extension this would be retained but the applicant would be agreeable to replacing the rooflights with conservation style rooflights, replacing the French doors and windows with timber, ensuring any flues were kept flush with the roof tiles and that the rafter feet are exposed.

We feel that the above changes would bring the Piggery building much closer to the original piggery building design which would respect the original layout of the farmstead. Albeit that the building would be slightly adapted to ensure that it could provide a beneficial use.

The revised proposals also include alterations suggested through further informal communications with the Conservation Officer. These changes include lengthening of the linkway section to ensure there is a distinction between the main house and the piggery.

In relation to the linkway the Conservation Officer suggested that the link section should be '*a very simple, lightweight linking structure and not compete visually or functionally with the farmhouse or Barn*'. The proposed linkway therefore includes glazing panels on both sides to ensure transparency and to achieve the sense of

separateness whilst retaining the covered roof section (using materials to match the rest of the building) which is required to contain pipework and cabling.

In relation to the attached updated HIA, we have noted that there is a slight error on Page 16 where there is reference to a combined utility room and garage however a garage is no longer proposed and has been replaced by a farm office and utility. The Conservation officer also requested that photographs of the 3 No. windows in the farmhouse lean to were recorded and included in the HIA . This was accidentally omitted by the heritage consultant. I do however attach these photographs for your reference. Unfortunately, the Heritage Consultant is on annual leave now until the end of April so is unable to add the above into the HIA. On this basis, I trust you can assess the application based on the attached HIA and the commentary contained in this paragraph. We will request that the HIA is updated as soon as he returns from annual leave.

I would be grateful if you could confirm receipt of this email and also that the revised details will be uploaded to the application?

Many Thanks,
Kind Regards,
Lindsey

Lindsey Sproule

Senior Planning Consultant

Working Days: Monday - Thursday

BERRYS

T: 01743 239028 | M: 07741 313576 | berrys.uk.com

Beech House, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury SY2 6FG



Berrys is a partnership of limited companies. Any references to partners in any document should be taken as being references to the directors of the limited companies and not to individual partners of the firm. To see a full list of the limited companies, [click here](#). This email has been sent from Berrys and is intended for the use of the addressee only and may contain confidential information. If you are not the intended recipient, you are hereby notified that any use or dissemination of this communication is strictly prohibited. If you receive this transmission in error, please notify us immediately then delete this email. Any views or opinions presented are solely those of the author and do not necessarily represent those of Berrys, 42 Headlands, Kettering NN15 7HR.