

Daniella Lloyd

From: Richard Corbett
Sent: 22 November 2023 15:34
To: Daniella Lloyd
Subject: FW: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Richard

Richard Corbett
Partner, Roger Parry & Partners LLP
07779784673

Website | Facebook | Twitter | richard@rogerparry.net
Direct Line: 01691 655334



From: Richard Corbett
Sent: Tuesday, July 18, 2023 9:18 PM
To: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>
Cc: Lyndsey Fisher <lyndseyfisher@rogerparry.net>; Andrew Jones <andrewp-jones@hotmail.co.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; michael.morris@wrexham.gov.uk
Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Rhian

Hope you are well.

I believe that you are going to refuse this application on the basis that the enterprise has not been established for three years, we obviously do not agree with this assessment as both the farm business and the farm location have been well established in dairy enterprises for over three years.

We wish to appeal your decision at the earliest opportunity, so could you issue the refusal.

Kind Regards

Richard

Richard

Richard Corbett

Partner, Roger Parry & Partners LLP
07779784673

Website | Facebook | Twitter | richard@rogerparry.net
Direct Line: 01691 655334



From: Richard Corbett

Sent: Thursday, June 8, 2023 7:00 PM

To: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>

Cc: Lyndsey Fisher <lyndseyfisher@rogerparry.net>; Andrew Jones <andrewp-jones@hotmail.co.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; michael.morris@wrexham.gov.uk

Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Rhian

Thank you for email and update on this application.

We note your comments below:

For permanent dwellings the test in TAN6 is that the enterprise has been established for 3 years and profitable for at least 1 (para4.4.1 c) The letter from the accounts refers to April 2022 to March 2023 as the first full year of trading. The business has therefore only been operating only since May 2021.

We do not agree on the basis that Hoseley Bank farms have been milking cows for over 50 years so this is definitely not a new enterprise for the business, furthermore the site has been used for milking cows for approximately 20 years with successive planning approvals from the authority for dairy production so it is not a new enterprise on the site location either.

Even if you do not agree with the above TAN 6 allows 4 avenues whereby new isolated dwellings are justifiable, we cannot understand why you would not agree with bullet point 4.

- A new dwelling on an established rural enterprise whereby there is a functional need for a full time worker
- A second dwelling on an established farm which is financially sustainable to facilitate the handover to a younger farmer
- A second dwelling on an established farm which is financially sustainable where there is a need for 0.5 worker
- A new dwelling on a new rural enterprise where there is a need for a full time worker.

With regards to the location of the dwelling, the site location is the closest to the farm buildings without building under pylons which is obviously not possible. This is compliant again with Tan 6, we asked for confirmation of building further away at our site meeting and we hoped for a definite answer as to whether this would be possible and we did not get this confirmation as such and in light of your interpretation of Tan 6 a withdrawal to move the site would not overcome your current objection.

We hope that the Cllr Morris elects to take this application to the planning committee so a full examination of the reasons above can be considered.

We have discussed this application at length and our intention will be to appeal your refusal rather than a withdrawal of the scheme.

Richard

Richard Corbett
Partner, Roger Parry & Partners LLP
07779784673

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Direct Line: 01691 655334

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From: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>
Sent: Tuesday, June 6, 2023 10:51 AM
To: Richard Corbett <richard@rogerparry.net>
Cc: Lyndsey Fisher <lyndseyfisher@rogerparry.net>; Andrew Jones <andrewp-jones@hotmail.co.uk>
Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Good morning all,

I hope you are all keeping well.

Thank you for your email.

I have caught up with my manager Matthew Phillips regarding this planning application and the on-going concerns.

A site visit was carried out where the LPAs position was outlined and discussed including the provisions of TAN6. The LPA agree there is a functional need for a rural workers dwelling however the below points cannot be supported at this time.

For permanent dwellings the test in TAN6 is that the enterprise has been established for 3 years and profitable for at least 1 (para4.4.1 c) The letter from the accounts refers to April 2022 to March 2023 as the first full year of trading. The business has therefore only been operating only since May 2021.

The proposed position of the dwelling is also unacceptable at this time given its position in the field. Me and my manager would be happy to have a chat to compromise on the position of the dwelling to find a positive way forward once the above point has been sufficiently addressed.

I am awaiting to hear from Cllr Mike Morris, chair of planning committee to whether he would like the application to go before the committee member or whether the application can be dealt with under delegated powers.

Please could you let me know whether the application is to be withdrawn or refused?

Thank you.

Kind regards,

Rhian Chitty

Swyddog Cynllunio Rheoli Datblygu / Development Management Planning Officer

Economi a Chynllunio / Economy and Planning



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From: Richard Corbett <richard@rogerparry.net>

Sent: 06 June 2023 08:53

To: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>

Cc: Lyndsey Fisher <lyndseyfisher@rogerparry.net>

Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Rhian

Are you able to provide us with an update please?

Thank you

Richard

Richard Corbett

Partner, Roger Parry & Partners LLP

07779784673

Website | Facebook | Twitter | richard@rogerparry.net
Direct Line: 01691 655334



From: Richard Corbett
Sent: Monday, May 22, 2023 1:48 PM
To: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>
Cc: Lyndsey Fisher <lyndseyfisher@rogerparry.net>
Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Rhian

Sorry to chase, do you think a call would be beneficial?

Thank you.

Richard

Richard Corbett
Partner, Roger Parry & Partners LLP
07779784673

Website | Facebook | Twitter | richard@rogerparry.net
Direct Line: 01691 655334

From: Richard Corbett
Sent: Tuesday, May 16, 2023 10:59 PM
To: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>
Cc: Lyndsey Fisher <lyndseyfisher@rogerparry.net>
Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Rhian

We agree to the extension of time.

Did you feel a video call would be beneficial to move things forward?

Kind Regards

Richard

Richard Corbett
Partner, Roger Parry & Partners LLP
07779784673

Website | Facebook | Twitter | richard@rogerparry.net
Direct Line: 01691 655334

From: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>

Sent: Thursday, May 4, 2023 11:25 AM

To: Richard Corbett <richard@rogerparry.net>

Cc: Lyndsey Fisher <lyndseyfisher@rogerparry.net>

Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Good morning Richard

I hope you are well.

Is it possible we could agree on an extension of time until the end of day Wednesday 31st May 2023 in order to assess the below information and make a decision on the application?

Thank you

Kind regards,

Rhian Chitty

Swyddog Cynllunio Rheoli Datblygu / Development Management Planning Officer

Economi a Chynllunio / Economy and Planning



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From: Richard Corbett <richard@rogerparry.net>

Sent: 04 May 2023 07:50

To: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>

Cc: Lyndsey Fisher <lyndseyfisher@rogerparry.net>

Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Rhian

Hope you are well.

Thank you for your email below and we are grateful for your feedback. We write further to your statement that the enterprise concerned has not been established for at least three years and as such cannot be supported.

From reading TAN 6.

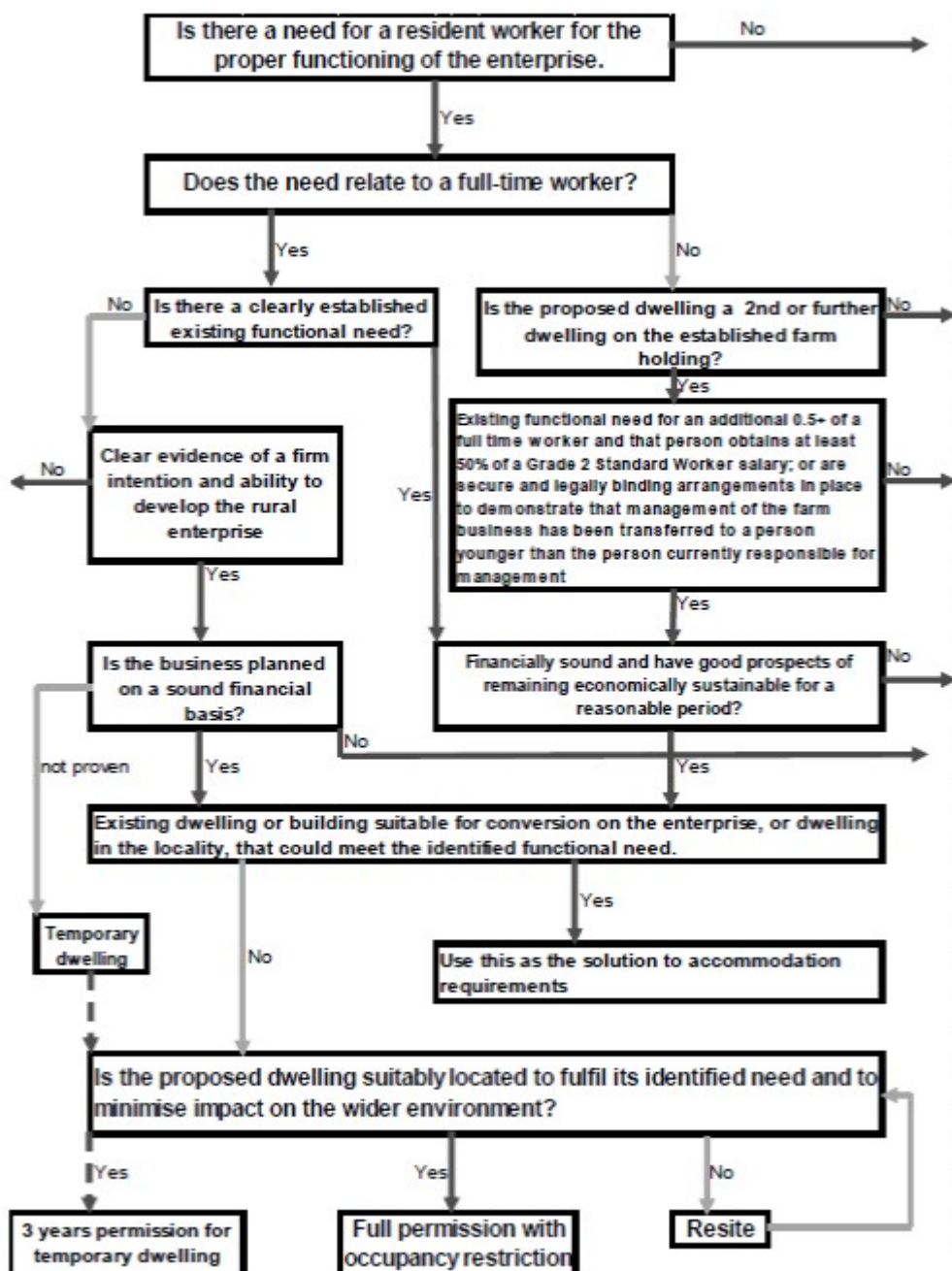
There are 4 avenues whereby new isolated dwellings are justifiable

- A new dwelling on an established rural enterprise whereby there is a functional need for a full time worker
- A second dwelling on an established farm which is financially sustainable to facilitate the handover to a younger farmer
- A second dwelling on an established farm which is financially sustainable where there is a need for 0.5 worker
- A new dwelling on a new rural enterprise where there is a need for a full time worker.

We obviously believe that Hoseley bank farms the applicant has been milking cows for generations and as such this is not a new enterprise. Torriad Farm has been added to the farm business and other land holdings, so is a second dwelling on an established farm and as such the application should be approved as It meets all the required tests.

We appreciate from your email that you do not agree with this.

However, as with every policy – the flow chart that goes with it, should allow the circumstance – see below:



If you follow the flow chart this development definitely complies with policy.

Would it please be possible to arrange a 20 minute teams call to understand your interpretation of TAN6 guidance, because our understanding is that even if you believe it to be point 4 from the options above then there should NOT be an automatic presumption for a caravan – as this is worst case scenario – some enterprises should be allowed a permanent dwelling from the outset.

Look forward to hearing from you.

Richard

Richard Corbett
Partner, Roger Parry & Partners LLP
07779784673

Website | Facebook | Twitter | richard@rogerparry.net

Direct Line: 01691 655334

From: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>

Sent: Wednesday, April 26, 2023 11:42 AM

To: Richard Corbett <richard@rogerparry.net>

Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Good morning Richard,

I hope you are well.

Thank you for your email.

A dwelling in this location would need to be sufficiently justified given its separation from the farm enterprise with amended information for ecology/trees.

Following our site meeting; it was noted that the LPA could not support the current application given the enterprise concerned has not been established for at least three years and the position of the dwelling inappropriate. However, I was aware that you wanted to look at appeals/wording regarding this.

Do you have an update on this or should I proceed with refusal on the application?

Kind regards,

Rhian Chitty

Swyddog Cynllunio Rheoli Datblygu / Development Management Planning Officer

Economi a Chynllunio / Economy and Planning



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From: Richard Corbett <richard@rogerparry.net>

Sent: 18 April 2023 22:27

To: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>; Lyndsey Fisher <lyndseyfisher@rogerparry.net>

Cc: Gwyn Humphreys <Gwyn.Humphreys@wrexham.gov.uk>

Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Rhian

Hope you are well, thank you very much for the meeting last week.

Have you had opportunity to consider the location of the dwelling further?

Thank you.

Richard

Richard Corbett

Partner, Roger Parry & Partners LLP

07779784673

Website | Facebook | Twitter | richard@rogerparry.net

Direct Line: 01691 655334

From: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>

Sent: Wednesday, April 5, 2023 9:07 AM

To: Richard Corbett <richard@rogerparry.net>; Lyndsey Fisher <lyndseyfisher@rogerparry.net>

Cc: Gwyn Humphreys <Gwyn.Humphreys@wrexham.gov.uk>

Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Hi Richard,

That works for me and my colleague Gwyn Humphreys.

Kind regards,

Rhian Chitty

Swyddog Cynllunio Rheoli Datblygu / Development Management Planning Officer

Economi a Chynllunio / Economy and Planning



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From: Richard Corbett <richard@rogerparry.net>
Sent: 04 April 2023 17:26
To: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>; Lyndsey Fisher <lyndseyfisher@rogerparry.net>
Cc: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Rhian

Can we say 11.30am please on farm next Tuesday?

Thank you.

Richard

Richard Corbett
Partner, Roger Parry & Partners LLP
07779784673

Website | Facebook | Twitter | richard@rogerparry.net
Direct Line: 01691 655334

From: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>
Sent: Tuesday, April 4, 2023 11:08 AM
To: Richard Corbett <richard@rogerparry.net>; Lyndsey Fisher <lyndseyfisher@rogerparry.net>
Cc: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Good morning Richard,

Thank you for your email and offering a site visit.

Is it possible me and my senior colleague could attend site next Tuesday 11th April please?

Thank you.

Kind regards,

Rhian Chitty

Swyddog Cynllunio Rheoli Datblygu / Development Management Planning Officer

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From: Richard Corbett <richard@rogerparry.net>

Sent: 04 April 2023 07:49

To: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>; Lyndsey Fisher <lyndseyfisher@rogerparry.net>

Cc: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Rhian

Thank you very much Rhian, much appreciated.

Please take us up on the offer of a site visit, this a genuine application with a highly required functional need.

Look forward to hearing from you further.

Richard

Richard Corbett

Partner, Roger Parry & Partners LLP
07779784673

Website | Facebook | Twitter | richard@rogerparry.net
Direct Line: 01691 655334

From: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>
Sent: Monday, April 3, 2023 9:42 AM
To: Richard Corbett <richard@rogerparry.net>; Lyndsey Fisher <lyndseyfisher@rogerparry.net>
Cc: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Good morning Richard,

I hope you are well,

Thank you for your email and the attached documents.

Is it possible we could kindly extend the extension of time until the end of day Friday 28th April 2023 please? This will allow time to assess the attached documents, carry out a site visit if necessary and write a recommended delegated report.

Thank you.

Kind regards,

Rhian Chitty

Swyddog Cynllunio Rheoli Datblygu / Development Management Planning Officer

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From: Richard Corbett <richard@rogerparry.net>

Sent: 31 March 2023 17:32

To: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>; Lyndsey Fisher <lyndseyfisher@rogerparry.net>

Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Rhian

I hope this email finds you well.

Please see attached our full response to what we believe to be the issues raised within the LPA email of the 18th July 2023 within our justification statement and supporting information.

We write to offer you and the LPA the opportunity to visit the site to see the scale of the operation there and to understand the requirements fully.

We believe we meet the tests of Tan 6 and the LPA policies.

An upsetting example of why this is so desperately needed is that when Andrew arrived at the farm at 4:30am yesterday morning there was a cow that had been down with a broken leg all night which had to be put down yesterday as she had been down so long due to no one being on site to check the cows

We look forward to hearing from you further.

Richard

Richard Corbett

Partner, Roger Parry & Partners LLP

07779784673

Website | Facebook | Twitter | richard@rogerparry.net

Direct Line: 01691 655334

From: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>

Sent: Friday, March 3, 2023 3:33 PM

To: Lyndsey Fisher <lyndseyfisher@rogerparry.net>; Richard Corbett <richard@rogerparry.net>

Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Good afternoon Lyndsey,

I hope you are well.

All of the outstanding issues have already been outlined by Sharon Holman and can be seen within this email chain. There has been no sufficient response to these.

As no response was received with regards to the caravan on site, I will carry out a site visit and send this onto our planning enforcement team to investigate.

Kind regards,

Rhian Chitty

Swyddog Cynllunio Rheoli Datblygu / Development Management Planning Officer

Economi a Chynllunio / Economy and Planning



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From: Lyndsey Fisher <lyndseyfisher@rogerparry.net>

Sent: 03 March 2023 14:40

To: Richard Corbett <richard@rogerparry.net>; Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>

Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Good Afternoon Rhian,

Hope you are well.

Prior to us sending a full response, due to the length of time this application has been in and the likely hood of an informal hearing appeal, for clarity can you please help identify the outstanding issues?

Look forward to hearing from you.

Many Thanks

Lyndsey

Lyndsey Fisher
Planning Technician, Roger Parry & Partners LLP

[Website](#) | [Facebook](#) | [Twitter](#) | lyndseyfisher@rogerparry.net

Telephone: 01691 655334

Mobile: 07961591666



From: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>

Date: 1 March 2023 at 11:31:24 GMT

To: Richard Corbett <richard@rogerparry.net>

Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Good morning Richard,

I hope you are well.

Thank you for your email.

I do apologise for the delay in response I was away from the office on annual leave last week.

Thank you for sending the letter from Sandstone Vet Group. However, I'm unsure what exactly you would like me to respond to as this letter would not justify an approval given there is still outstanding issues which have been outlined to you by Sharon Holman.

The level of detail submitted within the application is unclear in this instance to justify an approval at this time. I know Sharon Holman has requested further information and outlined what information is missing and inconsistent yet this has not been provided or justified.

I have been had a look on google earth at the site and noticed there is a caravan on the site. I'm just wondering if this is habitable including who lives there and for how long? This will be essential information to determine the application.

If you have any enquires regarding this or wish to discuss this further please do not hesitate to contact me.

Kind regards,

Rhian Chitty

Swyddog Cynllunio Rheoli Datblygu / Development Management Planning Officer

Economi a Chynllunio / Economy and Planning



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From: Richard Corbett <richard@rogerparry.net>

Sent: 17 February 2023 00:15

To: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>

Subject: FW: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Rhian

We write to confirm we agree the extension of time.

Please see below the email we sent to Sharon that we have not had a response too.

Would you please reply as we explained the onus on us both as the appellant and the LPA is too ensure that we have tried to minimise the appeal reasons for refusal and the work involved for the inspector at the hearing and we will be subsequently required to prepare a statement of common ground. This should avoid any requests for costs from both parties.

We intend to proceed to appeal on this, so we would be grateful if this information should be considered so that there is no wasted time at the appeal. We are confident with our prospects at an appeal due to the amount of cows calving with no 24 hour presence.

Guidance is provided with the industry that a 24 hour on site presence is needed on a farm of this scale.

We have also provided you with TR1 transfer forms proving the sale and purchase of the land, it is not showing on land registry as of yet due to industry wide delays with the land registry.

We are confident we comply with TAN 6 with regards to an additional dwelling on an established business, and we have proven without doubt the financial and functional tests. We have also dealt with why this cannot be dealt with by the houses identified within the business.

We look forward to hearing from you.

Kind Regards

Richard

Richard Corbett
Partner, Roger Parry & Partners LLP
07779784673

Website | Facebook | Twitter | richard@rogerparry.net
Direct Line: 01691 655334

From: Richard Corbett
Sent: Tuesday, October 11, 2022 7:59 AM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Cc: Lyndsey Fisher <lyndseyfisher@rogerparry.net>
Subject: RE: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Sharon

We hope you are well, please see attached further additional information from the Vet clarifying the need for the applicants to be on site for animal welfare reasons.

We intend to proceed to appeal on this, so we would be grateful if this information should be considered so that there is no wasted time at the appeal. We are confident with our prospects at an appeal due to the amount of cows calving with no 24 hour presence.

Guidance is provided with the industry that a 24 hour on site presence is needed on a farm of this scale.

We have also provided you with TR1 transfer forms proving the sale and purchase of the land, it is not showing on land registry as of yet due to industry wide delays with the land registry.

If there is anything else we can discuss to narrow down the reasons for refusal prior to the appeal please could you let us have your comments, so this can form part of appeal and any cost applications.

Kind Regards

Richard

Richard

Richard Corbett

Partner, Roger Parry & Partners LLP

07779784673

Website | Facebook | Twitter | richard@rogerparry.net

Direct Line: 01691 655334



From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Sent: 23 September 2022 14:37

To: Richard Corbett <richard@rogerparry.net>

Cc: Lyndsey Fisher <lyndseyfisher@rogerparry.net>

Subject: FW: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Dear Richard,

It has been some time now since we last corresponded on this application. I just wanted to send a quick note to advise that I intend to make a recommendation next week, that planning permission is refused for the proposed dwelling for the reasons set out below.

Kind regards

Sharon

Sharon Holman

Swyddog Cynllunio Rheoli Datblygu / Development Control Planning Officer

Cynllunio a Rheoleiddio / Planning and Regulatory



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From: Sharon Holman
Sent: 18 July 2022 01:25 PM
To: Richard Corbett <richard@rogerparry.net>
Cc: Lyndsey Fisher (lyndseyfisher@rogerparry.net) <lyndseyfisher@rogerparry.net>
Subject: CONFIDENTIAL - P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Dear Richard,

Thank you for your email.

The issues that still don't seem to be adequately addressed are highlighted yellow in my previous email below.

In terms of the attachments:

Toriad Land Registry

The transfer seems to be from Robert Charles Brereton to Phillip Evans Jones and Susan Mary Jones.

There may well be a delay with Land Registry, however the ownership details need to be official in order to comply with the advice in LPGN no.2.

R Parry Letter

Clarity of relationship between wider business Question - This hasn't been fully answered. Who is the manager of Yew Tree Farm and where do they live? If Andrew Jones will move from Yew Tree Farm to the new dwelling, what will happen to the existing dwelling and farming practice here?

I appreciate that the vet has sent a letter about on site care, but it is still not clear why Andrew Jones cannot travel from Yew Tree Farm? How will living at the new farm increase animal welfare? How will Mr Jones know that he needs to tend to the animals? Relying on one person to work 24/7, 7 days a week is not sustainable. What is the contingency should Mr Jones fall ill? Would it not be more appropriate to reconsider working practices? I.e. consider someone to work overnight at the farm and consider the use of a security guard?

Letter from Vet

This doesn't really add to the case that someone needs to live on site. There will inevitably be mortality with calving and some of these will only be preventable through the intervention of a vet, who will have to be called to site. And only if working practices are considered whereby someone is monitoring through the night, will incidences be picked up. Living on site will not necessarily achieve this, particularly, as referred to above, if one person is responsible for running the farm 24/7. Furthermore, if there are no published targets, how can it be said that the no. of accidents are above target? How actually will living on site prevent accidents and by what no. would this be expected to be reduced by? From the information provided, it seems that there have been 15 incidents over a 13 month period. Is this considered to be high compared to the norm? How many of these could have been prevented, and how, through someone living on site?

Profit and Loss Account

This appears to show wages being paid to other people, apart from paying for services and contracts, but the supporting statement referred to Mr Jones being the sole employee.

There appears to be too many inconsistencies and gaps in the evidence to sufficiently justify the proposal.

At best, a temporary permission may be the way forward but the above evidence still needs to be made clearer.

Kind regards
Sharon

Sharon Holman

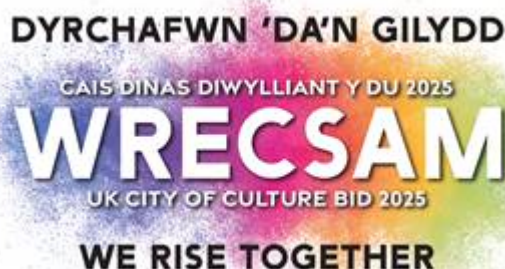
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From: Richard Corbett <richard@rogerparry.net>
Sent: 21 June 2022 10:33 PM

To: Lyndsey Fisher <lyndseyfisher@rogerparry.net>; Sharon Holman
<Sharon.Holman@wrexham.gov.uk>

Subject: RE: P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Sharon

Further to your email below, firstly thank you for your patience in this matter and we attach the following supporting information to address your concerns. We require this information to be treated as Private and Confidential and not for public display.

Letter from the Farm Business Consultant addressing your points raised with Profit and Loss and 5 year business plan.

Vets Letter addressing further concerns raised regarding the calving of cows.

A copy of the TP 1 confirming the purchase of Torriad farm, by Hoseley Bank farms. This is awaiting land registry registration which has substantial back logs at the moment which they will confirm if you speak to them.

To be clear we are applying for a new dwellings on an existing farm under paragraph 4.4 of Tan 6.

We believe that the attached information justifies that the whole business being Hoseley Bank farms needs a dwelling at Torriad, because the need cannot be met by any other dwelling on other farmsteads as they cannot deal with 24/7 care at Torriad sustainably.

We look forward to hearing from you further.

Kind Regards

Richard

Richard Corbett

Partner, Roger Parry & Partners LLP
07779784673

Website | Facebook | Twitter | richard@rogerparry.net

Direct Line: 01691 655334



From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Sent: 11 May 2022 13:21

To: Lyndsey Fisher <lyndseyfisher@rogerparry.net>

Subject: P/2021/0729 - Agricultural Workers Dwelling at Torriad Farm, Bowling Bank

Hello Lyndsey,

I have given consideration to the latest information that you have submitted (I have attached everything that has passed between us to this email) and, whilst there could be a case made for a permanent dwelling in the future, there are some matters yet to be established and questions as to the validity of the application.

Validity

The Land Registry documents provided don't have any maps.

Hoseley Farm is identified as the applicant and land owner on the application form. However, the house appears to be for their son, Mr Andrew Phillip Jones, who according to Companies House lives at Yew Tree Farm, Llay Road, Rossett.

The land owner is listed as Mr Brereton, who also appears to be the director of Torriad Farm together with the son of the applicant. No notice appears to have been served on the owner and the owner is not identified as the applicant. **The relationship of Hoseley Farm with Torriad Farm remains unclear.** LPGN No.2 states that the Council's assessment of the proposal will only be based on *land in the applicant's ownership or land held on a permanent tenancy*.

I am still unclear as to the relationship between the business and the wider parent company. The additional statement suggests Mr Andrew Jones will live in the proposed dwelling and that he lives in Rossett. However, the company details has him living at Yew Tree Farm. The statement suggest that Yew Tree Farm is occupied by the manager of that enterprise. That being the case, who is that manager? The addresses of where the current workforce reside would need to be confirmed.

Furthermore, I am not certain that this doesn't result in farm fragmentation. **I question whether the establishment of Torriad Farm would leave the other enterprises owned by the business financially viable?**

I also question some of the journey times provided. For example, Borrás isn't 20 mins away from Bowling Bank, being 5-6 miles away at most.

Permanent Dwelling Test

Sufficient detail about calving hasn't been provided. The letter from the vets states that the number of accidents are above target however, no further detail is given such as how many calves have been born, how many have died or have been the subject of accidents. What is the target? It is stated that calving takes place all year, so how many calves have actually been born each week, or each month?

Based on the additional information received, it would seem that the farm has only been operating since April 2021. For permanent dwellings, the test in TAN6 is that the enterprise has been **established for 3 years** and profitable for at least 1 (para4.4.1 c). The letter from the accounts refers to April 2022 to March 2023 as the first full year of trading.

We have not been provided with details about anticipated future profits. TAN6 requires evidence that the enterprise will be viable for 5 years. Whilst an enterprise of this size has a fair chance of being profitable, TAN6 cannot be satisfied at this stage, given that this is a newly established enterprise.

There is a practice guide for TAN6 as well which is quite useful: <https://gov.wales/sites/default/files/publications/2019-06/rural-enterprise-dwellings-guidance.pdf>

In addition, as far as I can see, it has not been demonstrated that the business could sustain the cost of the dwelling. You need to identify the costs of the dwelling itself and demonstrate the

construction and/ or mortgage costs can be met. We would also need to be satisfied that they couldn't service the costs of another property nearby as well.

TAN6 would potentially allow for a temp dwelling for 3 years. This is the route that I suggest you consider, whilst working on the justification for permanent new dwelling. Taking into account all of the matters mentioned above, I would recommend this application is withdrawn until a revised temporary scheme is considered.

Kind regards
Sharon

Sharon Holman

Swyddog Cynllunio Rheoli Datblygu / Development Control Planning Officer
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From: Lyndsey Fisher <lyndseyfisher@rogerparry.net>
Sent: 06 April 2022 12:42 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Cc: Richard Corbett <richard@rogerparry.net>
Subject: Torriad Dwelling P/2021/0729

Good Afternoon Sharon,

We hope you are well.

Following feedback from the agricultural appraisal please see attached further justification. If you require anything further please do not hesitate contacting us.

I have also asked NRW for clarification on the reed bed system.

Many Thanks

Lyndsey

Lyndsey Fisher
Planning Technician, Roger Parry & Partners LLP

[Website](#) | [Facebook](#) | [Twitter](#) | lyndseyfisher@rogerparry.net

Telephone: 01691 655334

Mobile: 07961591666

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