

Sarah Hill

From: Gavin Porritt <gavin@dpadesign.co.uk>
Sent: 27 September 2022 11:28
To: Sarah Hill
Cc: Julian McAlster; 'edgar Salle Pierre Lamy'; Amy Lawrence
Subject: FW: Planning application P/2022/0751 - Erwallo Uchaf
Attachments: existing anp proposed 2.jpg; Orchard Store no deck.pdf

Hi Sarah,

Please find attached information and email explanation below from our client below.

I trust the attached information is sufficient to proceed accordingly.

DPA Ref:21050/6.0

Kind regards

Gavin Porritt HNDip Arch. MCIAT ICIOB
Director

For and on Behalf of

dpa

Design & Planning Associates Limited
Salop House
13 Salop Road
Oswestry
Shropshire
SY11 2NR

Tel: 01691 659595
Mobile: 07791645554
Email: gavin@dpadesign.co.uk
Web: www.dpadesign.co.uk



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From: edgar Salle Pierre Lamy <salle_pierre_lamy@hotmail.com>

Sent: 27 September 2022 10:36

To: Gavin Porritt <gavin@dpadesign.co.uk>

Subject: Re: Planning application P/2022/0751 - Erwallo Uchaf

Hi Gavin

The proposed orchard expansion is marked in blue and the existing orchard is red,

The orchard was planted around 5 years ago and is already producing a lot of fruit.

We have harvested what we can and are storing it in our small home in Wrexham but most of this years fruit will go to waste due to having nowhere to store it.

Also, all of our equipment to expand the orchard is being stored here.

Next year it will be crucial to have room for this.

The location for the store was selected for minimum visibility and not to be near neighbour's house.

The location of the existing orchard is next to my neighbour and I felt that it was polite to keep any construction and work away from them.

Thanks again for your help,

Jim

From: Gavin Porritt <gavin@dpadesign.co.uk>

Sent: 27 September 2022 08:01

To: 'edgar Salle Pierre Lamy' <salle_pierre_lamy@hotmail.com>

Cc: Julian McAlster <julian@dpadesign.co.uk>; Amy Lawrence <info@dpadesign.co.uk>

Subject: FW: Planning application P/2022/0751 - Erwallo Uchaf

Hi Jim,

I trust you are well.

Could you assist with providing the information below as requested by the planners.

DPA Ref:21050/2.0

Kind regards

Gavin Porritt HNdip Arch. MCIAT ICIOB
Director

For and on Behalf of

dpa

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SY11 2NR

Tel: 01691 659595
Mobile: 07791645554
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Please consider the environment before printing this email

From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Sent: 27 September 2022 08:08
To: Gavin Porritt <gavin@dpadesign.co.uk>
Subject: RE: Planning application P/2022/0751 - Erwallo Uchaf

Hi Gavin,

Thank you for the information regarding this application.

Please can you supply an amended plan clearly showing where the existing and proposed orchards are/will be in relation to the building.

The proposed amendments to the design of the building would make it less domestic in appearance, so please also supply amended plans to scale, showing the new design.

Once I am in receipt of this information I will be able to assess the application further.

Regards

Sarah.

Sarah Hill
Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory

Oriau gwaith/Working hours:
Dydd Llun a dydd Mercher/Monday and Wednesday: 08:45am to 15:15pm
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01978 298776



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From: Gavin Porritt <gavin@dpadesign.co.uk>

Sent: 26 September 2022 12:01

To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Cc: Julian McAlster <julian@dpadesign.co.uk>; 'edgar Salle Pierre Lamy' <salle_pierre_lamy@hotmail.com>; Amy Lawrence <info@dpadesign.co.uk>

Subject: Planning application P/2022/0751 - Erwallo Uchaf

Dear Sarah,

Many thanks for your email response regarding planning application ref: P/2022/0751. Our client has responded as noted below.

'We do already have an acre of orchard which was planted approximately 5 years ago and is producing fruit. (You are welcome to see this if you would like). Apologies if this was not made clear in the application. We intend to expand the orchard once we have planning for the building.'

Currently all the tools and materials listed are being stored in the house that we are renovating which is extremely inconvenient.

The deck is an important part of the design as described in the DAS submitted as part of the application.

Deck

The deck is necessary for maintenance and repair, of larger equipment, (larger mowers, UTV, gates etc.) which are too large to do inside but also needs to be done under cover on a flat surface.

Necessary for treatment of timber posts etc, whilst needing full ventilation.

Potting saplings outdoors, under shelter.

If it is going to be a very big problem, I could fit doors onto the deck and box in the sides, so it is closed off when it is not being used?

This would allow sufficient ventilation etc when necessary, but still look like a wooden store as shown on the attached sketch.'

We look forward to receiving your response in due course.

DPA Ref:21050/6.0

Kind regards

Gavin Porritt HNDip Arch. MCIAT ICIOB
Director

For and on Behalf of



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Shropshire
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Please consider the environment before printing this email

From: Sarah Hill [<mailto:Sarah.Hill@wrexham.gov.uk>]
Sent: 25 September 2022 09:08
To: Amy Lawrence <info@dpadesign.co.uk>
Subject: Planning application P/2022/0751 - Erwallo Uchaf

Dear Gavin,

I write with regard to the current planning application at Erwallo Uchaf for an orchard storage building.

In the Design and Access Statement it is stated that the building lies on agricultural land 'to be used as an orchard' and that the applicant plans to plant a variety of trees. This would suggest that the orchard is not currently established and that the erection of the building is premature. The storage building and the items listed to be stored would not currently be required for an orchard if it is yet to be established.

Policy EC3 of the UDP relates to agricultural buildings. This building is considered to be isolated in that it does not form part of an existing farm complex. In accordance with policy EC3 isolated buildings will only be permitted where there is an essential agricultural need and where there is no reasonable alternative location for the development. Given that the orchard to which the development relates is not yet established there appears to be no proven need at this time. The building is in a prominent location on a hillside, and no justification has been provided to suggest that the building could not be located elsewhere.

The design of the building has a domestic appearance to it rather than an agricultural appearance – this is especially due to the presence of the large decking area to the front of the building. The removal of the deck and a lean-to on the side of the building would be more appropriate.

I am unable to support the proposal in its current form and based on the information submitted with the application.

Regards

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory

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