



DESIGN AND ACCESS STATEMENT AND PLANNING REPORT

ERECTION OF EXTENSION TO AGRICULTURAL BUILDING

AT BANK FARM, HIGHERS LANE, ISCOYD, NR. WHITCHURCH, SY13 3AX

OVERVIEW

DETAILS

APPLICANT	G & E A Mayer
DATE	September 2021
SITE	Bank Farm, Iscodyd, SY13 3AX
PROJECT	Erection of extension to agricultural building
PREPARED BY	Holly Walker MRICS at Peter Richards & Co.

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I. INTRODUCTION

PURPOSE OF THIS STATEMENT

Peter Richards and Co. have been instructed by Mr Geoff and Mrs Elizabeth Mayer of G & E A Mayer to submit an application for the erection to their existing agricultural building at Bank Farm.

This statement provides background information on the applicant's proposal, and how the proposal is in accordance with both national and local planning policies. This document should be read in conjunction with the detailed plans prepared which illustrate the location, scale and appearance of the development.

BACKGROUND & JUSTIFICATION

Bank Farm is 185 acres and a mixed beef and arable farming with fodder and straw produced from the arable enterprise providing bedding and feed to the stock held on site.

The applicants manage 150 head of beef cattle.

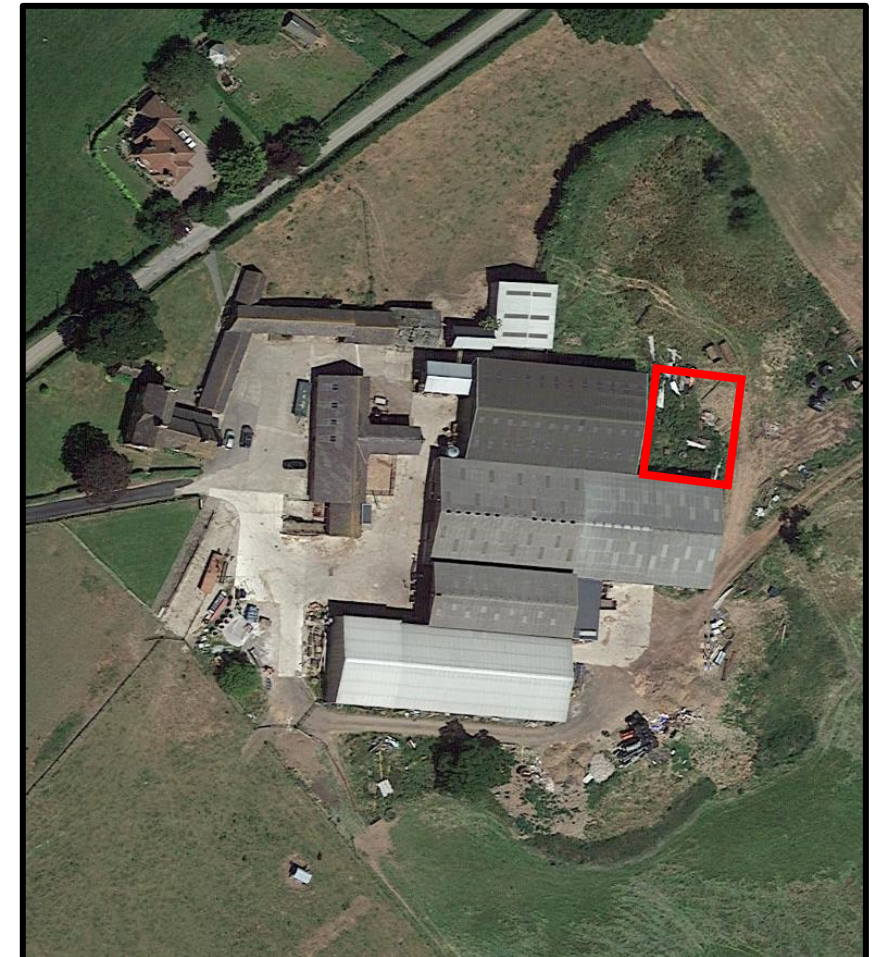
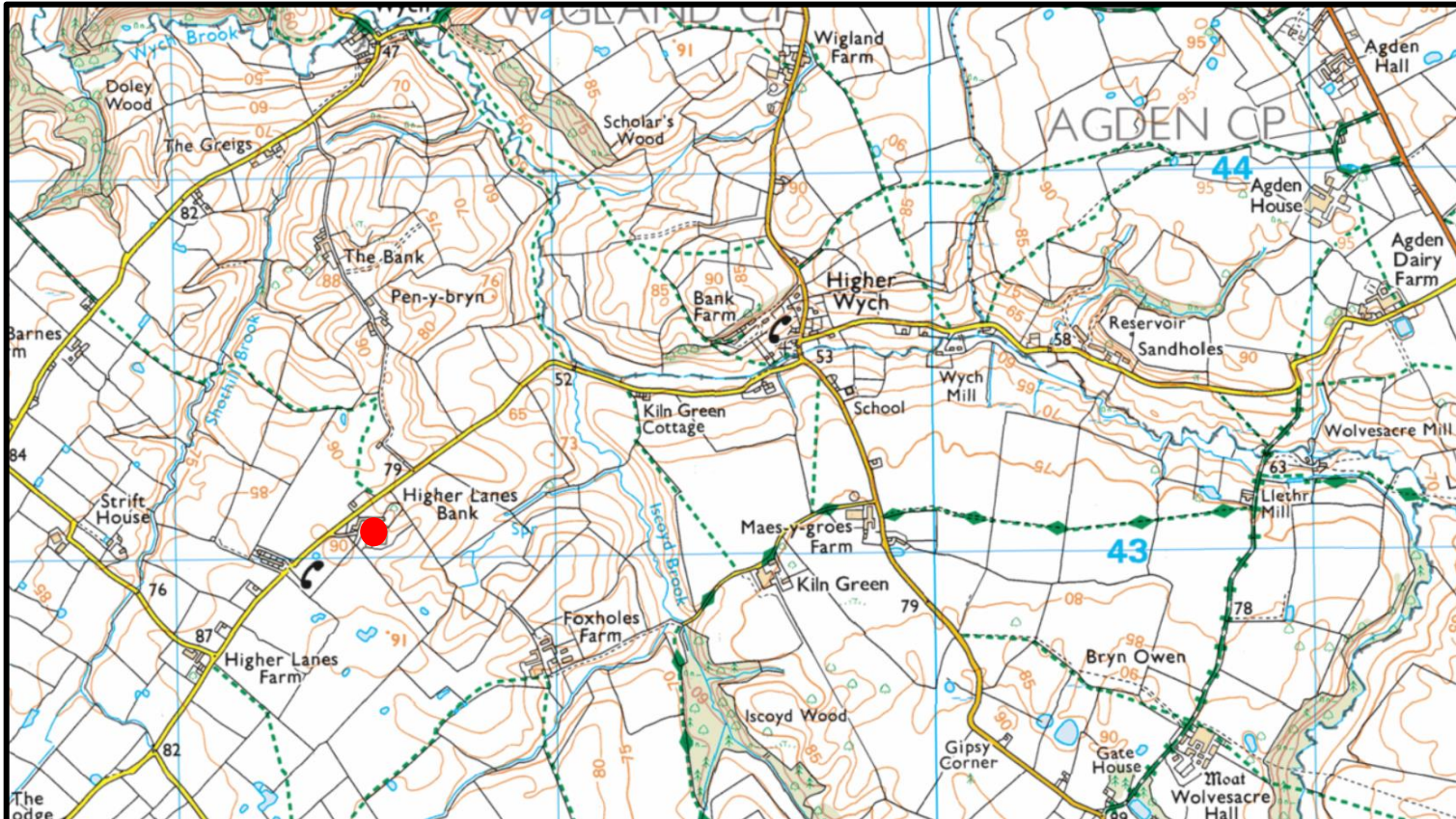
As the business has expanded and the applicants have upgraded machinery there is an increased requirement for general purpose agricultural storage. This will primarily store a range of equipment and produce from the holding alongside bedding / feedstuffs used on the farm.

The site chosen has many benefits, primarily it is an extension to an existing building and thus limits the impact on its surroundings.

2.THE SITE & CONTEXT

SITE LOCATION

Bank Farm is located close to the settlement of Higher Wych.



3.THE PROPOSED DEVELOPMENT

THE PROPOSAL

This application looks to erect an extension to the existing building which is directly mirrors other buildings on site.

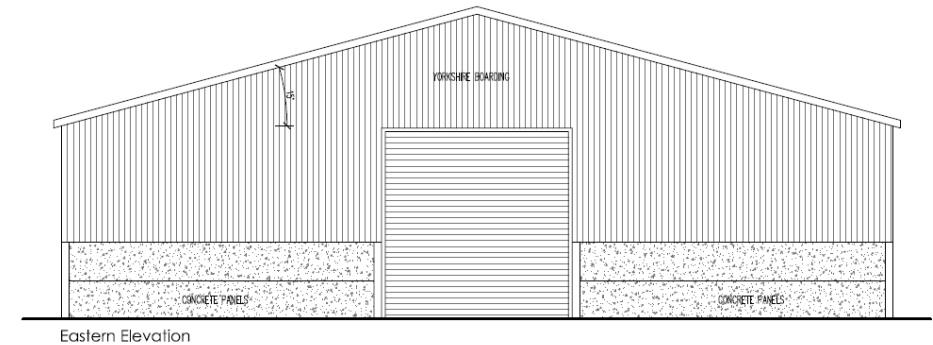
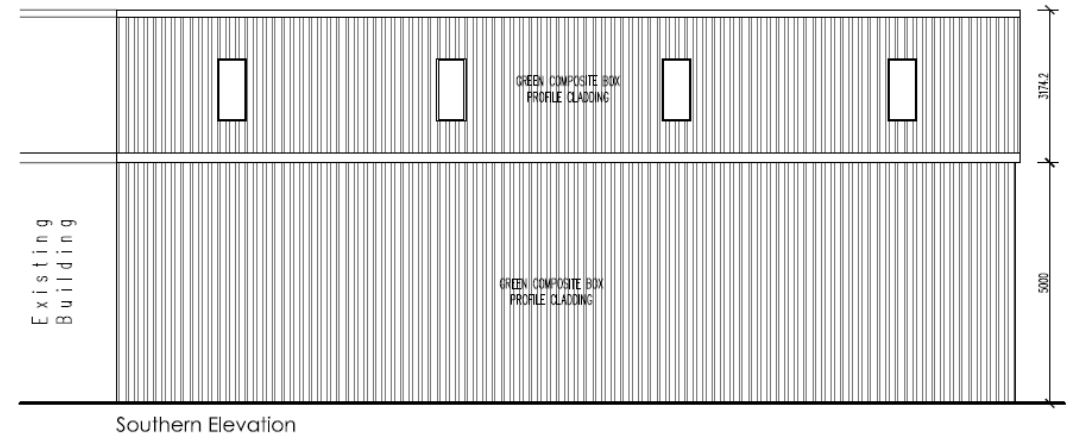
The dimensions of the building are;

- Height to eaves front of the building – 5m
- Height to ridge – 8.17m
- Width – 21.7m
- Length – 18.5m

A entrance door is located on the eastern elevation to ensure modern machinery can enter and exit the building easily.

The materials used are evident throughout the wider farmstead and other farmsteads locally these include;

- Yorkshire Boarding
- Concrete Panels
- Green composite box profiling used on the walls and roof



4. PLANNING POLICY CONTEXT

CONTEXT

National Planning Policy for Wales is determined by Planning Policy Wales (edition 11) dated February 2021.

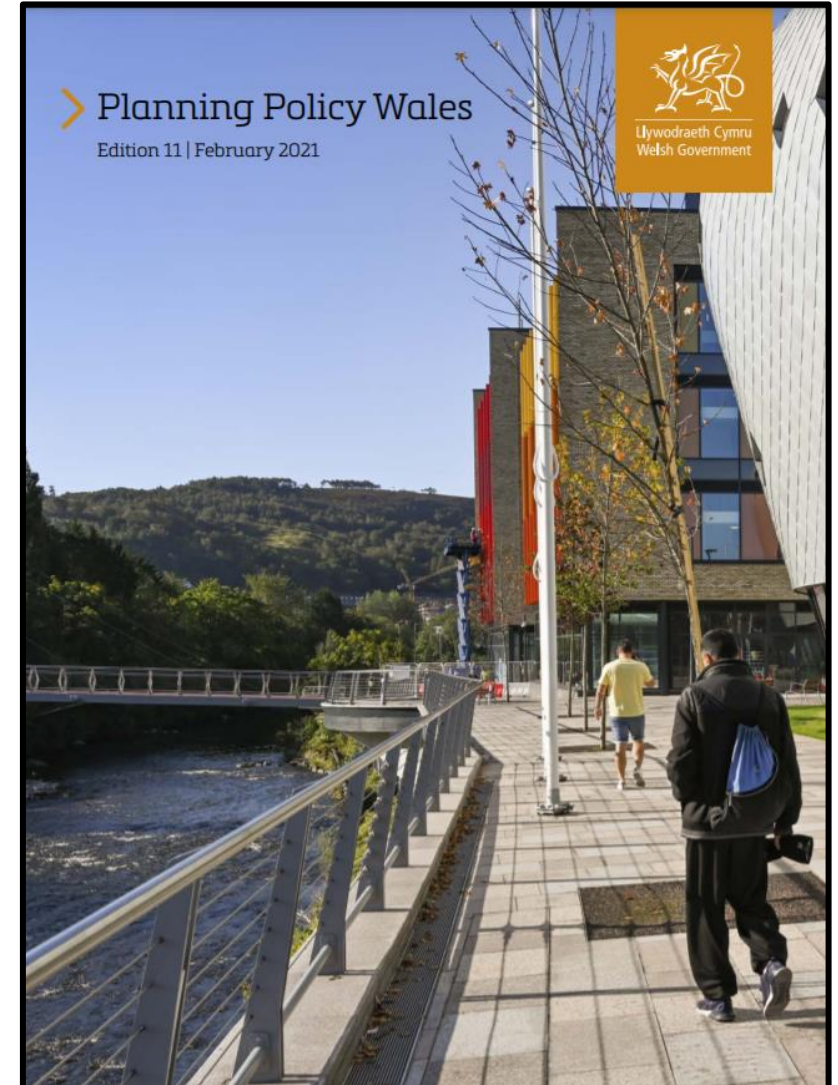
LOCAL PLAN

The Development Plan for the application site, which is the Wrexham County Council jurisdiction is Wrexham Unitary Development plan 1996 – 2011.

The new development plan (2013 – 2028) is still under consideration.

OTHER GUIDANCE

Other material considerations would include the Welsh Governments Technical Advice Notes



5. PLANNING APPRAISAL

PLANNING POLICY WALES – 11TH EDITION 2021

- It was stated that the best and most versatile land should not be developed. The subject development will be located on existing yard
- The Planning Policy Wales document states; *Planning authorities should adopt a constructive approach towards agricultural development proposals*

TECHNICAL ADVICE NOTES

Relevant Technical Advice Notes are;

- TAN 5 – Nature Conservation and Planning
- TAN 6 – Sustainable Rural Communities - Section 6
- TAN 12 – Design

WREXHAM UNITARY DEVELOPMENT PLAN

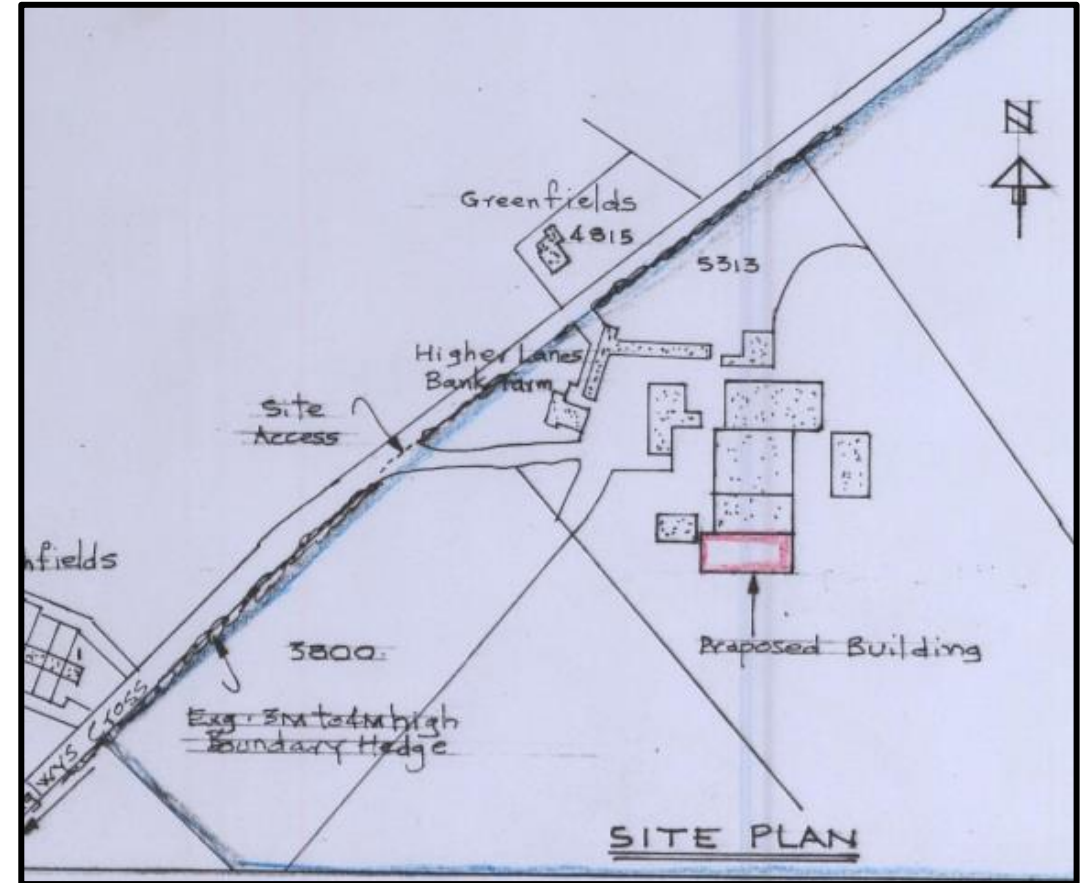
Relevant Policies from the Wrexham Local Plan include;

- **EC3 Agricultural Buildings:** *The development should form part of an existing farm complex and take advantage of topography and other landscape features for screening.*
- **EC6 Biodiversity Conservation**
- **EC13 Surface Water Run off:** Development giving an adverse impact on water run off will not be permitted
- **GDP1 Development objectives:** All development should; *Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality*
- **PS11 Biodiversity**

5. PLANNING APPRAISAL

PLANNING HISTORY

Following a search of the local authorities records there is only a single application for the erection of a Hay / Machinery Store, permitted in October 2011 under P/2011/0707.



6. MATERIAL CONSIDERATIONS

ACCESS

The extension will allow the farm to operate more efficiently but will not see intensification of use, plus the existing access arrangement is not proposed to be amended.

DRAINAGE

The existing drainage provision would cater for the additional surface water produced. The subject site is currently partially surfaced with hardstanding as part of the agricultural yard.

BIODIVERSITY

The building is to be constructed on an area of existing agricultural yard.

There are no ecological designations in England or Wales within 1km of the site.



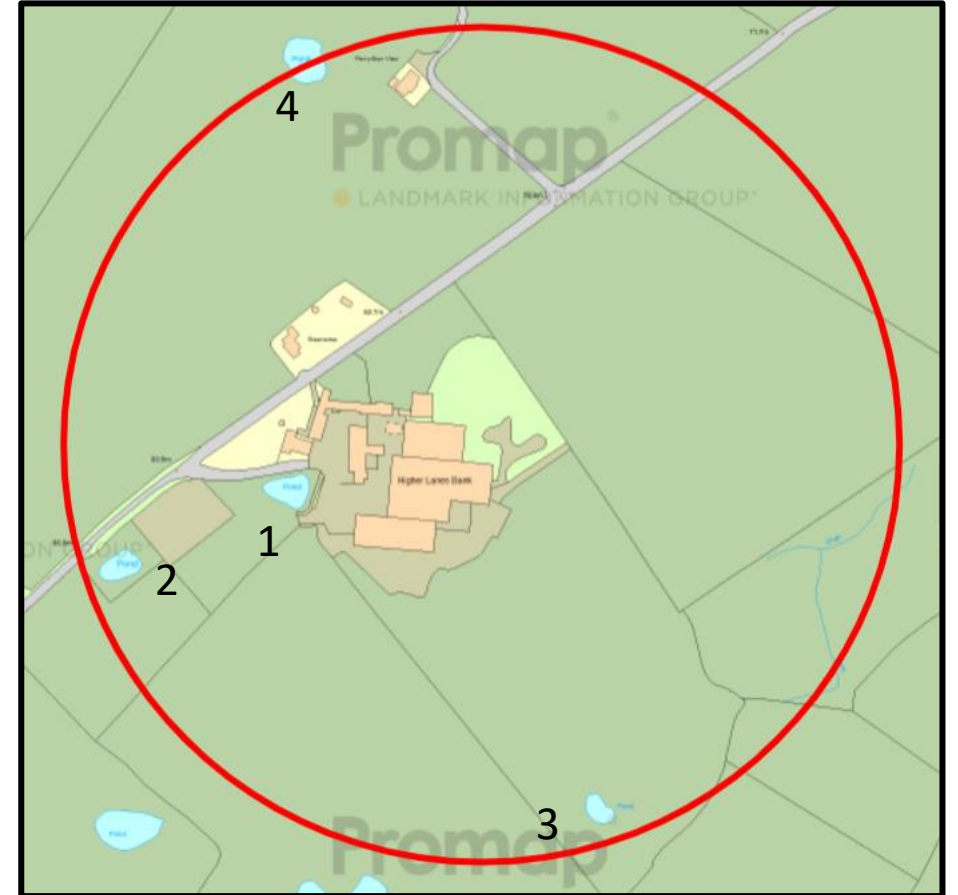
6. MATERIAL CONSIDERATIONS

BIODIVERSITY

It is noted that there are four water bodies within 250m which are detailed below.

As the site is part of the existing farm yard it is not considered a full ecological statement is required but the applicant will follow a recognised method statements.

1. This is a new waterbody created and is for ornamental purposes
2. A small waterbody in an enclosed area with limited connectivity to the site as the surrounding paddocks are fenced with no hedges and is grassland with a short swathe
3. A larger waterbody within a grazed field, as above it is considered that there is limited connectivity to the wider site.
4. This pond is dry and the pond to the north is outside of the 250m threshold.



7. CONCLUSION

This application seeks permission for the extension of an existing agricultural building at Bank Farm.

The application demonstrates that the building is required for the efficient operation of the farming business and the proposed building will have minimal adverse affect on its surroundings.

Thus, it is hoped that the development will be looked upon favourably.

PETER RICHARDS & CO. PROPERTY CONSULTING

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