

REAL PLANNING

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Date: 1st November, 2021
Our Ref: 119/BryerStables
Your Ref: P/2021/0888

Planning Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Fao Mared Rees-Jones

Dear Mared,

Erection of new stable block, provision of access, associated earthworks and landscaping to provide animal physiotherapy business
Land adjacent to Bryer, Trevor Hall Road, Garth, Wrexham
Planning application ref no: P/2021/0888

I refer to the recently submitted planning application and our recent exchange of emails relating to the above.

You state in your email [dated 22/10] that the main reason for the negative response is that:

"The application is for a commercial business in the open countryside, where UDP Policy E5 is applicable. The principle of development, I do not consider to be acceptable, given the conflict with UDP Policy E5."

UDP Policy E5 relates to resisting small scale employment in the countryside unless it is through the conversion of an existing building. This relates to small-scale industrial / employment proposals which in the main should be located on industrial estates. The UDP Policy E5 written justification does on to state:

"However, in some rural areas there is a need to provide employment, prevent the loss of services, and maintain a viable and balanced community."

Even then it relates to 'small businesses, often start-ups'. Having been the person who wrote this policy and most others in the UDP, I can ensure you that the intention was that this policy was to protect the countryside from inappropriate industrial activity, particularly, when the authority was pressurised for sites from the Council's Economic Development department. It was not to prevent, in principle, the possibility of a proposal such as my clients, clearly suitable to the countryside.

You state that the countryside is not a suitable location for the submitted proposal. This is a proposal **specifically related to horses, and the care of horses through physiotherapy**. It is **not** an operation that can be undertaken on an industrial estate **nor** within settlement limits. In my experience, I have never ever seen or indeed heard of either being such a location. The **only** location suitable is within the countryside. By the very nature of my client's proposal, as detailed the location requires to be close to where she lives.

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The only other alternative suggested by UDP Policy E5 is to find an appropriately sized and vacant building. There are no vacant buildings nearby of the required accommodation potential or indeed close enough to ensure the safe and proper care of the horses.

You stated in your email that *'the target date [for determination] remains the 9th November'*. If your intention remains to recommend refusal through the delegation process, on the issue of the proposal's location in the countryside being inappropriate in principle, and that your recommendation is confirmed, I would be grateful if you would allow me the opportunity to either consider withdrawing the application or allow it to continue to an appeal.

Ecological Report

I have spoken to Emma and we have agreed that an ecological Report will be submitted. Currently, I am waiting for her to respond to my suggestion that the Ecological Report, undertaken for the replacement proposal adjacent to the current application site, be updated by the consultant.

NRW Consultation Response

I have been in email communication with NRW in relation to the matters raised in its consultation response – landscape, foul drainage and protected sites, phosphates. We are discussing these matters further in a Teams meeting tomorrow afternoon and I will inform you of the results of those discussions.

Yours faithfully

J G Kellett

for **REAL PLANNING**