

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
25 JULY 2016

APPLICATION NO:
P/2015 /0608

LOCATION:
AGRICULTURAL LAND AND
BUILDING LIGHTWOOD GREEN
OVERTON WREXHAM
LL13 0HU

DATE RECEIVED:
10/08/2015

COMMUNITY:
Overton

CASE OFFICER:
KH

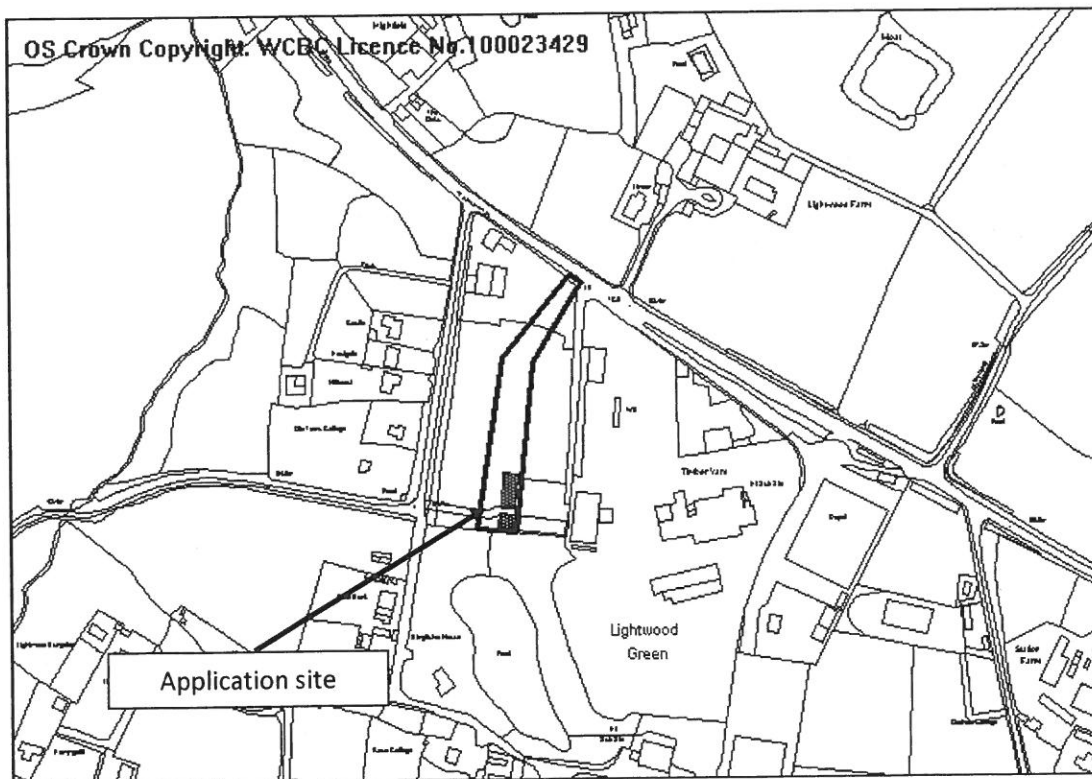
WARD:
Overton

DESCRIPTION:
ERECTION OF AGRICULTURAL
BUILDINGS (ONE ATTACHED TO
EXISTING 9.14M WIDE AND 9.14M
LONG AND OTHER FREESTANDING
18.29M LONG AND 9.14M WIDE)
FOR STORAGE PURPOSES

AGENT NAME:
MR BEN PERRY

APPLICANT(S) NAME:
MR ADAM SADOWSKI

THE SITE



A 3 acre parcel of land to the west of Lightwood Green Industrial Estate. To the south of the site is Coverall Tarpaulins (also owned by the applicant). Residential properties are to the south and west of the site with an industrial site to the east.

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- previous permission refused on grounds insufficient justification for an additional building;
- if farm machinery is stored will increase noise;
- could be used for livestock and additional buildings constructed in future;
- houses cattle in winter in existing building;
- states in application only one means of access, whereas a second access created by the applicant;
- site has changed from a greenfield site to one with agricultural buildings, machinery and clutter. Visual impact on the area;
- application states that rainwater runoff will be collected in a storage tank and used for his cattle. Rainwater currently flows directly into the ground;
- why is building being erected in the middle of the field;
- loss of amenity.

Site Notice:

Expired 16.09.15.

SPECIAL CONSIDERATION ISSUES

Proposal: The application involves an extension to an existing agricultural building and a new building running at right angles to the existing building. The extension is modest in size – just over 9m in length and width with the roof matching the existing height of the building just over 5m. The new building is 18m in length, 9m in width and just over 5m in height. Materials for the extension and new build will match the existing, concrete panels to the base with Yorkshire boarding above and slate blue profile fibre cement sheeting to the roof.

The building is purely for storage and as previously with existing building it will not be used for livestock.

Justification: The applicant has indicated that approximately 114 acres are farmed, 92 acres at Welshampton, 12 acres at Corner Farm and 10 acres at Lightwood Green.

The existing building is not sufficient for the applicant and the additional storage provision will enable the business to improve/develop.

Visual Impact: The existing building is located to the rear of the site and set back a substantial distance from the A539 Overton to Penley Road. The

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Method Statement shall demonstrate / identify measures of protection / compensation / mitigation and demonstrate management in the short or long term. The recommendations as approved shall be implemented in strict accordance with timescales to be agreed before any part of the development commences on site.

5. The building shall only be used for agricultural purposes.
6. On cessation of the agricultural use of the building the buildings shall be dismantled and removed from the site.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. To ensure that adequate visibility is provided at the proposed point of access to the highway.
4. To protect named species/habitats/biodiversity which would otherwise be damaged / lost by the development hereby permitted.
5. To ensure the proposals are in accordance with the relevant policies for development in the countryside and to protect the residential amenity of nearby residents.
6. To ensure the development complies with the relevant policies for development in the countryside and the residential and visual amenities of the area.

NOTE(S) TO APPLICANT

Your attention is drawn to the Standard Advice. Guidance note for developers and additional criteria regarding Agricultural Development.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.