

P/2011/0570

10th October 2011

Simon Greenland
Chief Planning Office
Wrexham County Borough Council
Lamb Pit Street
Wrexham
LL11 1PR

Dear Simon

New Agricultural Building Lightwood Green, Overton, Wrexham

Following our recent meeting at Lightwood Green with Alun Jones and yourself, please find enclosed herewith a Farm Business Tenancy for the land at Welshampton and further vet's records. This is an addition to the previous correspondence we have forwarded and dropped off at Lambpit Street at Wrexham County Borough Council's Offices (WCBC).

My Client and I are very concerned that there appears to be objection towards this scheme as we feel that the application is in line with current planning guidance and that the proposed new building would both improve animal husbandry and avoid excessive traffic movement by my Client.

As it stands, my Client has an agricultural field with a building currently storing hay and straw under agricultural permitted development rights. As far as I am aware this building can be used for storage of cattle in extreme weather conditions (possibly a couple of weeks per years). This building was erected on a concrete pad adjoining the current field which then adjoins my client's tarpaulin business at Lightwood Green. To the west of the site are industrial enterprises that create both noise and smell and maybe considered to be a nuisance to adjoining residential occupiers.

The field has been used to graze cattle and approximately 15 cattle will be brought here in the coming weeks.

As noted in our September meeting, the main part of the land connected with my Client's farming enterprise is at Welshampton and therefore in the Shropshire area. This facility includes 80 acres of pasture land and the use of some old agricultural buildings as part of the farm. My Client has a ten year FBT on this land and I enclose herewith a copy of this FBT. My client has used these buildings previously for his livestock to be housed in the winter months although the landlord of these buildings has now advised my client that he can no longer use these buildings for livestock housing in the winter. This is due to the fact that the buildings are no longer suitable for the housing of cattle as they are low in height and lack natural ventilation. Furthermore the buildings are in a nitrate vulnerable zone, which would mean that my client and the landlord have to incur an excessive cost to bring these buildings up to date. Therefore my client was advised in the last 12 months that he

was no longer able to use these buildings and subsequently he has considered alternative sites to enable him to run his farming enterprise.

The farming enterprise equates to approximately 35 cattle and we have provided evidence of this with purchase receipts, movement records and vets books.

As my client can no longer use the farm at Welshampton for livestock housing he has sourced an alternative site, be his own field at Lightwood green adjoining his current business to house a certain amount of these cattle (approximately 15) through the winter, whilst leaving the remainder of cattle on the fields at Welshampton.

My client would like to confirm that he is not proposing to relocate his entire herd to Lightwood Green as this would not be possible due to effective animal husbandry.

As I have previously mentioned, with my client operating his tarpaulins business with his family from the adjoining building at Lightwood Green, they are currently on site and able to deal with animal husbandry – feeding and straw without excessive movement between Lightwood Green and Welshampton. In our view this is the most common sense approach to my client's housing problems for cattle and allows my cattle to pursue his farming enterprise with his family. If the planning permission for the new livestock building is rejected then my client will not have any winter housing available and obviously this will be a significant concern to him with regard to his animal husbandry and the future of his farming enterprise.

I note the objections to the planning application from adjoining residential occupiers and these have not gone unnoticed. I would like to reiterate that my client can currently house cattle on the field and if so wish also use the existing hay and straw building should weather conditions become excessive. My client has always intended to cooperate with local owners of residential properties to allow him to continue his farming enterprise, and has actually met with many of the occupiers prior to putting in this planning application and was not met with much resistance towards the scheme. Obviously, any objections received have been taken seriously.

With the content of this letter in mind, together with supporting evidence provided we hope that WCBC will look favourably on my Clients planning application.

Kind regards

Yours sincerely

James Maddocks MRICS