

Ref: *r/c/Ravenscroft-Jones*
Your Ref: *P/2013/0092*

Matthew Phillips Esq
Community Wellbeing and Development
16 Stryt yr Arglwydd
Wrecsam
LL1 1LG

12th June 2013

By Email

Dear Matthew,

RE: OUTLINE APPLICATION FOR ERECTION OF AGRICULTURAL WORKERS DWELLING WITH GARAGE,
INSTALLTION OF BIO DISC TREATMENT PLANT AND ALL ASSOCIATED WORKS
FIELD NO 7583 LAND TO THE EAST OF RED HALL LANE, PENLEY, WREXHAM

We write in response to your email dated 25th April 2013 regarding the above application.

Contracting and Work done constitutes additional work carried out by Mr Ravenscroft Jones utilising the farm machinery on local farms. This does not affect the functional requirement of the farm as detailed in the Agricultural Appraisal which purely relates to the farm. Also the application is for a Rural Enterprise Dwelling as defined by TAN 6 as detailed below:

'Rural enterprise dwellings include:

- A new dwelling on an established rural enterprise (including farms) where there is a functional need for a full time worker and the business case demonstrates that the employment is likely to remain financially sustainable.
 - A second dwelling on an established farm which is financially sustainable, to facilitate the handover of the management of the farm business to a younger farmer.
 - A second dwelling on an established farm which is financially sustainable, where there is a functional need for a further 0.5 or more of a full time worker and at least 50% of a Grade 2 Standard Worker salary, as defined by the latest version of the Agricultural Wages Order, is obtained from the farm business.
 - A new dwelling on a new rural enterprise where there is a functional need for a full time worker and the criteria in paragraphs 4.5.3 a-e are fully evidenced.'
- 4.4.1 New permanent dwellings should only be allowed to support established rural enterprises providing:
- a. there is a clearly established existing functional need.
 - b. the need relates to a full-time worker, and does not relate to a part-time requirement.
 - c. the enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so.

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d. The functional need could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned; and

e. Other normal planning requirements, for example siting and access, are satisfied.

Additionally TAN 6 states: 'It should not be necessary to tie occupation of the dwelling to workers engaged in one specific rural enterprise even though the needs of that enterprise justified the provision of the dwelling. An occupancy condition will, however, ensure that the dwelling is kept available to meet the needs of other rural enterprises in the locality if it is no longer needed by the original business, thus avoiding a proliferation of dwellings in the open countryside'

Please find attached an additional plan showing the location of the land away from Red Hall Lane edged in red.

Mr Ravenscroft Jones farms a total of 160 acres of land; some of this land is at Red Hall Lane, Penley and the remainder away from the holding. The land is used to grow both silage and turnips in order to feed the cattle at the Farm Business. Mr Ravenscroft Jones takes two cuts of silage from 70 acres, has turnips on 20 acres and the remaining 70 acres predominantly at the farm are used for grazing the cattle.

If you have any queries please do not hesitate to contact me.

Yours sincerely,



Richard J. Corbett BSc (Hons) MRICS FAAV
Partner, Roger Parry & Partners LLP
richard@rogerparry.net



www.rogerparry.net

richard@rogerparry.net

Tel: 01691 655334

Fax: 01691 657798

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JOB:	Agricultural Workers Dwelling
CLIENT:	G E Ravenscroft-Jones
TITLE:	Plan of Land
LOCATION:	Land off Red Hall Lane, Penley, LL13 0NA
SCALE:	NTS
DATE:	Jun-13
DRAWING NO:	RJC/GRJ-03
DRAWN BY:	SAW