
Planning Statement

Outline Application for A Rural
Enterprise Dwelling, Garage and All
Associated Works

Carreg Lwyd
Froncysyllte
Llangollen
LL20 7RY

On behalf of: EW & M Jones

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RJC/LJ

Roger Parry & Partners LLP
www.rogerparry.net
richard@rogerparry.net
Tel: 01691 655334



**Roger
Parry**
& Partners

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1. INTRODUCTION

This supporting statement considers the planning issues relating to the application proposals for a rural enterprise dwelling on land at Carreg Lwyd, Llangollen and forms part of the application. The information included within this statement is intended to assist the Planning Officer in making their decision.

This Statement is to accompany an application for the erection of a rural enterprise dwelling, garage, access road and all associated works at Carreg Lwyd for an existing sheep and cattle enterprise.

1.1 Background

The applicants are proposing to erect a single dwelling on land at Carreg Lwyd to be occupied by a the families son to allow him to come home and farm the family farm as detailed in the submitted Rural Enterprise Appraisal.

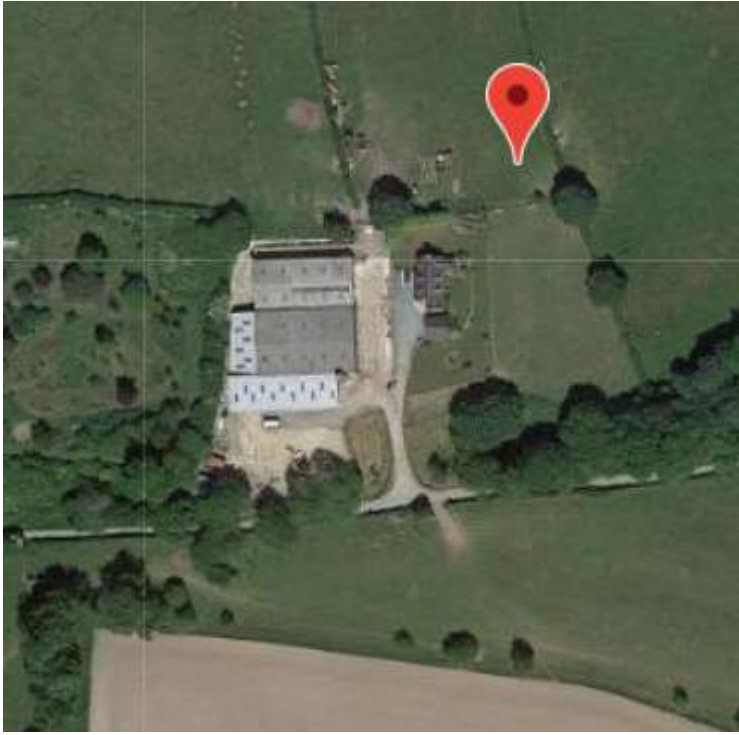
EW & M Jones have an established and successful sheep and cattle enterprise at Carreg Lwyd with a focus upon genetics of the stock on farm and reducing costs of production to develop a sustainable business.

Carreg Lwyd farm is spread over 80 hectares of land.

The business runs a herd of 135 cattle and 2050 sheep. The farm is registered with the Welsh Government as a Rural Payments Wales Single Payment Claimant.

2. DESCRIPTION OF THE SITE AND SURROUNDINGS

2.2 The Site



The site for the dwelling consists of an area of agricultural pastureland. The dwelling would be located on the owner-occupied land to the north of the existing farmstead. This allows a trained stockperson to be within sight and sound of the surrounding land and buildings.

A dwelling in this location would allow the stockperson to have a general overview of the fields while still being close to the buildings, therefore resulting in enhanced facilities for animal welfare and an improvement in monitoring of the livestock.

The site is within site and sound of the agricultural buildings used mainly for calving. The site overlooks land within the control of the agricultural business and is sited in close proximity to the youngstock shed. This will allow stock to be monitored and will increase the efficiency of the holding. A dwelling in this location would allow the occupier to have a general overview of the fields and buildings resulting in enhanced facilities for animal welfare and an improvement in monitoring of both the cattle and sheep. A dwelling on this site will also improve the vital security of the holding.

2.3 Amount

The proposed development is for outline planning permission for a rural enterprise dwelling, garage and all associated works.

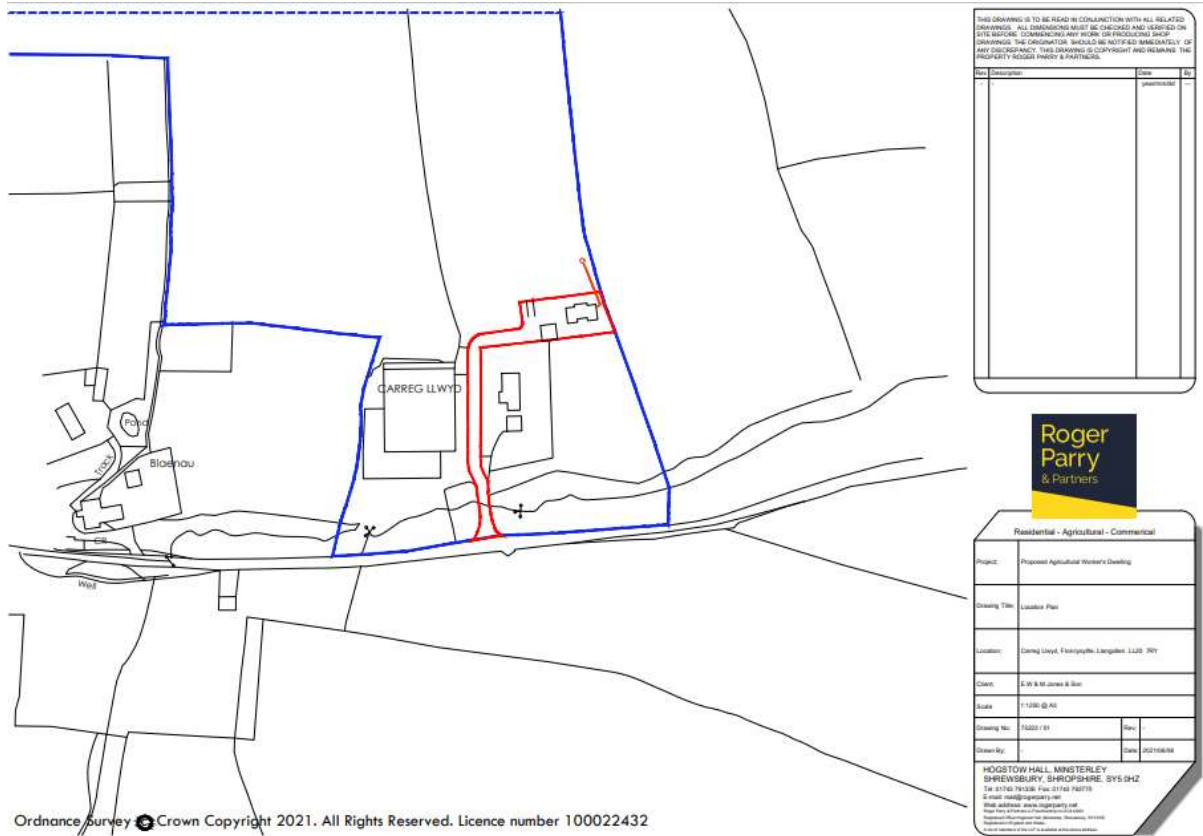
It is the intention that the orientation of the dwelling will be to aid monitoring of livestock buildings and calving agricultural. The dwelling is of a size commensurate to the farm holding.

This dwelling will allow the livestock to be closely monitored at this crucial time. Livestock which may have experienced veterinary difficulties can also be closely monitored by the experienced stockman who will be living in the proposed dwelling.

The dwelling can be sited and developed without detrimental effect on the surrounding landscape.

2.4 Layout of Development

The layout is shown below and demonstrates how the dwelling can comfortably be accommodated within the site.



2.4 Access

The proposed dwelling will utilise the existing farm access, this will ensure site security and additional monitoring on the livestock buildings. The access has excellent visibility splays in both directions.

2.5 Ecology

Arbor Vitae were commissioned to undertake a preliminary ecology appraisal in order to assess the impact of the development on habitats and protected species. Their work concluded that there will be no detrimental effect on the site's ecology should permission be granted.



Proposed site for house.

2.6 Scale

The overall size and planned scale of the proposed dwelling will be designed to reflect sizes and proportions of existing dwellings within the surrounding rural area.

The proposed dwelling in terms of height and mass is consistent with the existing surrounding buildings. The combination of sympathetic building height, mass and good separation together with good landscaping ensure a neighbourly development.

2.7 Appearance

Although appearance is reserved the proposed dwelling will be designed to respect and reflect the local style and character of the surrounding properties within the immediate area.

2.8 Landscaping Design

The dwelling is to be located to the north of the main farm stead using the existing farm access with excellent visibility. The clients are happy to work with the authority in terms of landscaping if required.

It is important that any landscaping undertaken does not restrict the outlook onto the farmland from the proposed dwelling.

2.9 Drainage

A biodisc treatment plant with discharge into a soak away is proposed.

3. ACCESSIBILITY

Explain the adopted policy or approach to inclusive design and how policies relating to inclusive design in development plans and relevant local design guidance have been taken into account.

The Disability Discrimination Act 1995 (DDA) seeks to avoid discrimination against people with impairments and disabilities and for instance ensures that work premises do not disadvantage someone with a disability.

The access arrangements have adopted an inclusive approach and aims to ensure that all users will have equal and convenient access to the dwelling.

Explain how any specific issues, which might affect people's access to the development have been addressed.

The design of the application will have full consideration for ease of access for disabled pedestrian use. Our full application submitted incorporates the following points:-

1. The car parking area will be located near to the principal entrance and is at the same level as the principal entrance.
1. Access from the car parking area to the principal entrance is by way hard landscaping, which is suitable for a disabled wheel chair.
2. The principal entrance is at a level threshold.
3. Easy access is obtained around the circumference of the house by way of hard landscaping.

4. All construction work to comply (where relevant) to Part M of the Building Regulations Act 2000, and also subsequent amendments.
5. All doors to be of disabled criteria.
6. All external doors to be 930mm minimum width.
7. All sockets and light switches to be in compliance with Part M with regard to the height from floor level.
8. All washing facilities are located on the same level (ground level).

Detail how features, which ensure people's access to the development will be maintained.

All of the measures detailed above will be maintained in such a way that will allow all people access to and from the house. Also the facilities within the house will also be constructed and maintained in such a way to ensure people's access to the development.

4. ENVIRONMENTAL SUSTAINABILITY

4.1 Sustainable Development – Location

Planning Policy Wales identifies sustainability as a core element of policy noting at paragraph 2.1:

“The Assembly will promote sustainable development, that is, development that meets the needs of the present without comprising the ability of future generations to meet their own needs”.

4.2 Sustainable Development – The Development

The following sustainability issues have been considered:

- The proposed dwellings will be insulated (roof, walls and floors) according to the most recent building regulation standards in order to reduce heat loss in winter and excess solar gains in summer (300 mm of cross layered loft insulation, 100mm of cavity wall insulation and 100mm of insulation under the concrete ground floor slab),
- Glazing will be sealed double glazing with a 16mm air space and ‘low E glazing’ to reduce heat loss.
- Wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development,
- The scheme will avoid the use of tropical hardwood and look for timber which is certified as coming from sustainable sources,
- The site is serviced by mains water, electricity and drainage.
- Foul water drainage will be pumped to the existing public sewer system.
- The development of this land will contribute to the aim of sustainability through the productive use of this vacant and previously developed land.

The above points will ensure that the properties are ‘sustainable’ in terms of its building design and the supply and use of energy in accordance with the Council’s Policy.

5. MOVEMENT TO AND FROM AND WITHIN THE DEVELOPMENT

Vehicle Movements

The proposed dwelling will ensure the traffic movements are reduced due to Mr and Mrs Jones son living on site rather than traveling to and from site several times a day.

6. PLANNING POLICY CONTEXT

Technical Advice Note 6 – Planning for Sustainable Rural Communities

4.3 Rural enterprise dwellings

4.3.1 One of the few circumstances in which new isolated residential development in the open countryside may be justified is when accommodation is required to enable rural enterprise workers to live at, or close to, their place of work. Whether this is essential in any particular case will depend on the needs of the rural enterprise concerned and not on the personal preference or circumstances of any of the individuals involved. Applications for planning permission for new rural enterprise dwellings should be carefully assessed by the planning authority to ensure that a departure from the usual policy of restricting development in the open countryside can be fully justified by reference to robust supporting evidence.

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. (See paragraph 4.4.1).
- 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. (See paragraphs 4.5.1 - 4.5.3).
- A second dwelling on an established farm which is financially sustainable, where there is a functional need for a further 8 or more of a full time workers 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. (See paragraphs 4.5.1 - 4.5.3).
- 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. (See paragraphs 4.6.1 - 4.6.2).

4.3.2 For the purpose of this technical advice note qualifying rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises. Development plans may include a broader definition of qualifying rural enterprises where this can be justified by specific local evidence.

4.4 New dwellings on established rural enterprises

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; (See paragraph 4.8.1).
- b. the need relates to a full-time worker, and does not relate to a part-time requirement; (See paragraph 4.7.1) (See paragraphs 4.5.1 - 4.5.3 for policy exemptions).
- 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; (See paragraphs 4.10.1 - 4.10.3).
- 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; (See paragraphs 4.11.1 - 4.11.2), and
- e. other normal planning requirements, for example siting and access, are satisfied. (See paragraphs 4.12.1 - 4.12.2).

4.5 Second dwellings on established farms

4.5.1 The Assembly Government wishes to encourage younger people to manage farm businesses and promote the diversification of established farms. To support this policy objective it may be appropriate to allow a second dwelling on established farms that are financially sustainable where the criteria set out in paragraph 4.4.1 cannot be fully satisfied. The two exceptions to the policy are:

- Where there are secure and legally binding arrangements in place to demonstrate that management of the farm business has been transferred to a person younger than the person currently responsible for management, or, that transfer of management is only conditional upon grant of planning permission for the dwelling. The younger person should demonstrate majority control over the farm business and be the decision maker for the farm business; or,

- There is an existing functional need for an additional 0.5 or more of a full time worker and that person obtains at least 50% of a Grade 2 Standard Worker salary, (as defined by the latest version of the Agricultural Wages Order), from the farm business.

4.5.2 In these circumstances a rural enterprise dwelling may be considered favourably provided the criteria set out above and in paragraph 4.4.1 c - e are met. These special policy exceptions will only apply to the first additional dwelling to be attached to an established farm after this TAN comes into force and not to subsequent dwellings.

4.5.3 It must also be demonstrated that the management successor or part time worker is critical to the continued success of the farm business, and that the need cannot be met in any other reasonable way, e.g. through the re-organisation of labour responsibilities. In addition, where all the criteria specified above are met the planning authority should ensure that the new dwelling is tied to the holding by way of a legal agreement.

TAN 6 gives two examples of where a dwelling in the open countryside can be justified. Firstly, 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. Secondly, 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. (See paragraphs 4.5.1 - 4.5.3).

We feel that the proposed development meets the requirements of TAN6 paragraph 4.4.1 and as such the development for a rural enterprise dwelling should be approved.

Furthermore, there is a functional need for 6 or more of a full time workers within the farm business.

We feel that the business justifies this, and more particularly the farming enterprises at Carreg Llwyd would more than satisfy either of the policy objectives.

7. CONCLUSION

The proposed scheme is to provide an outline planning application, and the principle of an agricultural workers residential private dwelling. It is considered that the proposal would not result in an unacceptable adverse impact upon the surrounding landscape, public vantage points, public rights of way or listed buildings.

Although appearance is reserved the proposed dwellings design will provide a high quality, distinctive style with a positive frontage development. The resultant scheme will contribute to the existing village and rural setting and provide a harmonious layout design which will complement the other buildings in the vicinity. The proposed dwelling will be designed of an appropriate scale and design, which is in keeping with the overall character and appearance of the settlement and surrounding area to comply with policy.

The design and scale of the proposed dwellings will be sympathetically designed to preserve and enhance the local character and setting and will reflect the scale and character of the properties in the vicinity, to comply with relevant policies and guidance notes.

The surrounding properties would not be affected by the development and sufficient space is provided within the curtilage of the new development site for the proposed future occupiers. The private amenity areas are of sufficient size to support the size of dwellings created.

In view of the tests laid down in TAN 6 and considerations of Local Planning Guidance EW & M Jones business demonstrates there is an essential need for an agricultural workers dwelling at Carreg and we respectfully request that you can support this application.