

**TOWN AND COUNTRY
PLANNING ACT 1990**

**PLANNING AND COMPULSORY
PURCHASE ACT 2004**

PLANNING ACT 2008

**PLANNING APPLICATION ON
BEHALF**

OF:

NIGEL VICKERS

**PRO-BALE
MULSFORD FARM
MULSFORD
SARN, MALPAS SY14 7LP**

**Application for Extension to
Existing Building**

**SUPPORTING PLANNING
STATEMENT**



Holmcroft

Townfield Lane

Tarvin

Cheshire

CH3 8EG

PAL Reference: PAL/1034

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1 INTRODUCTION

1.1 PREAMBLE

- 1.1.1 Planning Angel Ltd (PAL) have been commissioned by Nigel Vickers to prepare a supporting Planning Statement for the planning application for the erection of an extension to the existing operational steel framed building located within the business premises yard at Mulsford Farm, Sarn, Malpas SY14 7LP - for use associated with the established B2 use.
- 1.1.2 This statement has been produced to explain the design rationale of the proposal and to set out the main planning considerations.
- 1.1.3 The proposed shed extension will be to provide additional storage space for this successful rural business and facilitate business expansion.
- 1.1.4 This Planning Statement demonstrates how the design and planning objectives respond to the advice contained within the Planning Policy Wales (PPW), and the relevant policies of the adopted Wrexham Unitary Development Plan (UDP) 1996 - 2011 & Emerging Wrexham Local Development Plan 2 (LDP2) 2013 to 2028. Technical advice note (TAN) 6: planning for sustainable rural communities and TAN 23: Economic Development.

2 SITE CONTEXT

2.1 THE SITE

- 2.1.1 The application site is situated on the northern side of a quiet country road midway between Malpas and Bangor-on-Dee. The farm house is a two-storey detached dwelling that fronts the road, and all the agricultural buildings sit behind it within an extensive farmyard. The site has ample off-road parking.
- 2.1.2 The steel framed building subject of this application sits within the site and its gable end faces the roadside.
- 2.1.3 Due to the distance off the road, together with the orientation and roadside hedgerow screening the existing shed is not prominent on the streetscape.





- 2.1.4 When viewed across from the neighbouring property, or from the roadside, the buildings within the site are predominantly screened by mature hedges, other than fleeting glimpses – this remains unchanged. This mature screening serves to protect neighbour amenity and restricts views of the building from the surrounding countryside.

2.2 BUILT FORM OF THE SURROUNDING AREA

The site is within a complex of existing modern buildings.

- 2.2.1 The proposed extension to the existing steel frame building, especially in terms of size and massing is considered appropriate to the use and minimises any potential impact on the character of the open countryside location by being screened by and adjacent to existing storage buildings.



- 2.2.2 The surrounding area is characterised by interspersal of farms and cottages, befitting of the open countryside.
- 2.2.3 The Natural Resources Wales Flood Maps indicate that the site is low risk of flooding.

2.3 THE PROPOSAL

- 2.3.1 This application seeks to extend the existing industrial building for additional hay storage in association with the animal bedding business that operates from the site. The building has had a previous extension, however the demand for the product warrants additional covered space.
- 2.3.2 The business operates by receiving two types of straw – wheat straw and rape straw. Each has to be treated slightly differently and then it is mixed to form the bedding product. This business is one of three that operates in the UK manufacturing this type of bedding. In addition to the bedding the waste by-product is compressed to form bedding pellets which are also bagged and stored on site.
- 2.3.3 The building within the curtilage of a long established agricultural/B2 use. The extension to the steel frame portal building is single storey, orientated to assimilate within the existing complex, and measures some 13.5 metres depth, 13.7 metres width and 6.13 metres height.

2.4 PLANNING HISTORY

- 2.4.1 P/2014/0555 Change of Use of Land and Existing Building from Agriculture to Production of Animal Bedding and Ancillary (Class B2 Use) Development – Approved
- 2.4.2 P/2017/0235 Application to Extend an Existing Building - Approved

3 PLANNING POLICY

3.1 INTRODUCTION

3.1.1 The relevant development plan policies are contained within the Planning Policy Wales (2018) and the relevant policies of the adopted the Wrexham Unitary Development Plan (UDP) 1996 - 2011 & Emerging Wrexham Local Development Plan 2 (LDP2) 2013 to 2028; Technical advice note (TAN) 6: planning for sustainable rural communities and TAN 23: Economic Development.

3.1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

3.1.3 The relevant policies against which to assess this proposal are:

Wrexham Unitary Development Plan (UDP) 1996 – 2011

3.1.4 GDP 1 – General Development Principles

a) Ensure that built development in its scale, design, and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.

c) Make the best use of design techniques, siting, and orientation in order to conserve energy and water resources.

d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.

e) Ensure that built development is located where it has convenient access to public transport facilities and is well related to pedestrian and cycle routes wherever possible.

f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.

g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.

h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.

i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides, or contamination, either on or off the site.

j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.

k) Secure the development of sustainable communities, through the promotion of the economic, social, and environmental well-being of the area.

3.1.5 Policy EC5 - Within Special Landscape Areas, priority will be given to the conservation and enhancement of the landscape. Development, other than for agriculture, small-scale farm-based and other rural enterprises, and essential operational development by utility service providers, will be strictly controlled. Development will be required to conform to a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints.

3.1.6 Policy E6 - Small on-farm operations such as food processing and packing, together with services to other farms, such as workshop facilities and equipment hire and maintenance, should be located within existing farm buildings. Where it can be shown that no suitable buildings are available for such operations, the erection of a new building will be permitted, provided that:- a) the building adjoins, and forms a logical extension to the existing farm complex; b) the building will not result in a detrimental intrusion in the landscape; c) the building does not exceed 300 square metres in area.

Policy T8 - Parking: Development granted planning permission will be required to provide vehicle parking spaces either on site or nearby, in accordance with the Council's current parking standards. Special regard will be paid to the following factors, as appropriate:- a) the availability of public transport nearby, b) proximity to public car parking, c) proximity to local services and facilities, d) road safety hazards and amenity considerations arising from on-street parking in the vicinity of the site. Where implementation difficulties arise in making parking provision on-site or nearby, the Council will require a developer to make financial contributions for measures to assist public transport, or walking and cycling as appropriate.

Planning Policy Wales (PPW)

- 3.1.7 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.
- 3.1.8 Chapter 5 of the PPW: The Rural Economy – Paras 5.6.1 & 5.6.2 A strong rural economy is essential to support sustainable and vibrant rural communities. The establishment of new enterprises and the expansion of existing business is crucial to the growth and stability of rural areas. Many commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other adverse effects. Small-scale enterprises have a vital role to play in the rural economy and contribute to both local and national competitiveness and prosperity. While some employment can be created in rural locations by the re-use of existing buildings, new development will be required in many areas.
- 3.1.9 Para 5.6.4 Advocates that whilst the protection of the open countryside should be maintained wherever possible, the expansion of existing businesses located in the open countryside should be supported provided there are no unacceptable impacts.
- 3.1.10 Para 5.6.6 states that Planning Authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. They should also adopt a positive approach to the conversion of rural buildings for business re-use.
- 3.1.11 **Technical Advice Note (TAN) 6: Planning for sustainable rural communities - July 2010**
- 3.1.12 The TAN supplements the objectives of the PPW. Tan 6 states that development plans should set out the spatial vision for rural communities. This should be based on a sound understanding of the functional linkages within the area and the potential for improving the sustainability of the existing settlement pattern. Many rural communities can accommodate development, particularly to meet local needs. New development can help to generate wealth to support local services, ensuring that communities are sustainable in the long term. A key question for the planning authority, when identifying sites in the development plan or determining planning applications, is whether the proposed development enhances or

decreases the sustainability of the community. In particular, planning authorities should support developments that would help to achieve a better balance between housing and employment, encouraging people to live and work in the same locality.

3.1.1 Technical Advice Note (TAN) 23: Economic Development – Feb 2014

3.1.2 Para 3.1.3 - There are two kinds of special contribution that are particularly relevant to rural development. Firstly, an economic development could make communities more sustainable, by improving the alignment of housing and jobs, encouraging people to work close to home. Secondly, the needs of established businesses or clusters may be very specific. When businesses expand or modernise, they may need to do so in situ; it may be highly inefficient or impracticable for them to relocate to a sequentially preferable site. Similarly, new businesses aiming to join existing clusters may need to be close to existing businesses if they are to derive the benefits.

4 PLANNING CONSIDERATIONS

The main planning considerations raised by this planning application are:

- Principle of Development
- Layout, Scale and Appearance
- Amenity & Impact on Countryside

4.1 PRINCIPLE OF DEVELOPMENT

4.1.1 This application seeks planning permission to extend an existing building located within a site that an established equine bedding production business is based.

4.1.2 As outlined in Chapter 3 of this statement, the proposal is in line with the targets and aims of PPW, TAN's and Local Planning Policies. It is recognised that the expansion of existing business is crucial to the growth and stability of rural areas. The applicant's business "Pro-Bale" is successful and remains positive during these uncertain Covid-19 times and is looking to the future development of the business.

4.1.3 The business has been operational for many years, having been granted planning permission in 2014, thus the principle of allowing the use to operate on this site is already established. Indeed, the Planning Officer in his consideration of a previous planning application confirms in his report that this business is an appropriate activity for a rural area and supports the diversification of the rural economy, in accordance with the aims of UDP policy E6 and TAN 6.

4.2 LAYOUT, SCALE, APPEARANCE, AND IMPACT ON THE COUNTRYSIDE

4.2.1 This site is a well-kept and managed cluster of agricultural style buildings and structures located within a large farmyard, with surveillance from the farmhouse. The applicant lives and works on site. Planning policy seeks to ensure new development is satisfactorily located and provides a high standard of design being compatible with the character of the surrounding area. This extension to the existing building reflects continuity of design and material finish. The addition will be seen in context with its surroundings, and importantly keeping the Pro-Bale business contained within one part of the site, away from other on site agricultural operations.

- 4.2.2 Careful consideration has been given to its positioning to ensure that the development would not negatively impact on the openness of the countryside, nor upon the amenity of residential dwellings within the vicinity and general street scene.
- 4.2.3 PPW Para 5.6.4 advocates that whilst the protection of the open countryside should be maintained, wherever possible, the expansion of existing businesses located in the open countryside should be supported provided there are no unacceptable impacts. The proposed erection of the extension to an operational building for employment purposes run as part of the business accords with the defined criteria within UDP policy E6, and the development is not to the detriment of the rural landscape.
- 4.2.4 Noise and Traffic – The use on site is existing B2 use is not a bad neighbour and given the extension will be predominantly be for material/product storage noise levels should remain unchanged. The site is large and can accommodate parking to the standard required by the council. The applicant strives to be a good neighbour and protects his employees and visitors to the site by implementing all necessary health and safety measures relating to the business use.

5 CONCLUSIONS

5.1 SUMMARY

5.1.1 This Statement demonstrates that the proposed extension to the production/storage shed, in terms of design and planning objectives, responds and adheres to the advice contained within the Planning Policy Wales (PPW), and does not represent an addition that would harm the protection of the countryside policies contained within the relevant policies of the adopted Wrexham Unitary Development Plan (UDP) 1996 - 2011 & Emerging Wrexham Local Development Plan 2 (LDP2) 2013 to 2028; and is not detrimental, but respects the principles of TAN 6 & TAN 23.

5.1.2 We therefore respectfully request that this application is granted without delay.