

Matthew Phillips

From: Huw Evans <huwge50@btinternet.com>
Sent: 22 July 2020 10:36
To: Matthew Phillips
Subject: RE: Planning application P/2020/0220 - Bryonwylfa Road
Attachments: Bwlchgwyn Land.pdf; David Parry Land.pdf; Jason Hanmer Land.pdf

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The original attachments were not modified.

Hi Matthew

Location of other sites attached

Regards

Huw

Huw Evans Planning
07864 279442

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 22 July 2020 10:24
To: 'Huw Evans' <huwge50@btinternet.com>
Subject: RE: Planning application P/2020/0220 - Bryonwylfa Road

Huw,

Thanks for this. I will read it properly shortly, however just for completeness would it be possible to have a map showing the other parcels of land that the applicant farms? It would help put the site into context.

Regards

Matthew

From: Huw Evans [<mailto:huwge50@btinternet.com>]
Sent: 22 July 2020 10:17
To: Matthew Phillips
Cc: nickelmark@aol.com
Subject: RE: Planning application P/2020/0220 - Bryonwylfa Road

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Good morning Matthew

As requested I attach a supplementary agricultural statement to be read in conjunction with the planning statement previously submitted.

Please let me know if you have any further concerns

Regards

Huw

Huw Evans Planning

07864 279442

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Sent: 09 July 2020 09:57

To: 'Huw Evans' <huwge50@btinternet.com>

Subject: Planning application P/2020/0220 - Bryonwylfa Road

Dear Mr Evans,

I have reviewed the statement submitted to accompany the above planning application. I am not sufficient convinced at this stage that there is adequate justification for a building so as to satisfy the requirements of policy EC3 of the UDP.

I recognise that the UDP plan period is long out of date, but I don't consider the requirements of policy EC3 to be dated. The policy is intended to prevent sporadic development in the rural landscape whilst also making some allowance for rural enterprises where there is a clear need for the development. Policy EM4 of the forthcoming UDP imposes similar requirements. We haven't been given any indication by the EiP Inspectors that the requirements of the policy are overly onerous – I was at the EiP hearing where the policy was discussed.

The land holding in question is small, it is unclear of the agricultural activities that are carried out on the land or the equipment that is used on the land and how this translates into a requirement firstly for a building, then in turn a building of the size proposed. It was the absence of this information which primarily led to the previous refusal. I would be looking for what is in effect a mini-agricultural appraisal to set out why there is an essential agricultural requirement for the development.

Regards

Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead

Cynllunio a Rheoleiddio/Planning and Regulatory



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Wrexham County Borough Council, Guildhall, Wrexham, LL11 1AY



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