

Cerys Jones

From: Mared Rees-Jones
Sent: 13 March 2019 14:35
To: planning_admin
Subject: FW: P/2019/0112 - Clays Cottags, Bryn Estyn Road
Attachments: CLAYS COTTAGE WREXHAM IACS PLAN C617.pdf

Please add IACS form to application and email as well

From: Geraint Lewis [mailto:geraintlewisassociates@hotmail.com]
Sent: 13 March 2019 14:26
To: Mared Rees-Jones
Subject: Re: P/2019/0112 - Clays Cottags, Bryn Estyn Road

Good afternoon Mared,

With reference to the above Planning Application, please find attached a further IACS Plan showing Land farmed by the Applicant.

As per my previous submission, it has been confirmed that the Applicant is principally a Farmer and will be remaining as the Farmer on the Holding despite the reference on a previous Application that he was considering vacating the Business and Industry.

Given the current political climate, the Applicant will most definitely remain Farming the land and has since the previous Planning submission introduced a Partner into the Business which shows the intention of continuing with the business and farming enterprise.

I believe the essence of your concern regarding the this Agricultural Implement and Storage building is the need for such a building and that it would be intended for housing Farm implements and storage of foodstuffs for the Cattle. The confusion appears that in the previous Planning Application for storage of caravans, it was inadvertently shown that the whole of the farmstead yard and buildings were to be used for Caravan storage and that the Applicant was ceasing to Farm the land. This was never the intention and appears to have been information submitted by the Agent who may have interpreted that the Farming business was to cease.

From your site inspection last week it will have been seen that the Applicant is still running the Farm and trading as an Agricultural business and entity.

This is further bolstered by confirmation that the Farm business still has a Ministry of Agriculture Holding Number and is registered with IACS as a Farm business.

Stock numbers entail 35 Hereford Cattle which are used for rearing Calves which are sold onto market as Beef.

Stock numbers when Calves are being reared will be in the order of 50 head which are grazed on the 25 acre pasture and which are fed in part by the cropped silage from the remaining 25 acres to the Holding.

From the initial Application to create Caravan storage at the Holding, the Applicant was diversifying into Caravan storage with the intention of supplementing the Farm Holding,s income.

The Planning Permission given was for a maximum of 25no. Caravans to be stored. This Planning Permission has been enacted previously for the Yard and Buildings to the Farmstead thus the Planning is extant.

The existing building on which the new Agricultural Implement and Storage building is to be sited was too low to accommodate many caravans thus whilst a number were housed, it was underused. The building

has in fact been used for Caravan Storage when the Caravans were not being used during the Tourist Season and then for housing, rearing and calving of livestock at other times hence a dual usage was operated which maximised the building,s usage.

The new building by virtue of it,s height and layout with clear span and unrestricted floor area will provide much required suitable safe housing for the Agricultural implements and dry storage for the Livestock foodstuffs.

In referencing the industry standard **John Nix Farm Management Pocketbook**, the Calculations of Annual Labour requirements of the Farm Holding would be 0.60 Labour Unit based upon a 39 hour working week and working 45 weeks with holiday time deducted. This proves that the Farming enterprise and business being operated by the Applicant is a viable business when coupled with his diversification scheme and would therefore not at any time be considered a hobby farm.

I trust that the above information proves the need for the Farm building being requested, however please let me know if any additional proof to the Farm business and Farming Enterprise is required.

regards,

Geraint

GERAINT LEWIS ASSOCIATES **ARCHITECTURAL DESIGNERS AND PLANNING CONSULTANTS**

Bryn Rhedyn, Llanelltyd, Dolgellau, Gwynedd, LL40 2SU

Tel: 01341 422370

Mobile: 07901 710 177

E-mail: geraintlewisassociates@hotmail.com

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>

Sent: 07 March 2019 08:26

To: 'Geraint Lewis'

Subject: RE: P/2019/0112 - Clays Cottags, Bryn Estyn Road

Hi Geraint

What is the nature of the business? What are the Hereford cattle farmed for? What happens with the silage that is produced?

The area of land on which the shed is being applied for was granted planning permission in 2010 to change the use of the agricultural buildings and yard to a caravan storage area, so I am trying to paint a picture of the nature of the overall agricultural unit and business.

Thanks

Mared

From: Geraint Lewis [mailto:geraintlewisassociates@hotmail.com]

Sent: 05 March 2019 16:55

To: Mared Rees-Jones

Subject: Re: P/2019/0112 - Clays Cottags, Bryn Estyn Road

Pnawn da Mared,

Please find attached the IACS Plan 1 of 2 showing the land holding for Clays Farm - Holding number 56 21 35.

IACS Map 2 is being sent to me by the Applicant and I will forward this very shortly.

The proposed Building is for the purposes of storing Agricultural Machinery, Hay and Foodstuffs for the Farming enterprise and is being sited on the footprint of a former existing building.

The Applicant is a second generation Farmer at Clays Farm and has been farming in his own right for the past twenty plus years.

The Farming enterprise comprises of 50 acres which is laid to pasture and from 25 acres of which silage is cropped annually.

Stock to the Farm comprises of 35 Hereford Cattle.

The Farming enterprise has diversified in recent years into Camping and Touring Caravans and both businesses are run in tandem by the Applicants.

Presently much of the Agricultural machinery on the Farm including Tractors has to be parked outside rendering them susceptible to theft and damage. The Hay and foodstuffs required for good husbandry can only be bought in limited quantities due to the unavailability of storage on the holding.

I trust the above information shows a proven need for the Agricultural Building in the interests of Farm security and efficient running of the Farming enterprise.

kind regards,

Geraint

GERAINT LEWIS ASSOCIATES

ARCHITECTURAL DESIGNERS AND PLANNING CONSULTANTS

Bryn Rhedyn, Llanelltyd, Dolgellau, Gwynedd, LL40 2SU

Tel: 01341 422370

Mobile: 07901 710 177

E-mail: geraintlewisassociates@hotmail.com

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>

Sent: 21 February 2019 15:47

To: geraintlewisassociates@hotmail.com

Subject: P/2019/0112 - Clays Cottags, Bryn Estyn Road

Geraint

As per the note that was attached at the end of the decision notice for the previous application refused under P/2018/0737 which specified that for any future application the size of the agricultural holding, details of the agricultural holding and the nature of the business would be required, please supply these details, along with IACS forms showing the extent of the applicants holding.

Thanks

Mared

Mared Rees-Jones MRTPI
Swyddog Cynllunio/Area Planning Officer



01978 298776



Wrexham County Borough Council, 16 Lord Street, Wrexham LL11 1LG



Cyngor Bwrdeistref Sirol Wrecsam, 16 Stryt yr Arglwydd, Wrecsam LL11



1LG



wrexham.gov.uk | wrecsam.gov.uk



twitter.com/wrexhamcbc | twitter.com/cbswrecsam



facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio?r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm