

CHANGE OF USE APPLICATION FROM USE CLASS A1 & B1 TO USE CLASS D1

The Gallery
Maes Y Groes Barns
Iscoyd
SY13 3AU

South Pavilion
Sansaw Business Park
Hadnall
Shrewsbury
SY4 4AS

T: 01939 210174

F: 01939 210535

On behalf of Mr P Godsai (Iscoyd Estate)

June 2017



CONTENTS

The statement has been prepared in accordance with guidance provided in Welsh Government Technical Advice Note (TAN) 12: Design and The Town and Country Planning (GDP) (Amendment) (Wales) Order 2009.

Design Statement

- 1. Introduction**
- 2. Location and Description**
- 3. The Proposed Development**
- 4. Movement to, from and within the development**
- 5. Context**
 - 5.1 Physical**
 - 5.1.1 Amount, Layout & Scale
 - 5.1.2 Appearance
 - 5.1.3 Landscaping
 - 5.2 Social**
 - 5.2.1 Community Safety
 - 5.2.2 Environmental Sustainability
 - 5.3 Planning Considerations**
 - 5.3.1 National Planning Policy
 - 5.3.2 Local Planning Policy
- 6. Access**

Design Statement

1. Introduction

1.1. Carter Jonas have been instructed by Mr P Godsall of the Iscoyd Estate to prepare this statement in order to accompany a planning application for the '***Change of Use from A1 and B1 (Workshop, Office & Storage) to Use Class D1 (Medical & Health Services)***'.

This statement extends to the site outlined in red in the accompanying site location plan.

1.2. Carter Jonas is a national firm of chartered surveyors, town planners and property consultants established in 1855 with 38 offices nationwide. Carter Jonas aims to bring together the strengths of experience in every aspect of property together with a forward-looking approach. Openness and close co-operation are an essential part of achieving our aims and we look to work closely with interested parties in order to ensure the best possible outcome. Carter Jonas has created a comprehensive network of specialist regional teams, each with the full range of knowledge and experience in its field.

2. Location and Description

2.1 The Site is located circa 4 miles North West of Whitchurch and 14 miles South East of Wrexham. Surrounding land uses include agriculture, residential and commercial.

2.2 The barns subject to this planning application lie within the curtilage of Maes Y Groes Farmhouse (Grade II* Listed). It is not however considered that a listed building application is required for this Change of Use application as there will no material effect on the building.

3 The Proposed Development

3.1 The proposal is for the ***Change of Use from A1 and B1 (Workshop, Office & Storage) to Use Class D1 (Medical & Health Services)***

3.2 The Site consists of the following planning and listed building consents:

- 3.2.1** CHANGE OF USE OF GENERAL FARM BUILDING GALLERY (P/2009/0682)
(Granted 24/09/2009)
 - 3.2.2** LISTED BUILDING CONSENT FOR ALTERATIONS TO GENERAL FARM BUILDING TO FORM GALLERY (BRN P/2009/0683) (Granted 22/12/2009)
 - 3.2.3** CHANGE OF USE FROM FARM WORKSHOP (CLASS B1) TO PICTURE FRAMING WORKSHOP, STUDIO AND GALLERY (CLASS A1) (BRN P/2008/0299) (Granted 28/04/2008)
 - 3.2.4** LISTED BUILDING CONSENT FOR ALTERATIONS TO FARM WORKSHOP TO FORM PICTURE FRAMING STUDIO AREA AND GALLERY (BRN P/2008/0300)
(Granted 14/05/2008)
- 3.3** The application to change the Use Class of Maes y Groes Barns is necessary as the former tenants have unfortunately vacated the premises and as such, a new economic use is required in order to secure a new tenant to operate under a D1 Use Class.
- 3.4** Under Use Class D1 the proposed future use will be for the provision of holistic and medical therapy to include amongst others hypnotherapy, sports therapy and acupuncture. It is considered that this will provide a good service to the local area whilst offering potential employment opportunities.
- 3.2** The proposed change of use will not require any building works or internal or external alterations.

3. Movement to, from and within the development

- 4.1** Access to The Site will be as existing and no alterations are required as part of this Change of Use application.

Context

3.1. Physical

5.1.1 Amount, Layout and Scale – The application will not require any alterations to the amount, layout and scale.

5.1.2 Appearance

5.1.2.1 The external appearance will remain as existing.

5.1.3 Landscaping

5.1.4.1 There are no proposals to alter the existing landscaping on site.

3.2. Social

5.2.1 Community Safety

5.2.1.1 The proposal will have no negative impact upon community safety.

5.2.2 Environment & Sustainability

5.2.5.1 The proposed development will provide an economic use in the countryside which in turn will create an opportunity for employment and improved services in the rural area.

5.3 Planning Considerations

5.3.1 National Planning Policy

5.3.1.1 PLANNING POLICY WALES (PPW) - CHAPTER 7 – ECONOMIC

DEVELOPMENT - Chapter 7.1.1 of PPW states that: 'For planning purposes the Welsh Government defines economic development as development of land and buildings for activities that generate wealth, jobs and incomes. Economic land uses include the traditional employment land uses (offices, research and development, industry

and warehousing), as well as uses such as retail, tourism, and public services. The construction and energy sectors are also important to the economy and are sensitive to planning policies.’ The proposal is therefore considered to be ‘economic development’ under Planning Policy Wales.

5.3.1.2 Chapter 7.2.2 of the PPW states that: ‘Local planning authorities are required to ensure that the economic benefits associated with a proposed development are understood and that these are given equal consideration with social and environmental issues in the decision-making process, and should recognise that there will be occasions when the economic benefits will outweigh social and environmental considerations.’ It is considered that the economic advantages of the proposed scheme outweigh any social or environmental considerations. The proposal will secure the future of The Site by creating a use that is lettable and therefore useable.

5.3.1.3 Chapter 7.3.1 states that: ‘Small-scale enterprises have a vital role in promoting healthy economic activity in rural areas, which can contribute to both local and national competitiveness. New businesses in rural areas are essential to sustain and improve rural communities...Local authorities should encourage the growth of self employment and micro businesses in rural areas by adopting a supportive and flexible approach to home working.’ It is considered that this proposal is in accordance with the above aims of PPW and that Wrexham Borough Council should accordingly take this on board in their decision making process.

5.3.1.4 Technical Advice Note TAN 6 – Planning for Sustainable Rural

Communities - Paragraph 2.2.1 states that: ‘...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.’ It is considered that this proposal will enhance the sustainability of the local community by providing a potential source of employment and service. Sustainability goes far beyond the standard ‘tick box’ exercise and development in rural areas that offers economic benefits should be supported to ensure that local people remain in the area, which in turn will mean that more people use other local services such as the villages shops, village halls and schools. Sustainability is a very finely balanced concept, but it is also very simple. If there are no jobs, opportunities or houses in the rural communities, the services will decline and the community will be forced into a downward spiral whereby all development becomes focussed in the larger key settlements.

5.3.1.5 This is echoed in **Paragraph 2.1.10** which states that: ‘...Economic growth is worthwhile wherever it is located, and in the interests of

economic growth the planning system should generally aim to provide land where there is demand for it'.

5.4 Local Planning Policy

5.4.1 Wrexham Unitary Development Plan

5.4.1.1 The proposal has been considered against the following policies in the Wrexham UDP:

5.4.1.2 POLICY E5 – EMPLOYMENT IN THE COUNTRYSIDE

5.4.1.3 POLICY E6 – SMALL FARM BASED EMPLOYMENT OPERATIONS

5.4.1.4 POLICY GDP1 – DEVELOPMENT OBJECTIVES

5.4.1.5 POLICY PS2 – DEVELOPMENT AND THE ENVIRONMENT

5.4.2 The proposed Change of Use application is in accordance with the above policies of the Wrexham UDP.

5.4.3 The proposal will not create any external alterations to the building and therefore there will be no visual impact. The proposal will retain the existing number of car parking spaces and utilise the same access arrangements. As the proposal is for a low intensity use class, as existing, there will be no impact on the environment. The proposal will create an opportunity for economic growth in the countryside and should therefore be supported under the Wrexham UDP and PPW.

4. Access

4.1. The proposal will utilise the existing access and no alterations are required as part of this application. It is not envisaged that the traffic generations associated with the proposal will

result in a substantial traffic increase and therefore the impact of the proposal will be minimal on the surrounding road network.

4.2. There is sufficient manoeuvrability on site for all vehicles to exit in a forward gear.