

BERRYS

PROPERTY | BUSINESS | PLANNING

PLANNING STATEMENT (INCLUDING DESIGN AND ACCESS)

IN RELATION, TO

PROPOSED ERECTION OF A GENERAL PURPOSE AGRICULTURAL BUILDING
ON LAND ADJACENT TO CHESHIRE CHEESE HOUSE, PENLEY

LL13 0LU

ON BEHALF, OF

R T EVISON & SON



RTPI
mediation of space · making of place



PLANNING APPLICATION SUPPORTING STATEMENT

APPLICANT'S DETAILS

R T Evison & Son
Cheshire Cheese House
Overton Road
Penley
Wrexham
LL13 0LU

PROJECT

Proposed Erection of a General Purpose
Agricultural Building on Land Adjacent to
Cheshire Cheese House, Penley

ISSUED BY

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CONTENTS

1	INTRODUCTION	1
2	THE SITE AND ITS SURROUNDINGS	2
3	THE PROPOSED DEVELOPMENT	3
3.1	The Proposed Development	3
3.1.1	Overview	3
3.1.2	Design	3
3.1.3	Scale	3
3.1.4	Appearance and Landscaping	3
3.1.5	Access	3
4	PLANNING POLICY APPRAISAL	4
4.1	Introduction	4
4.2	National Planning Policy	4
4.3	Local Planning Policy	5
4.3.1	Wrexham Unitary Development Plan 1996 – 2011 (February 2005)	5
5	CONCLUSION	8
	Appendix A – Letter from Chartered Accountants	
	Appendix B - General Location of land Ownership	
	Appendix C – Detailed maps of land	
	Appendix D – Letter from SDG Training	
	Appendix E – Map showing location of SDG Training Site	
	Appendix F – Photographs of Farm Machinery	

1 INTRODUCTION & BACKGROUND

- 1.1 This application is for the erection of a general purpose agricultural building on land adjacent to Cheshire Cheese House, Penley, Wrexham.
- 1.2 The proposed development is to be built on land adjacent to an existing smallholding where there are existing buildings of similar ilk, as demonstrated on the accompanying location plan.
- 1.3 The applicant is RT Evison and Son who are a registered agricultural enterprise. Appendix A is a letter for the businesses account TA Gittins Company who prepare annual accounts for the business.
- 1.4 The proposal is to erect a general purpose agricultural storage building in connection with the enterprise, which extends to approximately 45 acres. The enterprise is spread over four separate parcels of lands and there are no existing buildings associated with the business on any of these parcels of land. The locations of land parcels are illustrated in Appendix B & C.
- 1.5 Previously Mr Evison did lease part of a yard and buildings from SDG Trading Ltd. This lease was terminated on 20th March 2017 due to the expansion of this business and the need for extra space. A copy letter from SDG Trading Ltd to confirm this is included in Appendix D.
- 1.6 The building will be used a general purpose agricultural store for machinery. Photographs of the type of machinery to be stored are included in Appendix F. If the application is approved we would fully expect the Council to impose a suitably worded condition to ensure the use of the building is for agricultural purposes only.
- 1.7 There has been pre-application advice sought in relation to this application following refusal of the previous application. That advice has been provided by Matthew Phillips.

2 THE SITE AND SURROUNDINGS

- 2.1 The site of the proposed general purpose agricultural building is on land at Cheshire Cheese House, Penley, Wrexham. The site location is depicted in Figure 1.
- 2.2 The building will be located adjoining existing agricultural buildings and has been relocated closer to these buildings at the request of the planning officer. The building will sit comfortably in the landscape and the land is not elevated in this location. There will be no major re-levelling of land to erect the building.

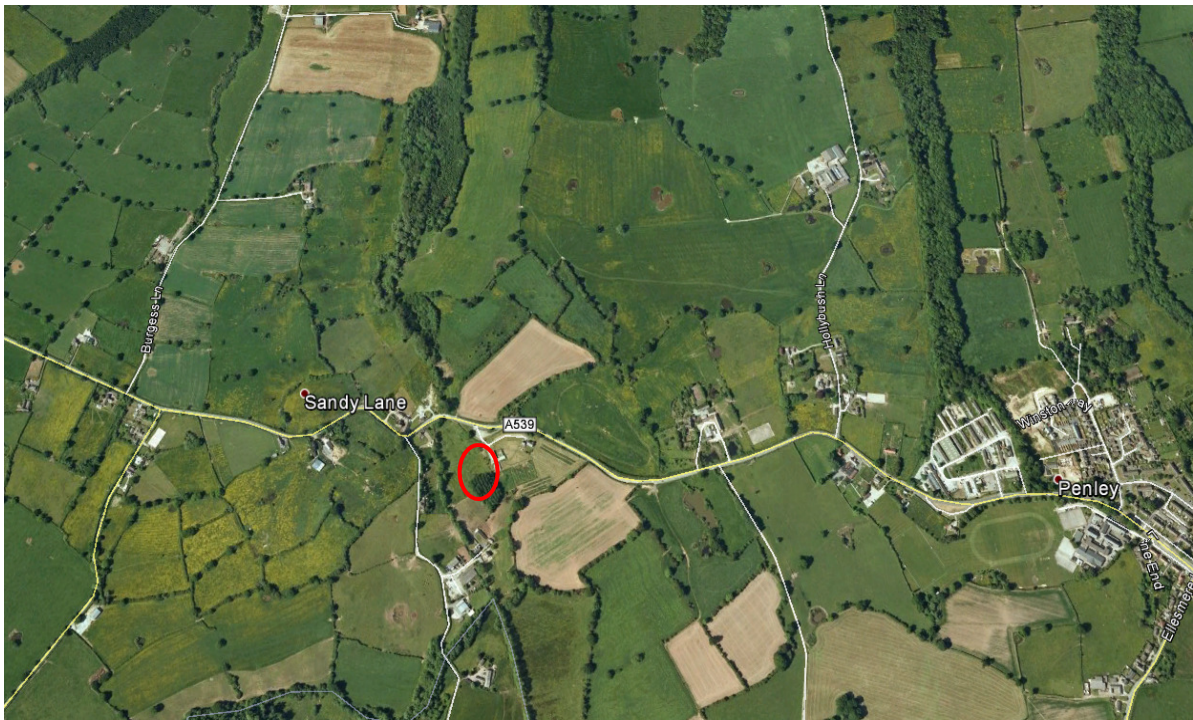


Figure 1: Site Location

3 THE PROPOSED DEVELOPMENT

Design

- 3.1 The proposed agricultural building will be of steel frame construction with concrete infill panelling at low height with box profile cladding above.

Scale

- 3.2 The proposed scale of the agricultural building is identified on the plan accompanying the application (drawing number SA24946/2.03 'Storage Shed Plan and Elevations') and represents a development of approximately 180m².

Appearance and Landscaping

- 3.3 The agricultural shed will have the appearance of a traditional modern steel framed general purpose agricultural building. The box profile cladding will be juniper green to reflect the colour of buildings adjacent to the site.
- 3.4 With respect to the landscaping, the existing hedge is to be retained as per the accompanying drawing, with a new native species planting to be implemented around the site to assimilate the proposal into its landscape setting.

Access

- 3.5 The access route proposed for this development is shown on the proposed Block Plan drawing. The access would serve the agricultural general purpose shed only and not Cheshire Cheese House.

4 PLANNING POLICY APPRAISAL

- 4.1 Planning Policy Wales (PPW) provides a presumption in favour of sustainable development. Where Local Plan policies are out of date, PPW is given more weight in the determination of individual planning applications (PPW paragraph 2.8.4).
- 4.2 Paragraph 7.3.1 of this document stipulates that small-scale enterprises have a vital role in promoting healthy economic activity in rural areas and local authorities should encourage growth of self-employment and micro businesses in rural areas.
- 4.3 Where agricultural development is concerned within the national policy, we are directed to separate criteria, as opposed to the general National Policy.
- 4.4 Technical Advice Note (TAN) 6; Planning for Sustainable Rural Communities, supports Planning Policy Wales and lends a specialist mode of guidance toward the setting of planning policies on a local level.
- 4.5 Technical guidance specifically surrounding the erection of new agricultural buildings in the countryside is limited to a small section of the guidance note. However, there is overarching support for planning authorities to facilitate expansion of businesses that are currently located in the open countryside, provided there are no unacceptable impacts on the local amenity.

Local Planning Policy

- 4.6 The Wrexham Unitary Development Plan (UDP) covered the period 1996-2011. The UDP is therefore out of date and Planning Policy Wales makes clear that where development plan policies are considered to be outdated “local planning authorities should give the plan decreasing weight in favour of other material considerations such as national planning policy, including the presumption in favour of sustainable development” (PPW paragraph 2.8.4). Nonetheless, the following policy appraisal will address the relevant UDP policies in the acknowledgement that the weight to be placed upon them is reduced.

Wrexham Unitary Development Plan 1996 – 2011 (February 2005)

- 4.7 This section of the report will assess policies where relevant to the proposal, in line with the adopted development plan.

Policy GDP1

- 4.8 In response to the requirement for development to feature safe and convenient vehicular access to and from the site an access arrangement for the site is proposed as part of this application.
- 4.9 Visibility splays that could be achieved are marked on the accompanying plan and represent a sustainable access arrangement to the site to allow the safe movement of machinery to and from the proposed shed.

Policy EC2

- 4.10 Policy EC2 clearly states: *“Development on agricultural land of grades 1, 2 or 3a will only be permitted if it does not lead to the irreversible loss of that land.”* It is proposed that the site is situated on grade 4 classified land and therefore the loss of this section of land would not result in any seriously detrimental impact to Wales’ primary agricultural land supply.

Policy EC3

- 4.11 There is a specific policy weighted toward the erection of agricultural buildings within the Wrexham Unitary Development Plan. In the first instance, agricultural buildings are to be permitted under this policy unless *“development is materially detrimental in terms of its impact on the environment or surrounding landscape.”*

- 4.12 With regard to any existing farm complex, there are no current buildings on the site that belong to the applicant. Irrespective of this, an existing farm complex within the ownership of another party is located directly adjacent to this proposed site, approximately 25 metres away and still within the defined farm curtilage. In light of this, policy only stipulates that development should form part of an existing farm complex, irrespective of its ownership. Therefore, the proposed building would form part of an existing farm complex on its adjacent boundary where a cluster of farm buildings already exists.

Policy EC4

- 4.13 Sharing a similar requirement to Policy EC3, this policy outlines the requirements for development to take advantage of all possible screening and conservation opportunities. The plans accompanying the application demonstrate that native landscape planting will be provided as part of the development proposal and it is contended that these works will successfully mitigate any environmental impacts arising from the proposal.

Policy E5

- 4.14 The proposed development would not result in the loss of any visual quality or landscape character. It is located within the reasonable limits of the curtilage of the adjacent farm complex and would offer employment opportunities going forward for the applicant's business plans, there is policy support in regard to the development of small businesses offering employment chances for local residents.

Policy E6

- 4.15 Under this policy, there are three criteria needed to be met where the erection of new buildings will be permitted in relation to small farm-based or related employment operations.
- 4.16 Firstly, the building must adjoin and form a logical extension to an existing farm complex. Addressing the location of the proposed building, it is considered that the location is still within the logical and reasonable confines of the existing farm complex that is found adjacent to the site, linking in with the character of the area.
- 4.17 Secondly, the building must not result in a detrimental intrusion in the landscape. Following from the first point, the establishment of a clear set of farm buildings adjacent to the site sets a clear precedence for the siting of agricultural buildings in this area

and therefore the development would not constitute any true intrusion into the countryside.

- 4.18 Finally, in accordance with Policy E6, support will be provided for the erection of new buildings where the above to points are met, provided that the building does not exceed an area of 300m². In this particular instance, the proposed general purpose agricultural building measures approximately 180m².
- 4.19 It is clear that under Policy E6, where opportunities for employment are concerned, the erection of this new building would receive support in the local plan.

5 CONCLUSION

- 5.1 The proposed small scale general purpose agricultural building on land at Penley is required by the applicant to run their business sustainably. The modest scale of the building and suitable location on the curtilage edge of an existing farm complex create multiple sustainable aspects to this scheme.
- 5.2 The design and build of this agricultural shed will follow the relevant policies set out in Planning Policy Wales (Edition 9, November 2016) and the Wrexham Unitary Development Plan 1996 – 2011 (February 2005). There is a clear need for the applicant to sustain their rural based business, retaining their self-employment and offering further employment opportunities going forward, strengthening the rural economy that surrounds Penley.
- 5.3 Accordingly we would respectfully request that the application be approved.