

AnnS Jones

From: Matthew Phillips
Sent: 25 May 2017 11:38
To: planning_admin
Subject: FW: The Parks, Borrás: new dwelling

[Supporting information P/2016/0419](#)

From: alunjonesmrics@aol.com [mailto:alunjonesmrics@aol.com]
Sent: 24 May 2017 09:51
To: Matthew Phillips
Subject: The Parks, Borrás: new dwelling

Dear Mr Phillips,

The Parks, Borrás, Wrexham: proposed new dwelling

Thank you for your time in meeting us on site earlier this month. I trust you found the meeting useful. In response to your subsequent emails I would respond as follows:

I feel that it has been established that the farming enterprise qualifies for an additional dwelling and there is also a clear intention to develop the enterprise further. This is well documented in the ADAS report..

The dwelling is not substantial when compared to say traditional farmhouses. In fact, this type of dwelling is probably classed as a large 4 bedroomed unit many of a similar size can be seen on recent housing developments. It should be noted that farm workers are out in all weathers and, therefore, need an area for coats and boots to be kept so they can move from the work area to the residential area. Bio security, which is important in food security, demands an area where farm clothing/footwear can be safely stored. The wet area/wc is a natural extension of this.

There has to be regard for those chosen to inhabit the proposed dwelling house and in this case, the current stockman, Mark Parkinson travels a total of 12 hours per week to and from work. Sometimes his journeys from home can be delayed as much as 2 hours further highlighting the need to be housed as close to his workplace as possible thereby saving time and fuel. The business has every intention of keeping Mr Parkinson's services. He has a family; his wife and 2 daughters plus other children from a previous relationship who visit at weekends sometimes staying over.

If this farming enterprise is to continue into the future then there is a distinct possibility that future generations of the Jones family are likely to need accommodation on the farm. This proposal would cater for this need.

Comments from The ADAS report author

The business conducted generates a work load. That workload is met by the workforce in place. Part of the workload is driven by regulatory requirements - animal welfare being one. Irrespective of other demands the welfare of animals has to be maintained. Having an additional worker based on farm would, the applicants believe, improve animal welfare above what is currently practiced. Performance increases when stresses are reduced and benefits to the business will accrue - fertility as an example. Reducing the labour burden on the farmer - in this instance Mr Andrew Jones, will aid him in management decisions with consequential benefits to the business.

The business conducted from Borrás Head is quite substantial - over 500 acres and having a large milking herd. Having an additional, experienced (all animals can be dangerous and there are two bulls on farm), worker living on farm and taking responsibility for actions outside of conditioned hours makes the business more resilient to the stresses and strains caused by every day trading.

I mention in the report a labour demand of around 5.2 workers - 5.43 with 200 cows. This is based on current data taken from the farm management pocketbook. The farm has been hit with bovine TB and so there is substantially increased workload (testing the whole herd every 60 days which are under greater stress). The reality is that there is more work than noted. I was looking at guidance from Welsh Government's Young Entrant Support Scheme dated 2012. There is labour data in the publication which is greater than that which I have used in the assessment. Coming from Welsh Government one might suggest I ought to have used that data initially for an appraisal in Wales.

Mr Parkinson currently works a 60 hour week. There is an additional time spent on travelling to and from work - say an average of 12 hours/week. If that travelling time can be reduced then there will be benefits to the individual and obviously there will be a knock on beneficial effect to the business.

The business utilises Artificial insemination of dairy cows. This relies on seeing the cows behaviour when they "bull". Missing this impacts on the business as the calving index extends and the cows do not come into milk as efficiently.

Livestock are housed at the Parks. Obviously having two sets of buildings increases work load as there is a need to travel between sites. There is an increased security risk having two sites.

The need for a rural worker at the Parks has developed over years. The amount of labour input into the business by the current "farmer" - Mr Andrew Jones is greater as he spreads himself to accommodate the business.

i trust this will assist your decision making

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