

Cerys Jones

From: Matthew Phillips
Sent: 10 January 2017 12:57
To: planning_admin
Subject: FW: P/2016/1090 - Proposed agricultural field shelter - Millbrook Lane, Cloy

[Supporting statement for P/2016/1090](#)

From: Tim Evans [<mailto:timevans58@gmail.com>]
Sent: 10 January 2017 12:24
To: Matthew Phillips
Subject: Re: P/2016/1090 - Proposed agricultural field shelter - Millbrook Lane, Cloy

Hi Matthew

The site will be serviced on a day to day basis by a landrover type vehicle (occasionally with a livestock trailer), with occasional tractors (for mowing, making hay etc). There will be a hard surfaced entrance and apron in front of the building (the building and apron will be open to the field so there will be no impediment to turning on the site).

The proposal is for the erection of a modest farm-building in association with approximately 4 acres of agricultural land which is owned by the applicant.

The land is managed together with the applicant's partner who has a farming base at Woodlands Farm, Bronington where he runs a Dairy farm consisting of a Dairy herd of 75 milking cows, together with approximately 65 young stock and 40 sheep. The land consists of:

140 acres at Woodlands Farm

5 acres at Whixall

4 ½ acres at Trench, Ellesmere

5 acres at Hollybush

4 acres at Millbrook (application site)

He also rents 9 acres nearby at Worthenbury

The land at Millbrook consists of permanent pasture which is used for producing hay and for grazing stock. There will be normally 4 - 6 cattle on the land at any one time, depending on the amount of grass - run in conjunction with the main farming base.

The proposed building will be used for the storage of hay and also as a stock shelter. It will also be used for administering treatment on the animals (eg TB testing), isolation etc.

Because the land is separate from the main farm unit, then the building can be justified as a 'Satellite' unit.

Tim

On Mon, Dec 19, 2016 at 4:12 PM, Matthew Phillips <Matthew.Phillips@wrexham.gov.uk> wrote:

Tim,

Please find attached a response from Highways. It would be useful to have an amended plan that shows how the building will be serviced as well as the types/sizes of vehicles that are likely to visit the site.

In addition I require some further information and the development. Policy EC3 of the UDP advises that isolated farm buildings (i.e. those not located within or next to an existing farm complex) will only be permitted where there is an essential agricultural need. I therefore need to know some additional information about the applicant's farming activities including:

- i) The number of animals that will be kept on the land;
- ii) Why a building is required on this particular site.

To avoid any undue delay in the determination of the application please can you respond to the above as soon as possible.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio

Environment and Planning/Amgylchedd a Chynllunio

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

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

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