

Susan Davies

From: Matthew Phillips
Sent: 12 November 2015 11:25
To: planning_admin
Subject: FW: P/2015/0713 - Lower Parks Farm Rossett
Attachments: AGRICULTURAL APPRAISAL 1.doc

Please add email and the attached as supporting information to P/2015/0713

From: Kathryn Lewis [mailto:kathrynlewis@dmpropertyconsultants.com]
Sent: 12 November 2015 09:19
To: Matthew Phillips
Subject: RE: P/2015/0713 - Lower Parks Farm Rossett

Matthew,

I have spoken to Mr Tomlinson regarding Laburnum Cottage and have now had the situation clarified to me.

The lease period on Laburnum cottage is 5 years and the tenants are 16 months into that. Please remember Laburnum cottage is not a farm cottage, it is owned by Mrs Tomlinson and is a separate business to the farm. The intention is for my clients oldest son to move into Laburnum Cottage when he returns from his university degree course, which he has just begun in September this year.

I have amended the ag appraisal to reflect the clarification and I apologise for the mistake.

There really is no alternative accommodation that can be provided by the farm at present and therefore we sincerely ask you to consider the position faced by the farm at such a difficult time anyway.

I look forward to hearing from you.

Regards

Kathryn Lewis BSc (Hons) MRICS
Land Agent

Davis Meade Property Consultants, 103 Beatrice Street, Oswestry, Shropshire, SY11 1HL.
Tel: 01691 659658 Fax: 01691 676144 Mobile: 07971583638 Website: www.dmpropertyconsultants.com

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From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 10 November 2015 14:46
To: Kathryn Lewis
Subject: RE: P/2015/0713 - Lower Parks Farm Rossett

Kathryn,

I also need clarification as to who occupies the various dwellings. As mentioned in my first email last week, the information you forward seems to contradict the agricultural appraisal.

Regards

Matthew

From: Kathryn Lewis [<mailto:kathrynlewis@dmpropertyconsultants.com>]
Sent: 10 November 2015 10:52
To: Matthew Phillips
Subject: RE: P/2015/0713 - Lower Parks Farm Rossett

Matthew,

I understand that you have been trying to contact me.

I have emailed my client to get the lease period dates for Laburnum cottage and will forward these to you as soon as I have them.

Yours sincerely

Kathryn Lewis BSc (Hons) MRICS
Land Agent

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From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 06 November 2015 10:03
To: Kathryn Lewis
Subject: FW: P/2015/0713 - Lower Parks Farm Rossett
Importance: High

Kathryn,

One further point that I'd be grateful if you could clarify. When did current lease on Laburnum Cottage begin?

Regards

Matthew Phillips
Planning Officer/Swyddog Cynllunio
Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu

From: Matthew Phillips
Sent: 06 November 2015 09:31
To: 'Kathryn Lewis'
Subject: RE: P/2015/0713 - Lower Parks Farm Rossett

Kathryn,

In your email you mention that Laburnum Cottage is rented privately but in the Agricultural Appraisal you have mentioned that it is occupied by farm workers. The details you have submitted also appear to contradict the appraisal. Based on the appraisal there are 3 properties owned by the applicants and occupied by farm workers:

- i) Lower Parks Farmhouse;
- ii) Laburnum Cottage
- iii) One other unnamed property.

Based on the details you have submitted there are in fact 4 properties at the site (excluding the caravan):

- i) Lower Park Farm farmhouse - occupied by the applicants and their family
- ii) Tremanta Cottage - occupied by a farm worker
- iii) Denvor cottage - occupied by a farm worker
- iv) Laburnum Cottage.

It is unclear whether Laburnum Cottage is occupied by a farm worker or by someone unconnected to the farm.

Could you confirm which is correct and who in fact occupied Laburnum Cottage?

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio
Community Wellbeing and Development/Adran Lles Cymunedol a Datblygu
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Kathryn Lewis [<mailto:kathrynlewis@dmpropertyconsultants.com>]
Sent: 02 November 2015 14:24
To: Matthew Phillips
Subject: P/2015/0713 - Lower Parks Farm Rossett

Hi Matthew,

Sorry for the delay in getting back to you.

With regards to the 6 properties that you mentioned:

- o Lower Parks Farm farmhouse
- o 3 Lower Parkside Cottages

- o 4 Lower Parkside Cottages
- o Denvor Cottage
- o Laburnum Cottage
- o The static caravan.

- v) Lower Park Farm farmhouse is occupied by Mr and Mrs Tomlinson and their two boys.
- vi) 3 and 4 lower park cottages are in fact one dwelling (Tremanta cottage) and it is occupied by a farm employee.
- vii) Denvor cottage is occupied by a farm employee
- viii) Laburnum cottage is owned by Mrs Tomlinson privately and is a separate business to the farm. It is however leased on a 2 year term contract and would therefore not be available to the assistant herdsman.

With regards to alternative forms of accommodation on the farm there are some brick built agricultural buildings on the farm yard, but they are not "redundant" and are in daily use by the farm.

With regards to the other land, I have plans but will have to scan them over to you on Wednesday.

I note from your previous correspondence that one of your concerns is the fact that the caravan is perhaps a little unsightly from the roadside. As the above demonstrates that alternative accommodation is not available could we perhaps look towards reaching an agreement if appropriate or more substantial screening was put in place.

Finally please find attached a revised location plan.

Kathryn Lewis BSc (Hons) MRICS
Land Agent

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