



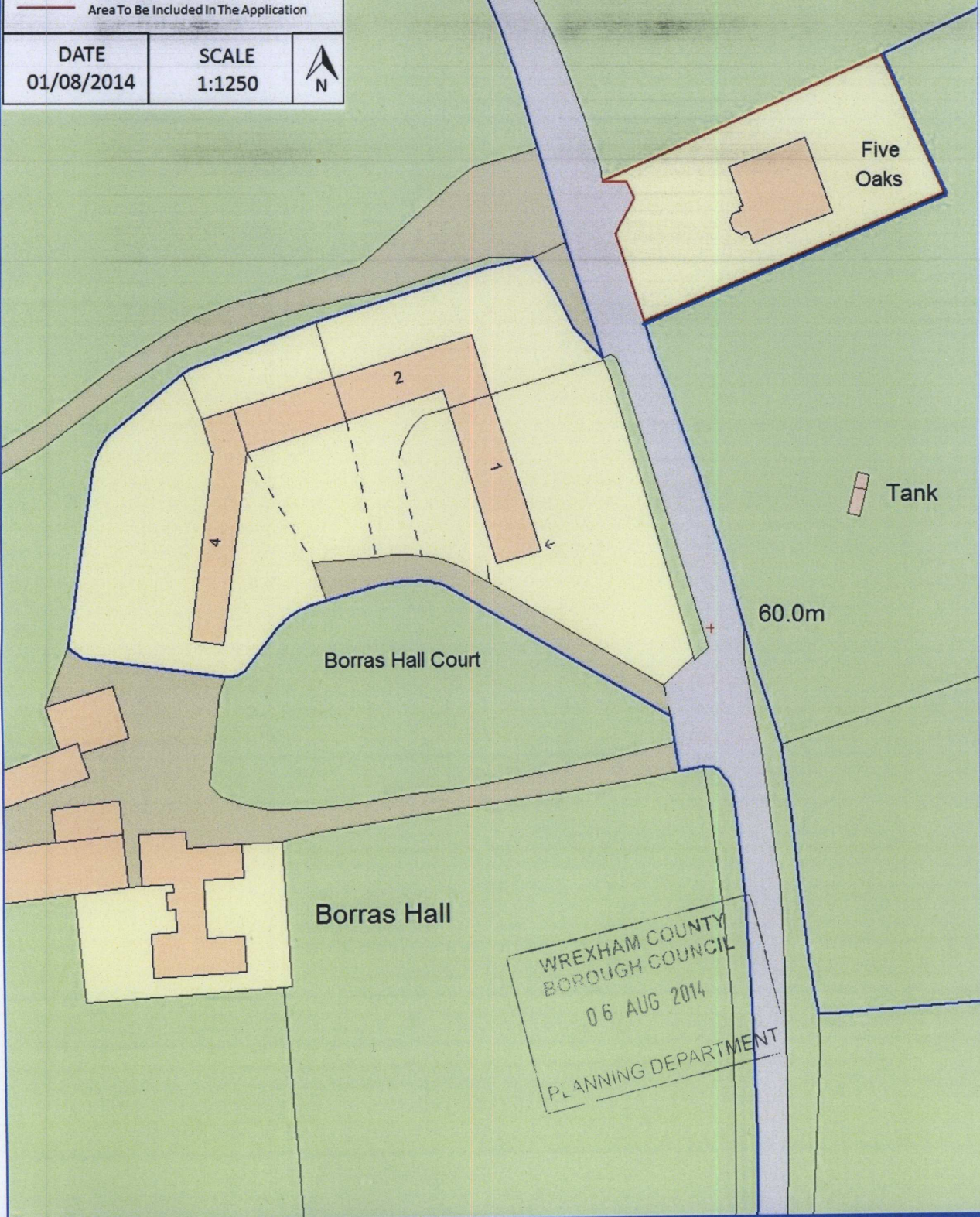
P / 2014 / 0579

PARRY – FIVE OAKS

- Additional Land Owned By The Applicant
- Area To Be Included In The Application

DATE
01/08/2014

SCALE
1:1250



P /2014/0579

Exhibit marked "WJP1"

Declared by WILLIAM JOHN PARRY

This 10th day of June 2014

Before me.....
Solicitor/Commissioner for Oaths

WREXHAM COUNTY
BOROUGH COUNCIL
06 AUG 2014
PLANNING DEPARTMENT

P /2014/0579

Exhibit marked "WJP2"

Declared by WILLIAM JOHN PARRY

This 10th day of June 2014

Before me.....
Solicitor/Commissioner for Oaths

WREXHAM COUNTY
BOROUGH COUNCIL
06 AUG 2014
PLANNING DEPARTMENT

APPLICANT'S DECLARATION
FOR WORKING

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PART I. GENERAL.

(In this part, the word "land" includes any buildings thereon).

1. Name and address of Applicant (BLOCK LETTERS).	
Surname, etc.	PARRY
Other names	V. J.
Postal Address	Borras Hall, Borras Lane, Borras, Vrexham.
2. (i) Particulars of the applicant's interest in the land (e.g., owner, lease, prospective purchaser, etc.).	(i) Owner
(ii) If the applicant is a prospective purchaser or leasee of the land, state whether the vendor or lessor has consented to the proposed development.	(ii) N/A
3. Address or location of the land to be developed in sufficient detail to enable it to be readily identified.	Land at Borras Lane, Borras.
4. Describe briefly the proposed development, including the purpose for which the land and/or buildings are to be used. If they are to be used for more than one purpose, give details. See Direction (1).	erection of bungalow
5. State the purpose for which the land and/or buildings are now used, and if used for more than one purpose give details.	Agricultural
6. State whether the proposed development involves the construction of a new, or the alterations of an existing access to or from a highway. If so, state the purpose for which the new or altered access is required.	Yes Vehicular access
7. Source of Water Supply.	Mains
8. Method of Drainage Disposal.	Septic tank

PART II

Additional information required only if the Application is for the construction of a Building.

(If there is more than one building, give separate particulars for each).

9. Is the site within a layout plan for which permission has been granted by the Rural District Council? If so, state the Code Number and date of permission.	7346
10. If the building is to be used wholly or partly for residential purposes, state: (i) the number of habitable rooms. See Direction (1). (ii) the total floor area of the non-residential part, if any. See Direction (3).	(i) (ii)
11. If the building is to be used wholly or partly for industrial or commercial use, state: (i) the nature of the proposed industry or business including, if for industrial use, a brief description of the type of processes to be carried on. (ii) the total floor area. See Direction (3). (iii) the intended provisions for the loading and unloading of vehicles. (iv) if for industrial use, the means of disposal of any trade refuse or trade effluent.	(i) (ii) (iii) (iv) Castle Jacobean Felling Shed
12. External walls, materials and colour.	brick-red, brown stone natural P. J. Parry 27/11/77
13. Roof covering materials and colour.	Tiles Grey - brown
14. Hedge and flipp line colour.	to match above
15. Chimney stacks and pots, materials and colour.	to match above

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I William John Parry of Borrass Hall, Borrass Hall Lane, Wrexham, LL13 9SG do solemnly and sincerely declare as follows:

1. I am the owner of the above named property.
2. Borrass Hall was purchased by my father in 1956 and comprised the residential property known as Borrass Hall, outbuildings and land extending to approximately 122 acres.
3. From 1956 to 1990 the farm was managed as a dairy farm. From 1990 to date the farm has been utilised for beef cattle rearing and arable farming.
4. On 28th February 1974 we secured planning permission to erect a bungalow known as Five Oaks. The planning reference was BIE/8569. A copy of the planning approval is attached at WJP1.
5. A plan is attached at WJP2 showing the extent of Five Oaks and garden edged red.
6. Condition 2 of the planning approval requires that 'occupation of the dwelling shall be limited to persons employed locally in agriculture as defined in Section 290(1) of the Town and Country Planning Act, 1971, or in forestry, and the dependants of such persons'
7. I lived in Five Oaks from 1974 until 2002 during which time I was working on the farm and employed in agriculture.
8. In 2002 my father passed away and I moved from Five Oaks to Borrass Hall.
9. At that time Five Oaks was not needed for anyone employed on the farm and it was let out to provide some rental income.
10. In April 2002 the property was let to Mr Jerry Barry who occupied the property with his son Simon. Mr Barry was self-employed and not employed in agriculture. I believe he had a number of businesses including a motor vehicle dealership on the Wirral. I do not have a copy of the tenancy agreement but can demonstrate rental receipts from Mr Barry during his period of occupation from my bank statements. I would expect the Council Tax records would also prove his occupation. Mr Barry moved out of the property in October 2009.
11. We advertised the property through our Agent, Denton Clark Rentals, and Mr and Mrs John moved into the property on 11 February 2010. A copy of their tenancy agreement is attached at WJP3. Mrs John was employed in Information Technology and Mr John was retired. Neither of them had been employed in agriculture. They vacated the property on 10 August 2010.
12. We advertised the property through our Agent, Denton Clark Rentals and the property was let to Mr and Mrs Gregory from 29 October 2010. A copy of their tenancy agreement is attached at WJP4. Mr Gregory is a HGV driver for a local logistics company and Mrs Gregory was a housewife. Neither of them were employed in agriculture..
13. There have been short periods between tenancies when the property has been vacant. During these periods the property has been available for reletting purposes and it was always our intention to relet the property each time it became vacant.
14. In summary from April 2002 to date the property has not been occupied by anyone who satisfies condition 2 of the planning approval.

Declared at Wrexham

In the County of Wrexham

This 10th day of June 2014

WJ Parry

Before me



EMMA JACOBS

Solicitor/Commissioner for Oaths