

Planning Statement

Application for the Erection of an Agricultural Building to Cover Existing Yard at Cherry Tree Farm, Red Hall Lane, Penley, Wrexham, LL13 0NA

Prepared on behalf of Mr Ravenscroft-Jones

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Planning Statement

April 2026

Site address

Cherry Tree Farm,
Red Hall Lane,
Penley,
Wrexham,
LL13 0NA

Planning Authority

Powys County Council
Neuadd Maldwyn
Severn Road
Welshpool
SY21 7AS

Publication title	Planning Statement
Version	1.3
Date	April 2026

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Ref: DAS-GD

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1. INTRODUCTION

1.1. This Planning Statement is prepared and submitted in connection with the full planning application for the erection of an agricultural building to cover existing yard at Cherry Tree Farm, Red Hall Lane, Penley, Wrexham, LL13 0NA.

1.2. The proposed building will provide much needed storage for the farm business. The proposed agricultural building will be of a similar construction to the structures adjoining the proposed building.

1.3. This proposal will not increase livestock and will be used to cover an existing yard which a welsh government grant has been approved to improve the yard.

2. THE APPLICATION SITE

2.1 The proposed site for the agricultural building to cover existing yard is at Cherry Tree Farm, Red Hall Lane, Penley, Wrexham, LL13 0NA. It will be seen as a natural extension to the adjoining farm buildings.

2.2 The location of the proposed agricultural building extension will be on existing farmyard. It will have a minimal landscape and visual impact due to it being clustered with the other existing buildings, together with the practicalities of being in close proximity of the existing farmyard.

2.3 Aerial view of site:



2.4 Constraints map of proposed site:



3. PROPOSAL

3.1 The proposed building is 22.9m long, and 19.2m wide. It will be 4.5m in height to the eaves and 6.34m to ridge. The floor area of the proposed building is 211m2.

3.2 The proposed building will comprise of Yorkshire boarding walls and grey sheeting on the roof, in order to submerge well with the existing buildings.

3.3 The development will be screened by the existing hedgerow and vegetation, with the building been seen as a natural extension of the adjacent farm buildings.

4. MOVEMENT AND ACCESS

4.1 The movements associated with the site will remain unchanged as part of this proposal. No vehicular access is required for the building.

4.2 There are no highway improvements proposed as part of this application, given that the proposal replaces a current use.

4.3 In terms of access, although wheelchair users are not envisaged to be accessing the building due to health and safety reasons, the building will have level thresholds at its access points

5. COMMUNITY SAFETY

5.1 Site security is critical throughout day and night to prevent the theft of equipment or machinery. This is critical in this case due to the proximity to the public highway.

6. BIODIVERSITY ENHANCEMENT

6.1 The development will be utilising existing built area, with the proposed site being a farmyard. The land in question has limited habitat potential.

6.2 Existing hedgerows and trees will be maintained, along with the proposed Woodcrete bird box to be placed on the North or North West elevation and two Woodcrete Bat boxes on the South elevation.

7. DRAINAGE

7.1 A drainage statement has been submitted as part of this application.

8. CONCLUSION

8.1 In light of the above considerations, the proposal is considered fully compliant with all relevant national and local planning policies and therefore should be given approval.

8.2 The proposed building is considered subordinate and in keeping with the existing built form on the application site.

8.3 There are little public vantage points, and from those it will be seen in connection with existing buildings.

8.4 In light of the above considerations, the proposal is considered fully compliant with all relevant national and local planning policies and therefore should be given approval.