Clwydian Planning

Planning Statement

Stables at Trevalyn Rossett Wrexham LL12 0ER

Introduction

This Planning Statement has been prepared in support of a retrospective planning application for the retention and relocation of an existing horse shelter located on land at Trevalyn, Rossett, Wrexham.

The application follows discussions with Wrexham County Borough Council Planning Enforcement Officers regarding the siting of a horse shelter within an agricultural field associated with the applicant's property. The shelter was originally positioned within the central area of the field to provide practical and welfare-related benefits for the horses occupying the land. Following engagement with the Local Planning Authority and having carefully considered the concerns raised, the applicant has agreed to relocate the structure 20 metres north of the boundary to his garden, (southerly boundary of the field).

The revised siting represents a positive response to officer comments and demonstrates the applicant's commitment to ensuring that the development sits more comfortably within the landscape whilst continuing to provide an essential facility for the management and welfare of horses kept on the land.

This statement demonstrates that the proposal accords with national and local planning policy objectives relating to sustainable rural development, landscape protection, good design and animal welfare.

Site and Surroundings

The application site comprises a parcel of grazing land situated at Trevalyn, near Rossett, within the rural area of Wrexham County Borough. The land forms part of an established agricultural and equestrian setting characterised by fields enclosed by mature hedgerows, scattered farm buildings and residential properties.

The shelter serves land used for the grazing and management of horses. Such use is common within the rural landscape surrounding Trevalyn and reflects the established agricultural and equestrian character of the area.

The site is not located within a settlement boundary and is therefore considered countryside for planning purposes.

Planning History and Background

The horse shelter was erected without the benefit of planning permission. Following investigation by Wrexham County Borough Council Planning Enforcement, concerns were raised regarding the siting of the structure within the middle section of the field. The applicant has stressed that the structure sits on skids and can be relocated easily, therefore he does question the need to move the unit.

The applicant has engaged positively with the Council throughout the process and has taken on board the comments provided by planning officers. Rather than seeking to justify the original position alone, the applicant has demonstrated a willingness to compromise and improve the development through relocation of the shelter.

The proposed position is approximately 20 metres north of the boundary to his garden (southerly boundary of the field). This revised siting significantly reduces the visual prominence of the structure within the wider landscape and allows it to be viewed against an existing landscape backdrop.

The proposal therefore represents a material improvement over the original arrangement.

Operational Need and Animal Welfare Considerations

The horse shelter has been provided to support the day-to-day management and welfare of horses grazing within the field.

The original location was selected primarily for practical animal welfare reasons rather than visual considerations. The applicant identified that the central part of the field provided;

. Improved protection from prevailing winds;
. Drier ground conditions during periods of wet weather;
. A safer and more comfortable environment for horses;
. Easier access to shelter throughout the year.

Animal welfare is a significant consideration in the management of equestrian land. Horses require access to protection from adverse weather conditions including strong winds, heavy rainfall and prolonged exposure to cold temperatures. The provision of appropriate shelter is therefore an important component of responsible horse ownership.

Whilst the original location offered the optimum welfare benefits, the applicant acknowledges the planning concerns raised and has agreed to relocate the shelter in order to reduce its landscape impact.

Importantly, the revised position continues to provide shelter for the horses whilst balancing the operational needs of the site with planning and landscape considerations.

Furthermore, the relocated shelter will be positioned closer to the applicant's dwelling, enabling improved oversight and monitoring of the animals. This provides clear benefits in terms of animal welfare, security and day-to-day management.

The ability to visually inspect horses from the nearby dwelling allows any health issues, injuries or welfare concerns to be identified more quickly. This represents a positive benefit of the revised proposal.

National Planning Policy Context

Planning Policy Wales

The principal national planning document is Planning Policy Wales Edition 12. Planning Policy Wales promotes sustainable rural development and recognises that the countryside is a working environment supporting a range of agricultural, equestrian and land-based activities.

Planning Policy Wales acknowledges that appropriate rural enterprises and activities may require buildings and structures to support their operation. It also recognises the need for development proposals to respect landscape character and integrate successfully with their surroundings through good design and siting.

The proposal aligns with these objectives because;

. The shelter supports the ongoing management of horses within a rural setting;
. The structure is modest in scale and functional in nature;
. The revised location reduces visual impact;
. Existing boundary vegetation assists integration into the landscape;
. The proposal promotes animal welfare and sustainable land management.

Planning Policy Wales places significant emphasis upon placemaking and ensuring that development responds appropriately to its context. The relocation of the shelter directly addresses this objective by moving the structure from a more visually exposed position to one where it is associated with an existing field boundary and hedgerow.

Rural Enterprise and Countryside Development

National planning policy does not seek to prevent all development within the countryside. Rather, it seeks to ensure that proposals are justified by their function, are appropriately located and do not result in unacceptable harm to landscape character.

Horse shelters are common features within rural and equestrian landscapes and are generally accepted where they remain proportionate to the needs of the land and are sensitively sited.

The proposed relocation reflects precisely this approach. The structure remains necessary for the management of horses but is now positioned in a location that better reflects planning and landscape considerations.

Local Planning Policy Context

Wrexham County Borough Council has historically assessed development proposals against countryside and design policies which seek to ensure that development outside settlement limits is appropriately located and does not adversely affect the character of the countryside. The Council's Local Development Plan has undergone legal and procedural changes in recent years, however countryside protection, landscape quality and good design remain key planning considerations.

Relevant policy themes include:

Protection of Rural Character
Development should respect the character and appearance of the countryside.

The revised location achieves this objective through:

- Siting adjacent to an established hedgerow;
- Reduced visual prominence;
- Improved integration with existing landscape features;
- Retention of the open character of the field.

Design and Visual Amenity
Development should be of an appropriate scale, design and appearance.

The horse shelter is a simple and functional rural structure whose appearance is entirely consistent with similar equestrian facilities commonly found throughout rural Wrexham.

The relocation further improves visual amenity by reducing views of the shelter from surrounding areas and ensuring that the structure is viewed within the context of existing boundary vegetation.

Sustainable Rural Development
The proposal supports the continued use and management of rural land without generating significant traffic, noise or environmental impacts.

The shelter serves an existing use and does not intensify activities on the site.

Landscape and Visual Impact

The principal concern identified through the enforcement process relates to the location of the shelter within the field.

The applicant has responded positively by proposing relocation to a more sensitive position.

The revised location offers several landscape benefits:

- The structure will sit against an existing hedgerow backdrop.
- Existing vegetation will assist in screening and filtering views.
- The shelter will appear visually connected to established landscape features.
- The openness of the field will be preserved to a greater extent.
- Long-distance views across the field will be reduced.

As a result, the visual impact of the shelter is substantially reduced compared with its original position.

The development is modest in scale and does not introduce urbanising features into the countryside. Instead, it remains characteristic of the equestrian and agricultural activities already present within the locality.

Residential Amenity

The proposal raises no concerns regarding residential amenity.

The shelter is located within a field associated with the applicant's property and does not generate noise, disturbance, traffic movements or other impacts that would adversely affect neighbouring occupiers.

Indeed, the revised location closer to the applicant's dwelling enables improved supervision of the horses and more efficient day-to-day management.

No overlooking, overshadowing or loss of privacy issues arise.

Planning Balance

The key issue for consideration is whether the retention and relocation of the horse shelter represents an acceptable form of development within the countryside.

Several factors weigh strongly in favour of the proposal:

- The structure serves a genuine equestrian and animal welfare need.
- The applicant has engaged positively with enforcement officers.
- The shelter is being relocated in direct response to planning concerns.
- The revised location significantly reduces visual impact.
- Existing hedgerows provide effective landscape integration.
- The proposal improves supervision and welfare monitoring of horses.
- No adverse impacts arise in relation to neighbours, highways or ecology.
- The development is modest in scale and appropriate to its rural setting.

The proposal therefore represents a reasonable and proportionate solution which balances operational requirements with planning objectives.

Conclusion

This application seeks permission for the retention and relocation of an existing horse shelter at Trevalyn, Rossett.

The applicant acknowledges the concerns raised regarding the original siting of the structure and has acted responsibly by agreeing to relocate the shelter approximately 20 metres southwards to a position adjacent to an existing hedgerow.

The revised location substantially reduces the visual impact of the development whilst continuing to provide essential shelter for horses and supporting high standards of animal welfare.

The proposal accords with the objectives of national planning policy in Wales relating to sustainable rural development, good design, placemaking and countryside management. It also reflects local planning objectives seeking to protect landscape character whilst accommodating appropriate rural development.

The shelter is modest in scale, appropriate to its setting and necessary for the ongoing management of the land. The relocation demonstrates a constructive and collaborative approach to resolving enforcement concerns and results in a development that is both functional and environmentally acceptable.

For these reasons, it is respectfully submitted that planning permission should be granted.

Clwydian Planning

www.clwydianplanning.co.uk

01824 562014
mail@clwydianplanning.co.uk

Erudition house, 55 Well St,
Ruthin LL15 1AF