

Planning Statement

Land South of Red Hall Lane
Penley
Wrexham
LL13 0NA

Erection of an Agricultural Storage Building

Mrs Pughe

August 2026

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1.0 Introduction

1.1 This Planning Statement has been prepared and submitted in support of an Agricultural Prior Notification for the erection of an agricultural storage building at Land South of Red Hall Lane, Penley, Wrexham, LL13 0NA ("the Application Site"), on behalf of Mrs Pughe ("the Applicant").

1.2 The proposal is submitted under the provisions of Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales). The development comprises the erection of an agricultural storage building for the storage of farm machinery, hay and straw.

1.3 The purpose of this Planning Statement is to describe the existing agricultural holding, outline the proposed development and demonstrate the agricultural need for the proposed storage shed. It also explains how the proposed development represents an appropriate part of agricultural development within the existing farmstead.

2.0 The Application Site

2.1 The Application Site comprises part of an approximate 35-acre parcel of agricultural land situated to the south of Red Hall Lane, near Penley. The land is under the ownership and control of the Applicant and is used for agricultural purposes, including grazing and the production of hay/crops in the summer months.

2.2 The land is situated 18 miles away from the Applicant's main holding at Quarry Bank Farm, Dark Lane, Burton, Rossett, LL12 0AE. There are currently no buildings on this land parcel capable of accommodating the hay produced from the land or the machinery required for its management; thus meaning at present, hay and feed has to be stored outdoors where it is vulnerable to decay and theft. Similarly, the Applicant is unable to safely and securely store machinery on the land at present owing to the threat of theft – which causes operational inefficiencies for the agricultural business.

2.3 The proposed building will be positioned within the field and set back from Red Hall Lane. Its position has been selected to align approximately with the mature tree situated within the central part of the field, as illustrated on the accompanying plan.

2.4 This location will avoid placing the building directly alongside the public highway and will allow it to benefit from the visual containment provided by the existing mature trees and woodland along the southern boundary of the field. The chosen siting also ensures the proposal complies with the requirements of the GPDO – being in excess of 25m from a classified highway.

2.5 The local landscape and surrounding area are characterised by rolling hills, permanent grassland, large farm buildings, like those at Red Hall Farm and associated rural infrastructure. The proposed storage shed will be viewed within

the wider landscape, where as mentioned, agricultural buildings of a similar scale and appearance are a feature. Due to this, the proposed building represents a logical development and will not be out of keeping with its rural surroundings.

3.0 The Proposed Development

3.1 The proposed development consists of the erection of an agricultural storage building to support the Applicant's existing agricultural enterprise. The development has been designed to provide dedicated storage for hay and straw produced from the land, together with the machinery required for haymaking, thus improving the management of the holding and aiding the efficient operation of the agricultural business. The proposal will also be used to store other livestock feed during winter and spring months; given the land is used annually for the wintering of sheep.

3.2 The proposed agricultural building will provide a footprint of 465m^2. It will provide suitable covered storage for hay and straw produced from the land, together with the machinery and equipment used for haymaking. The building will be a steel framed construction with juniper green cladding, fibre cement sheeted roof and a concrete hardstanding floor internally.

3.3 The building will be positioned within the field, set back from Red Hall Lane and in line with the existing mature tree. This provides an efficient and practical location while helping the building integrate into the surrounding landscape.

3.4 The building will be used for the storage of hay and straw produced from the agricultural land, together with machinery and equipment used for haymaking. The development will not alter the agricultural use of the land but will provide essential infrastructure to support the operation and management of the agricultural enterprise.

3.5 The scale, design and appearance of the proposed development reflect those commonly found within agricultural holdings throughout Wrexham County Borough. Its functional design will ensure that it is fit for purpose, while its position and setback from Red Hall Lane will allow the building to integrate appropriately within the surrounding agricultural landscape.

3.6 The proposal is fully in compliance with the requirements of Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales).

4.0 Agricultural Need

4.1 The proposed building is required to support the continued operation of the Applicant's agricultural enterprise. The land is situated a considerable distance of 18 miles away from the Applicants main holding and currently there are no storage facilities for the hay produced or for the machinery required for haymaking.

4.2 Due to the absence of covered storage on the land, at present, hay must be sold immediately after it is produced to avoid spoilage – often at a lower price than that which could be achieved if it were stored and sold when markets increase. The proposed storage building would allow for the hay to be securely stored until demand, and market conditions are more favourable, helping to improve the income of the enterprise.

4.3 The building will also provide secure storage for haymaking machinery when it is required. This will reduce the Applicant's reliance on external workers and contractors. Allowing her to undertake the work directly and therefore operate her business more efficiently.

4.4 As noted, the land is also used for the wintering of sheep each winter and spring. At present, there is no under-cover and secure storage for the keeping of concentrates used to feed the sheep before and during lambing time. The proposed development will allow feed for the sheep to be stored on-site, which will result in improved efficiency for the Applicant's business and less vehicular movements to/from the site by farm machinery.

4.5 The proposal represents a necessary and proportionate addition to the holding, providing the Applicant with suitable infrastructure to improve the management and efficiency of the enterprise.

5.0 Conclusion

5.1 The proposed development will provide a purpose built 465m^2 agricultural storage building to support the continued operation of the Applicant's existing agricultural business. The building represents a practical and necessary addition to the holding, improving the storage of hay, straw and some agricultural machinery while integrating appropriately into the surrounding rural landscape.

5.2 The proposal represents appropriate agricultural development that is proportionate to the operational needs of the enterprise and is therefore compliant with the relevant provisions of The Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 6, Class A. It is requested that the council determines prior approval is not required for the proposed agricultural storage building.