Supporting Statement

Retrospective planning application for animal field shelters, relocation of hay store and boundary planting
Rosewood (formerly Lynwood), Maesyffynnon Road, Minera, Wrexham LL11 3DD | Applicant: Richard Whitby | Ref: LYN-07 Rev B | September 2026

1. Purpose of this statement

This statement supports a retrospective application to regularise four timber field shelters used for the private, non-commercial keeping of animals at Rosewood (formerly Lynwood). It follows contact from Wrexham County Borough Council's Planning Enforcement team, which found that the shelters are buildings requiring planning permission. The application takes on board the officer's advice: the three lower shelters are retained, the most prominent structure (the hay store) is relocated, and new boundary planting is proposed to screen the site.

I accept that I should have sought planning permission before erecting the shelters. I am making this application promptly and in good faith to resolve the matter within the timescale set by the Council.

2. The site and its context

The application site is a grassed paddock of approximately [0.xx] hectares adjoining the dwelling at Rosewood, on the south side of Maesyffynnon Road in Minera. It is used for grazing and for keeping a small number of animals (kunekune pigs, goats and ponies). The paddock is enclosed by stock netting on timber posts and is bounded by mature woodland and scrub to the west and south, and by trees and roadside vegetation along the northern boundary with Maesyffynnon Road. The dwelling and its garden lie to the east and are excluded from the application site.

The site lies within the wider landscape setting of the Clwydian Range and Dee Valley National Landscape, and parts of the paddock can be seen from Maesyffynnon Road and from higher ground. The visual effect of the development on that setting is the main consideration in this application, and is addressed in Section 5.

3. The proposal

Structure	Size (L x W x max. H)	Floor area	Proposal
Pony shelter (3 bays)	10.97 x 3.66 x 2.00 m	40.1 m²	Retain in current position
Goat house	3.66 x 3.66 x 1.83 m	13.4 m²	Retain in current position
Pig house	2.44 x 1.83 x 1.83 m	4.5 m²	Retain in current position
Hay store	3.66 x 3.66 x 1.83 m	13.4 m²	Relocate approx. 64 m west, away from road frontage
Total		**71.4 m²**	

All four structures are single-storey, low-profile timber buildings of a type commonly found on rural land. They have no foundations, sit on timber bearers or skids, and have no water, electricity or drainage connections and no external lighting. They will be used only to shelter animals and to store their feed and bedding, and will not be used for any residential, business or commercial purpose.

The proposal also includes a new native hedgerow with trees along the road frontage (Section 6) and the staining of all shelters dark brown (Section 5). The layout is shown on drawings LYN-02 and LYN-03, with elevations and floor plans on LYN-04 and LYN-05.

4. Need for the buildings

Field shelters are a basic welfare requirement for livestock and ponies kept outdoors, especially on an exposed, upland site such as this, where wind, rain and low temperatures are common. The Code of Practice for the Welfare of Horses, Ponies, Donkeys and their Hybrids (Wales) and the Welsh welfare codes for pigs and goats all expect animals kept outside to have access to shelter from bad weather.

- **Pony shelter:** one bay per pony, providing shelter and a dry standing area.
- **Goat house and pig house:** goats and pigs need dry, draught-free housing. Goats in particular have little natural weatherproofing and need shelter from rain.

- **Hay store:** keeps hay and bedding dry and off the ground next to the animals, which avoids waste and repeated vehicle trips across the field.

The buildings are the minimum size needed for the number of animals kept, and have been grouped where possible.

5. Landscape and visual impact

I recognise the Council's concern about the visibility of the shelters from Maesyffynnon Road and from viewpoints in the National Landscape. The application responds directly to that concern in four ways.

Measure	Effect
Relocation of the hay store	The hay store currently stands in the north-east corner of the paddock, about 7 m from the road edge, and is the most prominent structure. It will be moved about 64 m west to sit with the pig house, about 16 m from the road, where it is backed by woodland and screened by roadside vegetation. This removes the structure the Council identified as prominent.
Grouping of buildings	The shelters are sited along the woodland edges on the west and south of the paddock rather than scattered across open ground, so they read as a small, contained group against a dark wooded backdrop.
Dark, recessive finish	All four shelters will be stained dark brown within three months of permission, and the roofs are finished in a dark, non-reflective [mineral felt / EPDM] membrane. This takes away the bright colour of new timber, which is the main reason the shelters stand out at present.
New hedgerow planting	A continuous native hedgerow with trees along the road frontage will add to the existing roadside vegetation, closing the remaining views into the paddock from Maesyffynnon Road.

The shelters are low (1.83 to 2.0 m), have simple mono-pitch roofs and are built from timber, a material that suits the rural setting. With these measures in place, the buildings will not harm the character or appearance of the area or the setting of the National Landscape. Photographs of the shelters and the existing boundary vegetation are provided on LYN-06.

6. Landscaping, trees and biodiversity (green infrastructure)

- **Existing trees and hedgerows:** no trees, hedgerows or other vegetation were removed or cut back to install the shelters. The shelters have no foundations and needed no excavation, so tree roots at the woodland edge are unaffected. All existing boundary trees and scrub will be kept.
- **New planting:** a native hedgerow of hawthorn, blackthorn, hazel and holly (with occasional hedgerow trees) will be planted along the road frontage in the first planting season (November to March) after permission is granted. It will be protected from grazing animals by the existing stock fencing, and any plants that die or fail within five years will be replaced.
- **Biodiversity net benefit:** the new hedgerow creates new habitat and a wildlife corridor linking the woodland on the west and east of the site. Two bird boxes and two bat boxes will also be put up on the shelters or on trees at the woodland edge. There is no external lighting, so bats using the woodland edge are not disturbed.

These measures provide a proportionate biodiversity net benefit and meet the green infrastructure approach set out in Chapter 6 of Planning Policy Wales.

7. Drainage, access and amenity

- **Drainage:** the total roof area is 71.4 m², below the 100 m² threshold for SuDS Approving Body (SAB) approval. Rainwater runs off the roofs onto the surrounding grass and soaks into the ground, and the pony shelter's gutter feeds a water butt that supplies drinking water. No hard surfacing is proposed.
- **Access and highways:** no new or altered access is proposed. The shelters are reached on foot from the existing access to Rosewood, and the development creates no additional traffic.
- **Residential amenity:** the shelters are well away from neighbouring homes and are used only for my own animals, with no commercial activity or lighting. There is no effect on the amenity of neighbours.

8. Community engagement

I have spoken with neighbouring residents on Maesyffynnon Road and with the local ward councillors about the shelters and these proposals. [Neighbours raised no objections / Comments raised were … and have been addressed by …] I will continue to engage with neighbours and councillors while the application is decided.

9. Planning policy

Planning Policy Wales (Edition 12) and the Wrexham Local Development Plan support small-scale development in the countryside that is appropriate in scale, siting and design and protects landscape character. Planning Policy Wales also requires development to maintain and enhance biodiversity and to give great weight to conserving the special qualities of National Landscapes and their settings. This proposal meets those aims because:

- the buildings are small, low, and justified by the welfare needs of the animals kept on the land;
- the most prominent building is being moved to a better-screened position, and the rest are grouped against woodland;
- materials and a dark finish have been chosen so the buildings recede into the landscape;
- new native planting improves both screening and biodiversity;
- there are no highway, drainage, tree or amenity impacts.

10. Suggested conditions

I would accept conditions requiring:

- the hay store to be moved to the position shown on LYN-03 within three months of the date of permission;
- all shelters to be stained dark brown within three months of the date of permission;
- the hedgerow shown on LYN-03 to be planted in the first planting season after permission is granted, with any failures replaced for five years;
- the shelters to be used only for keeping animals and storing feed and bedding, and not for any residential or commercial use;
- no external lighting to be installed without the Council's written approval.

11. Conclusion

The shelters are modest, necessary for animal welfare, and built from traditional rural materials. The application follows the enforcement officer's advice by moving the most prominent building, grouping the rest against woodland, darkening their finish and adding native hedgerow screening. Together these measures deal with the visual concerns raised and deliver a biodiversity net benefit. I respectfully ask that planning permission be granted, subject to the conditions suggested above.

Supporting documents: LYN-01 Location plan · LYN-02 Existing site plan · LYN-03 Proposed site plan · LYN-04 Pony shelter elevations & plan · LYN-05 Goat house, pig house & hay store elevations & plans · LYN-06 Site photographs