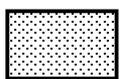


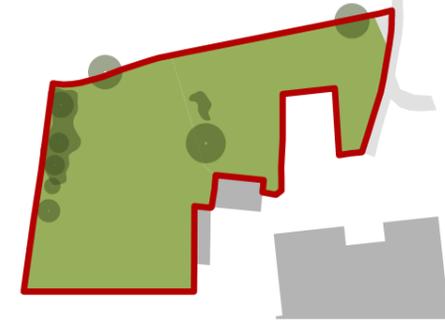

 Planning, Environment & Economy,
 Flintshire County Council, County Hall,
 Mold, Flintshire, CH7 6NF.
 Chief Officer: Mr Andrew Farrow

Legend

-  Planning Application Site
-  Adopted Flintshire Unitary Development Plan Settlement Boundary

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 Flintshire County Council, 2020.

Map Scale	1:1250
OS Map ref	SJ 1665
Planning Application	060784



Drawing Key

- Site Boundary (4534m²)
- Existing Fence/Boundary
- Existing Field
- Existing Highway
- Existing Tree/Hedge



The Building Plot

Unit 4, Fford yr Onnen
Lan Parcwr Industrial Estate
Ruthin, North Wales, LL15 1NJ

01824 562 017
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www.thebuildingplot.com

Project. Y Fron Farm. Cilcain

Drawing No. 19.041.A001

Revision. P01

Scale. 1:1250

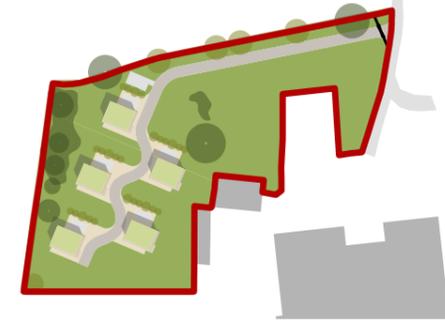
Paper Size. A3

Date. 22.11.19

Existing Site Location Plan

The contractor is requested to check the accuracy of the drawings and dimensions before work is put in hand and report any discrepancies to the architects for rectification as soon as is practically possible. For building elements between drawings refer to all applicable for clarification. If in doubt contact the Architect. Survey information provided by Land Survey Wales. The Building Plot are not responsible for the accuracy of this information.





Drawing Key

- Site Boundary (4534m²)
- Existing Fence/Boundary
- Existing Field
- Proposed Glamping Pod
- Proposed Parking
- Proposed Shale Driveway
- Indicative Private Treatment Plant and drainage run.
- ✕ Indicative Soakaway
- Existing Highway
- Existing Tree/Hedge
- Proposed Terrace/Decking
- Proposed Planting/Screening

Drawing Label Key

- 01/ Proposed holiday pods (sedum roof).
- 02/ Existing private access to farm.
- 03/ Proposed gated private access to holiday pods.
- 04/ Existing agricultural outbuilding.
- 05/ Existing dwelling associated with farm.
- 06/ Removal of existing fence.
- 07/ Proposed vehicular access driveway (natural material).
- 08/ Proposed parking area and turning space.
- 09/ Proposed planting (screening).
(Traditional native hedge and hedgerow trees).
- 10/ Proposed private treatment plant.
- 11/ Proposed amenity space.
- 12/ Proposed bin store area.



Y-Fron



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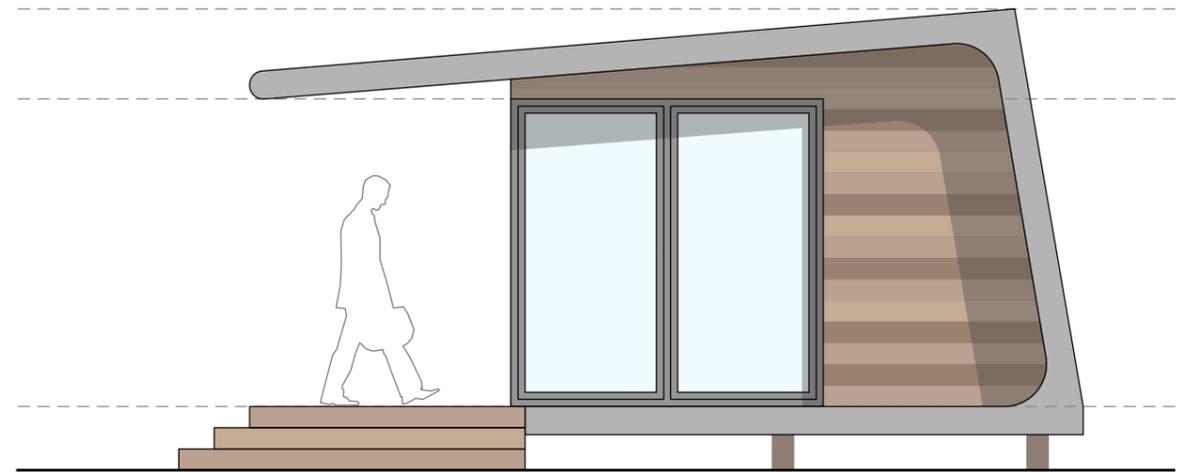
Project. Y Fron Farm, Cilcain		
Drawing No. 19.041.A004	Revision. P04	
Scale. 1:500	Paper Size. A3	Date. 10.02.20

Proposed Site Plan

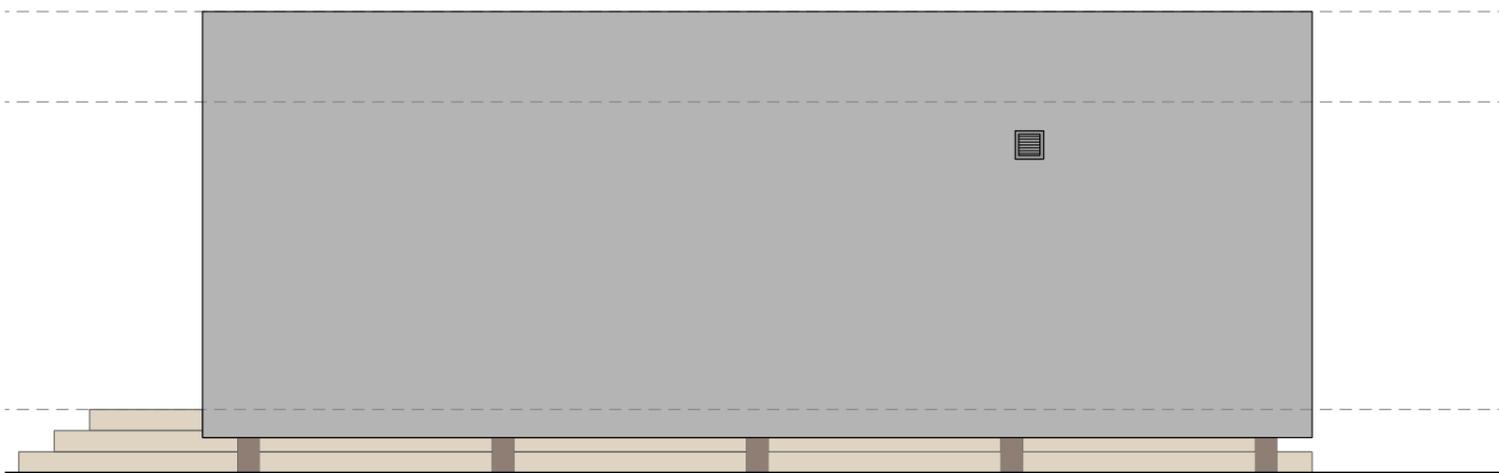
The contractor is requested to check the accuracy of the drawings and dimensions before work is put in hand and report any discrepancies to the architects for rectification as soon as is practically possible. For building elements between drawings refer to all applicable for clarification. If in doubt contact the Architect. Survey information provided by Land Survey Wales. The Building Plot are not responsible for the accuracy of this information.



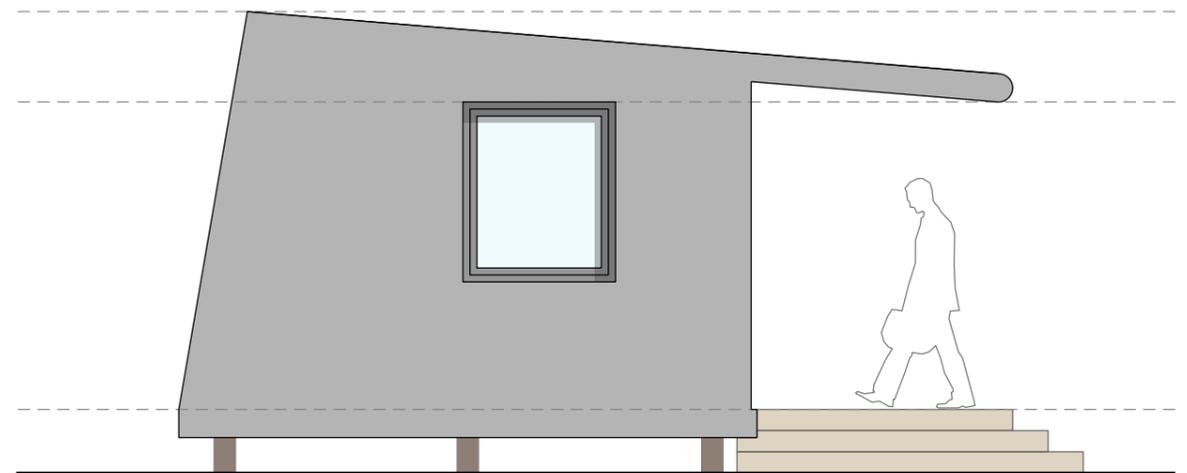
(A) Front Elevation



(C) Side Elevation



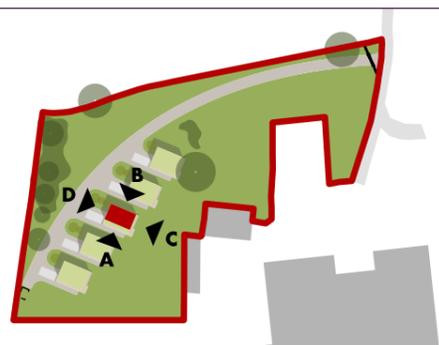
(B) Rear Elevation



(D) Side Elevation

Site Location Plan

1:2000



Drawing Key

- Metal Cladding
- Timber Cladding
- Sedum Roof
- Bi-Fold Doors

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Project. Y Fron Farm, Cilcain

Drawing No. 19.041.A006

Revision. P02

Scale. 1:50

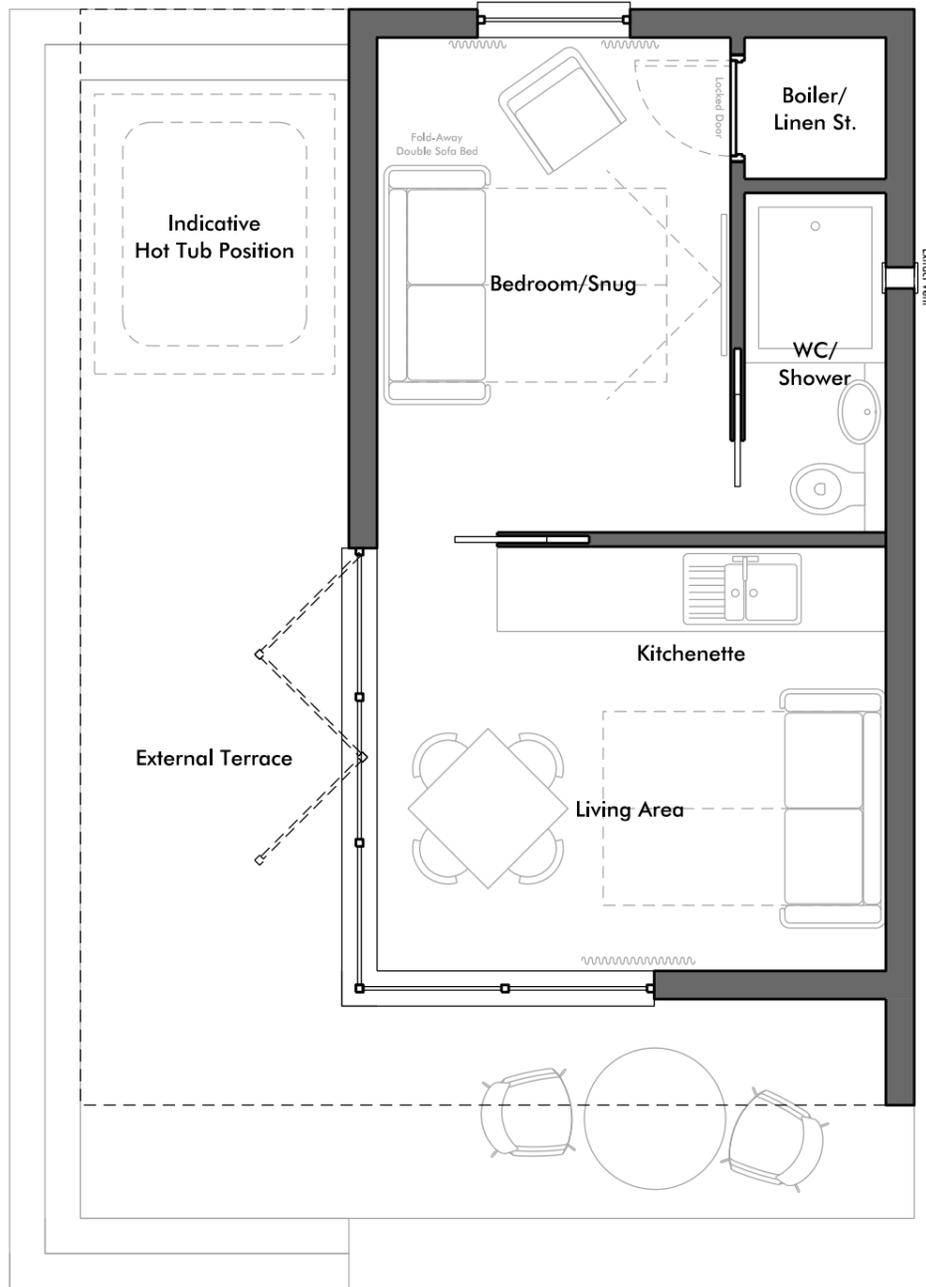
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Date. 25.11.19

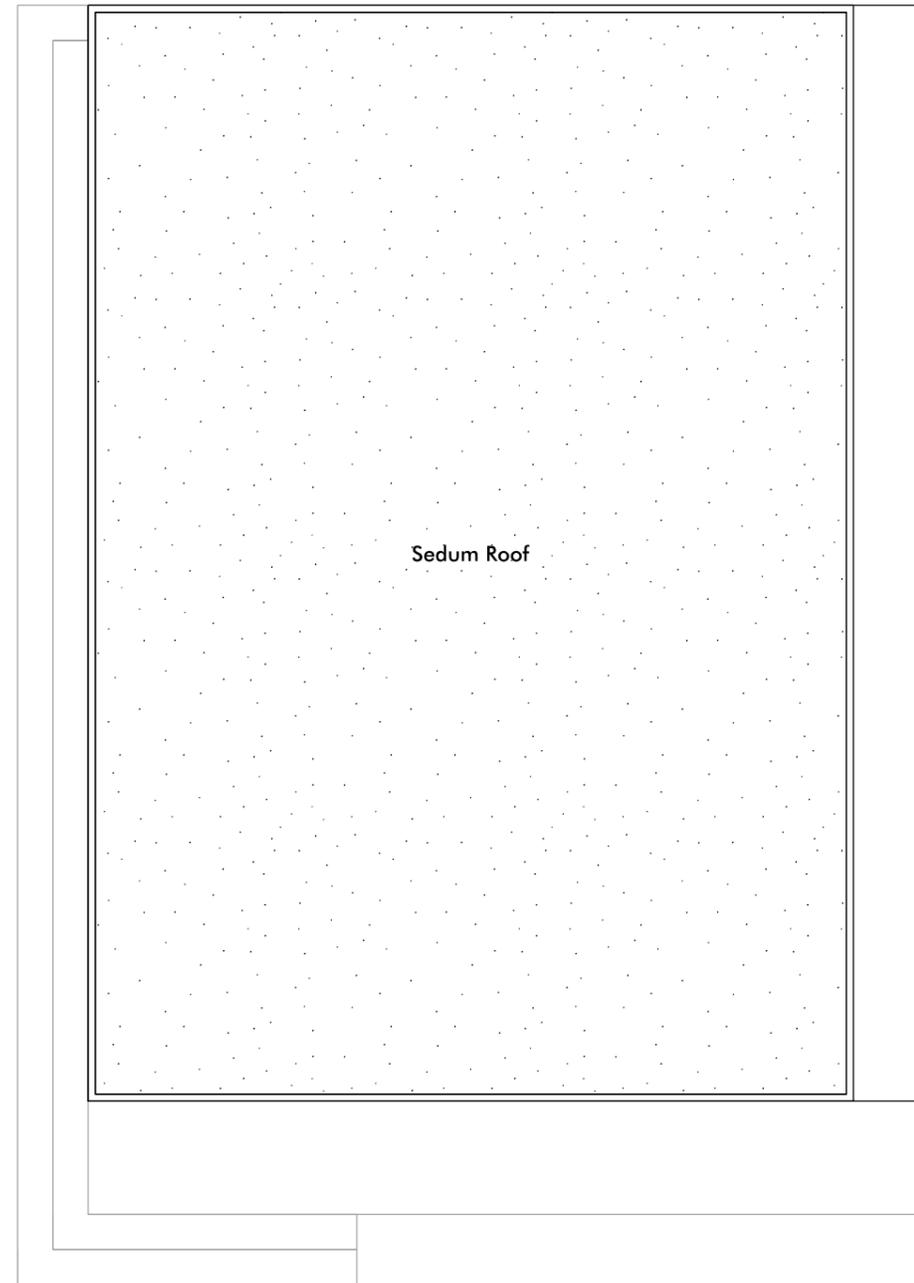
Proposed Glamping Pod Elevations

The contractor is requested to check the accuracy of the drawings and dimensions before work is put in hand and report any discrepancies to the architects for rectification as soon as is practically possible. For building elements between drawings refer to all applicable for clarification. If in doubt contact the Architect. Survey information provided by Land Survey Wales. The Building Plot are not responsible for the accuracy of this information.

Proposed Ground Floor Plan
 Gross Internal Area: 23.8m² / 255.8ft²

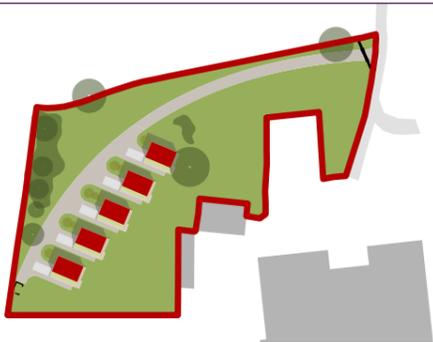


Proposed Roof Plan



Site Location Plan

1:2000



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Project. Y Fron Farm, Cilcain

Drawing No. 19.041.A005

Revision. P02

Scale. 1:50

Paper Size. A3

Date. 25.11.19

Proposed Glamping Pod Plans

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1. Westerly views showing screening/planting



2. Views to the North. As you can see the land falls away, there is no negative impact on nearby properties etc.



3. South facing views. Please note, there is a quarry beyond this point, therefore, the site falls away.



4. Proposed access point. Our client will be utilising the existing access point.



5. Area which will be enhanced / improved (access road etc)



6. Additional photograph showing area which will be improved





8. Additional photograph showing area to be improved. This photographs also shows the proposed site.



9. Proposed site area



10. Site area. Please note, the units will be significantly smaller than the existing farm buildings. Also, the nearest pod will be located 97m away from the main road.



11. Further views of the screening to the west



12. Views looking towards the North. As you can see, the site is well secluded, and hidden within the landscape.



13. Additional photograph showing views to the west.



14. View point (east)



15. Site view plan



16. Ariel shot. Photographs clearly shows the units are not visible from nearby properties, public points etc.

Statement from Local Resident

To whom it may concern,

RE: Y Fron Farm, Mountain Road, Cilcain, Mold, Flintshire, CH7 5PB

I am objecting to the planning application, 060784, for 'glamping pods' and associated developments at the above address.

I have lived and exercised in the area for almost 20 years. The roads into Cilcain are all single track roads (some very, very narrow which made the 2m social distancing impossible!). The road from the A541 is two lanes until the crossroads in the centre of Cilcain. Parked cars on the road towards Pantymwyn makes the road a single track road due to parked cars. The crossroads in the village centre is blind on 2 sides and difficult to turn into.

The road from the village to the proposed site is very narrow and has no pedestrian walkways or lights. I have to step off Mountain Road to allow something as small as a quad bike to pass me safely.

My first objection is the nature of the roads, in and around Cilcain, make it too dangerous to allow any increase in traffic due to this development.

Secondly, the village and proposed development lie within the Clwydian Range AONB. The high numbers of tourists have already damaged footpaths and bridleways going up into the hills and I do not see a need, at this time, to increase the damage through this proposed new tourist accommodation development.

There is evidence that tourist accommodation in the Cilcain area is not viable. In 2017, Cefn Ucha Farm, Cefn Road, Cilcain, CH7 5HR made a planning application (056112) to convert self catering cottages to private

accommodation as the properties were standing vacant for much of the year. This is striking evidence that such self-catering properties are not popular and are not required in this area.

Objection 2: Tourist accommodation is not needed and would be detrimental to the environment.

Statement from Agent

The intention is to let the pods to those seeking a rural holiday with the income to supplement the farms income as a form of diversification

The need to diversify is now a common part of farming activity and in many cases is essential

The proposal would benefit a local Welsh speaking farming family and assist in maintaining traditional farming activity in the area.

The applicant intends to promote local businesses to the holiday makers

It is anticipated that all of the visitors will visit local attractions in the area such as 'The White Horse Inn' (who support the application)

The AONB officer / committee have not objected to the application

All contractors involved in development will be local trades

All materials sourced via local suppliers.

Employment opportunities on site will be created for full time cleaners, groundsmen, maintenance staff etc

The application complies with all polices

The proposal will have a positive impact upon the local economy

The proposal has also been designed to ensure that it would have a low visual impact

The units will be finished with external timber wood / cladding, which will help to assimilate the units within the setting

The units are sited on an area of land that is well screened from public vantage points.

No objection from Highways Dept

The proposed development would benefit the local economy as a whole and provide a boost to tourism and associated businesses as well as enhancing the visual appearance of the area.