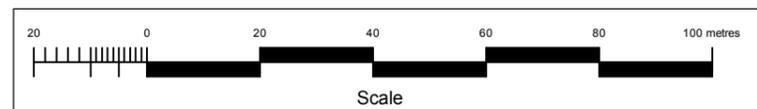
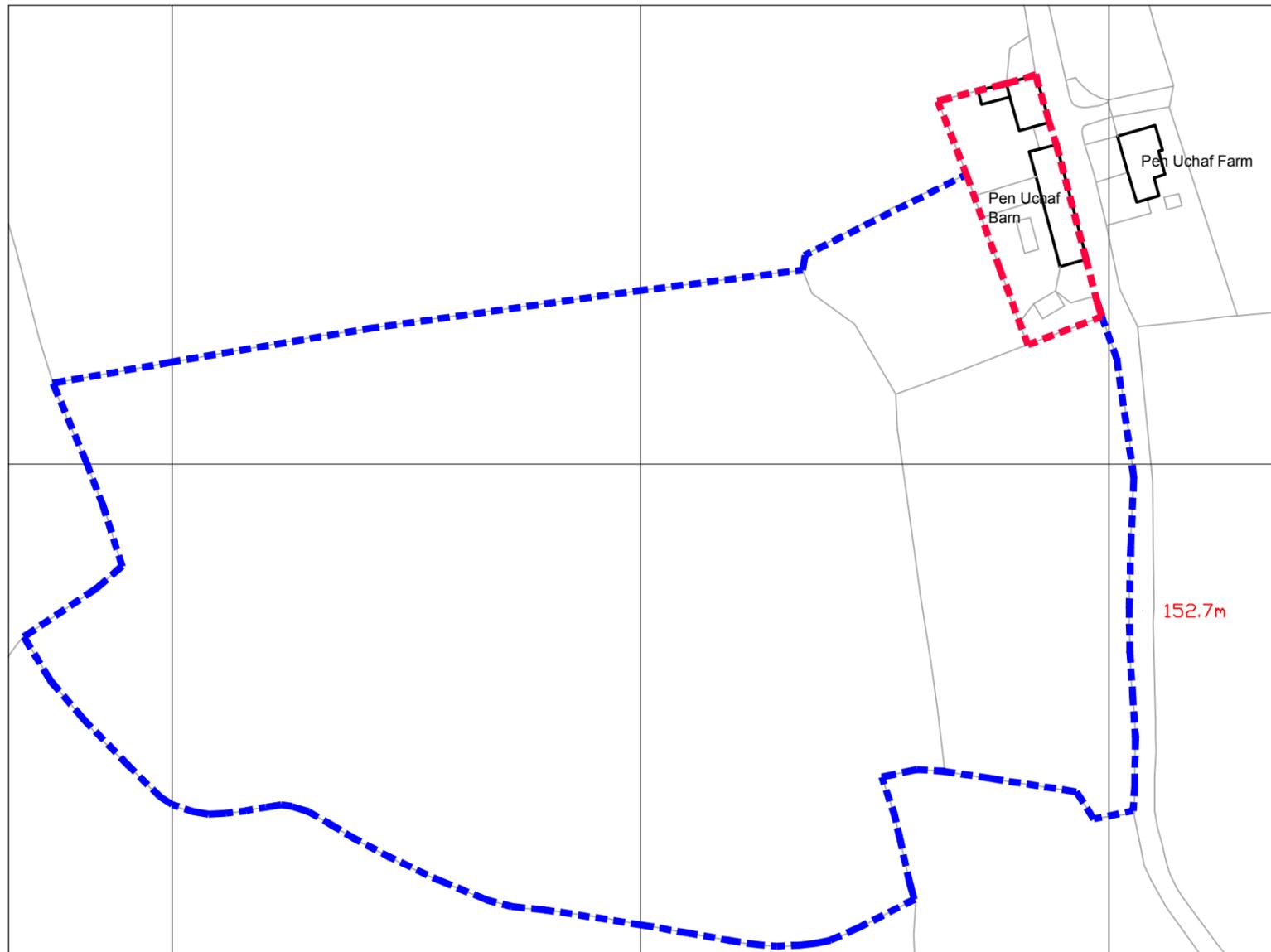



 Planning, Environment & Economy,
 Flintshire County Council, County Hall,
 Mold, Flintshire, CH7 6NF.
 Chief Officer: Mr Andrew Farrow

Legend	
	Planning Application Site
	Adopted Flintshire Unitary Development Plan Settlement Boundary

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Map Scale	1:1250
OS Map ref	SJ 1172
Planning Application	61974



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----- Land under the applicants ownership.

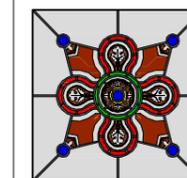
----- Application site boundary.

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REVISION	DATE	DETAILS
client	Luke Francis	
project	Pen Uchaf Barn Pen y Cefn Road; Caerwys.	
date	August 2020	
dwg. title	Location plan	
dwg. no.	166 P 51	
dwg. scale	1:1250 @ A3	
dwg. status	Planning	

David McChesney Architect Ltd.

BA(Hons).Dip Arch. Dip Arch Practice. ARB.



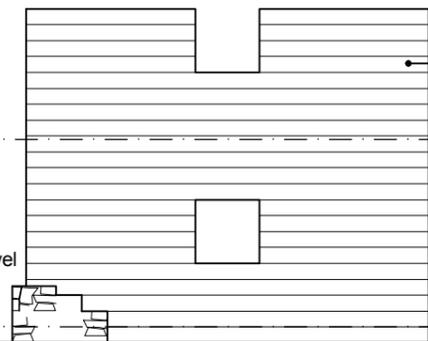
Pengwibnant
Mertyn Downing Lane
Whitford
Holywell
Flintshire
CH8 9EP
tel:01745 560904
email:david@dm-architect.co.uk

Block level
15.850m

First floor level
14.000m

Ground floor level
11.350m

Datum level
10.000m



Blockwork.

Block level
13.675m

Blockwork.

Red brick walls.

Ground level
11.125m

Datum level
10.000m

North elevation

EXISTING DRAWING

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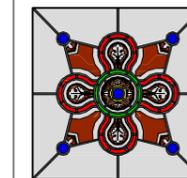
ALL SUBCONTRACTORS ARE TO SITE MEASURE PRIOR TO MANUFACTURING COMPONENTS FOR THE BUILDING. NO LIABILITY WILL BE ACCEPTED FOR ELEMENTS THAT DON'T FIT.

REVISION DATE DETAILS

client	Luke Francis
project	Pen Uchaf Barn Pen y Cefn Road; Caerwys.
date	August 2020
dwg. title	Existing elevations
dwg. no.	166 P 56
dwg. scale	1:100@A3
dwg. status	Planning

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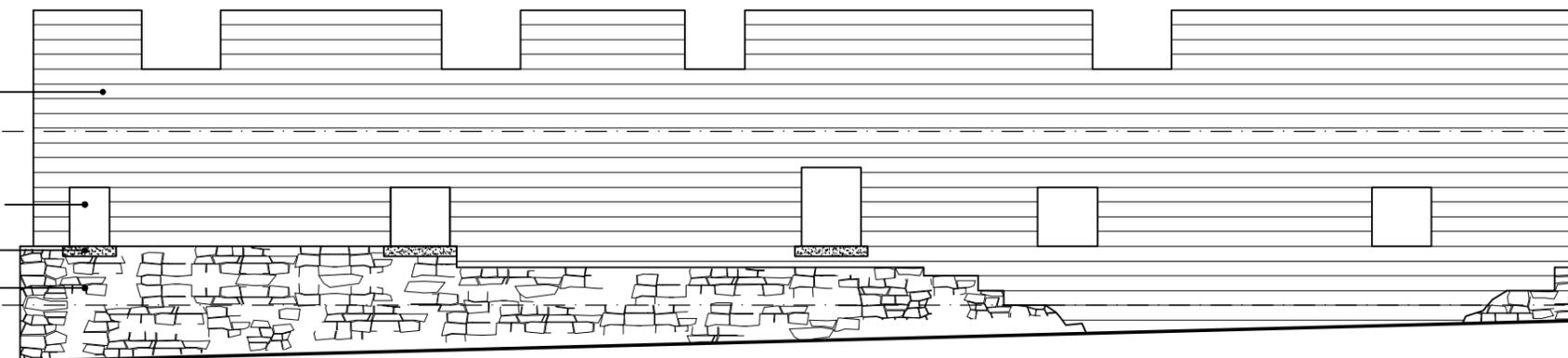
Blockwork.

Window opening.

Cast stone cill.

Limestone.

Ground level
10.500m



Block level
15.850m

First floor level
14.000m

Ground floor level
11.350m

Datum level
10.000m

East elevation

Statement from Applicant

Application reference number: ADW/061974 (Pen Uchaf Farm, Pen y Cefn Road, Caerwys)

Written Statement:

My wife and I are hoping to create a family home for ourselves and our 6 month old daughter. It is situated in the community we were brought up in, we are presently renting a room with family in Denbigh.

The stone barn and red brick shippon had been derelict for many decades. In 2017 we were granted planning permission ref 057125 to create our own home through conversion and re-build on the footprint of the derelict property.

Unfortunately Flintshire planning department failed to request a structural survey, the condition of the barn walls were in poorer condition than expected and parts collapsed as we removed a large tree/roots and vegetation.

We later discovered, having started to rebuild the walls, that we required permission to rebuild what had collapsed accidentally. As a consequence the planning department halted the work and later refused permission for us to continue in 2019. We managed to save one small part of the building and we kept to the exact plans and original footprint of the existing planning application granted in 2017.

Please can you consider a positive outcome for our application to allow us to create our family home which was originally given permission in 2017.

We have agreed to abide by the adjustments and agreements proposed by the planners and the Joint Committee of the AONB for this area.

Without permission the ruin will remain when it could be restored sympathetically with its original character and local stone/brick and become our family home.

Word count: 250

Statement from Local Ward Member

I seek the Planning Committee's support for the granting of this application and ask that you consider the positive observations made by the Joint Committee of AONB which offered suggestions for the use of materials to retain the original character of the former buildings.

Caerwys Town Council Members supported the original application (2017) and now support the present reapplication. They are, as I am, surprised that this reapplication presents any issues of contention.

The derelict barn and shippon are a blight on the countryside and an eyesore for the residents who live directly opposite. The ruin is also a site of potential danger for any inquisitive visitors to the area; of which there will soon be a great many, following Planning Committee's approval for the large holiday park at the previous Maes Mynan quarry just 500 metres away down the road.

The site is in ruins and the sympathetic redevelopment of the property; as accepted by Planning, for the original application in 2017, would heal this blighted wound in the countryside, create a useful property with the character of the original barn and shippon. This would be a significant improvement on what presently exists and what would remain, should the application be refused.

The contention by the Planning Department that this application is for a new dwelling makes little sense to me as there will be little change between what will be there and what was previously permitted to be there.

The rebuilt property will become a useful living home with much of the character of the original building. Replacing the ruin with this dwelling within the original footprint and retaining the character of the original stonework will enhance the area. It will occupy an otherwise untidy and potentially dangerous brownfield site with no loss of countryside.

I hope that the Members have been able to review my initial detailed submission to the Planning Department which addresses each of the four views offered for refusal. I have provided factual evidence and detailed local knowledge to challenge each of the points:

Describing as a new build (it is not), negative impact on the landscape (AONB say not), isolation from local services (all utilities exist / are accessible and there is a retail outlet within 3,000m,) and fourthly no access to public transport (This is an improving service with the proposed expansion of the Community Bus Service with its new virtual bus stops).

May I respectfully ask the Members to support this application.