

CrynFryn
One Planet Development
App No: A180649

Amendment to Condition 02
Supporting document & summary diagrams

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Summary of updated planning documents

Summary of documents provided that relate to the changes made to Condition Two of our planning decision.

Please note: If there are any changes to the documents and plans listed in condition 2 they contain the prefix 'Amend 2019'.

APPLICATION FORM:

01a D6820 - Amendmend to Condition 02 - Application Form (A180649)

01b D6820 - Amendment to Condition 02 - Supporting Document

CONDITION TWO: UPDATED DOCUMENTS

2a Amend 2019 - Appendix 01i - OPD CrynFryn - Location Plan

2b Amend 2019 - Appendix 01h - OPD CrynFryn - Block Plan(Proposed)

2c Amend 2019 - Appendix 07b - Detailed Plans - Dwelling (which includes wall, floor and roof detailing and low impact foundations)

2d Amend 2019 - Appendix 07c - Detailed Plans - Ancillary Buildings

3a Amend 2019 - Appendix 08a - DAS

3b Amend 2019 - Appendix DAS Highways - Maps & Diagrams 2019

3c Amend 2019 - Appendix 01j - LVIA - Landscape Visual Impact Assessment 2019

3d Amend 2019 - Appendix 01j- LVIA Maps & Diagrams 2019

4a Amend 2019 - OPD Planning Application (Management Plan) - Cryn Fryn - Murton and Byrne (any changes are highlighted in YELLOW)

4b Amend 2019 - Appendix 05b - SUDS & Reed bed Overview Map

4c Amend 2019 - Appendix 02 - Land Maps - A3 - Proposed Land Management Plan

5 Amend 2019 - Amend B - Appendix 01i - OPD CrynFryn - Location Plan - S106

Appendix listed in Condition Two but not provided again, as they remain unchanged:

Appendix 01a - Ecological Survey

Appendix 09 - Ecological Footprint Analysis

Appendix 03a Minimum needs calculations

Appendix 03b Crop lists

Appendix 03c Herb list

Appendix 03d - Herbalism business figures

Appendix 03e - CO2 emissions comparison - Brewery

Appendix 03g - Example of Bottle Design

Appendix 03h - Brewery Setup Costs Overview

Appendix 03j - Business figures Overview and Blueberry - Christmas trees

Appendix 03k - Permaculture report - Dr Paul Jennings

Appendix 03e - CO2 emissions comparison - Brewery

Appendix 08c - Travel figures annual overview

Appendix 01b - Soil Analysis - Cryn Fryn

Summary of changes

- Swap dwelling and glasshouse position with barn position.**
- Make barn smaller (single storey and smaller footprint)**
- Move woodstore next to dwelling.**

Answer to section 6 of the application form - part 01:

Please state why you wish the condition(s) to be removed or changed:

The key reasons we wish to amend condition 2 of our planning are as follows:

New position of dwelling and glasshouse:

- To allow for more passive solar light into dwelling. This part of the site receives the most light, particularly in the morning and evening, which on average is when the dwelling is occupied, before we go out to work, or when we arrive back. The glasshouse will also receive more light.
- Increase shelter from northerly winds - it takes advantage of a line of mature beech trees.
- To create added security - the new position means we look out across the whole development as opposed to having the barn (our main storage area) behind the house.

Other advantages:

- Dwelling is less visible by neighbours as it is tucked into the tree line. It also sits more naturally within the landscape (not in the middle of the field)
- Means that the most frequent car trips (to and from house) across our site are shorter and create less light pollution for neighbours in hours of darkness.

New design of smaller barn:

- Is more cost effective as it is a considerably smaller building with a simpler build. (single pitch and single storey)
- Allows for modular expansion as our business needs grow. This includes adding more solar PV should we require it.
- Creates more outdoor covered space as well as a sheltered 'courtyard' area, This will allow numerous activities such as processing hops and herbs to take place in an outdoor sheltered space, therefore allowing the internal space to be smaller.
- Single storey further reduces visual impact on the landscape, for the site and surrounding area.
- New centralised position places the barn at the centre of our land based activity, close to the polytunnel and other crops

Expansion of woodstore to include plant room and solar PV:

- Allows for the plant room which contains the water treatment & solar PV batteries and inverters to be next to the main dwelling.
- Allows for additional solar PV panels.
- Previously the woodstore was located next to the barn, we have now placed it next to the house for greater ease of access.

Answer to section 6 of the application form - part 02:

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

In summary we would like condition 2 changed in the following way:

To move the house and glasshouse to the current position of the barn, and to move the barn to the current position of the house. Further to that we would like to make the barn smaller (single storey). We would also like to extend the woodstore by 2 meters in length and make it 300mm higher to include a plant room and solar panels.

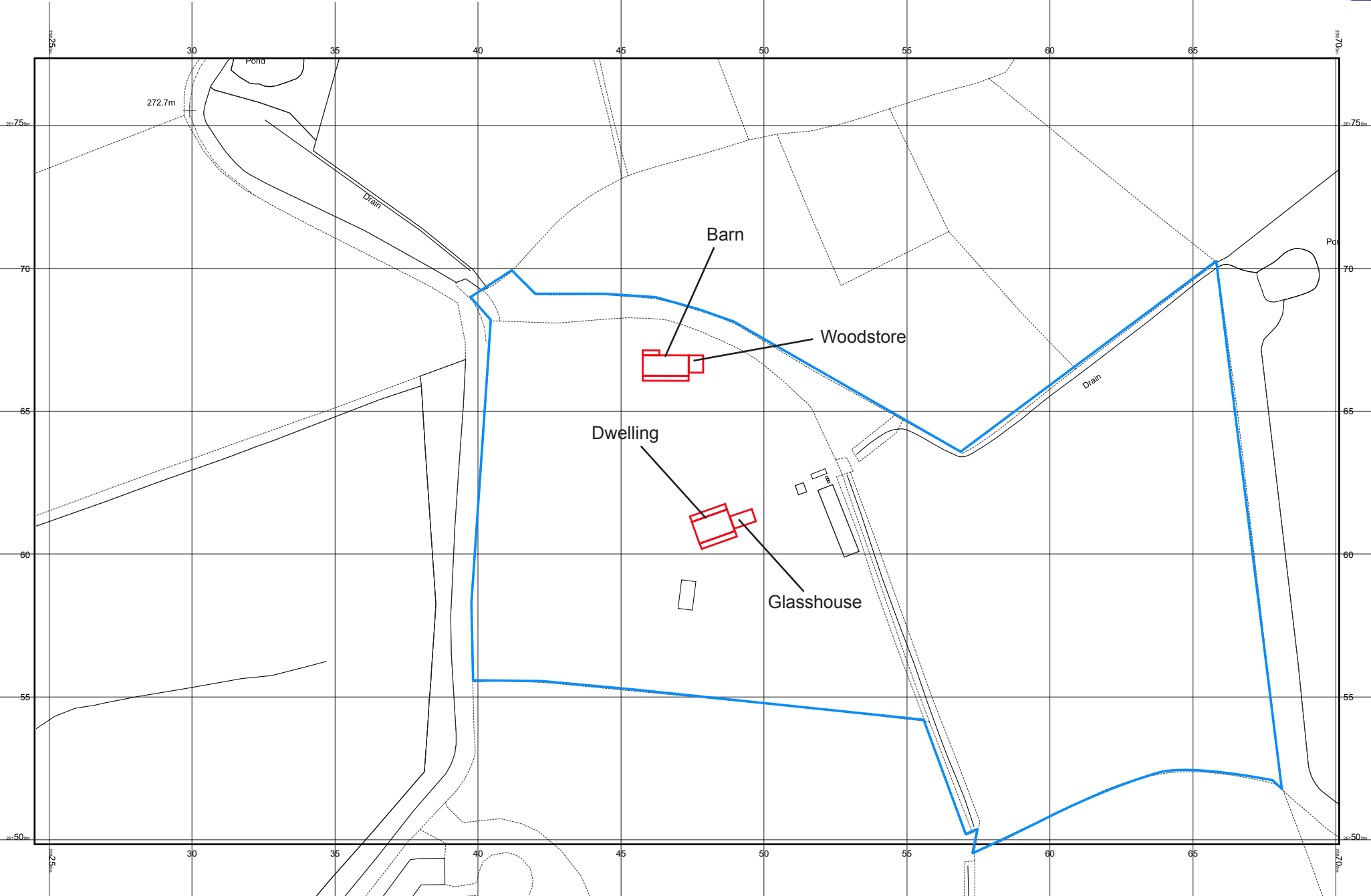
(see summary of this in the diagrams below).

Neighbour consultation:

We have discussed the changes with neighbours who are close to, or overlook our site. We spoke directly and/or provided them with drawings illustrating the proposed changes.

EXISTING APPROVED PLANNING

75m
Scale 1:1250



PROPOSED AMENDMENT

75m

Scale 1:1250

