

**Application Number:** DM/2019/00352

**Proposal:** Twinning monument to be erected in commemoration of 30 years of twinning

**Address:** Gabb Square, Baker Street, Abergavenny, NP7 5BA

**Applicant:** Mr. Ian Vicary

**Plans:** Location Plan TSL001 - , All Proposed Plans Twinning Commemoration Sculpture Proposal - , All Proposed Plans Photomontage - Sheet 1, All Proposed Plans Photomontage - Sheet 2,

**RECOMMENDATION: Approve**

Case Officer: Ms. Lowri Hughson-Smith

Date Valid: 19.03.2019

**This application is presented to Planning Committee due to Monmouthshire County Council being the land owner**

**1.0 APPLICATION DETAILS**

1.1 The application site, known as Gabb Square, is a public open space located adjacent to the Cinema (Old Drill Hall) along Baker Street. The area is well lit and overlooked by neighbouring properties. There is a telephone box located in the northern corner of Gabb Square, which is Grade II listed.

1.2 The applicant seeks permission for a monument to signify the twinning of Abergavenny with Beaupreau, a town in France.

1.3 The monument comprises a stone base which will hold a large Welsh Slate structure with the images of birds carved into it, which are significant to the twinning relationship between Abergavenny and Beaupreau.

1.4 The measurements of the monument are:

- Height: 140cm
- Depth/Width: 112cm
- Base: 36cm (height) and 112cm (width)

**2.0 RELEVANT PLANNING HISTORY (if any)**

Reference Number	Description	Decision	Decision Date
DC/2011/00906	Installation of 4 no air-con/ heating units	Approved	24.09.2012

### 3.0 LOCAL DEVELOPMENT PLAN POLICIES

#### Strategic Policies

S8 LDP Enterprise and Economy

S13 LDP Landscape, Green Infrastructure and the Natural Environment

S17 LDP Place Making and Design

#### Development Management Policies

DES1 LDP General Design Considerations

HE1 LDP Development in Conservation Areas

EP1 LDP Amenity and Environmental Protection

MV1 LDP Proposed Developments and Highway Considerations

### 4.0 NATIONAL PLANNING POLICY

#### Planning Policy Wales (PPW) Edition 10

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well being, creating prosperity for all.

### 5.0 REPRESENTATIONS

#### 5.1 Consultation Replies

**Abergavenny Town Council:** no objection.

**Abergavenny and District Civic Society:**

No objection to a monument in principle. The entire Square, including highways, should be re-designed and rearranged as funding opportunities arise.

**Glamorgan Gwent Archaeological Trust:** No comments received.

**Heritage Officer:** No adverse comments.

#### 5.2 Neighbour Notification

Neighbour Consultations

30no. neighbours were consulted and one response was received and raised the following concerns:

- General dislike of proposal;
- Out of keeping with character of area;
- Gabb Square has no relevance to the twinning of Abergavenny;
- Area is poorly lit.

### 6.0 EVALUATION

#### 6.1 Strategic & Spatial Choices

##### Principle of Development

6.1.1 The application site is located in the settlement of Abergavenny and, therefore, the principle of development is established subject to relevant material planning considerations.

6.1.2 The relevant material considerations in respect of the proposals, in the context of the Planning Policy Wales 10 and the Local Development Plan, are:

- o Good Design/ Place making

- o Impact on Amenity/ Promoting Healthier Places
- o Access / Highway Safety
- o Recreational Spaces
- o Tourism
- o Landscape/ Visual Impact
- o Historic Environment

6.1.3 Prior to concluding the report the Response to the Representations of Third Parties will be discussed.

#### Good Design/ Place making

6.1.4 The proposed monument is of good design and has significance in representing the twinning of Abergavenny with Beaupreau, in France. The monument will be constructed of Welsh Slate, positioned on a concrete base.

6.1.5 The monument would enhance the sense of place, encouraging the general public to visit the square, and will also enhance the public realm by providing a well-designed, meaningful monument which will attract visitors.

6.1.6 The proposed materials are high quality and considered to enhance the setting of Gabb Square.

6.1.7 The proposal accords with the principles of good design and place-making in Planning Policy 10 and complies with Policy DES1 of the Local Development Plan.

#### Impact on Amenity/ Promoting Healthier Places

6.1.8 The monument is modest in size and located over 19m from the closest residential properties. By virtue of the monument's design and positioning it will not result in an adverse impact on nearby residential dwellings.

6.1.9 Whilst it is expected the monument will attract members of the public to Gabb Square, this is not expected to be to a level which would cause disturbance or affect the neighbouring amenity negatively.

6.1.10 The proposal accords with the requirements of Policy EP1.

### **6.2 Active and Social Places**

#### Access / Highway Safety

6.2.1 The proposed monument is set back from the road, separated by on-street parking spaces. Road users will not, therefore, be distracted by the proposal ensuring highway safety is unaffected.

6.2.2 The proposal accords with Policy MV1 of the Local Development Plan.

#### Recreational Spaces

6.2.3 Whilst Gabb Square is not a typical green space, it is an informal open space with landscaping, seating and lighting, and offers recreational benefits in an otherwise densely developed area. The proposal will enhance the recreational benefits by introducing a feature to the Square which has cultural significance to Abergavenny.

6.2.4 The proposal is considered to fully meet the aims of PPW 10 in terms of improving recreational spaces and enhancing their cultural benefits.

### **6.3 Productive and Enterprising Places**

#### Tourism

6.3.1 The purpose of the monument is to signify the twinning relationship between Abergavenny and Beaupreau and, therefore, will inevitably have a tourism draw. The proposal is deemed to

fully accord with Policy S8 of the LDP and aligns with the goals in terms of tourism contained in PPW 10.

## **6.4 Distinctive & Natural Places**

### Visual Impact

6.4.1 As discussed above, the monument is well-designed and the proposed materials are high quality. Its scale and positioning, along the southern boundary of Gabb Square, will ensure the monument would not be incongruous in the streetscene. It is, however, still visible to the general public which, given the nature of the proposal, is essential.

6.4.2 The monument would have a positive visual impact and enhance the public realm with Gabb Square and meets the requirements of policy DES1.

### Historic Environment

6.4.3 The proposed monument is located within the Conservation Area and, therefore, must meet the requirement of Policy HE1. Policy HE1 requires development in the Conservation area to meet the following criteria:

- a) preserve or enhance the character or appearance of the area and its landscape setting;
- b) have no serious adverse effect on significant views into and out of the Conservation Area;
- c) have no serious adverse effect on significant vistas within the area and the general character and appearance of the street scene and roofscape;
- d) use materials appropriate to their setting and context and which protect or enhance the character or appearance of the Conservation Area; and
- e) pay special attention to the setting of the building and its open areas.

6.4.4 The monument is modest in size and located in a suitable area to ensure it can be seen by the general public without appearing out of place. There would be no adverse impacts in terms of views in and out of the Conservation Area or in respect of the appearance of the streetscene.

6.4.5 The proposed materials are sympathetic to the Conservation Area and appropriate in the setting.

6.4.6 The Heritage Officer has assessed the proposals and has raised no concerns in terms of its impact.

6.4.7 The proposal accords with Policy HE1 and would improve the cultural significance of Gabb Square which is considered a benefit to the Conservation Area.

6.4.8 The proposed monument would be in close proximity to the Grade II listed telephone box. It is not considered the proposal will affect the setting of the telephone box given it is located 30m away and modest in scale. The Heritage Officer does not consider the proposals will negatively affect the telephone box.

### Archaeology

6.4.9 The site lies within an archaeologically sensitive area.

6.4.10 The nature of the proposed development, which would not require any intrusive ground works, is not considered likely to have a harmful impact in terms of archaeology and GGAT raised no objection to the application and did not recommend a planning condition in relation to potential archaeological resource.

6.4.11 Given the nature of the development, there is no likely harmful impact on archaeological remains. The proposal accords with relevant planning policy, namely Chapter 6 of PPW10.

## **6.5 Response to the Representations of Third Parties and/or Community/Town Council**

6.5.1 The following concerns have been raised by a local resident:

General dislike of proposal

6.5.2 The proposals are considered attractive and well designed, as discussed in relation to Good Design/ Place Making above.

Out of keeping with character of area

6.5.3 The proposals are in keeping with the area and would not be out of character or incongruous in the setting. It is also concluded the proposal is acceptable in terms of the impact on the conservation area, as discussed above.

Gabb Square has no relevance to the twinning of Abergavenny

6.5.4 This is not a material planning consideration. The monument is, however, relevant to Abergavenny given its twinning relationship and Gabb Square is considered by the applicant to be the most suitable location.

Area is Poorly Lit

6.5.5 The area is well-lit with street lighting.

## **6.6 Well-Being of Future Generations (Wales) Act 2015**

6.6.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

## **6.7 Conclusion**

6.7.1 The proposals meets the requirements of PPW10 and accords with the relevant policies of the Local Development Plan, including Policy DES1, Policy HE1 and Policy EP1.

## **7.0 RECOMMENDATION: APPROVE**

### Conditions:

- 1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.