

Application Number: DM/2019/00879

Proposal: Provision of pedestrian access to public car park and erection of fence and gate and associated works

Address: The Inn Between, 53 Bridge Street, Usk, NP15 1BQ

Applicant: Mr. Clive Jones

Plans: Photography - , Block Plan CJ/IB/GE/01 - , Block Plan CJ/IB/GE/01 - , Site Plan CJ/IB/GE/02 - , Site Plan CJ/IB/GE/02 - , Location Plan SI/P/05 - ,

RECOMMENDATION: Approve

Case Officer: Ms. Lowri Hughson-Smith
Date Valid: 04.06.2019

This application is presented to Planning Committee due to the application site being partially within the ownership of Monmouthshire County Council.

1.0 APPLICATION DETAILS

1.1 The application site is an area of land located to the rear of the public house, known as the Inn Between, located in the centre of Usk town centre. The Inn Between is a grade II listed building and the site is also located within in the Usk Conservation Area.

1.2 The proposal is to provide a footpath link from the public house car park to the main town centre public car park located to the north. The link is approximately 2.5m in length and approximately 2.25m in width. The works will require removal of shrubs and overgrowth at the rear of the Inn Between and the removal of a small area of planting within the public car park. The link will not result in the loss of any parking spaces within the main public car park.

1.3 The proposal also includes the provision of a fence and gate along the northern boundary of the Inn Between car park. The proposed fence is a close-boarded timber fence.

2.0 RELEVANT PLANNING HISTORY (recent only)

Reference Number	Description	Decision	Decision Date
DM/2018/01941	Refurbishment, new en-suite bathrooms, re-siting bar servery, & additional bar.	Invalid Application	
36754	Replacement Of Pub Advertising Signage To Reflect New Brewery Ownership.	Refused	14.12.1993

29192	4 No. Public House Signs, 1 No. Projecting Sign.	Refused	14.09.1988
37097	Replace Existing Signage With New And Change Colour Scheme.	Approved	09.05.1994
36687	Illuminated Sign	Refused	06.12.1993
25608	Demolition Of Previous Extensions, Construction Of New Restaurant, Kitchen, Entrance Toilets, Bedrooms & Stores Etc.	Approved	05.03.1986
29238	Fascia Sign And Direction Board Externally Illuminated. 2 No. Lanterns To Front Door.	Refused	04.10.1988
37073	Advertisement Boards. (Name Fascia, Amenity Board, Heritage Plaque, Directional Sign And Brewers Shield).	Approved	04.05.1994

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

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
NE1 LDP Nature Conservation and Development
SD3 LDP Flood Risk

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

Usk Town Council - recommended approval.

MCC Highways - No objection.

MCC Traffic and Road Safety - The MCC traffic and road safety team raised no objection to the provision of a pedestrian link providing no parking spaces are lost. (To confirm, no parking spaces within either car park will be lost as result of proposals).

Glamorgan Gwent Archaeological Trust - GGAT raised no objection, concluding:

'The proposed application is to provide a pedestrian access from the public car park. We note from the application's supporting documents that the proposed works are of a relatively limited scale and are located in an area that has already been disturbed from the construction of the current carpark. Therefore, due to the previous ground disturbance and limited scale of the development it is considered unlikely for significant archaeological remains to be encountered during the proposed works.

As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application.'

MCC Heritage Officer - No adverse comments subject to a condition to agree details fence.

5.2 Neighbour Notification

No responses received.

6.0 EVALUATION

Strategic Planning/ Development Plan context/ Principle of Development

6.1 The site is located in the settlement of Usk, therefore, a presumption in favour of development exists subject to the acceptability of material planning considerations. In this case, the material planning considerations are:

- o Good Design/Visual Impact
- o Amenity/Promoting Healthier Places
- o Impact on Conservation Area
- o Impact on Archaeology Resource
- o Flooding
- o Biodiversity

Good Design/ Place making

6.2 The proposed link will result in the removal of a small amount of overgrowth to the rear of the Inn Between public house and low-level planting within the public car park to provide a connecting pathway. The path will be finished in 1200mm paving slabs and low-level planting either side. A 2m high fence will also be constructed along the north boundary of the car park associated with the Inn Between with a gate positioned adjacent to the pathway to enable access to the proposed link.

6.3 The scale of the proposal is minor and would have an insignificant impact in visual terms, especially given the location of the link to the rear of the Inn Between public house which is not highly visible from the main streetscene through Usk Town centre. The link will be visible from the public car park; however, this impact is not significant or harmful.

6.4 The proposal is acceptable in design and will not have a harmful visual impact in accordance with policy DES1.

Impact on Amenity/ Promoting Healthier Places

6.5 The modest scale of the proposals will not result in any built form and does not intensify the use of the site. The impact on neighbouring amenity, therefore, is negligible. The proposal is acceptable in accordance with Policy EP1.

Impact on the Historic Environment

6.6 The site is located within the Usk Conservation Area. Policy HE1 requires development to preserve or enhance the area and its historic characteristics and 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.

6.7 The proposed link and fence are in a discreet location, to the rear of the Inn Between car park. Additionally, the proposals only affect a small area of the public car park which is not a highly visible within the conservation area designation. The modest nature of the proposal will result in a minimal visual impact, as discussed above. The proposals, therefore, will not have a harmful impact on the character of the conservation area or its significant views and vistas. The finishing material of the link is paving slabs, which is considered acceptable, and the proposed fence is timber which is considered appropriate for the area. The proposal accords with criteria a), b), c) and d) of Policy HE1.

6.8 The Inn Between Public House is Grade II listed and, therefore, the proposal must preserve the setting of the building. The proposed link has minimal impact due to its nature, which is further reduced with the ample separation distance of 42m from the building. The close-boarded timber fence and gate will affect the setting; however, the current boundary is metal sheeting and the proposal of a timber fence is an improvement, providing the fence is of a high quality. The final fence details will be agreed via condition to ensure it is a high-quality fence given its location within the curtilage of the listed building. The proposal respects the setting of the listed building and accords with criterion e) of Policy HE1.

6.9 The Heritage Officer has reviewed the proposal and has raised no adverse comments providing the fence details are secured via condition.

6.10 The proposal is acceptable in the context of Policy HE1 and will not have a harmful impact on the Conservation Area.

Impact on the Archaeological Resource

6.11 The site is located within an area of archaeological sensitivity and, therefore, the impact on archaeology resource needs to be assessed.

6.12 The proposal will require a limited amount of ground works to provide the link and fence. Glamorgan Gwent Archaeological Trust (GGAT) have assessed the application and raised no objection to the link or fence, and nor have they requested mitigation measures.

6.13 It is concluded that the development would not have an adverse impact on archaeological resource and the proposal accords with the requirements of PPW 10.

Flooding

6.14 The site is in a C1 flood zone; a high-risk flood zone served by flood defences or infrastructure. Developments within C1 zones are required to be accompanied by a Flood Consequences Assessment (hereafter referred to as FCA).

6.15 In this case, the proposal is minor with an area of less than 6m², it does not result in any built form and the proposal is not highly vulnerable in nature. It is not, therefore, reasonable or rational to require an FCA.

6.16 Given the scale of the proposals there would be a negligible impact in terms of flood risk and, therefore, the development is in accordance with Policy SD3.

Biodiversity

6.17 The proposed site area is small, with just 6m² area of overgrown shrubs to be removed to provide the link and fence. Given the limited amount of works together with the urban location of the site, it is concluded that there would be very limited impact on biodiversity. The proposal is considered to accord with Policy NE1.

Well-Being of Future Generations (Wales) Act 2015

6.18 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.

Conclusion

6.19 The proposal is considered acceptable due to its location within the settlement boundary together with its acceptable impact in the context of the relevant material planning considerations and accordance with LDP policies DES1, EP1, HE1, NE1 and SD3.

7.1 RECOMMENDATION: APPROVE OR REFUSE

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.

3 No development shall commence until details of the design, height and materials proposed for the fence and gate shown on the layout plan have been submitted to and approved in writing by, the Local Planning Authority. The means of enclosure and gate shall be carried out in accordance with the approved details and shall be erected prior to the new path being brought into use.

REASON: To ensure a satisfactory form of development takes place and to ensure compliance with LDP Policy DES1 and HE1.