

Application Number: DM/2019/00929

Proposal: Development proposal is for change of use from day centre to residential use.

Address: Boverton House Day Centre, Bulwark Road, Chepstow, NP16 5JE

Applicant: Mr. Alun Davies

Plans: Location Plan Site Location Plan - , Floor Plans - Proposed 105/1 - , Floor Plans - Proposed 105/3 - , Floor Plans - Proposed 105/4 - ,

RECOMMENDATION: Approve

Case Officer: Ms. Kate Young
Date Valid: 12.06.2019

This application is presented to Planning Committee as the property is currently owned by Monmouthshire County Council

1.0 APPLICATION DETAILS

1.1 Boverton House is a substantial three storey building situated in extensive grounds with a long driveway off Bulwark Road. The property is situated above the height of the road. The site is located within the Chepstow Development Boundary and is surrounded by residential properties. The site is within the Chepstow Conservation Area and Boverton House is specifically mentioned within the Chepstow Conservation Area Appraisal. There are several protected trees in the grounds, including a group of four beech trees very close to the house. The property to the south, The Gwentlands, is a Grade II Listed Building. Boverton House was last used as a day centre for Monmouthshire County Council but has been vacant for some time. The current application seeks the change of use of the property back to residential use as a single family dwelling. The current proposal does not involve any physical alterations to the building and does not include any new build. At some time in the future the owners may wish to subdivide the property or to build in the grounds but that would be the subject of a separate application. The current application seeks only the change of use.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2019/00929	Development proposal is for change of use from Business to Residential purpose.	Pending Determination	

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 LDP The Spatial Distribution of New Housing Provision
S4 LDP Affordable Housing Provision
S5 LDP Community and Recreation Facilities
S12 LDP Efficient Resource Use and Flood Risk
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S16 LDP Transport
S17 LDP Place Making and Design

Development Management Policies

SD4 LDP Sustainable Drainage
CRF1 LDP Retention of Existing Community Facilities
H1 LDP Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements
NE1 LDP Nature Conservation and Development
EP1 LDP Amenity and Environmental Protection
MV1 LDP Proposed Developments and Highway Considerations
DES1 LDP General Design Considerations
HE1 LDP Development in Conservation Areas

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

Chepstow Town Council – Approve; would like to see more detail on potential number of residents and parking.

MCC Highways - No objection.

MCC Housing - Housing and Communities have pleasure in responding to your consultation letter of 12th July 2019. It is a basic principle of Local Development Plan Policy S4 that all residential developments (including at the scale of a single dwelling) should make a contribution to the provision of affordable housing in the local planning area. As this site falls below the threshold at which affordable housing is required on site, the calculation of the financial contribution that will be required is set out in the table below.

The calculator does not assess whether or not the scheme can afford the policy compliant amount of affordable housing. Should there be issues of viability a full viability assessment would need to be undertaken.

The tool kit we use doesn't allow for 6 beds so I have used a current open market valuation of £550,000 (I think this is conservative) and the new ACG bands.
Financial contribution for affordable housing is £100,332

MCC Heritage - Only existing floor plans appear to be submitted. In principle the conversion of the building back into residential use is acceptable and it is not viewed reverting back to the historic use of the building will not have a detrimental impact upon the character of the conservation area, or upon the setting of the surrounding listed buildings. External elevation changes are not known, nor the amount of units which may require division of the building, extensions, or external fire exits etc., all of which could impact upon the character of the conservation area.

5.2 Neighbour Notification

Two letters received

Whilst we have no immediate objections to this, we are aware of the pre-planning advice sought by the council for this property and the likely intention for multiple dwellings to be sited there. As our property shares a boundary with Boverton House and will be directly impacted by any development there (as will both of our neighbours), we ask to be kept up to date with all associated planning applications where possible

Not enough information given on application.

6.1 EVALUATION

6.1.1 Strategic & Spatial Choices

Strategic Planning/ Development Plan context/ Principle of Development

6.1.1.1 This property was once a single residential dwelling. It is located within the Chepstow Development Boundary surrounding by other residential properties. The principle of this property revering back to residential use is acceptable. Policy S1 and H1 both presume in favour of residential development within Development Boundaries of main towns. This is a sustainable location for a residential dwelling.

Policy S4 of the LDP requires that all housing developments including conversions to contribute to affordable housing within the County. Single dwellings are required to make a financial contribution for this and the amount will depend on the size and location of the proposed dwelling. In this case the financial contribution required for a six-bedroom dwelling of the size indicated would be £100,332 that would be secured through a section 106 Legal Agreement. This amount of financial contribution is likely to change when the new SPG for Affordable Housing is adopted soon.

Good Design/ Place making

6.1.1.2 The proposed change of use will not involve any physical alterations so the proposal will have little visual impact. The removal of corporate, institutional type signs and car parking will enhance the appearance of this part of the Conservation Area as will the bringing back into use a building which is currently vacant. If the change of use is allowed it is likely that a subsequent application will come in in due course, seeking physical amendments including the removal of the fire escape and some unsympathetic extensions but that will be the subject of future applications.

Impact on Amenity/ Promoting Healthier Places

6.1.1.3 This property was originally a single dwelling house and this application merely seeks to reinstate it. The location is sustainable being on a bus route and also being within walking distance of the town centre will all the associated facilities. The ability of the occupants to walk into town from this site will enhance health and wellbeing for the occupants. The use of the building as a single dwelling rather than as a community day centre will result in greater residential amenity for the occupiers of the surrounding properties as it will be a less intensive use and will result in less noise and disturbance. No new window openings are being proposed, the principle views are from the front elevation which looks out over the extensive grounds to the front of the property. There will be no greater increase in overlooking of neighbouring properties as a result of this change of use,

Sustainable Management of Natural Resources

6.1.1.4 The proposal does not involve any building works.

6.2 Active and Social Places

6.2.1 Transport / Housing - sustainable transport issues (Sustainable Transport Hierarchy)

PPW10 refers to the Sustainable Transport Hierarchy where walking and cycling are the highest priority and public transport second with private motor vehicles being the least desirable. Bulwark Road is a very sustainable location being within easy walking distance of the town centre facilities and the neighbourhood shopping centre in Bulwark. It is possible that residents of the new dwelling could walk or cycle into Chepstow, where they could benefit from a range of amenities including bus and train stations. The proposed change of use would therefore accord with the objectives of PPW10 to provide development in sustainable locations.

6.2.2 Access / Highway Safety

The access into the property will not be altered. There is a large car park inside the site, providing for at least ten cars, this is far in excess of the adopted Monmouthshire Parking standards which would require only three spaces. The proposal will have no impact on the road network other than to reduce the numbers of vehicle movements therefore the proposal accords with the objectives of Policy MV1 of the LDP.

6.2.3 Community Facilities

The day centre could be considered as a community facility. Policy CRF1 of the LDP seeks to protect and such facilities in towns and villages. The day centre has been closed for several years and as such, the proposed change of use does not conflict with the objectives of Policy CRF1 of the LDP.

6.3 Productive and Enterprising Places

6.3.1 Economic Development

The day centre closed a long time ago and the jobs it provided have been relocated elsewhere. Preventing this change of use would not bring an employment use back to this site

6.4 Distinctive & Natural Places

6.4.1 Landscape/ Visual Impact

Converting this vacant building in the Conservation Area back to its original residential use would enhance the appearance and character of this part of the Chepstow Conservation Area. Removal of the institutional signage, removing the boarding from the windows and maintenance of the garden would all have a positive contribution to the visual appearance of the area and therefore accords with the objectives of Policy HE1 of the LDP.

6.4.2 Green Infrastructure

There are no need for GI enhancements as part of this application; the building has substantial grounds containing several TPO's that will not be affected by this change of use.

6.4.3 Biodiversity

There are no physical alterations to either the building or the grounds resulting from this change of use.

6.4.4 Water (including foul drainage / SuDS)

There are no alterations to the footprint of the building and no additional areas of hardstanding proposed. Neither foul nor surface water are affected by this proposal.

6.5 Well-Being of Future Generations (Wales) Act 2015

6.5.1 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 WCFG 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.

6.6 Conclusion

The principle of using this building within the Chepstow Development Boundary, as a single residential property is acceptable in principle and conforms with the objectives of the relevant development plan policies.

7.1 RECOMMENDATION: APPROVE

Subject to a 106 Legal Agreement requiring the following:

S106 Heads of Terms

Financial contribution for affordable housing of £100,332

If the S106 Agreement is not signed within 6 months of the Planning Committee's resolution then delegated powers be granted to officers to refuse the application.

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.