

Application Number: DM/2019/00632

Proposal: Convert existing 4/5 bedroom detached dwelling into 2 (3 bedroom) dwellings with minor extensions

Address: Cayo Farm, Llandenny, Usk

Applicant: Mr. William Jones

Plans: Location Plan OS Site Location Plan - , Site Plan Site Plan as Proposed - PL03, All Existing Plans House Elevations as Existing - PL01, All Proposed Plans House Plans as Proposed - PL02 B,

RECOMMENDATION: APPROVE subject to s106 agreement

Case Officer: Mr. David Wong
Date Valid: 20.08.2019

This application is presented to Planning Committee as the applicant is a close relative of an Elected Member

1.0 APPLICATION DETAILS

1.1 This application seeks full permission for the subdivision of an existing large farmhouse to create two properties at the Cayo Farm, Llandenny. The site in question is in the open countryside and is situated immediately adjacent to some redundant listed barns, which are also being considered under a separate planning application for residential use DM/2019/00655). As part of this application each of the properties will be added a new single storey lobby extension. There is no change to the existing access arrangement to the site. However, an additional hardstanding will be created to serve the proposals with a total of six spaces being created as a result.

1.2 Due to that fact that this farmhouse is within close proximity of the listed barns (known as Cayo Farm), the Council's Heritage Management Team has had a significant involvement in this application to ensure that the setting of the adjacent listed barns will not be adversely affected. It is useful to note that some on-going repair works have commenced i.e. repairs made to several walls that are part of the listed barn as well as a collapsed wall and the boundary wall that runs along the south-east elevation of the farmhouse. The Council's Heritage Management Officer had advised the applicant that a 'like for like' repair is acceptable.

1.3 Another key point to note is that the submitted ecology report identifies that four different species of bats are using the building, with maternity roosts for common pipistrelle and brown long eared bats, and day roosts for natterers and soprano pipistrelle bats. After lengthy negotiation, all of the initially proposed rooflights have been removed from the proposals and the Council's Biodiversity Officers have now withdrawn their original objections, subject to appropriate conditions being imposed.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2019/00655	Conversion of former Quaker meeting house and adjoining barn into residential usage.	Pending Determination	
DM/2019/00656	LBC - Conversion of former Quaker meeting house and adjoining barn into residential usage.	Pending Consideration	

DM/2019/00840	Discharge of condition 7 (written scheme of investigation) relating to application DC/2016/01381.	Approved	24.06.2019
DM/2019/00950	Discharge of condition no.8 of planning permission DC/2016/01381 (bat method statement)	Approved	01.08.2019
DM/2019/01061	Conversion and minor extension of curtilage cow byre & lambing shed to 2x residential units (6 & 7)	Pending Consideration	
DM/2019/01062	Proposed conversion and extension of former cow byre and lambing shed into two residential units 6 & 7	Pending Consideration	
DM/2019/01311	Discharge of condition 7 - W.S.I. relating to application DC/2016/01381	Approved	10.09.2019
DM/2019/01312	Discharge of condition 6 (photographic survey) relating to application DC/2016/01379.	Approved	26.11.2019

DC/2016/01381	Proposed conversion of former Quaker meeting house and attached long agricultural range into two dwellings. Single storey cow byre and lambing barn proposed to be converted into a single dwelling including demolition of timber framed cattle shed. Alterations to structure externally and internally including new roof finishes, windows, doors, floors and fittings associated with conversion to residential premises.	Approved	11.10.2017
DC/2016/01379	Proposed conversion of former Quaker meeting house and attached long agricultural range into two dwellings. Single storey cow byre and lambing barn proposed to be converted into a single dwelling including demolition of timber framed cattle shed. Alterations to structure externally and internally including new roof finishes, windows, doors, floors and fittings associated with conversion to residential premises.	Approved	11.10.2017

3.0 LOCAL DEVELOPMENT PLAN POLICIES Strategic Policies

S1 LDP The Spatial Distribution of New Housing Provision S4 LDP Affordable Housing Provision
S13 LDP Landscape, Green Infrastructure and the Natural Environment S16 LDP Transport
S17 LDP Place Making and Design

Development Management Policies

DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
MV1 LDP Proposed Developments and Highway Considerations NE1 LDP Nature Conservation and Development

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

Raglan Community Council – No response to this application.

MCC Heritage Management – There is no objection to this application. Due to the sensitivity of the farmhouse i.e. being within close proximity of the listed barns, appropriate permitted development rights need to be removed from these dwelling-houses in order to manage any future development.

MCC Biodiversity - The ecology report identifies that four different species of bats are using the building, with maternity roosts for common pipistrelle and brown long eared bats, and day roosts for natterers and soprano pipistrelle bats. The proposed mitigation detailed on plan (Plan 8A) is acceptable and it is noted that the proposals will retain known access points that are not associated with the tying in of the extensions. Also, the development will need to be subject to a licence from Natural Resources Wales before work can commence at the site. Appropriate conditions requested.

MCC Housing – It is a basic principle of LDP 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. Under the latest adopted Affordable Housing SPG, the amount required in this instance is £14,129. 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.

GGAT – The house itself is not listed, and has undergone extension and change to

fenestration. We have therefore considered the likelihood of archaeological deposits, or changes to the historic asset, being encountered by the proposed development. Internally, the house has been historically extended and changed since the 16th Century. We note from the supporting information that the changes proposed are small scale, with the blocking of an opening to create two properties, and two small extensions. Given our understanding of the current information, it is unlikely that any significant archaeological material would be encountered and therefore we do not propose any archaeological mitigation.

NATS Safeguarding - The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

5.2 Neighbour Notification

None received.

6.0 EVALUATION

6.1 Principle of Development

6.1.1 The site lies outside of any town or village development boundary as identified in the LDP. Strategic Policy S1 seeks to enable the acceptable sub-division of existing dwellings, subject to detailed planning considerations.

6.1.2 Given the size, scale and internal layout of the buildings, it is considered that the property is capable of subdivision and use as independent dwellings without significant demolition, reconstruction or alteration.

6.1.3 In light of the above, the principle of subdividing the property to provide two dwellings is considered compliant with the requirements of policy S1 of the LDP subject to the application satisfying a number of material considerations.

6.2 Good Design

6.2.1 With the exception of a single storey extension to each of the properties and a new first floor landing window on the north-east facing elevation, the works of subdivision and conversion would take place within the existing fabric of the buildings with no significant alterations to the external appearance of the building.

6.2.2 Some of the existing stone boundary walls are being repaired and the Council's Heritage Management Officer had advised to carry a 'like for like' repair. Although no additional outbuildings is proposed under this application, the Council's Heritage Management Officer advised that this eventuality needs to be managed as the site is within close proximity of some listed barns. Thus, the officer advised the removal of appropriate permitted development rights as being necessary to protect the special interest and setting of the listed farm complex surrounding this site. Given the above, there is no object to this element, in accordance with Policy DES1 of the LDP.

6.3 Impact on Amenity

6.3.1 The building in question is an existing dwellinghouse. With the exception of a single storey extension (lobby) to each of the properties and a new first floor landing window on the north-eastern elevation, it requires no additional habitable openings.

6.3.2 The closest distance between this building and the adjacent listed barn the subject of a proposed residential conversion is appropriate, being 10m away and this proposal will not generate a greater loss of privacy than the current situation.

Therefore, there is no substantive reason to refuse this application based on the loss of privacy to the potential occupiers of these properties. Given the above, no further loss of privacy is anticipated, which is in accordance with the principle of Policy EP1 of the LDP.

6.4 Affordable Housing

6.4.1 In accordance with the requirements of Strategic Policy S4 of the LDP, all residential developments (including at the scale of a single dwelling) should contribute to the provision of affordable housing in the local planning area, although this is subject to the viability of each individual scheme.

6.4.2 In line with the Council's adopted Affordable Housing Supplementary Planning Guidance 2019, the commuted sum contribution associated with this proposal would be £14,129. The applicant has confirmed that they are willing to enter into a Section 106 Agreement in order to make the contribution and thus the proposal would be compliant with the requirements of Policy S4 of the LDP.

6.5 Access and Highway Safety

6.5.1 Due to its rural location, the site will be principally accessed via private vehicle. The site layout plan submitted indicates that there is no change to the current vehicular access arrangement. There will be six on-site parking spaces created to serve the two dwellinghouses and this would be in accordance with the Council's Parking Standards SPG (January 2013). In light of the above, the application is considered compliant with the requirements of policies S16 and MV1 of the LDP.

6.6 Landscape/Visual Impact

6.6.1 The Council's Heritage Management Officer has been heavily involved regarding the design evolution of the proposed extensions. It is considered that their design, size and scale is small-scale and they would not have a detrimental impact on the overall character, appearance, landscape or visual amenity of the site or wider area. The proposal is therefore considered compliant with the relevant requirements of policies S17, EP1 and DES1 of the LDP.

6.7 Biodiversity

6.7.1 New rooflights were proposed on the initial scheme but they have now been removed due to significant ecological concerns from the Council's Biodiversity Officer. The submitted ecology report identifies that four different species of bats are using the building, with maternity roosts for common pipistrelle and brown long eared bats, and day roosts for natterers and soprano pipistrelle bats. The removal of the proposed rooflights, coupled with the latest proposed mitigation is acceptable. Therefore, there is no objection to this element, which is compliant with the requirements of policies S13 and NE1 of the LDP.

6.7.2 The development will need to be subject to a licence from Natural Resources Wales before work can commence at the site. As a licence is required, the Local Planning Authority will need to consider the 'Three Tests' for European Protected Species. The LPA needs to consider tests i) and ii); test iii) has been considered by NRW:

(i) *The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.*

Certain parts of the building are deteriorating. If this were to be allowed to deteriorate further then the bat roost could be lost. The subdivision of the building would also provide housing in the area and will add considerably to the economic value of the land. This would give rise, albeit indirectly, to some local social and economic benefit by further enhancing the fabric of the surrounding area.

(ii) *There is no satisfactory alternative*

The development is necessarily site specific. So, there is no other alternative in planning terms. The do nothing scenario has been considered and would result in the potential loss of the roost within the building as outlined above.

(iii) *The derogation is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.*

The proposed mitigation is considered to be appropriate and would not adversely affect the maintenance of the population of the bats. There is no objection from the Council's Ecologist.

6.7.3 The Council's Ecologist has advised the removal of the relevant permitted development rights in order to protect the European Protected Species. It is considered to be reasonable and appropriate to remove the relevant permitted development rights as proposed. This will also tie in with the protection of the special interest and setting of the listed farm complex surrounding this site, as requested by the Council's Heritage Management Officer.

6.8 Water (including foul drainage / SuDS)

6.8.1 This is an existing dwellinghouse and the surface water and foul drainage would be drained via the existing arrangement.

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

6.9.1 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.

6.10 Conclusion

6.10.1 Having regard to the above report, it is considered that the farmhouse is capable of subdivision to provide two dwellings without significant extension or alteration. The design and scale of the resulting buildings would respect the form, character and appearance of the original building and the development would not have a detrimental impact on the residential amenity of those living closest to the site or the highway safety and free flow of traffic in the area. On the basis of the above, the application is considered compliant with the relevant criteria of policies S1, S4, S13, S17, NE1, EP1, MV1, DES1 and MV1 of the Monmouthshire County Council LDP and is recommended for approval subject to conditions.

7.0 **RECOMMENDATION: APPROVE**

Subject to a 106 Legal Agreement requiring the following: To make an Affordable Housing Financial Contribution of £14,129.

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.

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 occupation of the hereby approved dwellinghouses shall take place until car parking and service vehicle provision have been provided in accordance with the approved plan and that area shall not thereafter be used for any purpose other than the parking of vehicles.

REASON: To ensure formal provision is made for the parking of vehicles and to ensure compliance with LDP Policy MV1.

4 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A, B, C, D, E, F, & H of the Town and Country Planning (General Permitted Development)(Amendment)(Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no enlargements, improvements or other alterations to the dwellinghouse or any outbuildings shall be erected or constructed without the express permission of the local planning authority.

REASON: In order to protect the special interest and setting of the listed farm complex surrounding this site and to protect the European Protected Species as identified, in accordance with LDP Policies DES1 and NE1.

5 Design details of all replacement windows and doors shall be submitted to, and agreed in writing by the Local Planning Authority, including product design, material, colour and finish as part of a schedule, prior to the commencement of works to those windows and doors. The approved details shall be used on the properties prior to the first occupation of the hereby approved dwellinghouses and they shall remain as such in perpetuity.

REASON: In order to protect the special interest and setting of the listed farm complex surrounding this site, in accordance with LDP Policy DES1.

6 A sample of the following materials shall be submitted to and approved in writing by the local planning authority, prior to commencement of works on the element those materials affect. The approved materials shall be used and implemented prior to the first occupation of the hereby approved dwellinghouses and they shall remain as such in perpetuity: -

- Replacement roof coverings
- Rainwater goods

- Fascia and soffits
- Rooflights
- bricks

Reason: In order to protect the special interest and setting of the listed farm complex surrounding this site, in accordance with LDP Policy DES1.

7. Notwithstanding the provisions of Article 3, Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development)(Amendment)(Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no fence, wall or other means of enclosure other than any approved under this permission shall be erected without the express permission of the local planning authority.

REASON: In order to protect the special interest and setting of the listed farm complex surrounding this site, in accordance with LDP Policy DES1.

8. Mitigation shall be carried out in strict accordance with the approved Ecology report "Bat and Nesting Bird Survey Report- The Cayo Farmhouse, Llandenny - produced by Acer Ecology dated December 2019". The mitigation shall be completed prior to the first occupation of the hereby approved dwellinghouses and shall remain as such in perpetuity.

Reason: To ensure adequate safeguards for species of principle importance for conservation and to ensure compliance with LDP policy NE1.

9. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the local planning authority. These details should include the following;

-Soft landscape details shall include details of hedgerow planting based upon the principles provided in Plan 12 and section 6.7.5 of the submitted ecology report "Bat and Nesting Bird Survey Report- The Cayo Farmhouse, Llandenny - produced by Acer Ecology dated December 2019", including planting plans, specifications including cultivation and other operations associated with plant and grass establishment, schedules of plants, noting species, sizes, numbers and densities.

The landscaping as approved shall be implemented within the first planting season following the occupation of either of the dwellings and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To safeguard roosting and foraging/commuting habitat of Species of Conservation Concern in accordance with LDP policies NE1 and EP3.

10. Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) only lighting as specified and illustrated within the approved Ecology report "Bat and Nesting Bird Survey Report- The Cayo Farmhouse, Llandenny - produced by Acer Ecology dated December 2019" described in Section 6, and illustrated on Plans 10 & 11 and Appendix 12 & 13 shall be provided on site. The approved details shall be completed prior to the first occupation of the hereby approved dwellinghouses and they shall be maintained as such in perpetuity.

Reason: To safeguard roosting and foraging/commuting habitat of Species of Conservation Concern in accordance with LDP policies NE1 and EP3.

INFORMATIVES

1. Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

2 Warning: A European Protected Species (EPS) licence is required for this development. Planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places.

Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorising the specified activity/ development to go ahead.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000, or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

We may wish to discuss aspects of the proposed bat mitigation with the applicant in more detail at the EPS licence application stage. Please note that any changes to plans between planning consent and the EPS licence application may affect the outcome of the licence application.

3 Glamorgan Gwent Archaeological Trust's record is not definitive in the area of the proposal and features may be disturbed during the course of the work. In this event, please contact the Trust on 01792 655208.