

Application Number: DM/2019/00655

Proposal: Conversion of former Quaker meeting house and adjoining barn into residential use

Address: Unit 5, The Cayo, Cayo Farm, Llandenny, Usk

Applicant: Mr. William Jones

Plans: Site Layout 1247-01 - , Bat Survey P955.6 Bat Survey Report The Cayo Barns V5 - P955.6 BP955.6 Bat Survey, Location Plan 1247-06 - , Other 1266(BD)01 - , Other 1266(BD)02 - , Elevations - Existing 1266(BD)03 - , Elevations - Existing 1266(BD)04 - ,

RECOMMENDATION: APPROVE

Case Officer: Ms. Kate Bingham

Date Valid: 20.12.2019

This application is presented to Planning Committee due to the applicant being related to a County Councillor

1.0 APPLICATION DETAILS

1.1 The application site relates to a group of farm buildings within the open countryside south of Raglan. Originally a working farm with a large farmhouse, the application building is a large threshing barn with what is reputedly an old Quaker meeting house attached and a number of ancillary buildings. It is no longer considered suitable for modern agricultural use and having fallen out of use it is slowly deteriorating. The building is Grade II listed as an early meeting-house, added to an earlier agricultural range of fine double barn and stable of early C18 date, an unusual development.

1.2 It is considered that the most sustainable option which will ensure their long-term preservation is to convert the barns on the site into residential use. Whilst a scheme for this has already been approved, it is considered that a more sympathetic scheme for the unit incorporating the Old Meeting House could be produced which is the subject of this application. The current proposal would result in two dwellings.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2019/00632	Convert existing 4/5 bed detached dwelling in to 2 (3 bed) dwellings with minor extensions.	Pending Consideration	

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 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

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.

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

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

Development Management Policies

H4 LDP Conversion/Rehabilitation of Buildings in the Open Countryside for Residential Use
DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
NE1 LDP Nature Conservation and Development
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

Raglan Community Council - Do not consider that the proposed application is detrimental to its surroundings and offers no objections.

Natural Resources Wales - No objections subject to conditions relating to bat mitigation.

GGAT - Request a programme of building recording (already completed).

MCC Biodiversity - No objections subject to conditions.

MCC Heritage - concurrent Listed Building Consent application recommended for approval.

5.2 Neighbour Notification

No comments received.

6.0 EVALUATION

6.1 Strategic & Spatial Choices

6.1.1 Principle of Development

The building is redundant and not suitable for business use due to the long narrow private access track that serves it as well as the fact that there is an existing farmhouse on the site. It is also unsustainable having little or no access to public transport. Although the building is deteriorating, it remains structurally sound and capable of conversion with no need for rebuilding or extension. Being listed it is clearly of traditional construction and therefore considered to be suitable for development under Policy H4 of the Local Development Plan (LDP) subject to detailed design considerations and other policies in the LDP.

Under LDP Policy S4, financial contributions towards affordable housing provision are sought for new residential development. However, the adopted supplementary planning guidance clarifies this and excludes conversions of listed buildings when providing up to four dwellings as the works are generally economically unviable with the contribution.

6.1.2 Good Design/ Place making

It is proposed to remodel the upper floor to provide three bedrooms, with new stairs inserted into the adjacent threshing barn. The ground floor would also be re-modelled with the lounge within the Quaker meeting house enlarged as a consequence of moving the stairs and a revised arrangement for the entrance hall and downstairs cloakroom.

Three new catslide windows would be provided to allow greater levels of light into the bedrooms, as well as a view over the surrounding open countryside. There is substantial evidence that such windows would have existed until the last re-modelling of the barn. The existing arrow-slit window between the main barn and the external store will be altered to become a doorway to enable this space to be become more usable as a utility room.

This building is currently unoccupied and in a poor condition. The Quaker meeting house has significant historic and evidential value which it is important to retain. It is considered that the current scheme offers a number of advantages to the previously approved scheme by simultaneously providing a higher quality of development than the approved scheme whilst retaining more of the most valuable historic fabric. This proposal will enable the continued use of this building and ensure its preservation for future users.

It is considered that the proposed conversion of the meeting house and adjacent barn to residential accommodation will not harm the fabric of the listed building and will meet the requirements of LDP Policy DES1.

6.1.3 Impact on Amenity/ Promoting Healthier Places

There are no neighbouring dwellings outside of the Cayo Farm site that are within close proximity to the site that could be affected by the proposed conversion. In terms of closer neighbour impacts, the barns are in a linear form meaning that window to window overlooking will be avoided. The proposed development will not adversely affect residential amenity and therefore meets the requirements of LDP Policy EP1.

6.2 Active and Social Places

6.2.1 Access / Highway Safety

The proposal will utilise the existing access track to the site which has an established junction with the main highway. Parking is to be provided for the proposed dwelling in accordance with the Monmouthshire Parking Standards at one space per bedroom (up to a maximum of 3). This will

comprise 3 spaces to the front of the Quaker House with additional parking for at least 3 cars further into the site closer to the barn. The proposal therefore meets the requirements of Policy MV1.

6.3 Distinctive & Natural Places

6.3.1 Landscape/ Visual Impact

The sensitive conversion of the building will have a minimal impact on the wider landscape.

6.3.2 Biodiversity

Updated bat surveys were undertaken in August and early September 2019 to inform the current planning applications. The update identified the Quaker House (units 4 & 5) as a confirmed roost for common and soprano pipistrelles, brown long eared bats, natterers bats; the previous survey (2016) also identified Brandts bats using the building. The mitigation identified in the submitted bat report is considered to be acceptable by the Council's Biodiversity Officer and the additional measures identified at section 6.3.7 for additional access points are welcomed. These will need to be secured by condition.

The development will need to be subject to a licence from NRW before work can commence at the site. As a licence is required, the Local Planning Authority has considered the 'Three Tests' for European Protected Species. The Council as LPA need 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.

The building is currently redundant and is falling into a state of disrepair. If this were to be allowed to happen then not only would the listed building be lost which is of historic value, but the bat and barn owl roosts would also be lost. The conversion of the building would also provide housing 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. The do nothing scenario has been considered and would result in the loss of the building as outlined above.

It is noted that NRW have significant concerns pending a condition which secures mitigation, NRW request that identified features and those illustrated on the elevation plans are secured as part of the consent.

Two barn owl pellets were also found in the loft space of Unit 4 as well as two little owl feathers. A barn owl was observed inside the loft space of Unit 5 on 27th of September 2016 and there was also barn owl guano staining present on the two beams inside the loft. The building was also noted to be used by other bird species, with three active nests identified. The recommendations and details of the submitted report are acceptable and should be secured via condition.

6.4 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 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.

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.

3 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.

REASON: If substantial extensions or alterations were necessary this development would not normally be favourably considered and would be contrary to LDP Policy H4.

4 No part of any wall of the existing building other than shown on the approved plans is to be demolished .

REASON: This conversion is granted having regard to LDP Policy H4 which relates to the conversion of redundant buildings in the countryside and the information supplied with the application. If substantial demolition and rebuilding are necessary the development may be beyond that which has been permitted.

5 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 or placed without the prior written approval of the Local Planning Authority.

REASON: In the interests of visual amenity and to safeguard the appearance of the area and to ensure compliance with LDP Policy H4.

6 Bat Mitigation shall be provided in strict accordance with the measures described in Sections 6.2-6.3 'Bat and Nesting Bird Survey Report', prepared by Acer Ecology, reference: P955.6, dated November 2019. In addition to those features illustrated on drawings entitled, 'S.E + S.W Elevations proposed', drawing number: 1247.04, prepared by Lyndon Bowkett Architectural Designs, dated April 2019 and 'NE + Part NW Elevations proposed', drawing number: 1247.05, prepared by Lyndon Bowkett Architectural Designs, dated April 2019.

REASON: To safeguard species protected under the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

7 Bird mitigation shall be provided in strict accordance with the measures described in Sections 6.2-6.5.2 and Appendices 15-19 of the submitted 'Bat and Nesting Bird Survey Report', prepared by Acer Ecology, reference: P955.6, dated November 2019.

REASON: To safeguard species protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended), including Sch.1 species and to mitigate for loss of habitat.

8 Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no lighting or lighting fixtures shall be installed on the building or in the curtilage until an appropriate lighting scheme has been submitted to the Local Planning Authority and approved in writing. The strategy shall include:

- a) lighting type, positioning and specification
 - b) measures to minimise light spill from glazed areas
 - c) drawings setting out light spillage in key areas for bats based on technical specifications
- The strategy must demonstrate that the roost and key flightlines are not illuminated. The scheme shall be agreed in writing with the Local Planning Authority and implemented in full.

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

INFORMATIVES

0 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.

0 Please note that Barn Owls are protected as Schedule 1 birds under the Wildlife and Countryside Act 1981. This means that the birds, their nests and their young are protected. A licence from Natural Resources Wales will be required for work likely to disturb barn owls including survey work that involves nest inspections.

0 All birds are protected by the Wildlife and Countryside Act 1981. The protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most birds is between March and September.0 We advise that the applicant seeks a European Protected Species licence from NRW under Regulation 53(2) e of The Conservation of Habitats and Species (Amendment) Regulations 2012 before any works on site commence that may impact upon bats [amend if another species is involved]. Please note that the granting of planning permission does not negate the need to obtain a licence.