

Application Number: DM/2019/01062

Proposal: Proposed conversion and extension of former cow byre and lambing shed into two residential units 6 & 7

Address: Units 6 And 7 Cayo Farm, Llanvecha Road, Llandenny, Usk

Applicant: Mr. William Jones

Plans: Site Layout 1247.07 - , Floor Plans - Proposed 1247.08 - , Elevations - Proposed 1247.09 - , Cross Section 1247.10 - , Location Plan 1247.11 - , Floor Plans - Existing 1266[BD]05 - , Elevations - Existing 1266[BD]06 - , Elevations - Existing 1266[BD]07 - , Bat Survey P955.6 Bat Survey Report The Cayo Barns V5 - ,

RECOMMENDATION: APPROVE

Case Officer: Ms. Kate Bingham
Date Valid: 14.11.2019

This application is presented to Planning Committee as the applicant is related to an Elected Member

1.0 APPLICATION DETAILS

1.1 Site Description

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 former cow byre and lambing barn which is grade II listed by association as one of the final notable periods of development at this farm complex.

The main long barn and meeting house are redundant, dilapidated and currently classified as 'vulnerable' and 'at risk' respectively on the authority's Building's at Risk Register. A consent including the principle of conversion to domestic dwellings has already been granted in 2017. It is considered that the most sustainable option which will ensure their long-term preservation is to convert all of the barns on the site into residential use.

1.2 Value Added

Various amendments have been made to satisfy the requirements of the Council's Heritage Officer and Biodiversity Officer as well as NRW.

1.3 Proposal Description

The application proposes to convert the cow byre (referred to as Units 6 and 7 on the plans) into a two dwellings. This application differs from a previous consent for conversion of the curtilage listed building because of the following changes: -

- The addition of an additional external stone staircase
- The extension of the barn to its rear north-western corner
- Removal of a small section of inner courtyard wall for pedestrian access

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.	Withdrawn	10.03.2020
DM/2019/00655	Conversion of former Quaker meeting house and adjoining barn into residential usage.	Approved	28.04.2020
DM/2019/00656	LBC - Conversion of former Quaker meeting house and adjoining barn into residential usage.	Approved	22.05.2020
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 2no. residential units (6 & 7) – application for listed building consent	Pending Consideration	
DM/2019/01062	Proposed conversion and extension of former cow byre and lambing shed into two residential units 6 & 7	Recommended for approval	
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
M04640	Twin Track Concrete Road From Public Lane To Farmhouse.	Permission Required	26.04.2000

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

H4 LDP Conversion/Rehabilitation of Buildings in the Open Countryside for Residential Use

DES1 LDP General Design Considerations

NE1 LDP Nature Conservation and Development

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

Raglan Town Council - No objections

MCC Biodiversity - No objections subject to conditions.

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

Natural Resources Wales - Require conditions relating to mitigation for European Protected Species.

Glamorgan Gwent Archaeological Trust - Request a programme of building recording (already completed).

5.2 Neighbour Notification

No comments received.

6.0 EVALUATION

6.1 Strategic & Spatial Choices

6.1.1 Strategic Planning/ Development Plan context/ 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 for its historic importance, the building 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 dwelling units as the works are almost always economically unviable with the contribution. Moreover, the key priority is to restore the heritage asset itself which is a significant benefit to the County's character and attractiveness.

6.1.2 Good Design/ Impact on Listed Building

The property was curtilage listed in 2001, in association with the grade II [24742 (1&2)] 'early meeting-house, added to an earlier agricultural range of fine double barn and stable of early C18 date, an unusual development.' (Cadw, 2001). Although the cow byre and barn to the west of the main meeting house (which are the subject of this proposal), appear of a different (potentially later Victorian) period of build to the main house, they do relate to the transition from arable to pastoral farming, associated with such complexes; providing historic and evidential value of the farm's development. As such both the external massing, materials and general plan of the working complex are to be retained essentially unchanged.

The proposed addition of a rear minor extension was based on an existing remaining full height wall, set off to the far north-west corner; indicating some form of a purpose and structure within that area. Although speculative, it is considered a reasonable assumption for reinstatement of this structure and of low impact on the existing barn by virtue of its small scale and inward-facing location at the far west of the site. The extension is also considered to be 'minor' and therefore accords with LDP policy H4.

In summary, the conversion seeks to make safe the existing fabric of the barn whilst retaining the building's contribution to the special interest of the group. The development is therefore considered to be in keeping with the aims and objectives of the guidance and legislation in relation to listed buildings and also LDP Policies H4 and 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 group of barns are generally 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 Sustainable Transport Hierarchy

The site is outside any settlement meaning that in terms of public transport and active travel, it is not considered to be particularly sustainable. However, given that the conversions will ensure the future preservation of historically important buildings, it is considered that the creation of two new dwellings at this location is appropriate in planning terms.

6.2.2 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 new dwellings in accordance with the Monmouthshire Parking Standards at one space per bedroom (up to a maximum of three). This will comprise three spaces each to the front of both dwellings. The proposal therefore meets the requirements of LDP Policy MV1.

6.3 Productive and Enterprising Places

The proposal is not suitable for business use as identified above.

6.4 Distinctive & Natural Places

6.4.1 Landscape/ Visual Impact

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

6.4.2 Biodiversity

Updated bat surveys were undertaken in August and early September 2019 to inform the current planning applications. The update identified nearby buildings as a confirmed roost for various bat species. 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.

Planning Authority Response: 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

Planning Authority Response: 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 an adjoining building as well as two little owl feathers and a barn owl was observed inside the loft space of an adjacent building in 2016. 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.

6.5 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 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 The Naming & Numbering of streets and properties in Monmouthshire is controlled by Monmouthshire County Council under the Public Health Act 1925 - Sections 17 to 19, the purpose of which is to ensure that any new or converted properties are allocated names or numbers logically and in a consistent manner. To register a new or converted property please view Monmouthshire Street Naming and Numbering Policy and complete the application form which can be viewed on the Street Naming & Numbering page at www.monmouthshire.gov.uk This facilitates a registered address with the Royal Mail and effective service delivery from both Public and Private Sector bodies and in particular ensures that Emergency Services are able to locate any address to which they may be summoned. It cannot be guaranteed that the name you specify in the planning application documents for the address of the site will be the name that would be formally agreed by the Council's Street Naming and Numbering Officer because it could conflict with the name of a property within the locality of the site that is already in use.

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.