

Application Number: DM/2020/01258

Proposal: Construct new detached storage building with offices and staff room

Address: Mounton Brook Lodge, A48 Chepstow Garden Centre To Pwllmeyric Hill, Pwllmeyric, Monmouthshire, NP16 6LF

Applicant: Mr Peter Hayes

Plans: All Existing Plans 001 - , All Proposed Plans 002 D - Rev D, Design and Access Statement Design, Access & Heritage Statement - , Floor Plans - Proposed Ground Floor - , Site Plan Proposed Site Plan - ,

RECOMMENDATION: APPROVE

Case Officer: Ms Kate Young
Date Valid: 07.10.2020

This application is presented to Planning Committee at the request of the Local Member

1.0 APPLICATION DETAILS

1.1 Site Description

Mounton Brook Lodge is a grade II listed 17th Century former coaching inn, which has recently undergone an extensive renovation. Planning permission was granted in 2017 for the demolition of a rear extension and rebuilding to create a function room. Shortly after the building opened as a wedding/function venue. The main building is a large three-storey building which has coursed rubble stone walls, brickwork chimneys, timber windows and a traditional slate roof. Attached to the main building is the Old Forge stone C17th barn which was formerly a blacksmith's, and is now licensed to host civil ceremonies, partnerships and blessings for up to 100 guests. To the rear of the property is the recently built extension, which is used for dining and events. To the side of the main building is an enclosed service yard; within this stands a modern, metal storage container that has a footprint of 22 sq. m.

There is vehicular access from Mathern Lane and a large car park to the rear with parking for 26 cars. Mounton Brook Lodge is located within the Development Boundary of the village as identified in the LDP.

1.2 Value Added

Following detailed negotiations between the applicant, planning officers and heritage officers, the location of the storage building has been revised. The design and size of the proposal has been significantly amended so that the building now takes its lead from the Forge building that exists on the opposite side of the main building.

1.3 Proposal Description

The application seeks the erection of a building in place of the storage container which will provide storage and office provision over two floors to be used in association with the public house/wedding venue. The storage and office is needed in association with the existing business which is being run from the site. The building which has been designed to reflect the Forge building on the site would be 10m long with a low eaves height of 3.5m and a ridge height of 6.6m. The storage building would be finished in vertical timber cladding with pantiles on the roof. The windows and door would be of painted timber to match those on the Forge building. It is the side elevation of the building that would

face onto the road. The side elevations both contain one window each, the rear elevation is blank and the front elevation which faces towards the listed building contains timber doors and three roof lights.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2020/01258	Construct new detached storage building with offices and staff room	Pending Determination	
DC/2010/00518	Retention of field gate	Approved	23.08.2010
DC/2010/00589	New fascia, freestanding and hanging signage for public house (externally illuminated)	Approved	12.10.2010
DC/2010/00709	New Pub Sign.	Approved	06.10.2010
DC/2017/00303	Demolition of existing modern single storey rear extension, erection of a single storey rear extension to provide reception/function room. Minor internal alterations. Change of use from public house to wedding/function venue for private and community bookings.	Approved	06.07.2017
DC/2017/00302	Demolition of existing modern single storey rear extension erection of a single storey rear extension to provide reception/function room. Minor internal alterations. Change of use from public house to wedding/function venue for private and community bookings.	Approved	06.07.2017
DC/2010/00476	Proposed replacement of the first floor window on the northeast facing gable and the introduction of handrails to the front entrance.	Approved	04.08.2010
DC/2017/01456	Discharge of conditions 4, 7, 8, 9, 10 & 11 of listed building consent DC/2017/00303.	Approved	02.02.2018
DC/2017/01457	Discharge of conditions 4, 5 & 6 of planning permission DC/2017/00302.	Approved	07.11.2018

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S8 LDP Enterprise and Economy
S17 LDP Place Making and Design
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S16 LDP Transport

Development Management Policies

DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
MV1 LDP Proposed Developments and Highway Considerations

Supplementary Planning Guidance

Monmouthshire Parking Standards (January 2013)
<http://www.monmouthshire.gov.uk/app/uploads/2015/07/Mon-CC-Parking-Standards-SPG-Jan-2013.pdf>

4.0 NATIONAL PLANNING POLICY

Future Wales - the national plan 2040

Future Wales is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales - the national plan 2040 is the national development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

Planning Policy Wales (PPW) Edition 11

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 of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Mathern Community Council - Recommends refusal.

The principle concern of this Council to the original planning application relating to this building and site was the extent of car parking provision. At peak times of use, cars are parked on adjacent roads and pavements.

The owners have on occasions used the adjacent field for parking to mitigate any issues but this cannot be seen as a permanent solution as it is an agricultural field

The storage containers on site were installed when the development of the building took place and were considered temporary stores, we believe they do not have consent to be in place permanently. They detract from the aesthetics and setting of the existing listed building when viewed from the road.

Although the Council does support businesses in our area, we believe that the proposal would represent an overdevelopment of the site.

MCC Highways - No objection.

Mouton Brook Lodge currently operates as a wedding venue and the applicant has indicated that the proposed building is to be located to the north-west of the existing building on land that from the plans submitted in support of the application does not form part of the existing parking area.

The highway authority offers no objection to the proposal on the basis that the proposal does not result in the loss of any available on site parking and that the vehicle movements and parking associated with the proposed storage building can be accommodated within the existing parking area.

MCC Heritage

The application has been modified in scale, position and materials to accommodate original concerns from Heritage Officers. The redesigned and positioned building is not considered to have a significantly detrimental effect on the setting of the listed building and aims to assimilate better into the context appearing as an ancillary building to the listed building maintaining an important hierarchy and ensuring that the listed building maintains its dominance in the street scene.

MCC GI and Landscape

From a visual perspective set within the street, site and settlement context the development proposal as submitted does not appear to integrate well with the main building, street setting or complement other ancillary buildings associated with the main building.

MCC Environmental Health - No objection

Given the potential for noise disturbance I would recommend that a condition limiting the hours of operation of the facility for use by staff and visitors/performers was imposed to safeguard the aural amenity. EH queried the hours of operation to ensure compliance with the rest of the venue.

5.2 Neighbour Notification

None received

5.3 Local Member Representations

In relation to the above application I am requesting for this application to be referred to the planning committee for their consideration on relevant planning policies both local and national and highways/ parking concerns, hours of operation, ancillary use, its location next but one to the Brook, there is also a field at the back known to become water logged/ flood.

The application is to construct a new detached storage building intended to be used for storage/ office/ staff room/ shower room for B1 business use but has the external appearance on the plans of a detached dwelling. A number of queries may be raised about its use and a potential dual use as a detached building and how this operates in the context of the rest of the site.

The Design & Access statement states that, "The proposal is to replace the existing 22sq m unsightly storage container, with a new detached building measuring 58 sq. m of ground floor area." (referred to as 61.5sqm in the application).

No details are provided of the type of storage or stored materials either external or internal and where the external storage bins/ container will now be located or the size of parking spaces/ additional parking spaces for this detached building with a B1 application, in an area known to be an accident hotspot, where overflow parking may cause highway concerns elsewhere.

Please note all representations can be read in full on the Council's website: <https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

6.0 EVALUATION

6.1 Principle of Development

Mounton Brook Lodge was previously a public house and was granted planning permission to be used as a wedding venue in 2017. The use as a wedding venue is established and the property is currently used for that purpose. The current application seeks the erection of a storage building within the service area of the site. The new building would replace a metal container which is currently being used for storage. The building would be used for the storage of tables, chairs, props, floral arches, sweet carts etc. There is insufficient storage capacity at present within the metal container and many of the props have to be stored outside. The building will also offer a staff room and office enabling the staff to sit down when off duty. The business is hoping to take on new staff once the Covid crisis is over. At present any band members and other entertainers have to change in the toilets so this building would provide them with changing facilities/ dressing room. The business is already established and Policy S8 of the LDP supports proposals that seek to deliver the Council's vision for sustainable economic growth. The wedding venue business also attracts tourists into the area which is another sector that the Council is keen to support. This proposal will allow a local business to expand and ultimately employ more local people. This proposal accords with the Council's vision for economic growth. The principle of a small storage building to support an existing business is acceptable in policy terms.

6.2 Sustainability

The Local Development Plan and PPW encourages sustainable development. This service area already exists, the proposal is to replace a metal container with a two storey building. The proposal is sustainable in that it utilises brownfield land rather than expanding into a green field. The building materials will be locally sourced where possible.

6.2.1 Good Design

The application seeks a two storey building, which, following modifications, is of a scale and mass that is considered to be acceptable as it will be located between the three storey listed building on the site and a substantial residential property to the east. The building will be finished in materials that match the Forge building on the site. The proposed outbuilding will appear as a subservient element to the main listed coaching inn and is in keeping with the character of the local area. The building will be a visual improvement on the metal storage container that it replaces and this will enhance the setting of the listed building. The proposed building will be visually prominent when seen from the A48, it will have its narrow gable end facing the road. The new storage building will be at a slightly higher level than the road and set behind an existing stone wall. The building will contribute to a sense of place as it will provide a high quality outbuilding between two existing prominent structures. The building will contribute in a positive way to the street scene. The proposal therefore accords with the objectives of Policy DES1 of the LDP which seeks high quality sustainable design that respects the local character and historic environment.

6.2.2 Place Making

PPW 11 indicates that good design is fundamental to creating sustainable places where people want to live, work and socialise. The special character of an area should be central to its design. In this case the layout, form, scale and visual appearance of the development does engage with its surroundings. The design and scale of the proposed building is such that it will appear subservient to the host dwelling. It will contribute to a sense of place whilst the amount of development and its intensity is compatible with development in the adjacent area thus complying with one of the key objectives of PPW11.

6.3 Historic Environment

The proposed storage building will stand in the grounds of the grade II listed building and will affect its setting. Following the amended plans the concerns from Heritage officers have been taken into

account and the building amended to be re-orientated, re-designed and scaled down. The revised building sits far more comfortably alongside the existing buildings and context and is considered to preserve the setting of the listed building.

6.4 Biodiversity

There is a service yard to the side of the building which is bounded by a stone wall to the front and a close boarded fence to the rear. The yard is of hardstanding with no vegetation. A metal container will be removed from the site; there is therefore no loss of habitat or impact on bat roosts. Biodiversity enhancements can be requested by condition.

6.5 Impact on Amenity

There is only one residential property that is affected by this proposal and that is Beckstone House to the east of the site. The rear elevation of Beckstone House is approximately 6m from the common boundary behind a stone wall. The rear elevation of the storage building contains no windows or door openings and is only 3.5m high to the eaves and therefore the proposal will not result in any loss of privacy and will not result in a significant loss of outlook for the occupiers of Beckstone House. The proposal accords with the objectives of Policy EP1 of the LDP which requires that new development should have regard to the privacy, amenity and health of the occupiers of neighbouring properties

6.6 Highways

6.6.1 Sustainable Transport Hierarchy

PPW11 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. This application seeks the erection of a storage building for the existing business being run from the site and as such it does not impact on sustainable transport.

6.6.2 Access / Highway Safety

The access into the site will not be altered and the proposal will not result in an increase in traffic generation.

6.6.3 Parking

At present there are 26 parking spaces in the car park to the rear. The proposed building will be located partly within an established storage yard at the side of the building. The new building will result in the loss of 4 car parking spaces but 4 new staff parking spaces will be adjacent to the proposed building. In addition to this 4 new off road car parking spaces will be provided at the front of the building. The proposed site plan indicated that following implementation of the proposed building works there will be a total of 32 parking spaces within the site. The applicants maintain that they can cater for a maximum of 100 guests at any one time and that car parking has not been an issue for them to date. With a wedding venue many guests tend to car share to arrive and depart by taxi. The Highway Authority have no objection to the proposal on the basis that it will not result in the loss of any available on site parking and that the vehicle movements and parking associated with the proposed storage building can be accommodated within the existing parking area. The application accords with the objectives of Policy MV1 of the LDP with regards to access and parking.

The applicants are aware of the concern from the local member with regards to parking and have included the following statement with their submission.

"We would just like to reassure you that with all the past weddings and parties held with us over the last 3 years, parking has never been a problem. In fact, the majority of the time we have plenty of spaces still vacant in the car park when we hold a wedding, this is due to guests car sharing or not wanting to drink and drive so they arrange other means of transport, i.e. mini buses, taxi's etc.

90% of our business are wedding ceremonies followed by the reception. The only time we have had issues with the parking is when a large daytime wake/funeral has been held at the venue. The reason being is that guests tend not to drink alcohol during the daytime and tend to only stay for an hour or two, meaning more vehicles are parked up for guests to drive home after having a cup of tea or two. In the past, we have encountered only twice where guests have needed to find additional parking elsewhere. These events were for two wakes taking place and at the time were rather large, we had not been anticipating the number of guests/cars that had attended.

For us not to come across this issue again, we have since resolved the car parking matter over 20 months ago. By hiring a large field next door to us so that the occasional time needed, overflow cars can be parked in there. We have a long-term contract for the hire of this field which is also used for our clients to go into for their group photos.

I would also like to add, that by building the new structure requested, we will be taking up four spaces, but we have resolved this by adding an additional four spaces adjacent to the new build, this will be for staff parking, please see spaces marked in red.

We have also taken away the large 2m x 1m rectangle old wooden planters (x 2) that were rotten and were situated at the front of the original building, we can now adequately and safely fit at least four vehicles at the front.

Also to take into account that a few years ago, the same time as we applied for planning for the large extension at the back of the original building, we also applied for a big wall to be removed at the side of the Old Forge barn, this wall created a 3m border for flowers and we felt was a lot of wasted space. This has since been removed and we have a little pretty 30cm border with plants in, this also can fit at least 2 more parking spaces here, but we have reserved it for one disabled space, again please see on what's marked as the larger plan.

To summarise, four parking spaces will be taken up to build this new structure that we wish to create, but four spaces will be created alongside the new build so this will make no difference to the amount of parking we already have. We have also create an additional 5 spaces that wasn't counted previously at the side and front of the building."

6.7 Flooding

The site is not in a designated flood zone identified in the DAM maps of TAN 15.

6.8 Drainage

6.8.1 Foul Drainage

Foul water from the proposed building will discharge into mains drains.

6.8.2 Surface Water Drainage

A surface water drainage system will be required this can be secured by condition, the system will need to manage surface water to comply with National Standards and legislation. The rate of discharge will need to be reduced to the greenfield run off rates with a surface water system storing and controlling flood water up to an including the 100 year + 30% climate change event. The applicant will also need to identify any overland flow routes if there is excess surface water system and show that these overland flows do not increase flood risk to any property on or off the development site. The total construction area is below 100sq.m and therefore SAB approval will not be required prior to any works commencing on site.

6.8.3 Phosphates

The application is outside the River Wye and Monnow SAC catchments in relation to phosphates and so there is no impact on the protected SAC's within the County.

6.9 Response to the Representations of Third Parties and/or Community Council

Councillor Brown has raised a number of issues, most of which have been addressed in the main body of the report. The operating hours for the storage building will be the same as for the main venue and the building will be ancillary to the existing business run from the site. None of the site to

which this application relates is in a designated flood zone identified in the DAM maps of TAN 15. The C2 Flood zone is on the eastern side of Beckstone House approximately 28m from the siting of the proposed building. The amount of parking provision within the site is being increased and there are no objections from the Highway Authority or from Heritage Officers.

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

6.10.1 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.

6.11 Conclusion

The proposal accords with the objectives of Policy S8 of the LDP which supports proposals that assist economic growth within the County. The new building will replace a metal container which is currently being used for storage. The building would be used for the storage of tables, chairs, props, floral arches, sweet carts etc. There is insufficient storage capacity at present within the metal container and many of the props have to be stored outside. The building will also offer a staff room and office facilities enabling the staff to relax when off duty and to give the performers somewhere to change. The principle of a storage building of modest scale to support an existing business is acceptable in policy terms. The design of the building is acceptable in this location, it enhances the setting of the listed building and accords with the objectives of Policy DES1. There will be no loss of parking provision within the site, the Highway Authority offers no objection. The proposal will not impact on residential amenity and accords with the objectives of LDP Policy EP1.

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 Prior to commencement of any construction works a detailed plan of proposed biodiversity enhancement illustrating "net benefit features" to include bird nesting and pollinator provision as provided in the approved "11 Bank Street, Chepstow - Preliminary Ecological Appraisal and Bat Roost Appraisal dated July 2020" identifying location, positioning and specification shall be submitted to an approved in writing by the Local Planning Authority. The scheme shall provide for the future management and an implementation timetable. The development shall only proceed in accordance with the approved plans and shall be retained as such thereafter.

Reason: To provide biodiversity net benefit and ensure compliance with PPW 11, the Environment (Wales) Act 2016 and LDP Policy NE1

4 The premises shall not be used for the approved purposes outside the following times:

10:00 and 00:30 Monday to Saturday and 11:00 to 00:00 on Sundays.

REASON: In the interests of amenity and to ensure compliance with LDP Policy EP1.

5 A representative sample of the proposed timber cladding and roof tiles shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

REASON: To safeguard the character and appearance of the listed building.

6 No development shall begin on site until the LPA has approved in writing the surface water drainage system. The system will need to manage surface water to comply with National Standards and legislation. The rate of discharge will need to be reduced to the greenfield run off rates with a surface water system storing and controlling flood water up to an including the 100 year + 30% climate change event. The applicant will also need to identify any overland flow routes if the surface water system exceeds and show that these overland flows do not increase flood risk to any property on or off the development site. The development shall be carried out in accordance with the approved drainage details.

REASON: To ensure adequate protection and mitigation measures are included as part of the proposal to prevent additional surface water run-off which would could lead to increased risk of flooding as required by Policy SD3.

7 Prior to the beneficial use of the proposed storage the existing container shall be completely removed from the site and must not be returned to the site.

REASON: To protect the existing visual amenities of the area and to ensure compliance with LDP Policies DES1 and EP1.

8 Prior to any building works commencing on site, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be undertaken and/or installed within three months of the building, hereby approved, being brought into use and in accordance with the approved details. Following the installation of the approved scheme, a report confirming adequate installation shall be submitted to the Local Planning Authority.

REASON: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016. To comply with Section 6 of Planning Policy Wales (2021), Technical Advice Note 5 and policies S13 and NE1 of the adopted Monmouthshire Local Development Plan.