

Application Number: DM/2024/01398

Proposal: Renovation and domestic conversion of a collection of Listed barns. The barns consist of three main structures; Y Beudy; an old byre and later a milking parlour, the Cruck barn and the old Stables. It is proposed that a new link is built between the Cruck Barn and Y Beudy, and that the existing link between the cruck barn and the old stables is rebuilt. The Cruck barn and Y Beudy will become a three bedroom house, and the old stables an attached one bedroom annex and open garage. New services will be fitted throughout to include solar panels, a ground source heat pump and a new treatment plant.

Address: Land At New House Farm Llanvetherine Monmouthshire NP7 8RH

Applicant: Ingrid Mansfield Thomas

Plans: Site Plan 1997_002 - , Floor Plans - Existing 1997_003 - , Floor Plans - Existing 1997_004 - , Existing Roof Plan 1997_005 - , Elevations - Existing 1997_006 - , Elevations - Existing 1997_007 - , Elevations - Existing 1997_008 - , Floor Plans - Proposed 1997_021 - D, Floor Plans - Proposed 1997_022 - C, Floor Plans - Proposed 1997_023 - C, Elevations - Proposed 1997_024 - C, Elevations - Proposed 1997_025 - B, Elevations - Proposed 1997_026 - C, Elevations - Proposed 1997_027 - C, Site Sections 1997_028 - D, Site Sections 1997_029 - C, Site Sections 1997_030 - C, Site Sections 1997_031 - B, Site Sections 1997_032 - C, Site Sections 1997_033 - C, Proposed Roof Plan 1997_034 - C, Site Plan 1997_035 - C, Location Plan 1997_001 - , Ecology Report ECOLOGICAL IMPACT ASSESSMENT REPORT - , Drainage 1997_SK01 - , Drainage 1997_042

RECOMMENDATION: Approve

Case Officer: Kate Bingham
Date Valid: 18.11.2024

This application is presented to Planning Committee due to an objection from a statutory consultee

1.0 APPLICATION DETAILS

1.1 Site Description

This application relates to a group of barns located in open countryside between the villages of Llanddewi Rhydderch and Llanvetherine.

The complex was once part of the neighbouring property, New House Farmhouse. The barns were separated from the Farmhouse and sold off as two separate lots in 1997. The barns to the south-east have since been developed into a residential property.

The complex of barns which are the subject of this application consists of three main structures; Y Beudy; an old byre and later a milking parlour, the cruck barn and the old Stables. These barns have been disused for over twenty five years. The three barns are listed grade II and the adjacent New House farmhouse is listed Grade II*.

The barns are listed for their group value with the adjacent (now converted) threshing barn and New House farmhouse. Together with the farmhouse, they illustrate a previous way of life in Monmouthshire; a group of traditional vernacular buildings serving a large farmhouse. Each

building was designed for a specific function; byre or stable which changed over time to suit the needs of the farm, spaces for keeping and managing animals and the delivery of local produce. As a collection of farm buildings, the group are therefore considered to be of historic value.

The site is within the Nutrient Sensitive Catchment Area of the River Usk Special Area of Conservation (SAC).

1.2 Value Added

- Additional details in relation to bat mitigation and biodiversity enhancements.
- Drainage field moved away from other known connections.
- Design and Access Statement. Page 11 has been amended to include justification for the width of the drive, and a plan indicating the size of the driveway.
- Corrected annotation regarding the cruck barn roof.
- Various design changes at the request of the Council's Heritage Officer.

1.3 Proposal Description

The application is for the renovation and conversion of three existing barns to provide residential accommodation in the form of a single three-bedroom dwelling together with a one bedroom annexe. A new domestic garden area is also proposed to the rear of the site.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2024/01399	LBC- conversion of Barns, Byre and former Stables at New House Farm Llanvetherine: a Cruck Barn to Byre link, Solar PV, ground source heat pump.	Recommended for Approval	
DM/2022/00477	New gable window, reinstatement of ground floor Plank and Muntin screen cladding of blockwork annex at site entrance.	Approved	17.04.2024
DC/2017/00848	Discharge of conditions 4 (drainage), 5 (bat method statement) & 6 (planting plan) of planning permission DC/2016/01479.	Acceptable	29.08.2017
DC/2017/00850	Discharge of condition 4 of Listed Building Consent DC/2016/01481.	Acceptable	14.09.2017
DC/2016/01481	Proposed repair, renovation and conversion of existing listed barn to provide new dwelling.	Approved	09.05.2017

DC/2016/01479	Proposed repair, renovation and conversion of existing listed barn to provide new dwelling.	Approved	05.05.2017
DC/2017/01105	Discharge of conditions; 5 (site boundary), 8 (sample and design of product) and 10 (sample of slate) relating to DC/2016/01481.	Approved	04.10.2017
DC/2018/00206	Discharge of conditions 4,6,9, and 11 from previous application DC/2016/01481 - roof lights, lime pointing etc.	Approved	12.06.2018

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 LDP The Spatial Distribution of New Housing Provision
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

H4 LDP Conversion/Rehabilitation of Buildings in the Open Countryside for Residential Use
DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
EP5 LDP Foul Sewage Disposal
SD4 LDP Sustainable Drainage
GI1 LDP Green Infrastructure
NE1 LDP Nature Conservation and Development
MV1 LDP Proposed Developments and Highway Considerations

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 12

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

Skenfrith Community Council - Recommends approval.

Heneb - Archaeological mitigation required to be secured via condition.

National Resources Wales (NRW) - We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding protected sites (foul drainage). If this information is not provided, we would object to this planning application. Further details are provided below.

We also advise that based on the information submitted to date, the document identified below, under protected species, should be included in the approved plans and documents condition on the decision notice:

Aware Ecology, August 2024. Ecological Impact Assessment Report, Reference AE0036/2/1 Version 1.

We also advise that the works are carried out under licence.

MCC Highways - Following review of the latest submission the concerns raised in our comments dated 30/04/2025 (below) have not been satisfied therefore we would maintain our recommendation for deferral and recommend that the respective concerns be addressed.

Previous Comments 30/4/25 -The Highway Authority do not object to the principle of the development however there are concerns which need to be addressed which are as follows:

1. No detail has been provided in respect of the suitability of the existing access in terms of width for a shared private drive. A shared private drive should be a minimum of 4.5m wide to enable the safe passing of two-way traffic.
2. The proposed car parking provision does not meet the Monmouthshire Car Parking Standards. One car parking space is to be provided per bedroom per dwelling with a maximum of three car parking spaces per dwelling. In this case three car parking spaces are required for the three-bedroom dwelling and one car parking space is required for the one-bedroom annexe. It should also be noted that integral garage parking is not counted towards the overall car parking provision therefore it shall be demonstrated that four car parking spaces can be provided excluding the garage parking and including a turning area so that vehicles can enter and exit the site in a forward gear.

Further Highways Response 28/1/26 - I have gone through the application again and my last comments and unfortunately I have to maintain my stance on this one from a highways perspective even though I understand that issues surrounding the Grade II nature of the site. Unfortunately we have to maintain our standards regardless as we can't set a precedent for future applications.

As discussed these are our highway observations and recommendations therefore it would be down to the Planning Authority to weigh up between the highways and heritage issues associated with this site.

MCC Heritage - No objection.

The site is a GII* group of greater than special interest, with barns additionally listed GII in their own right. The preservation of the special interest and character is therefore the primary concern for any Planning Permission within this curtilage under national Planning Policy Wales ed.12.

Whilst there is a degree of rebuilding, the works largely restore the building to former outlines, and conversion uses almost entirely historic structures retaining their historic openings and materials. Additionally, we have negotiated the clearance of almost all modern structures and extensions that currently clutter the site.

Notably the building is one of our higher risk buildings in the recently adopted MCC Buildings at Risk strategy and its making good from what is at a perilous condition is very welcomed, particularly given the rare and early surviving cruck barn which is proposed for restoration as a single space, which is a real rarity in barn conversions.

In short, whilst detail will largely be controlled under the counterpart Listed Building Consent, (currently pending approval) there are no objections to the careful restoration of the barns, which actively enhances the wider GII* listed group, whilst works will remove the building from the at risk category of MCC's action plan.

As the primary consideration in both the planning permission and the LBC is to preserve the special interest of the listed building, the changes sought are considered to satisfy these requirements on both consents and may be supported, subject to the following conditions being added to the planning permission:

- Permitted development rights removed throughout the curtilage
- Notwithstanding the vertical fencing shown as 'existing' this is not hereby consented
- Landscaping scheme covering surfacing and any landscape changes proposed, including boundaries.

MCC Building Regulations - Fire suppression will need to be installed throughout both converted buildings. The objection comment dated 27/10/2025 states the neighbour has a spring that provides drinking water to their property, any drainage field would need to be at least 50m from the point of abstraction of any groundwater supply.

Previous comments 22/8/25 - The plan indicating the position of the treatment plant appears to be 7m away from the dwelling, which is acceptable, however any drainage field needs to be a minimum of 10m from any dwelling and 2m from any boundary. The position of the drainage field indicated on the revised drainage plan is not of an adequate size to construct a drainage field, it is also within 2m of the boundary and 10m of both the neighbouring property and the proposed dwelling. A detailed drainage scheme should be provided to determine if the drainage field can be provided elsewhere within the boundary of the site. (Revised treatment plant details received 13/10/25)

MCC Environmental Health -

MCC SAB – SAB consent will be required. Drainage to a watercourse is possible, for infiltration, porosity tests will be required.

SEWBRc Search Results – Bats, owls and other birds recorded within the vicinity of the site.

5.2 Neighbour Notification

Objection received from New House Farm:

- The current openings are solid doors or doorways currently. The new property will have seven new windows which will overlook five rooms in our house and our garden whereas currently there is nothing overlooking us at all.
- A sympathetic renovation would maintain the existing doors rather than replacing them with windows.

- Concerned about the likelihood of overshadowing from the development of the Annex, and the height of the roof.
- Echo the concerns raised by MCC Highways in connection with the access to the property.
- Access is not wide enough to serve three properties and there is insufficient space for vehicles to park and turn safely.
- We are aware of at least one collision having taken place at the entrance to the drive.
- There is currently parking for a maximum of one car.
- We own the drive and there is a right of access to pass and repass only over the top section of the drive.
- The proposed 'soakaway' is sited directly above our field, which runs to the stream (nearest watercourse), so any impact on our already waterlogged field, would need our agreement.
- The proposed treatment plant has now been relocated closer to the boundary to our land. The water will therefore drain directly onto our land due to the gradient of the field. Further information about the proposed drainage field and percolation data is essential.
- New House farm has a spring in the field - concerns about potentially foul water draining into our drinking water.

Observation received from The Brambles:

- Due to the high rainfall recently, and 90% of this site being concrete, I would like to know where the waste water will be dispersed, as well as any rain and surface water run-off from the back of the proposed property.

5.3 Other Representations

None.

5.4 Local Member Representations

County Councillor - No comments received.

6.0 EVALUATION

6.1 Principle of Development

6.1.1 As the site is located in the open countryside, the conversion of the barns falls to be considered against LDP Policy H4 which relates to conversions of buildings in the countryside to residential use. Policy H4 is a criteria-based policy which requires the following to be met for the re-use of the building to be deemed acceptable. Each criteria is assessed in turn:

a) the form, bulk and general design of the proposal, including any extensions, respect the rural character and design of the building;

Being grade II listed, the proposed alterations to the barns are also subject to Listed Building Consent. As such the design proposals are heritage led. The only extensions proposed are modest links between the separate elements.

b) the proposal, including curtilage and access, is in scale and sympathy with the surrounding landscape and does not require the provision of unsightly infrastructure and ancillary buildings;

There is no increase to the curtilage and no new outbuildings or changes to the access are proposed.

c) rebuilding works, necessitated by poor structural conditions and/ or the need for new openings in walls, should not involve substantial reconstruction, with structural surveys being required for marginal cases;

A Structural Survey submitted with the application demonstrates the building is capable of conversion to a residential use subject to some areas of rebuild. The old stables and cruck barn in particular, are in a state of disrepair and will require significant repair works. In this case, the preservation of the listed buildings is also a key consideration and carries additional weight in relation to the extent of rebuild that is considered to be acceptable.

d) the more isolated and prominent the building, the more stringent will be the design requirements with regard to new door and window openings, extensions, means of access, service provision and garden curtilage, especially if located within the Wye Valley AONB; The alterations to the barns should be limited to ensure their rural characteristics are maintained.

No major alterations beyond some rebuilding and link extensions are proposed.

e) buildings of modern and /or utilitarian construction and materials such as concrete block work, portal framed buildings clad in metal sheeting or buildings of substandard quality and / or incongruous appearance will not be considered favourably for residential conversion. Other buildings will be expected to have been used for their intended purpose for a significant period of time and particularly close scrutiny will be given to proposals relating to those less than 10 years old, especially where there has been no change in activity on the unit;

The buildings are traditional stone barns mainly dating from the 16th Century and have clearly been used for their intended purpose for hundreds of years before becoming redundant.

f) the building is capable of providing adequate living space (and ancillary space such as garaging) within the structure. Only very modest extensions will be allowed and normal permitted development rights to extend further or to construct ancillary buildings will be withdrawn; and

The three barns together are capable of providing adequate living accommodation. The only extensions proposed are links between the separate elements.

g) the conversion of buildings that are well suited for business use will not be permitted unless the applicant has made every reasonable attempt to secure suitable business use and the application is supported by a statement of the efforts that have been made.

The buildings are within a group that includes existing residential dwellings. Business use would not be compatible with this existing established use.

It should also be noted that the buildings are on the Council's list of 'higher risk' in the recently adopted MCC Buildings at Risk Strategy. Making good from what is currently a perilous condition is therefore welcomed, particularly given the rare and early surviving cruck barn which is proposed for restoration as a single space – a rarity for barn conversions. Furthermore, buildings are set close to the public highway and therefore make a significant contribution towards a sense of place in the area. Conversion to a viable use will help to ensure the long term retention of the buildings.

6.2 Good Design / Historic Environment

6.2.1 Given the listed designation of the application buildings as well as the wider site, the design process has been led by heritage considerations as well as advice from the Council's Planning and Heritage Officers though pre-application advice in 2019.

6.2.2 Taking the three application buildings individually; Y Beudy is a well preserved agricultural barn with original roof trusses and masonry walls generally in sound condition. There is an external stone staircase leading to the first floor level on the south side. The walls are punctured with various different window and door openings and open vent slots. Some of the openings have original joinery; doors and window frames, but there is no glass remaining.

6.2.3 The cruck barn is a large building consisting of four bays with three half crucks supported on perimeter masonry walls at mid height. The walls are made of stone, with a blockwork inner lining

to a partially collapsed south gable. The crucks in the cruck barn are mentioned in the listing description as the 'principal interest' of the building. These are still in situ although suffering due to the deteriorating condition of the roof coverings above. The cruck trusses illustrate 16th/17th Century construction techniques and the ways in which structural timbers were recycled and reused at this time.

6.2.4 For the Old Stables the listing description states: 'The principal interest of this building is the interior. Loft is supported on massive square beams which also support two surviving upper cruck trusses.' This is a description of the central space. Sadly, the roof timbers and beams described here have now collapsed onto the ground where they have lain for several years; it is therefore likely that they are no longer fit for purpose. There is also some collapse to the perimeter walls at high level.

6.2.5 A number of changes are proposed to enable the buildings to be converted for habitable accommodation. The main elements are two new link buildings between the cruck barn and Y Beudy, the removal of the brick lean-to and new glazed gable end to the cruck barn, new terrace, steps and garden store to the south, new windows and doors, PV panels to the south slope of the stables, and finally the rebuilding of the stables to accommodate an annex and garage. The two proposed new links between the barns have been designed to be visually recessive in terms of materials and detailing to ensure that they are in keeping with the existing historic structures, whilst also marking them out as new additions.

6.2.6 The roof frame structure of the cruck barn has racked out of plumb by around 700mm and unfortunately many of the timbers are damaged. As part of the works, it will therefore be necessary to dismantle the roof structure so that it can be repaired and then re-assembled. Internally, this building will then be retained as a single space within the proposed new dwelling. The existing gable end to the barn is in an advanced state of disrepair and as noted in the Structural Engineer's report, there is severe movement and collapse of up to 50% of the wall. Therefore the wall needs to be dismantled and rebuilt as part of the works. The extent of rebuild in the context of the wider site is considered to be acceptable in principle. It is proposed that the new wall is built in a more modern design, with timber, steel and glass. This will bring light into the space and connect the main living space with the terrace, garden and landscape beyond.

6.2.7 The brick lean-to on the cruck barn does not feature on any of the historic maps as it is a recent 20th Century brick addition with a corrugated asbestos roof. The building is in poor condition and is considered to have 'negligible' historic value. The removal of this building will also reveal more of the original north-west elevation of the cruck barn which is considered to be a positive impact on the character of the building.

6.2.8 The stables are also in an advanced state of disrepair. Where feasible, the existing masonry will be retained, but due to the instability of some of the walls, some rebuilding will be necessary. Again, the extent of this rebuilding is considered to be acceptable within the context. The upper part of the stables will be modified to become an open-fronted garage with a new corrugated metal roof. The central space will form the main living accommodation for the proposed annex. Two new openings are proposed in the east gable at ground floor level to give access to the link to the cruck barn and to the south terrace. A further new opening will be formed in the south wall to make a connection through to the southern space.

6.2.9 The position and scale of all of the existing openings across all three barns will be retained and respected in the proposals. It is proposed to install new timber windows and doors to achieve the appropriate standards to satisfy Building Regulations.

6.2.10 A proposed new terrace, steps and garden store on the south side of the cruck barn are proposed to make the buildings work as a single dwelling (and associated annex) in relation to level changes and external landscaping to the south. This area has been designed to minimise the impact on the historic significance of the barns. The proposed new openings in the masonry wall at lower ground level reference other existing openings to the barns, and will consist of brick lintels and boarded timber doors.

6.2.11 On the basis of the above, overall, it is considered that the proposals retain the agricultural aesthetic of the buildings, whilst providing them with a new viable use. The layout, scale, massing and proportion of the buildings are considered to be retained with minimal loss to historic fabric. As such the proposed conversion is considered to respect the character, appearance and fabric of the listed buildings and also meets the requirements of LDP Policies H4 and DES1 in terms of design and visual impact.

6.3 Impact on Residential Amenity

6.3.1 The nearest neighbouring occupiers to the application barns are at New House Farm (the main historic farmhouse) and The Brambles (a previously converted barn within the group). There is a distance of at least 17m between the north-west elevations of the application buildings and the south-east elevation of New House Farm. The only openings in the Old Stables which is the structure closest to this neighbouring dwelling will serve a stairwell and a parking area. Distances between New House Farm and the cruck barn and Y Beudy where habitable windows are proposed is at least 22m which is above the 21m that is normally considered to be adequate to protect neighbour amenity.

6.3.2 To the south-east is the property known as The Brambles. Distances between elevations with habitable windows within the proposed barn conversion and this property are lower at between 13m and 17m. However, in this case views are at ground floor only and interrupted by existing stone walls.

6.3.3 Whilst introducing a residential use where historically there was not one, may result in an increase in perceived overlooking, for the reasons set out above there would be no loss of privacy.

6.3.4 In terms of any additional overbearing impact or loss of light, the vast majority of the structures are already in situ and therefore there will be no change. There will be a small amount of rebuild of the roofs of the cruck barn and the old stables. However, the change will be negligible when viewed from the neighbouring dwellings.

6.3.5 In terms of the proposed foul drainage, as there is no public sewer available within the vicinity of the site, a Private Treatment Plant (PTO) is proposed to deal with foul waste from the new dwelling. As such, Welsh Government Circular 008/2018 (*Planning requirement in respect of the use of private sewerage in new development, incorporating septic tanks and small sewage treatment plants*) 2018 applies. This provides that the assessment of private drainage proposals should include consideration of any evidence which indicates the proposed arrangements and the associated effluent disposal system is likely to lead to a risk to public health or cause a nuisance. PTPs treat effluent to a higher standard than septic tank systems and in this case, the specific PTP proposed meets recognised environmental standards in terms of effluent. Following amendments to the siting of the PTP and drainage field, it is now also expected to meet the requirements of Part H of the Building Regulations so as to avoid any potential issues in relation to noise or odour. On the basis that the Building Regulations will be met and having received no objections from the Council's Environmental Health Team in this respect, it is reasonable to conclude that the proposed foul drainage arrangements will have no adverse impact on local amenity.

6.3.5 On the basis of the above it is considered that the application complies with LDP policies EP1 and DES1.

6.4 Access / Highway Safety

6.4.1 The site is accessed from a county classified highway recorded as R33 and is located approximately 1.44km south of the nearest main arterial route B4521. The R33 between the site and the B4521 is a typical rural single carriageway. The site is accessed is shared with neighbouring property New House Farm. It is proposed to retain this existing vehicular access from the road to the barns.

6.4.2 The width of this drive is approximately 3.65m at its narrowest point from verge to verge. The width between built structures on either side of the drive at the entrance off the road is 6.04m. The barns and farmhouse have been under separate ownership for many years but the drive has historically accommodated traffic to both properties. Given the building group's II* listed status it is considered that the highway standard for the width of the shared access should be relaxed in this case from 4.5m. An increase in the width of the access drive would adversely impact the historic character of the group.

6.4.3 The plans show three car parking spaces within the red-line boundary of the site together with an additional space in the proposed garage. There is space to turn and therefore exit in a forward gear, within the red line. The Council's Highway Engineer raised concerns around the suitability of the existing access, and the number of car parking spaces. In terms of parking, Monmouthshire's Adopted Parking Guidelines require one space per bedroom (up to a maximum of 3). As an Annex is not considered as a separate dwelling, dedicated parking for this would not be appropriate.

6.4.4 Highways also state that the proposed garage cannot be counted as a parking space. Although this is usually the case, the garage is open fronted and unconnected internally to any other part of the buildings. Conversion to habitable accommodation would not therefore be appealing to any future occupiers. Furthermore, any works to either enclose the space or link it internally, would be controlled due to the building being listed.

6.4.5 On the basis of the above, it is considered that the application is acceptable, notwithstanding the advice from the Highway Authority.

6.5 Green Infrastructure

6.5.1 Chapter 6 of Planning Policy Wales (PPW) 12 highlights that a Green Infrastructure (GI) statement should be submitted with all planning applications and will be proportionate to the scale and nature of the development. The statement which will need to be informed by a GI assessment of the site will describe how green infrastructure will be incorporated into the proposal and how the step wise approach to protecting biodiversity, habitats and GI onsite will be managed. A step wise approach considers what impacts may occur as a result of development activity to any identified biodiversity, habitats and green infrastructure assets and networks that may be present on or bounding a site. The approach then seeks to manage any harm that may occur by (a) avoiding (b) minimising (c) Mitigate / Restore.

6.5.2 The GI Statement submitted with the application provides that the wider landscape beyond the site comprises arable and pastoral fields with mature native hedgerows and woodlands. Within the site itself, there are no mature hedgerows or trees, the area historically having been used as a farmyard. There is however, scrub and vegetation that has grown within and around the barns since they stopped being used and fell into a state of disrepair. The proposals include the creation of a significant garden/ green space around the barns to the south and west of the barns. This will incorporate many beneficial biodiversity features including:

- Native hedgerow and fruit tree planting
- Wildlife friendly planting
- Hedgehog highways along close-boarded fencing to the boundary with Newhouse farmhouse
- Hedgehog boxes
- Invertebrate habitat features including insect bricks
- Four artificial bird boxes
- Three swallow cups
- One house sparrow terrace
- One owl box
- Three bat boxes
- A specific loft void for bats in the new roof space.

It is therefore considered that stepwise approach as required has been followed. These features have been shown on drawing no. 1997_40B meaning that their implementation can be secured via condition should Members be minded to approve the application.

6.6 Biodiversity

6.6.1 An Ecological Impact Assessment Report (Aware Ecology, August 2024) has been submitted to support the application. Bat surveys have been completed in accordance with best practice guidance. Roosts for relatively small numbers of pipistrelle and long-eared bats were recorded within the barns. It is noted that the site could be a small subsidiary roost for a nearby pipistrelle maternity roost. The submitted ecological report and plans shows the required mitigation for bat roosts. The plan will be suitable to be conditioned should Members be minded to approve the application. All external lighting will need to be sensitively designed in accordance with Bats and Artificial Lighting in the UK (ILP, 2023). Lighting should only be installed where absolutely necessary and should be downward-facing, wall mounted and fitted with PIR sensors and short duration timers. A condition to ensure a sensitive external lighting scheme is therefore also recommended.

6.6.2 As European Protected Species (bats / otters / dormice / great crested newts) will be affected by the development and it has been established that a derogation licence from Natural Resources Wales will be required to implement the consent. Monmouthshire County Council as Local Planning Authority is required to have regard to the Conservation of Species & Habitat Regulations 2010 (as amended) and to the fact that derogations are only allowed where the three tests set out in Article 16 of the Habitats Directive are met. The three tests have been considered in consultation with NRW and the Council's Biodiversity Officer as follows:

(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.

Converting the redundant building which is of historical importance to a viable use is in the public interest.

(ii) There is no satisfactory alternative

The development is necessarily site specific.

(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.

NRW have confirmed that they consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range, provided the measures set out in the submitted ecology report are implemented.

6.6.3 A range of nesting birds including barn swallow and potentially tawny owl was found within the barns. The location of the proposed compensatory features for nesting birds has also been shown on a site plan and is considered to be acceptable.

6.6.4 PPW 12 sets out that the planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to. It is clear that planning system should ensure that overall there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced wellbeing.

As part of the proposed works, ecological enhancements will be introduced to include:

- 4 no. integrated / external bat boxes;
- Bat loft and external bat crevices;
- 4 no. bird boxes;
- 2 no. swallow cups;

- 1 no. owl box;
- insect bricks; and
- native species planting in the garden.

6.6.5 Under the Habitats Regulations, where a plan or project is likely to have a significant effect on a European site, either alone or in combination with other plans or projects, and where it is not directly connected with or necessary to the management of the site, the competent authority must carry out an appropriate assessment of the implication of the plan or project in view of the site's conservation objectives. Natural Resources Wales has set new nutrient standards for the river SACs in Wales. Any proposed development within the SAC catchments that might increase the amount of nutrient within the catchment could lead to additional damaging effects to the SAC features and therefore such proposals must be screened through a HRA to determine whether they are likely to have a significant effect on the SAC condition.

6.6.6 This application has been screened in accordance with Natural Resources Wales' advice for planning applications within the river Special Areas of Conservation (SACs) catchments (v4 issued 28th June 2024). It is considered that this development is unlikely to increase nutrient inputs. A private treatment plant is proposed where the system discharges domestic wastewater to ground, built to the relevant British Standard (BS 6297:2007+A1:2008) and meets all the following criteria:

- the maximum daily discharge rate is less than 2 cubic metres (m³)
- the drainage field is located more than 40m from any surface water feature such as a river, stream, ditch or drain
- the drainage field is located more than 50m from a SAC boundary
- the drainage field is least 50m from any other known discharge to ground.

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

6.7.1 An objection comment states that the neighbour has a spring that provides drinking water to their property. As such, any drainage field would need to be at least 50m from the point of abstraction of any groundwater supply. The location of this spring is unknown but this aspect will be checked for compliance with the Building Regulations 2010 on submission of a formal Building Regulations application should the development proceed.

6.7.2 All other concerns raised by third parties have been addressed above in this report.

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

6.8.1 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.

6.9 Conclusion

6.9.1 The conversion of the listed group of barns to a single dwelling is acceptable in principle under LDP Policy H4.

6.9.2 The heritage-led design is considered to be in keeping with the character and appearance of the existing buildings, the listed group and the wider landscape.

6.9.3 There will be no significant adverse impact on local residential amenity as a result of the development.

6.9.4 There is off-site parking provision for three vehicles which will be able to enter and leave the site in a forward gear. Widening the existing access drive to meet common standards would

adversely affect the character and appearance of the listed group of buildings and is not considered to be appropriate or necessary in this case.

6.9.5 Adverse impacts on biodiversity can be mitigated. Suitable enhancements are also proposed. The step-wise approach to Green Infrastructure has also been followed in accordance with PPW12.

6.9.6 The proposed foul drainage will have no adverse impact on the River SAC or the amenity of any neighbouring occupiers.

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 No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

REASON: To ensure the development meet the terms of the Historic Environment (Wales) Act 2016, PPW and Technical Advice Note 24 (TAN 24): The Historic Environment.

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.

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

5 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.

6 Notwithstanding the provisions of Article 3, Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 1995 (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.

7 All works shall be undertaken in strict accordance with Sections 4.5 and 4.6 of the Ecological Impact Assessment Report Aware Ecology, August 2024, Reference AE0036/2/1 (Version 1) and drawing 1997_40B. If any changes to the methodology are required, a revised method statement shall be submitted to and confirmed in writing by the Local Planning Authority. In addition, further details of a precautionary method statement for reptiles shall be submitted to

and agreed in writing before works commence. Works will then be implemented in strict accordance with the approved Method Statements.

REASON: To comply with the provisions of the Conservation of Habitats and Species Regulations 2017 (as amended) and Wildlife and Countryside Act 1981 (as amended) regarding protected species, and to ensure compliance with LDP Policy NE1.

8 All works shall proceed in accordance with proposed measures to benefit biodiversity as shown on drawing no. 1997_40B and as detailed in Section 4.6 of the Ecological Impact Assessment Report (Aware Ecology, August 2024) and the Green Infrastructure Statement. Evidence of implementation of measures to achieve net benefit for biodiversity must be provided to the LPA no more than three months later than the first beneficial use of the development.

REASON: To provide biodiversity net benefit and ensure compliance with PPW 12, the Environment (Wales) Act 2016 and LDP policy NE1.

9 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 until an appropriate lighting plan which includes low level PIR lighting and allows dark corridors for bats has been agreed in writing with the Local Planning Authority. Lighting shall be implemented in strict accordance with the approved lighting plan.

REASON: To safeguard roosting and foraging/commuting habitat of Species of Conservation Concern in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and LDP policies NE1 and EP3.

10 No development shall take place until full details of hard landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall be carried out prior to the beneficial use of the approved development commencing.

REASON: To protect the setting of the listed buildings and to ensure the long term maintenance of the landscape amenities of the area and to ensure compliance with LDP Policy GI1.

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. This 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 recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

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>

3 As of 7th January 2019, all construction work in Wales with drainage implications, of 100m² or more, is now required to have Sustainable Drainage Systems (SuDS) to manage on-site surface water (whether they require planning permission or not). These SuDS must be designed and constructed in accordance with the Welsh Government Standards for Sustainable Drainage.

The SuDS Approving Body (SAB) is a service delivered by the Local Authority to ensure that drainage proposals for all new developments of at least 2 properties OR over 100m² of construction area are fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage published by Welsh Ministers.

If you are in any doubt as to whether you require SAB approval, please contact:

SAB@monmouthshire.gov.uk

For advice regarding the application process and general enquiries - 01495 768306

For technical advice regarding your SuDS design and meeting the National Standards - 01633 644730

4 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.