

DC/2016/00921

CONSTRUCTION OF TWO SINGLE STOREY DWELLINGS, NEW ACCESS AND PARKING AREA

LAND ADJACENT TO MANOR FARM, ROGIET

RECOMMENDATION: APPROVE

Case Officer: Kate Young
Date Registered: 08/09/16

1.0 APPLICATION DETAILS

1.1 The application seeks the erection of two single storey dwellings; one, a two bedroom dwelling measuring 116 sq. m and the other, a three bedroom dwelling measuring 136 sq. m. There would be a shared vehicular access from Starling Close with seven car parking spaces off a courtyard. A modern agricultural building has been demolished to accommodate the dwellings. The new dwellings would be situated within the grounds of Manor Farm House which is Grade II listed and set within a group of buildings which include St Mary's Church and the recently converted Meal House. There is a modern housing estate surrounding the site and a public right of way crosses the site. The site is within the Rogiet Development Boundary.

2.0 RELEVANT PLANNING HISTORY

DC/2016/00922 LBC for demolition of modern barn - Withdrawn

DC/2014/00179 – Conversion and Extension of Meal House into two dwellings.
Listed Building Consent Including the demolition of the modern agricultural barn - Approved

DC/2014/00178 Conversion of the Meal House into Two Dwellings - Approved

DC/2000/00033 Conversion of Existing Farm House into 3 dwellings. LBC consent Approved

DC/1999 Conversion of Existing Farm House into 3 dwellings. Planning consent Approved

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

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

Development Management Policies

EP1 Amenity and Environmental Protection
DES1 General Design Considerations
NE1 Nature Conservation and Development
H1 Residential Development in Main Towns, Severn Side Settlements and Rural Secondary Settlements
MV1 Proposed Developments and Highway Considerations

4.0 REPRESENTATIONS

4.1 Consultations Replies

Rogiet Community Council – No reply to date

MCC Highways – The proposal indicated access will be off Starling Close. There are however no details of the proposed access, which should be a vehicular crossover. No detail of the driveway surfacing and no detail of drainage of the same.

There appears to be more than adequate space inside the site for parking, however no size of parking bay has been indicated.

I would not wish to see this point of access being used as a through route for vehicles, therefore I wish to see boundary treatment shown to demonstrate the separation of the two distinct developments.

I require details of construction proposals and routes proposed for the same.

As presented, I am unable to recommend approval.

MCC Housing

A financial contribution of £25,067 will be required in line with the policy of 25% affordable housing in the Severnside area.

MCC Conservation – No Objection

As this development is within the curtilage of the Grade II listed stables amongst other listed buildings at Manor House Farm, the proposed development should be considered in terms of its effect on the special interest of this group of buildings, including their setting. This said, little remains of the historic context of the farm to this aspect and as such, a new development should not necessarily be considered as being detrimental to the setting, which until recently consisted of a massive agricultural shed in this location.

From the eastern approach to the courtyard, the proposed buildings' reclaimed stonework at key points such as the eastern gable tie them into the wider site, whilst the proposed form, massing and orientation at right angles to one another reflect the single-storey courtyard-plan that could be expected of such an historic farmstead. Notwithstanding an arrangement designed to integrate and mimic traditional arrangements in many senses, this is not a pastiche. From within the courtyard the contemporary materials should allow these ranges to be recognisable as an honest intervention within an historic site, which in themselves should be a quality addition in the ongoing development of the site, in-line with good conservation practice. Noting the approach details and car parking arrangement, hard landscaping could well urbanise the outlook and have a disproportionately negative effect on the setting. As such, it is recommended that details should be sought (or conditioned) requiring minimal levels of hard landscaping on the approach to and within the newly formed courtyard area.

MCC Tree Officer

There was an old TPO at the site. However, all the trees covered by it have been lost over the years. There are some smaller trees on the lawned area to the west of the proposed site but these are mainly of poor quality. Further arboricultural information to support this application is therefore not required. However, the applicant's attention should be drawn to the line of hedge on the north-western boundary of the site. The hedge is composed mainly of non-native species such as Berberis and Cypress, but is useful as an effective screen whilst also providing habitat for nesting birds. I would suggest a simple protection condition is appended to any grant of consent.

Glamorgan Gwent Archaeological Trust (GGAT) - No reply to date

Dwr Cymru - Welsh Water – No objection

Outlines conditions relating to surface and land drainage. Requests a 3 metre easement for public sewers. No objection to the proposed waste water treatment works for domestic discharges from the site.

MCC Public Rights of Way – A public footpath runs through the site and must be kept open and free for use by the public at all times.

MCC Biodiversity –

I have had opportunity to review the above application, my only concern would be lighting, considering the mitigation the meal house and the stone barn incorporate (as part of an EPS licence), any insensitive lighting of the new buildings could result in a negative impact on the existing roosting provision. Is the applicant able to confirm the lighting regime? Otherwise I would recommend inclusion of a condition.

4.2 Neighbour Notification

Objection letters received for nine addresses

Re-introducing the old northern farm building range, as suggested, makes for overall a considerably more sprawling development than the original historic context of the farm.

The application it is in the environs of a Grade II* listed church.

Adverse impact on the character of the area.

Very limited safe private gardens for children to access and play safely. This may cause problems by encouraging residents of the adjacent properties' children to play in nearby streets and close to a dangerous water run-off reservoir unnecessarily.

Impact on current public right of way between St Mary's Church and the Playing Fields, which is an important link between these important village amenities.

Residents would wish that Starling Close remain a cul-de-sac, without further access roads off it, as again it will retain the quieter nature of the area and be safer for pedestrians who are frequently accessing the playing fields and walking dogs.

Concerned about hydraulic overload on the current run off water reservoir.

It will interfere with the ability of residents to park outside their own properties without obstructing access to the new residences. Access should be through the private road to the farm.

In preference the farms existing private road should be used for traffic for all building works. It is noted the previous, conversion of grade II listed meal barn, into two houses has taken nearly two years to complete and this has already caused massive inconvenience to residents due to late working, inconsiderate parking and complete lack of notice. The site has become at times quite hazardous for people walking along the important right of way.

No reference is made to Phase 3

This is incremental urbanisation of these important Grade II* and Grade II Listed buildings.

Whilst conservation seems a very broad church these day I have to say the design of the house seems more suited to the Australian outback or the South African velt than a Welsh village or farm. I know conservationist don't necessarily like reproduction so the old can be distinguished from the new, however, this can go too far the other way; the design appears to wholly incongruous with its surroundings.

There has been an implicit disregard for the objections of residents, in the advice to the architect.

I would like to remind the planning team that this site was originally not considered for further residential development in the original LDP deposit plan and this site was only reconsidered when the Welsh Government inspector demanded another 800 hundred houses for Monmouthshire and windfall became so popular.

Conversion of the Meal House has caused a lot of disturbance

Need an aligned traffic plan with time-scales included

Noise, dust and disturbance during construction

Existing access road is not well maintained
 Design does not match local buildings - either the Manor house or the houses on Starling Close
 Close
 Wooden cladding is out of keeping
 May lead to a through road going to the Church
 No safe place for children living in the Meal House to play
 Farm machinery is left in the barn which is dangerous
 No dimensions on plans
 Route of the footpath is not shown on the plans
 Trees have been cut down
 The site is in an untidy state
 Disruption to wildlife
 Changes the character of the area with too much hard standing for cars
 Detracts from views of the Church
 Loss of trees adds to the flooding issues in the area
 Greater levels of runoff
 Opening up the cul-de-sac will adversely affect the quality of life for local residents
 Loss of a turning circle at the end of Starling Close
 Devaluation of property prices
 Dangerous for children playing in the road
 Loss of privacy
 Access off the cul-de-sac is not appropriate
 Increase in traffic
 Rubbish from the site ends up in neighbouring properties
 Access should be through Manor Farm
 May lead to further development
 Danger for people accessing the playing fields
 Has a financial contribution for affordable housing been sought?
 Gravel road is not appropriate
 Inappropriate finishing materials
 Insufficient information
 Rail users will park their cars in Starling Close
 Too much parking provision on the site

4.3 Other Representations

A petition received containing 17 signatures
 Plans do not show sufficient detail. There has been no consideration given to heavy goods vehicles using Starling Close and the mess they would leave behind. There are safety risks to children living in Starling Close and residents using the playing fields. There will be higher levels of traffic using Starling Close and a reduced level of parking. Starling Close should remain a closed cul-de-sac.

5.0 EVALUATION

5.1 Principle of the proposed development

5.1.1 The site lies entirely within the Rogiet Village Development Boundary within which new residential development will normally be acceptable, subject to detailed planning considerations. The proposal accords with policies S1 and H1, in principle.

5.2 Highway Safety

5.2.1 It is proposed that access to the two properties should be off Starling Close. Starling Close is a modern estate road, serving 12 properties and built to adoptable standards.

At the end of Starling Close there is a hammer head, one arm of this would serve the proposed new dwellings. The capacity on Starling Close is such that it can easily accommodate the traffic generated by two additional dwellings. One arm of the turning head, would still be available for the turning of vehicles. Starling Close is also suitable and of sufficient standard to accommodate construction traffic. The properties along Starling Close all have driveways and garaging but there is no restriction to on street parking in this area, Starling Close has sufficient capacity to accommodate the traffic from the existing properties and also the relatively small amount of traffic serving the proposed new dwellings.

5.3 Design and the Impact on the Listed Buildings

5.3.1 The site is located within a group of historic buildings which includes the Manor House and St Mary's Church, which are both listed. It is important that their historic rural character is preserved and it is especially important that it remains distinct from the modern housing estate that surrounds the site. For this reason the design of the proposed units should reflect its traditional farmstead setting. In order to accommodate the new build, the modern steel agricultural building which occupied the site and detracted from the setting of the listed Farmhouse has been demolished and this represents a significant visual improvement and enhances the setting of the group of listed buildings. The two new units are both simple single storey structures giving them a subservient character, their form being a modern interpretation of agricultural buildings. The units would both have one natural stone gable end (the original stone coming from demolished farm building). The other walls would be of vertical oak cladding with a metal standing seam roof. The use of these materials is appropriate in this location and matches the finishing materials on the extension to the adjacent Meal House. The windows and doors will be aluminium, coloured grey. The proposal is of a high quality, sustainable design and does respect the surrounding buildings, especially the Meal House and the Manor House. The two proposed dwellings with an agricultural character would contribute to a sense of place and therefore accord with the objectives of Policy DES1 of the LDP. The Council's Heritage Officer has no objection to the proposal or its impact on the setting of the listed buildings and considers that the new dwellings will not have a detrimental effect on the setting of the farm buildings. From the eastern approach to the courtyard, the proposed buildings' reclaimed stonework at key points such as the eastern gable tie them into the wider site, whilst the proposed form, massing and orientation at right angles to one another reflect the single-storey courtyard-plan that could be expected of such historic farmsteads. Notwithstanding an arrangement designed to integrate with and mimic traditional arrangements in many senses, this is not a pastiche. From within the courtyard the contemporary materials should allow these ranges to be recognisable as an honest intervention within an historic site, which in themselves should be a quality addition in the ongoing development of the site, in-line with good conservation practice. In order to reduce the possible urbanising impact of the proposed driveway and parking area the material to be used would be loose gravel. This will help to preserve the rural character of this farm complex.

5.4 Drainage

5.4.1 It is proposed that foul sewerage will be disposed of via the main sewer. Welsh Water has no objection to this. Public sewers run close to the site. Surface water will be disposed of via soakaway; there is sufficient ground available within the site to accommodate this. Welsh Water refer to the site being crossed by a number of private surface water sewers. From the plan that was supplied it would appear that none of these cross the application site but an advisory note can be included on the decision notice that these be identified before work commences.

5.5 Residential Amenity

5.5.1 The main residential properties to be affected by this proposal are those in the recently converted Meal House, these have their single store rear elevations facing into the proposed parking bay and are approximately 17 metres from the front elevation of plot 2. They have large glazed windows serving the kitchen and dining areas and there could be potential overlooking. However it is proposed to plant a hedge within the site to the south of the driveway to act as a privacy screen. The proposed units are a sufficient distance from all other residential properties both within the farm complex and those properties on Starling Close. No 8 Starling Close has its side elevation facing towards the rear elevation of proposed plot 2 but is at least 20 metres away which is sufficient distance to maintain privacy especially given the single storey nature of the proposed dwelling and the fact that there is a significant amount of open land and pedestrian access to the playing fields between the two properties. The proposed dwellings accord with the objectives of LDP policies EP1 and DES1 with regards to residential amenity.

5.6 Loss of trees on the site

5.6.1 There are no protected trees on the site, although in the past there were some protected trees in the north-west corner of the site but they were felled some time ago. The only trees to be affected are some small garden trees within the lawn of the existing farm. The Council's Tree Officer is satisfied that they can be felled without any detriment to the area and that these trees are of poor quality. The hedgerow along the north-west boundary should be retained as it provides a habitat for ecology. The hedge can be retained and protected by condition.

5.7 Biodiversity issues

5.7.1 The demolition of the modern agricultural barn did not require planning permission but its demolition was granted listed building consent as part of a previous application. Mitigation measures for bats were considered at that stage. The proposed new dwellings should have little impact on biodiversity and the Council's Biodiversity Officer has no objection to the proposal subject to a lighting condition which can be imposed to protect the interest of bats.

5.8 Public Footpath

It is proposed that there be no alteration to the alignment of the public footpath that crosses this site, as a result of this application. The existing stile will be removed and access into the site will be gained through the shared access. Details of this are shown on the amended site plan.

5.9 Affordable housing Contribution

5.9.1 In line with LDP Policy S4 and the associated supplementary planning guidance a financial contribution of £25,067 will be required. This money will go towards affordable housing in the area and can be secured via a s.106 Legal Agreement.

5.10 Other Issues raised.

5.10.1 The grounds to Manor Farm House will remain open and not divided into private garden areas; this will help to maintain the setting of the farmhouse but it will also provide amenity space for the occupiers of the new dwellings and the converted Meal House. Potential purchasers of these properties will be aware of the level of amenity space to

be included. The properties along Starling Close have all been provided with driveways on which to park their cars and if more is required vehicles could be parked on the road as there are no parking restrictions in this area. The proposed new access may reduce the level of on street parking by two spaces but there is still sufficient on street parking provision. Phase 3 of the development has not been referred to as there is no planning application submitted for this. Devaluation of property prices is not a material planning consideration. Disturbance during the construction phase is so short lived that it would not be reasonable to refuse permission on this basis, although a Construction Management Plan can be imposed by condition to control hours of operation.

6.0 RECOMMENDATION: Approve subject to a s.106 agreement for a financial contribution to be used towards the provision of affordable housing in the local area

Conditions/Reasons

1. 5 years in which to commence development.
2. Development in accordance with approved plans
3. Permitted Development rights for extensions, alterations and boundary treatments removed.
4. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
5. In order to establish a root protection area, rigid, immovable fencing such as Heras or similar is to be erected at a distance of not less than 1.5 metres from the line of hedging on the north-western boundary of the site before any development begins. No excavations or storage of materials is allowed within the fenced area. The fence is to remain in-situ for the duration of the project and may only be temporarily moved for access purposes with the written consent of the Local Planning Authority.
Reason: To protect a valuable Green Infrastructure asset in accordance with Policy S13 – Landscape, Green Infrastructure and the Natural Environment.
6. 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 all be installed on the building until an appropriate lighting plan which includes low level PIR lighting and allows dark corridors for bats has been agreed in writing with the LPA.
Reason: To safeguard roosting and / or foraging/commuting habitat of Species of Conservation Concern in accordance with LDP policies NE1 and EP3.
7. A Construction Management Plan (CMP) including hours of operation shall be submitted prior to development commencing on site. Development shall be carried out in accordance with the approved CMP.
Reason In the interests of residential amenity.
8. The privet hedge shown on the approved plan located to the rear of the Meal House and the drive way shall be planted prior to the occupation of the first new dwelling, if any plants die within the first 5 years they shall be replanted with similar species and sizes, as approved.
Reason: In the interests of residential amenity.

INFORMATIVES

The boundary of the site is crossed by a number of Private Surface Water Sewers, these should be identified prior to commencement of works. The applicant may need to apply to

Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition.

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.