

DC/2017/000164

TO EXTEND THE PERIOD OF PLANNING PERMISSION DC/2010/00993 (APPROVED ON 7th MARCH 2012 BY MCC)

GREEN DRAGON PARTNERSHIP, ST. THOMAS SQUARE, MONMOUTH NP25 5ES

RECOMMENDATION: APPROVE

Case Officer: Craig O'Connor

Date Registered: 27/02/2017

1.0 APPLICATION DETAILS

- 1.1 The application is a renewal of a previously approved application, DC/2010/00993, to construct eight en-suite bedrooms providing bed and breakfast accommodation to be used in conjunction with the existing business. The proposed building would be sited within the rear of The Green Dragon public house, enclosed within the existing yard. It would be a three storey building that would have a footprint that would measure 11.1m x 14.3m and it would have a pitched roof that would measure 5.3m to the eaves and 8.4m to the ridge. The proposed building would be constructed with facing brickwork for the external walls, slate for the roof and uPVC for the openings. The ground floor of the building would accommodate garaging, entrance hallway, store room and laundry room. The upper floors would accommodate the proposed visitor accommodation rooms. The submitted site plans outline the proposed layout which includes parking provision and the use of the existing access.

2.0 RELEVANT PLANNING HISTORY

DC/2012/00459 Change of use of existing granary building into holiday accommodation, to be run in conjunction with the existing business. Approved November 2014

DC/2010/00993 Construction of eight en-suite bedrooms with suites providing bed and breakfast and family accommodation to be used in conjunction with the existing business. Approved March 2012

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S8 Enterprise and economy
S12 Efficient Resource Use and Flood Risk
S13 Landscape, Green Infrastructure and the Natural Environment
S17 Place making and design

Development Management Policies

EP1 Amenity and Environmental Protection
DES1 General Design Considerations
HE1 Development in Conservation Areas
SD3 Flood Risk

4.0 REPRESENTATIONS

4.1 Consultations Replies

Monmouth Town Council – Recommend approval.

MCC Highways Officer – No objections to the proposals.

Glamorgan Gwent Archaeological Trust – No objections to the positive determination of the application subject to the same conditions added on the previous application.

Dwr Cymru Welsh Water – No objections.

Natural Resources Wales - We have significant concerns with the proposed development as submitted. We recommend that you should only grant planning permission if the scheme can meet the following requirement. Further information is required to demonstrate that the risks and consequences of flooding can be managed to an acceptable level in accordance with TAN15. A revised FCA should be undertaken and submitted, prior to extending the period of permission DC/2010/00993, which demonstrates that the risks and consequences of flooding can be managed in accordance with TAN15. If no revised FCA is submitted or any revised FCA submitted fails to demonstrate the risks and consequences of flooding can be managed in accordance with TAN15, then we are likely to object to the application.

4.2 Neighbour Notification

No objections received

5.0 EVALUATION

5.1 Principle of the proposed development

- 5.1.1 The principle of constructing the visitor accommodation building is considered to be acceptable and the proposals have previously been approved as submitted (DC/2010/00993). The site lies within the town of Monmouth within the development boundary where development that would promote tourism and support economic growth would be supported in accordance with Policy S8 of the Local Development Plan (LDP).

5.2 Flooding

- 5.2.1 Natural Resources Wales (NRW) has objected to the application as the submitted Flood Consequences Assessment has not demonstrated that the consequences of flooding can be managed over the lifetime of the development. The application seeks to renew a previous application DC/2010/00993 and NRW did previously object to the proposal which was subsequently approved. The proposed visitor accommodation building does result in a highly vulnerable form of development being constructed within a flood zone (C1 – protected flood plain). Policy SD3 of the LDP outlines that “Proposals for highly vulnerable development will not be permitted in areas which may be liable to flooding, unless the residential development is for the conversion of upper floors within defined settlement boundaries or the proposal is to extend an established tourism, leisure or educational establishment.” The previously approved building is considered to be an extension of the public house and would provide income for the already established tourism/leisure use at the site and also attract visitors to Monmouth to support the local economy. There would be no visitor accommodation on the ground floor of the building resulting in risk to life being minimised in the event of a flood. NRW

objected to the previously approved application (DC/2010/00993) yet there has not been a significant change in the circumstances at the site since the previous approval. The proposed development would be in accordance with the requirements of Policy SD3 of the LDP and it would have a positive impact on the local economy. Therefore the proposed development is considered to be acceptable. If consent is granted conditions relating to the submission of an evacuation plan in the event of a flood would be added to any consent.

5.3 Economic Development Implications

5.3.1 The proposed development would provide tourism accommodation within a central location of Monmouth that would encourage economic growth in the area. The renewal of the previously approved application (DC/2010/00993) is in accordance with the strategic Policies in the LDP.

5.4 Visual impact

5.4.1 The application seeks consent to renew the previously approved scheme to allow additional time to implement the consent. The proposed scale and design of the building is unaltered within this renewal application. There has not been a significant change in planning policies since the previous consent so as to warrant refusing the application. The proposed building would be constructed with brickwork that would match other buildings in the area and it would have a slate roof. The resultant building would be large but it would be sited within a built up area where there is a mix of two and three storeys buildings. The proposed development would have an acceptable visual impact on the area. The development would not harm the character and appearance of Monmouth's Conservation Area and would be acceptable. The approved plans have not altered since the original approval and the development does respect the existing form, scale, layout, massing and materials of its surroundings. The development would be in accordance with Policies DES1, EP1 and HE1 of the LDP.

5.5 Residential amenity/ parking/ access

5.5.1 The proposed development would not have an unacceptable impact on any other party's residential amenity and would be acceptable. There have been no objections to renew the previous consent.

5.5.2 The applicants were asked to amend the internal dimensions of the internal garages to meet the adopted Monmouthshire Parking Guidelines. The proposed development would utilise an existing access point and it would have an acceptable level of parking provision. The Highways Officer has no adverse comments to the proposals. The development would not result in a significant amount of additional traffic in the area and would be in accordance with Policy MV1 of the LDP.

5.6 Conclusion

5.6.1 The application seeks to renew the previous consent DC/2010/00993 for a detached three storey building to accommodate eight visitor accommodation rooms and associated works. The site does lie within flood zone C1 and although NRW has objected to the proposals the development is considered to be acceptable given the level of flood risk to occupiers of the site. The application has previously been approved notwithstanding the objections from NRW and it is not considered that there are any overriding reasons why the development cannot be supported again. The development would be an extension of an existing business and it would be in accordance with Policy SD3 of the LDP. There would be no living accommodation on the ground floor and a condition of the

development would be that a flood evacuation plan is implemented at the site. The proposed development would support a local business and it would enhance the local economy and provide tourist facilities. The development would be in accordance with the relevant Policies of the LDP and therefore the development would be acceptable subject to conditions.

5.7 Response to the Representations of the Community/ Town Council (if applicable) Well-Being of Future Generations (Wales) Act 2015

5.7.1 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.

6.0 RECOMMENDATION: APPROVE

Conditions

Condition No.	Condition
1	This development shall be begun within 5 years from the date of this permission.
2	Prior to any development of the site, emergency plans for the evacuation of the development during flood events shall be submitted for the consideration and approval in writing by the Local Planning Authority.
3	The building hereby approved shall not be brought into beneficial use unless the upgrading of the Waste Water Treatment Works, into which the development shall drain, has been completed and written confirmation of this has been issued by the Local Planning Authority.
7	No development shall take place until the applicant or his agent or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
8	New brickwork shall be of a matching brick size, colour band, pointing type and surface texture to existing brickwork. A sample of the new brick shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The development shall be carried out in accordance with the approved sample.
9	A scheme for external lighting shall be submitted for the approval of the Local Planning Authority prior to any works commencing on site. The development shall be carried out in strict accordance with the approved details.
10	The development hereby permitted shall be used for the purpose of providing holiday accommodation only.
11	The development hereby permitted shall not be occupied for a continuous period of more than 28 days by the same individual or the same group of persons in any calendar year and no person shall return within 28 days of a previous period of occupation.

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A register of all lettings of the holiday unit hereby approved shall be maintained and made available for inspection by the local planning authority at all times.