

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **WEDNESDAY, 20 JUNE 2012**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **PROPOSED ERECTION OF A REPLACEMENT DWELLING AT GELLI FARM, GELLI ROAD, TRELOGAN**

APPLICATION NUMBER: 049630

APPLICANT: Mr S Parker

SITE: Gelli Farm

APPLICATION VALID DATE: 05.04.12

LOCAL MEMBERS: Cllr C J Dolphin

TOWN/COMMUNITY COUNCIL: Whitford Community Council

REASON FOR COMMITTEE: Request from Councillor C J Dolphin for referral of the application to Committee,.

SITE VISIT: Yes

1.00 SUMMARY

1.01 This application seeks consent for the erection of a replacement dwelling. The building is a building of local interest and as such demolition or alteration of the building would only be permitted if the building was structurally unsound and couldn't be made safe without extensive alteration or rebuild, or is incapable of refurbishment at a cost which is reasonable in relation to its degree of interest. The design of any replacement building should match or exceed that which is being demolished. In this case the Local Planning Authority (LPA) do not consider that the proposal complies with the above and as such that the existing building should remain.

2.00 RECOMMENDATION: TO REFUSE PLANNING PERMISSION FOR

THE FOLLOWING REASONS

2.01 1.The existing building which is designated as a Building of Local Interest (BLI) is considered to be of significant local historical interest, and its demolition and replacement would lead to the loss of this building and the contribution it makes to local distinctiveness by virtue of its age, materials and vernacular design, as such the proposal is considered contrary to Policy HE4 of the Flintshire Unitary Development Plan.

2.The building is considered by the LPA not to be structurally limited and therefore it is considered that there is no justification for its demolition. In addition the proposal is considered to be contrary to policy HSG6 in that the existing building (as a BLI) has significant local historical and architectural interest and the proposed new dwelling is not of a similar scale to the building its intended to replace, the design of the replacement dwelling does not reflect the character and traditional building style in terms of its design and form.

3.00 CONSULTATIONS

3.01 Local Member
Cllr C J Dolphin

Requests referral of the application to Planning Committee and a site visit, as this is now building of local interest and has importance within the landscape. A new Committee needs to see the state of the building visually and its setting in the landscape to enable the councillors to assess the proposals.

Whitford Community Council

No response received at time of writing.

Chief Highways and Transportation Engineer

Recommend that any permission shall include conditions with regards to the provision and retention within the site for parking and turning of vehicles, prior to the development being brought in to use.

Chief Environment and Resources Officer

Has no adverse comments to make regarding the proposal.

Dwr Cymru / Welsh Water

As the applicant intends utilising a septic tank facility advise that the applicant contacts the Environment Agency.

Bhpbilliton

No comments to make on the proposal.

Environment Agency

The Environment Agency has assessed the application as having a low environmental risk, however Environment Agency standard advice

is relevant.

Rights of Way

There are no affected public footpaths or bridle ways in the immediate vicinity, therefore have no observations to make.

Building Regulations

A building regulations application is required.

SP Energy Networks

It has been noted that SP Manweb plc have plant and apparatus within the area of the proposed development, the developer should be advised of the need to take appropriate steps to avoid any potential danger.

Countryside Council for Wales

The ecological surveys / assessments have been carried out to a satisfactory standard. The proposal will not be detrimental to the maintenance of the favourable conservation status of any statutory protected species, CCW therefore has no objection to the proposed scheme.

Drainage

No response received at time of writing.

Clwyd Powys Archaeological Trust

The Gelli farmhouse and barn are of local vernacular architectural value. Would wish to see these buildings retained in the landscape and converted rather than being demolished.

A photographic record of the buildings in their current form is suggested as a condition should consent be granted.

4.00 PUBLICITY

- 4.01 Press Notice, Site Notice, Neighbour Notification
No response received at time of writing.

5.00 SITE HISTORY

- 5.01 11/048403 Lawful Development Certificate for use of land for siting of caravan in breach of condition No 1 0418/88 Granted 27.09.11

10/47525 Erection of replacement dwelling with garage block and new vehicular access Withdrawn 17.05 11

998/89 Conversion of outbuilding to provide extension to dwelling Permit 13.11.89

0524/89 Conversion of outbuilding to dwelling Refuse 30.08.89

0418/88 Retention of Caravan Permit 21.07.88

0522/87 Alter and improve garage and lean to Permit 05.10.87

0479/87 Caravan accommodation for casual worker Permit 27.10.87

0429/86 Renewal Permit 28.08.86

0093/84 Renewal Permit 21.08.84

Renewal 7.11.79 Permit 23.01.80

3/WH/435/76 Caravan for supplementary accommodation Permit
14.10.76.

6.00 PLANNING POLICIES

- 6.01 Flintshire Unitary Development Plan
Policy HE4 Buildings of Local Interest
Policy HE7 Other Sites of Lesser Archaeological Significance
Policy HSG6 Replacement Dwellings Outside Settlement Boundaries
Policy STR7 Natural Environment
Policy GEN1 General Requirements for Development
Policy D1 Design Quality
Policy D2 Design

7.00 PLANNING APPRAISAL

- 7.01 Application Site
This full application seeks consent for the erection of a replacement dwelling at Gelli Farm.

The existing dwelling is a detached part two storey and part single storey dwelling with various outbuildings (as part of the former farm complex), set within an open countryside setting.

The main buildings are designated as a Building of Local Interest and as such its demolition or alteration would only be permitted if the building was structurally unsound, could not be made safe without extensive alteration or rebuilding and is incapable of refurbishment at a cost which is reasonable in relation to the its degree of interest. As part of the policy criteria the design of the replacement building should match or exceed that which is proposed to be demolished.

- 7.02 Existing Building and Landscape.
It is considered that the replacement of the existing building would result in the loss of an historic farm house which is a building of local

interest and is of significance in the landscape.

Its demolition and replacement would adversely impact upon the landscape which has been evaluated in Landmap as having high value in relation to the historic environment and its cultural landscape. An important consideration in this assessment, is that there should be no long term attrition of historic character, by new build, and or inappropriate change, to the landscape.

The proposed change to the historic form of the existing house and stable, and the contribution these vernacular buildings presently make to the, historic rural landscape in this location, will be resisted due to the adverse impact the change will have on the buildings and the local landscape.

7.03 Replacement Dwelling

The proposed replacement building would be of different and larger proportions in terms of its height, scale and depth in relation to the existing building. As such it is considered that the replacement dwelling would not have the historic character or integrity of the small existing house.

The details forwarded in support of the application have been assessed, not with standing these details, the existing building is considered by the local planning authority ,not to be structurally limited, as such it is considered that there is no justification for the demolition of the existing building .

In addition it is considered that the large rear extension proposed as part of the replacement dwelling scheme would over dominate the original house scale and form and this would be out of character with the general subordinate form that extensions to rural dwellings would be expected to achieve.

8.00 CONCLUSION

- 8.01 The proposed demolition of the existing building and its replacement with a new larger scaled and differently proportioned building, would lead to a loss of a building of local interest and significance in the local landscape and have an adverse impact upon the landscape.
- 8.02 The council consider that there is no justification for the demolition of the existing building, as it is consider that the existing building is not structurally limited.
- 8.03 The replacement of the existing dwelling by a new building would not have the historic character or integrity of the existing building.
- 8.04 As such the proposal is considered to be contrary to Policies HE4, HE7, HSG6, STR7, GEN1, D1 and D2 of the Flintshire Unitary

Development Plan.

- 8.05 In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

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