

Full Planning Application
for the
Conversion of a Redundant Stone Barn to a Residential Dwelling
at
Coed y Colwn Barn,
Llancarfan,
Vale of Glamorgan



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Planning Statement

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1. Introduction

- 1.1. Reading Agricultural Consultants Ltd (RAC) is instructed by Mrs Jane White to submit a planning application for the conversion of an abandoned stone barn known as Coed y Colwn Barn, Llancarfan. It is intended that the conversion would provide an aesthetically pleasing dwelling which would not appear significantly different to the existing barn when viewed from the road.
- 1.2. This application is accompanied by a Design and Access Statement and structural survey written by Hernon Associates and a bat survey undertaken by Spectrum Ecology.
- 1.3. The barn and the surrounding 0.4ha (1 acre) of land was passed to Mrs White by her mother, 12 years previously, having formed part of the family farm. The barn and surrounding land is shown in Fig. 1. The fence boundary around the site was more recently defined as the surrounding land had been passed to the applicant's sister under the terms of her mother's will.



Fig. 1. Coed y Colwn Barn.

- 1.4. The barn has ceased to be of any viable agricultural use for some time, the last use was as a fattening unit for a small number of pigs many years ago, hence the existing stall configuration on the lower floor. Nowadays very few pigs are reared in the area as the economics of the business are very variable – the pig industry being dominated by very large units in eastern England and the Scandinavian countries.
- 1.5. The hardstanding area to the front of the barn is used for occasional bale and machinery storage but the barn is abandoned.

- 1.6. It is currently in good condition, as described in the Hernon Associates' Structural Report, but the fact that ivy has started to grow on the southern elevation means that unless it is removed and destroyed it could have rapid and significant impact upon the structural integrity of the building and its long term future. Without an agricultural purpose it is likely that it will deteriorate if no other use is found.
- 1.7. A cart shed structure was attached to the rear of the barn until recently (see Fig.1) but the roof collapsed and has not been repaired due to lack of agricultural usefulness. Most of the materials remain where they fell. Pre-application discussion with the Council's planning helpdesk indicated that the reinstatement of the lean-to would be appropriate.

Site Location

- 1.8. The site is located on an unclassified country lane between Aberogwrn Farm, Llancarfan and the hamlet of Treguff. Llancarfan, approximately one mile distant, is a village of some 750 inhabitants and has the benefit of a primary school, a church of historic importance, a popular public house and a village hall. The village is served by a regular bus route and is some 4.5 miles by road from the town of Barry which has all the amenities and facilities expected of a medium-sized town.



Fig. 2. Location plan of development proposal.

- 1.9. The application site is set back from the road by some 25m and clearly visible from that point. It stands in the centre of the land block owned by the Applicant. No public footpaths cross either the site or the land owned by the applicant.

- 1.10. The hardstanding area to the front of the barn provides ample space for off-road parking, with potential to use an existing small storage building between the barn and the road as a garage or storage of lawn and maintenance equipment.
- 1.11. A new hedgerow of local provenance will be established in the position of the existing wire netting fence which demarks the boundary of the applicant's property.
- 1.12. As stated above, the barn is far too small for modern agricultural purposes for rental to farmers. The area of land owned by the applicant is not a viable agricultural unit.
- 1.13. If considered for alternative commercial use, it is noted that there are many commercial/industrial units in nearby Barry which are already serviced with all the requirements of a modern office or industrial unit and which have good accessibility for delivery lorries and employee parking. However, many of these are empty.
- 1.14. With regards to commercial use, Coed y Colwn Barn would be prohibitively expensive to convert and provide services compared to other more attractive units in far more accessible locations.
- 1.15. In advance of submission of this application a bat survey was undertaken by Spectrum Ecology in both September 2011 and May 2014. On neither occasion was the barn found to be used by bats, despite the fact that it could be considered a suitable habitat for them.
- 1.16. The report recommends that suitable roosting areas should be created in the process of the barn conversion to a dwelling in order to ensure adequate provision for their habitats.
- 1.17. RAC concludes that the best means of preserving this vernacular building for the future would be the conversion to residential use.

This report was prepared by:

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