

Our ref: A54012/HB

ARCHAEOLOGICAL PLANNING



Head of Planning and Transportation
The Vale of Glamorgan Council
Dock Office
Barry Docks
BARRY
CF63 4RT

11th September 2017

FAO: Mrs Y. J. Prichard

Dear Sir/Madam,

Re: Change of use of existing stone barn and timber barn to residential, partial conversion of former milking parlour to garage use, the demolition of the remaining milking parlour and steel framed buildings and erection of 12 holiday accommodation units and shower block.

Greenyard Farm, Argae Lane, St Andrews Major

Pl.App.No.: 2017/00291/FUL (YP)

Thank you for consulting us about this application; consequently we have reviewed the detailed information contained on your website.

Information in the Historic Environment Record (HER) curated by this Trust shows that Greenyard is recorded as a 19th century farmstead located on low lying ground (PRN 01846s). A set of buildings form the farmyard complex at Greenyard, which appears to date from the late 18th century, (appearing on the Wenvoe Estate maps of 1763 and 1798), with the surrounding ancillary outbuildings, stone barn, and cottage all being of a similar date. There are no other known or recorded archaeological sites or features located within the proposed application area.

The HER also indicates that an archaeological watching brief (PRN E002465) was undertaken by Cotswold Archaeology during the adjacent extension of St. Andrews Major Golf Course in 2005 (Planning Application No. 99/00766/FUL) which did not encounter any archaeological remains or features. Therefore, it is envisioned that the impact of the proposed development upon the archaeological resource will be low as it is unlikely that any significant archaeological remains or features will be encountered during the proposed groundworks. Additionally, we note the submitted Heritage Assessment undertaken by EDP in January 2017 (Report Ref.: EDP3411_01a), in which it states:

“It concludes that the barn dates from between 1885 and 1900, when the outbuildings at Greenyard Farm were reorganised. Investigation demonstrates that it has been modified during its lifetime, but it was originally designed as a combined stable range and cart shed with a first floor hayloft arranged across both elements.

The building is neither statutorily listed nor locally listed – and is of insufficient significance to warrant the status which that would confirm.”
(Sections S2 and S3).

We concur with the conclusions within the Heritage Assessment Report and as a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections

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The Glamorgan-Gwent
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to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

If you have any questions or require further advice on this matter please do not hesitate to contact us.

Yours faithfully,

H. Bowden

Hannah Bowden BA MSc
Archaeological Planning Officer