

MEMORANDUM / COFNOD

The Vale of Glamorgan Council  
Development Services  
Dock Office, Barry Docks, Barry, CF63 4RT



<b>To / I:</b>	Mark Stringer
<b>Dept / Adran:</b>	Development Management
<b>Date / Dyddiad:</b>	11 November 2020

<b>From / Oddi Wrth:</b>	Conservation and Design
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**Application:** 2020/01218/HYB  
**Location:** Leckwith Quay, Leckwith Road, Leckwith  
**Proposal:** Hybrid planning application for residential development for up to 250 dwellings (submitted in OUTLINE), associated highway and bridge improvement / realignment works (submitted in FULL). Development involves the demolition of all buildings on site and of the existing B4267 Leckwith Road Bridge

**Recommendation**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> No objection      | <input type="checkbox"/> Notes for applicant                      |
| <input type="checkbox"/> Object (holding objection)   | <input type="checkbox"/> Request for further information          |
| <input type="checkbox"/> Object and recommend refusal | <input checked="" type="checkbox"/> Recommend planning conditions |

**Main Issue**

The issues considered by me are:

- Whether the proposed development preserves the listed building, its setting or any features of architectural or historic significance it possesses;
- Whether the proposed development preserves or enhances the character or appearance of the conservation area;
- Whether the proposed development respects the special character and qualities of the historic park and garden, their setting and historic views and vistas;
- Whether the proposed development preserves or enhances a locally listed 'County Treasure', its setting and any features of architectural or historic significance it possesses.

Please note the primary consideration for any development affecting a listed building or its setting or a conservation area are the statutory requirements to have special regard to the desirability of preserving the historic asset.

## **Legislation and Policy**

### The Planning (Listed Buildings and Conservation Areas) Act (1990)

The Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) sets out the principal statutory instruments which must be considered in the determination of any application affecting either listed buildings or conservation areas.

Section 66 of the Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The Courts have made it clear that the duty imposed in the Act means that in considering whether to grant permission for development that may cause harm to a designated asset and/or its setting, the decision maker should give particular weight to the desirability of avoiding that harm. There is still a requirement for a planning balance, but it must be informed by the need to give weight to the desirability of preserving the asset and its setting.

### Planning Policy Wales

Chapter 6 of Planning Policy Wales (PPW) sets out the Welsh Government's planning guidance on the conservation and enhancement of the historic environment.

Paragraph 6.1.6 sets out the Welsh Government's specific objectives for the historic environment. These seek to:

- protect the Outstanding Universal Value of the World Heritage Sites;
- conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;
- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;
- preserve the special interest of sites on the register of historic parks and gardens; and
- protect areas on the register of historic landscapes in Wales.

Paragraph 6.1.9 makes clear:

“Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.”

In relation to listed buildings Paragraph 6.1.10 states:

“There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.”

#### Technical Advice Note 12: Design

TAN 12 seeks to promote sustainability through good design. Paragraph 2.2 states:

“The Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment which is fit for purpose and delivers environmental sustainability, economic development and social inclusion, at every scale throughout Wales – from householder extensions to new mixed use communities.”

#### Technical Advice Note 24: The Historic Environment

##### Local Development Plan

The Vale of Glamorgan LDP policies reflect the national policy for the strict control of development affecting conservation areas. Policy SP10 (Built and Natural Environment) and Policy MD8 (Historic Environment) set out the preserve or enhance the character or appearance of the Vale of Glamorgan’s Conservation Areas.

<p><b>POLICY SP 10 - BUILT AND NATURAL ENVIRONMENT</b> DEVELOPMENT PROPOSALS MUST PRESERVE AND WHERE APPROPRIATE ENHANCE THE RICH AND DIVERSE BUILT AND NATURAL ENVIRONMENT AND HERITAGE OF THE VALE OF GLAMORGAN INCLUDING:</p> <ol style="list-style-type: none"><li>1. THE ARCHITECTURAL AND / OR HISTORIC QUALITIES OF INDIVIDUAL BUILDINGS OR CONSERVATION AREAS, INCLUDING LOCALLY LISTED BUILDINGS;</li><li>2. HISTORIC LANDSCAPES, PARKS AND GARDENS;</li><li>3. SPECIAL LANDSCAPE AREAS;</li><li>4. THE GLAMORGAN HERITAGE COAST;</li><li>5. SITES DESIGNATED FOR THEIR LOCAL, NATIONAL AND EUROPEAN NATURE CONSERVATION IMPORTANCE; AND</li><li>6. IMPORTANT ARCHAEOLOGICAL AND GEOLOGICAL FEATURES.</li></ol>
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Policy MD8 (Historic Environment) deals specifically with the protection of the qualities of the built historic environment, and in particular the preservation and enhancement of conservation areas character or appearance:

<b>POLICY MD 8 - HISTORIC ENVIRONMENT</b>
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DEVELOPMENT PROPOSALS MUST PROTECT THE QUALITIES OF THE BUILT AND HISTORIC ENVIRONMENT OF THE VALE OF GLAMORGAN, SPECIFICALLY:

1. WITHIN CONSERVATION AREAS, DEVELOPMENT PROPOSALS MUST PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA;
2. FOR LISTED AND LOCALLY LISTED BUILDINGS, DEVELOPMENT PROPOSALS MUST PRESERVE OR ENHANCE THE BUILDING, ITS SETTING AND ANY FEATURES OF SIGNIFICANCE IT POSSESSES;
3. WITHIN DESIGNATED LANDSCAPES, HISTORIC PARKS AND GARDENS, AND BATTLEFIELDS, DEVELOPMENT PROPOSALS MUST RESPECT THE SPECIAL HISTORIC CHARACTER AND QUALITY OF THESE AREAS, THEIR SETTINGS OR HISTORIC VIEWS OR VISTAS;
4. FOR SITES OF ARCHAEOLOGICAL INTEREST, DEVELOPMENT PROPOSALS MUST PRESERVE OR ENHANCE ARCHAEOLOGICAL REMAINS AND WHERE APPROPRIATE THEIR SETTINGS.

## **Assessment of Proposal**

### Issues

The primary consideration for any works affecting a listed building or conservation area is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses in the case of listed buildings and the desirability of preserving or enhancing the character or appearance of the conservation area in the case of conservation areas.

### The Significance of the Historic Asset(s)

By the end of the nineteenth century, the site included two structures of any note. These were the Leckwith Bridge and Leckwith Bridge House providing a link from Cardiff to the Vale of Glamorgan via the small hamlet of Leckwith.

The area went through significant change in the twentieth century associated with the development of Leckwith Moors, south-west of Sloper Road.

The River Ely underwent substantial alterations resulting in the canalised form we see today. This was focussed on the Old Leckwith Bridge and the upgrading of Leckwith Road south-west of the River Ely resulted in the construction of a new bridge. This bridge, of reinforced concrete, single-arch form was opened on 17 April 1935 by the then Minister of Transport Leslie Hore-Belisha. A concrete viaduct continues the road on the south side on to the hillside.

The earlier bridge, known as 'Old Leckwith Bridge', is medieval in origin, although possibly partly reconstructed in the seventeenth century, with the central arch probably rebuilt in the eighteenth century. Leland recorded Leckwith Bridge as being 'soundly built of stone' in 1536.

The bridge, constructed of rubblestone has three arches, the two outer ones pointed with double arch rings, the centre one semi-circular and probably rebuilt. Carriageway about 2.75m wide but with refuges above pointed cutwaters. The two elevations are the same. Low parapet walls topped by flat slabs.

It is included and highly graded as a fine and rare medieval bridge. The bridge is also a Scheduled Ancient Monument GM014(GLA).

Given the proximity of the proposed development to the scheduled monument, the views of Cadw should be sought in line with Development Management Procedure (Wales) Order.

I note the archaeological desk-based assessment makes a number of recommendations including a watching brief and a Level 3 building survey of Leckwith Bridge House and a photographic survey of the Leckwith New Bridge and Viaduct, and Drain cover to mitigate their loss. I see no reason to disagree with these recommendations and would welcome conditions requiring this.

Peter Thomas  
Senior Planner (Conservation and Design)