

# **FULL PLANNING APPLICATION**

**BOLSTON HOUSE, BONVILSTON, VALE OF GLAMORGAN**

**DEMOLITION OF THE EXISTING DWELLING AND RE-  
DEVELOPMENT OF THE SITE TO ACCOMMODATE  
RESIDENTIAL DEVELOPMENT AND ASSOCIATED WORKS**

**PLANNING STATEMENT**

**NOVEMBER 2021**



**Geraint John Planning**

## 1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared in support of a planning application, submitted on behalf of Transworld Real Estate Ltd in relation to the following development proposal, located at Bolston House, Bonvilston:

*'DEMOLITION OF THE EXISTING DWELLING AND RE-DEVELOPMENT OF THE SITE TO ACCOMMODATE RESIDENTIAL DEVELOPMENT AND ASSOCIATED WORKS'*

- 1.2 This Planning Statement outlines the context within which the application is made, and provides a detailed examination of the main planning considerations raised by the proposals, together with reasoned justification in support of the proposed development.

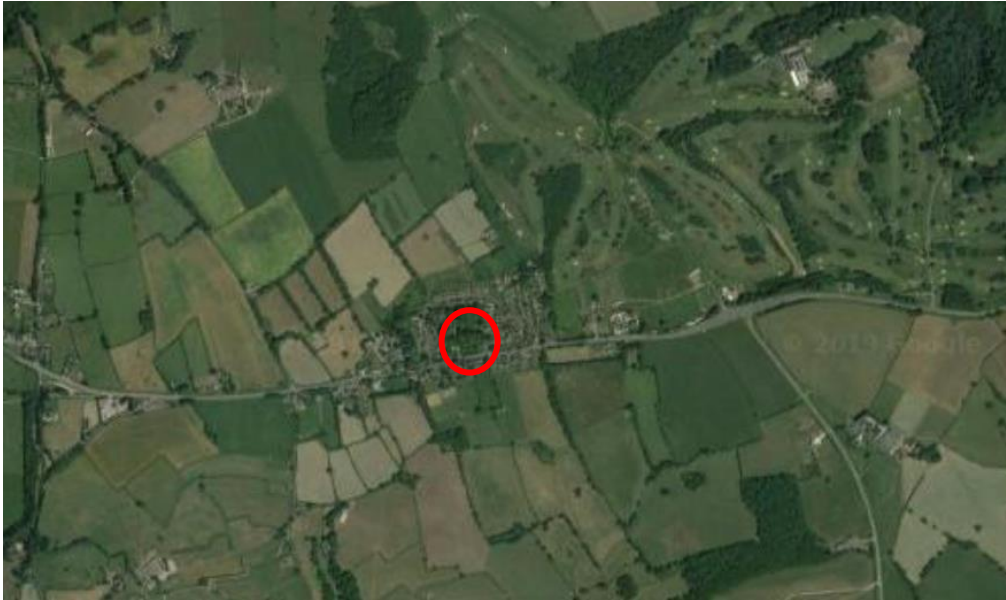
- 1.3 The statement is structured as follows:

- **Section 2** provides a description of the characteristics of the site and surrounding area, and details regarding the planning history associated with the site;
- **Section 3** provides details of the development proposals and design objectives;
- **Section 4** outlines the relevant planning policy framework in relation to the site and the development;
- **Section 5** sets out an overview of the pre-application enquiry response;
- **Section 6** analyses the key planning considerations arising from the proposed development (considering the planning policy context);
- **Section 7** sets out our conclusions.

## **2.0 SITE AND SURROUNDINGS**

### *The Site*

- 2.1 The site comprises an area of approximately 0.9 ha and consists mainly of an area of green space situated amongst a small group of dwellings central to the village of Bonvilston, The Vale of Glamorgan – a linear rural village with scattered development, focused along the A48. The below aerial photograph shows the site within a wider context.



*Site Context Aerial Image (site location in red)*

- 2.2 The site is located to the north of the A48 and contains 1 no. 2-storey detached dwelling – known as Bolston House – which was constructed in the 1960s and considered to be of no significant architectural merit. The property is situated within large grounds that is bounded by trees and hedgerows.



*Front and Rear Elevations of Bolston House*

- 2.3 As is evident from the above photographs, the property has been empty for a significant amount of time – approximately 15 years – and as a result is in a poor state of repair. The grounds of the property, which consists of the remainder of the proposed development site, have also been neglected since the abandonment of the property, much of which is now overgrown.
- 2.4 As well as the existing dwelling on the site, a number of small outbuildings are also present within the curtilage of the property. The aerial photograph below demonstrates the location of the site and the size of its' curtilage.



*Site Aerial Image (approximate site outline in red)*

- 2.5 As is evident from the above aerial image, the site is situated within a largely residential area, with residential development making up the northern, eastern and western boundaries of the site. A stone boundary wall forms the southern edge of the site, beyond which lies the A48, which links Cardiff in the east to Cowbridge and Bridgend in the west.

#### *Access*

- 2.6 Access to the site is currently gained from a narrow track that is located in the south-western corner of the site, on the northern side of the A48 – this access can be seen in the image below.



*Existing access from the A48*

#### *Sustainability and Connectivity*

- 2.7 The site is located within the village of Bonvilston, with the majority of the properties in the local area comprising of residential dwellings. Despite this there are a number of services and facilities located in relatively close distance to the site, including – albeit not necessarily to – the following:



- The Red Lion Public House – 50 m;
- Saint Mary's Church – 200 m;
- Old Village Shop Café – 300 m;
- St. Nicholas Church in Wales Primary School – 2.4 km; and
- The facilities (such as supermarkets, restaurants and a petrol station) at Culverhouse Cross is located circa 5 km to the east of the site.

2.8 Access to public transport from the site is sufficient with the nearest bus stop located approximately 150 m from the site, equating to a 2-minute walk. The 'X2' service runs from this stop with destinations including Porthcawl, Bridgend and Cardiff. This service runs 7 days a week with busses running between 15 and 30 mins.

## Planning History

### *Site Planning History*

An online planning history search of the site has been undertaken using the Vale of Glamorgan's website. This planning history search notes that an application for the construction of a double garage (ref. 1978/01926/FUL) at the site was submitted and subsequently approved on 6<sup>th</sup> February 1979. No further planning applications have been submitted at the site.

A number of previous applications to fell protected trees on the site have been submitted, with an application to fell a tree in 2010 (ref. 2010/01289/TCA) and 2014 (ref. 2014/00491/TPO) approved by the Council. A number of trees protected by TPO remain on the site, which will be discussed in more detail below.

It should be noted that there are a number of related planning applications located within close proximity to the site.

### *Surrounding Area Planning History*

An online planning history search of the surrounding area has been undertaken using the Vale of Glamorgan's website. There are a number of other recent and relevant planning applications in the surrounding area. The relevant planning applications on site, in the local surrounding area and for works to trees are set out below:

LPA Ref.	Location	Proposal Description	Decision	Decision Date
<b>Applications in local surrounding area</b>				
1997/00023/FUL	Woodlands, Bonvilston	Extension to existing kitchen with bedroom over, new dormer over existing bathroom	Approved	7 March 1997
<u>2000/01103/FUL</u>	Land west of Woodlands Lodge, Bonvilston	Construction of a new traditional dwelling and garage and improvement to access from A48	Approved	3 November 2000
<u>2000/00036/FUL</u>	Land west of Woodlands Lodge, Bonvilston	Construction of Dwelling and Garage	-	-
<u>2001/00078/FUL</u>	Woodlands House, Bonvilston	Conservatory	Refused	5 April 2001
<u>2001/001224/FUL</u>	Woodlands House, Bonvilston	Conservatory	Approved	16 November 2001
<u>2002/00385/FUL</u>	Land adjacent to carpark of the Red Lion Pub, Bonvilston	Construction of 3 no. detached part single storey, part two storey dwellings, with integral garages	Approved	24 July 2002
2020/00317/FUL	Woodlands, Bonvilston	Demolition of the existing two storey dwelling and proposed replacement dwelling	Approved	16 <sup>th</sup> June 2020

2020/00318/CAC	Woodlands, Bonvilston	Demolition of the existing two storey dwelling and proposed replacement dwelling	Approved	16 <sup>th</sup> July 2020
<b>Tree Works</b>				
<u>2012/00770/TCA</u>	Land south of 35, Village Farm and adjacent to Coach House, Bonvilston	G1 : 5 X Ash stems - Coppice to 1m above ground level G2 : Sycamore - Coppice to 1m above ground level G3 : Elm - Fell to ground level	Approved	5 September 2012
<u>2012/00098/TCA</u>	Woodlands House, Bonvilston	Undertake 30% reduction to height and prune to rebalance crowns to two Beech trees extending over rear garden	Approved	24 February 2012
<u>2003/01020/TPO</u>	Woodlands House, Bonvilston	Crown raise by 4 metres and reduce overhanging branches by 2.5 metres on one beech	Approved	3 August 2003
<u>2002/01521/TCA</u>	Woodlands, Bonvilston	Thin out recently planted trees	Approved	19 November 2002

Please note this review is not exhaustive and would require further and more detailed assessment with the LPA. However, the above planning history demonstrates that re-development in the vicinity has occurred in recent years, along with tree management measures both of which have been deemed acceptable by the LPA.

A map illustrating the location of the above applications is illustrated below:



Key	Designation
	2002/00385/FUL Application Site
	2020/00317/FUL, 2000/01103/FUL & 2000/00036/FUL, 1997/00023/FUL Application Site
	2001/00078/FUL & 2001/001224/FUL Application Site
	Application Site

*Previous pre-application*

- 2.9 A previous pre-application was submitted at this site for the demolition of Bolston House, construction of a new access road and the construction of 16 dwellings. An extract of this is provided below:



- 2.10 The development was to include a mixture of two storey detached, semi-detached and terraced housing. It also sought to implement areas of open spaces with retain trees within the development site which were to be provided with a variety of house styles and types fronting onto the green areas. The density of the development at 16 units was to reflect the surrounding density of development within the Conservation Area and the necessity to retain many of the trees on the site. However, the Vale of Glamorgan's pre-app response identified that the site boundary wall is identified as making a significant contribution to the character and appearance of the conservation area. Whilst no details were submitted relating to the works to the wall it is likely that, to achieve a safe access, works will amount to substantial demolition. This is an element of the scheme that would further suburbanise this frontage and therefore was not supported as a result.
- 2.11 This newly submitted pre-app seeks to respond to the two main issues of the suburbanisation of the frontage, by reducing the spec of the access, and to also reduce the density of the development to meet the requirements of a lesser spec access and see a larger proportion of trees retained to allow the green space created by the tree cover be retained.

**Further Pre-Application – September 2020**

- 2.12 In September 2020, a second and 'new' pre-application enquiry was submitted to the Local Authority for discussions, and that scheme promoted responded to the 'first' pre-app as depicted above. The key responses to the previously submitted pre-app relate to:
- A reduction in density to 6 no. dwellings
  - A reduced specification of access design – to respect the wall fronting the A48 – a feature of the Conservation Area
- 2.13 The layout overleaf was presented for discussions with the LPA.



2.14 A pre-application meeting was held virtually in October 2020, and the following key points were raised during the meeting (and through formal written consultation responses thereafter):

#### *Layout & Density*

- Officers considered the site could capably accommodate further development, and 6 units was not making the most efficient and effective use of the land – therefore suggested increasing the density to 8, 9 or 10 dwellings;
- The above point needed to fit with the highway requirements for an appropriate access, and Highway Officers at the meeting agreed a reduced specification could be accommodated to reduce the impact of the removal of the wall;
- The Conservation Officer agreed a less intrusive access would be preferable in Conservation terms and supported a reduced specification of access design.

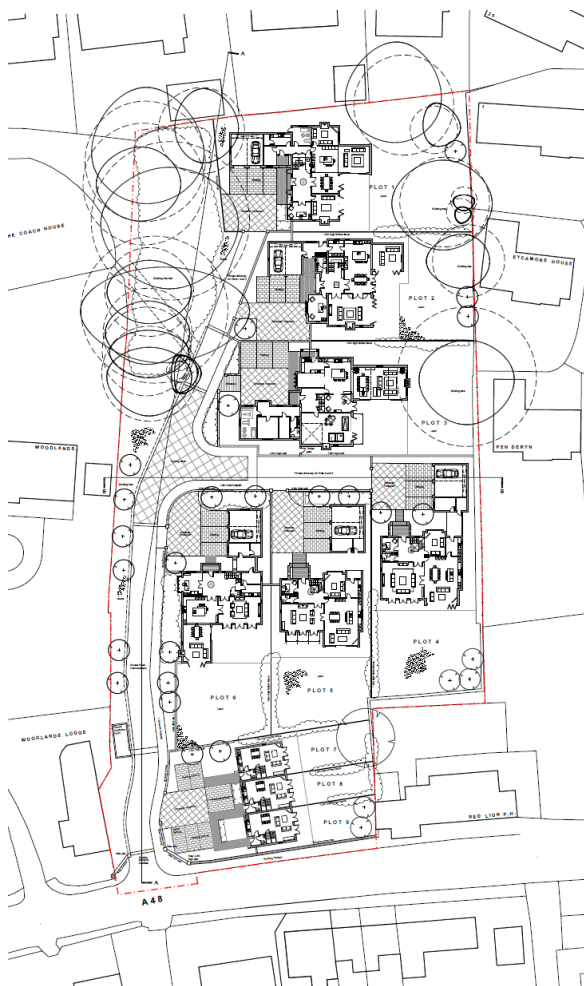
#### *Other Matters*

- A Phase 1 Ecology assessment will be required.
- A tree survey, Impact assessment and protection plan will be required.
- GGAT were consulted and indicated a watching brief and WSI would be required – the applicant is happy to agree this condition at this stage.



**2021/00423/FUL - Bolston House – Live Application Discussions**

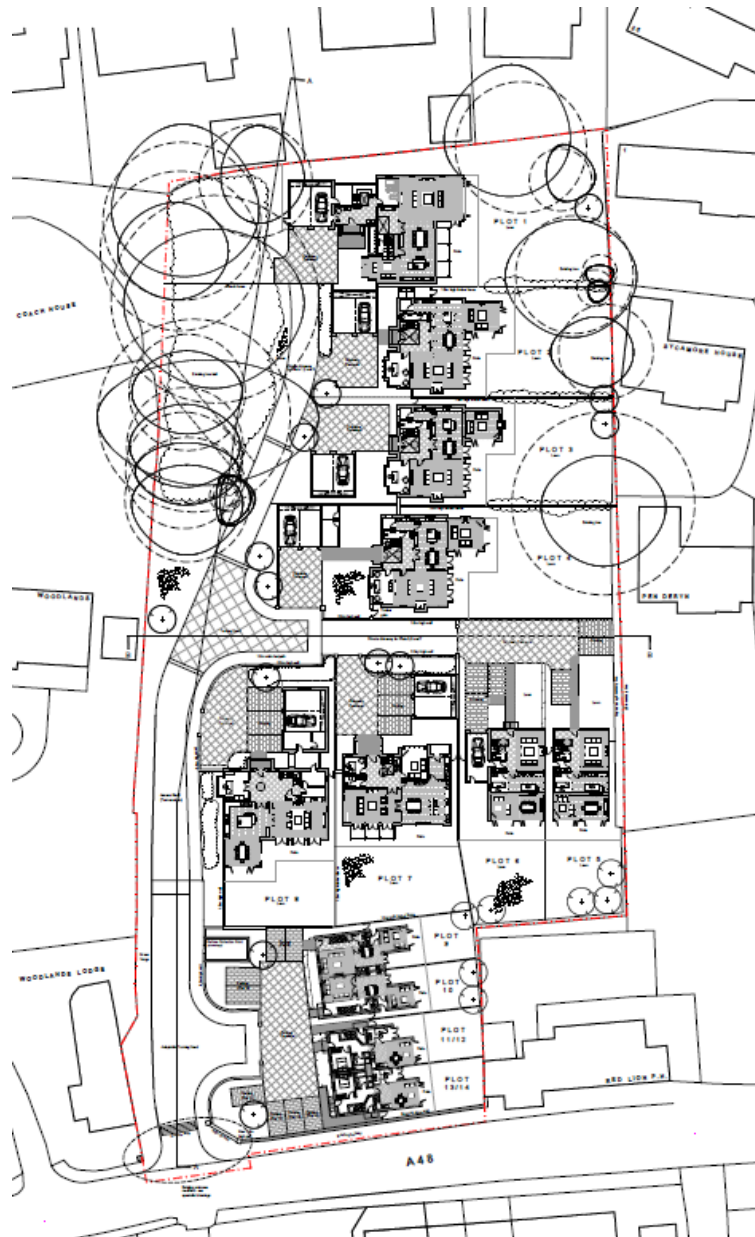
- 2.15 A formal full planning application was lodged in March 2021, and continued discussions have taken place.
- 2.16 An initial submission was made in March which sought permission for the development that proposed to demolish the existing dwelling and associated buildings present on the site and to redevelop the site to provide 9 no. dwellings alongside a new access to the development via partial demolition of the wall off the A48.
- 2.17 The scheme will provide for 9 dwellings, which will be of traditional architectural style typically found in Bonvilston. The proposed material palette will consist of render, stone and slate.
- 2.18 The development will consist of a mix of dwellings comprising 6no. detached properties and 3no. link cottages with gardens and a common shared highway infrastructure. The proposed site layout plan is provided below:



*Proposed Site Layout Plan*

- 2.19 The scheme was since amended to a 14-unit proposal, briefly described as follows:
- Plots 1-4 detached dwellings in the northern section of the site
  - Plots 5-8 detached dwellings running East/West in the centre of the site. (Plot 5 being a 2.5 storey dwelling)
  - Plots 9-14 being in the southern entity of the site

- Plots 9/10 being 3-bed cottage style units
- Plots 11-14 being 2 no. 1-bed apartments and 2 no. 2-bed duplex apartments. Thus, creating and providing a vibrant and diverse housing mix.



- 2.20 The site also now accounts for a density of 17.9 dph. Referring to the density statement attached, this is above the current 'average' of the village at 13.2dph and higher than examples provided too – which have been found acceptable by the LPA. As such, we suggest this approach is appropriate and acceptable.
- 2.21 As a result of the above changes, Pre-Application Consultation has had to take place, and this has resulted in a formal re-submission to the Vale of Glamorgan for consideration.

### **3.0 DEVELOPMENT PROPOSALS**

- 3.1 The revised application seeks the approval of Full Planning Permission for the following development:

*'DEMOLITION OF THE EXISTING DWELLING AND RE-DEVELOPMENT OF THE SITE TO ACCOMMODATE RESIDENTIAL DEVELOPMENT AND ASSOCIATED WORKS'*

- 3.2 The scheme will provide for 14 dwellings, which will be of traditional architectural style typically found in Bonvilston. The proposed material palette will consist of render, stone and slate.
- 3.3 The development will consist of a mix of dwellings comprising 8 no. detached properties and 2 no. townhouses, 2 no. duplex apartments and 2 no. apartments with gardens and a common shared highway infrastructure. The proposed site layout plan is provided overleaf:



3.4 The images provided below illustrates how the private streetscape will sit with the design ethos proposed:





- 3.5 The access will be a private drive arrangement, and a reduced specification in terms of width and will take a shared surface approach – whilst ensuring that appropriate visibility splays are provided at its junction with the A48, and provide adequate space for the movement and turning of refuse vehicles.

## 4.0 PLANNING POLICY CONTEXT

- 4.1 A review of the planning policy context associated with the site and proposed development (at the national and local level) is provided within this section of the Planning Statement.
- 4.2 The key planning policies of relevance to the determination of the application are outlined below. A detailed assessment of how the proposed development accords with these policies is provided in Section 5 (Material Considerations) of this Statement.

### National Planning Policy

- 4.3 The following policy / guidance documents prepared at the national (Welsh Government) level are of relevance to the determination of the application.

#### Planning Policy Wales (11<sup>th</sup> Edition, February 2021)

- 4.4 Planning Policy Wales (PPW) forms the overarching national planning policy document within Wales, providing guidance to Local Planning Authorities (LPAs) for the preparation of development plans and the determination of planning applications through their development management functions.

#### *Key Planning Principles*

- 4.5 Paragraph 2.13 states that *"The plan-led system underpins the delivery of sustainable places to ensure all development plans and decisions taken by the planning system work together to deliver sustainable places. The Key Principles (see Figure 4) represent a guiding vision for all development plans, including Future Wales"*. The key principles are as follows:

- Growing our economy in a sustainable manner;
- Making best use of resources;
- Facilitating accessible and healthy environments;
- Creating and sustaining communities;
- Maximising environmental protection and limiting environmental impact.

- 4.6 Paragraph 2.17 states *"In responding to the key principles for the planning system, the creation of sustainable places and in recognition of the need to contribute to the well-being of future generations in Wales through placemaking, development plans and development proposals must seek to deliver development that address the national sustainable placemaking outcomes"*.

#### *Sustainability and placemaking*

- 4.7 Sustainable development forms a key consideration central to all policies contained within Planning Policy Wales (PPW). Paragraph 1.2 states: *"The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation"*.
- 4.8 Paragraphs 2.8-2.9 state that: *"Planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales. This can be done through maximising their contribution to the achievement of the seven well-being goals and by using the five Ways of Working [long-term thinking, prevention, collaboration, integration and involvement], as required by the Well-being of Future Generations Act. This will include seeking to maximise the social, economic, environmental and cultural benefits, whilst considering potential impacts when assessing proposals and policies in line with the Act's Sustainable Development Principle. The most appropriate way to implement these requirements is to adopt a placemaking approach to plan making, planning policy and decision making."*

4.9 Figure 6 depicts the PPW themes that collectively contribute to placemaking:



4.10 Paragraph 2.27 sets out how to assess the sustainable benefits of development:

*"Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-Being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one type of benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contribution against the well-being goals."*

4.11 Moreover, in respect of the re-use of Previously Developed Land Paragraph 3.55 states: *"In settlements, such [brownfield] land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome."*

4.12 In respect of infill and development comprising extension of settlement, Para 3.60 *"Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity... All new development should be of a scale and design that respects the character of the surrounding area"*.

#### *Housing*

4.13 Paragraph 4.2.2 states, in respect of housing that *"the planning system must:*

- Identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all tenures;*
- Enable provision of a range of well-designed, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places; and*
- Focus on the delivery of the identified housing requirement and the related land supply."*

4.14 Moreover, Paragraph 4.2.10 states: *"The supply of land to meet the requirement proposed in a development plan must be deliverable. To achieve this, development plans must include a supply of land which delivers the identified housing requirement figure and makes a locally appropriate additional flexibility allowance for sites not coming forward during the plan period. The ability to*

*deliver requirements be demonstrated through a trajectory. The trajectory will illustrate the expected rate of housing delivery for both market and affordable housing for the plan period"*

- 4.15 Paragraph 4.2.13 also states: *"As part of considering housing delivery options, planning authorities should understand the contribution that all sectors of the housing market and house-builders could make to meeting their housing requirement. When allocating sites, planning authorities need to consider providing a range of sustainable and deliverable sites to allow all sectors and types of house-builder ... the opportunity to deliver the proposed housing requirement."*
- 4.16 Paragraph 4.2.23 states: *"Development plans must include clear policy criteria against which applications for housing development on unallocated sites will be considered. Infill and windfall sites can also often make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall site development within settlements should be supported where they accord with the national place-making outcomes."*

#### *Affordable Housing*

- 4.17 In respect of affordable housing, Paragraph 4.2.25 states: *"A community's need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies and determining relevant planning applications. Affordable housing for the purposes of the land use planning system is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers."*
- 4.18 Paragraph 4.2.29 states: *"Where development plan policies make clear that an element of affordable housing or other developer contributions are required on specific sites, this will be a material consideration in determining relevant applications. Applicants for planning permission should therefore demonstrate and justify how they have arrived at a particular mix of housing, having regard to development plan policies. If, having had regard to all material considerations, the planning authority considers that the proposal does not contribute sufficiently towards the objective of creating mixed communities, then the authority will need to negotiate a revision of the mix of housing or may refuse the application."*

#### *Good Design*

- 4.19 It is set out within Paragraph 3.3 of PPW that *"Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use as well as its construction, operation, management, and its relationship with the surrounding area"*.
- 4.20 Further detail regarding the objectives of good design is set out within Technical Advice Note (TAN) 12: Design (2016) – as detailed further below.
- 4.21 Figure 8 in PPW sets out the objectives of good design in an illustrative / diagrammatic manner.





### Historic Environment

- 4.22 Paragraph 6.1.6 sets out the Welsh Government's specific objectives for the historic environment, which 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.*
- 4.23 Paragraph 6.1.7 states that *"it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way"*.
- 4.24 Paragraph 6.1.9 advises that *"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"*.
- 4.25 In regard to conservation areas, paragraph 6.1.15 states that *'There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level'*.
- 4.26 Further to this, paragraph 6.1.16 outlines that the *'Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed'*.

- 4.27 Paragraph 6.1.17 states that *'Conservation area designation introduces control over the total or substantial demolition of unlisted buildings within these areas, but partial demolition does not require conservation area consent. Procedures are essentially the same as for listed building consent. When considering an application for conservation area consent, account should be taken of the wider effects of demolition on the building's surroundings and on the architectural, archaeological or historic interest of the conservation area as a whole. Consideration should also be given to replacement structures. Proposals should be tested against conservation area appraisals, where they are available'*.

#### *Biodiversity and Ecological Networks*

- 4.28 Paragraph 6.4.3 highlights that the *"The planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems"* and that *"development plan strategies, policies and development proposals must consider the need to:*
- support the conservation of biodiversity, in particular the conservation of wildlife and habitats;*
  - ensure action in Wales contributes to meeting international responsibilities and obligations for biodiversity and habitats;*
  - ensure statutorily and non-statutorily designated sites and properly protected and managed;*
  - safeguard protected and priority species and existing biodiversity assets from impacts which directly affect their nature conservation interests and compromise the resilience of ecological networks and the components which underpin them, such as water and soil, including peat; and*
  - secure enhancement of an improvements to ecosystem resilience by improving diversity, condition, extent and connectivity of ecological networks."*
- 4.29 Specifically, paragraph 6.4.5 states that *"development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity."*
- 4.30 Paragraph 6.4.24 notes that *"Trees, woodlands, copses and hedgerows are of great importance for biodiversity. They are important connecting habitats for resilient ecological networks and make a valuable wider contribution to landscape, character, sense of places, air quality, recreation and local climate moderation."*
- 4.31 With regards to protected species, paragraph 6.4.22 states that *"The presence of a species protected under European or UK legislation, or under Section 7 of the Environment (Wales) Act 2016 is a material consideration when a planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat and to ensure that the range and population of the species is sustained. Planning authorities should advise anyone submitting a planning application that they must conform with any statutory species protection provisions affecting the site, and potentially the surrounding area, concerned. An ecological survey to confirm whether a protected species is present and an assessment of the likely impact of the development on a protected species may be required in order to inform the development management process"*.

#### Technical Advice Notes

- 4.32 Technical Advice Notes (TANs) supplement the policy principles of PPW and add further detail on issues which might affect development potential of the site. TANs which are considered relevant to the proposal and should therefore be given weight are:

TAN	Title
TAN 2	Tree Preservation Orders (1997)
TAN 12	Design (2016)
TAN 18	Transport (2007)
TAN 24	The Historic Environment (2017)

#### Technical Advice Note (TAN) 10 – Tree Preservation Orders

- 4.33 Complete guidance is found in this TAN, due to a number of TPOs' being located on the site, it is important to consider preservation of these trees during development. The note states:

*"The effect of planning proposals on protected trees is a material planning consideration. Local planning authorities should discuss the implications of a proposal with the developer and may consider it expedient to make a TPO to protect trees on land before a planning application is made. It may be appropriate to require applicant seeking full planning permission to provide details of all existing trees on site, including their crown spread, and the location of those to be felled. Before granting outline planning permission, a local planning authority should consider the effect the permission would have on its ability to provide subsequently for the protection and planting of trees as a reserved matter."*

#### Technical Advice Note (TAN) 12 – Design (2016)

- 4.34 Detailed guidance on the objectives of good design is provided within TAN 12. The objectives of good design are set out within the following categories:

##### *Character*

- *Sustaining or enhancing local character*
- *Promoting legible development*
- *Promoting a successful relationship between public and private space*
- *Promoting quality, choice and variety*
- *Promoting innovative design*

##### *Community Safety*

- *Ensuring attractive, safe public spaces*
- *Security through natural surveillance*

##### *Movement*

- *Promoting sustainable means of travel*

##### *Environmental Sustainability*

- *Achieving efficient use and protection of natural resources*
- *Enhancing biodiversity*
- *Designing for change*

#### Technical Advice Note (TAN) 18 – Transport (March 2007)

- 4.35 As paragraph 3.3 of TAN 18 sets out, "The location of new residential development has a significant influence on travel patterns as the majority of trips start or finish at home." For this reason, the criteria set out within TAN 18 are of particular relevance to this proposal.
- 4.36 The overarching theme of TAN 18, with reference to new residential development is set out in paragraph 3.3 which states "It should be a key aim of development plans to identify residential sites that are accessible to jobs, shops and services by modes other than the car and where public transport services have the existing or planned capacity to absorb further development."

- 4.37 TAN 18 also sets out parking space requirements for new residential development, as well as the criteria for any new highways built on the proposed site.

Technical Advice Note 24: The Historic Environment (May 2017)

- 4.38 The following paragraphs of the above document are of relevance:
- 4.39 Paragraph 1.8 states that *"Changes in the historic environment are inevitable. This can be the result of decay caused by natural processes, damage caused by wear and tear of use, and the need to respond to social, cultural, economic and technological changes."*
- 4.40 Paragraph 5.1 outlines that *"Listed buildings are nationally important assets which represent a unique source of information about the past and make a valuable contribution to the quality and character of Welsh landscapes and townscapes. Buildings are listed when they are considered to be of special architectural or historic interest."*
- 4.41 Paragraph 5.10 states that *"The controls that apply to a listed building also apply to any objects or structures within its curtilage."*
- 4.42 Paragraph 5.14 states that *"Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Sustaining the special interest and significance of a listed building through the process of alteration, extension or re-use is exacting, and should always be based on specialist knowledge and skill in order to realise the benefits that well-designed interventions can bring"*.
- 4.43 In terms of Conservation Areas, paragraph 6.7 states:
- "Generally, there will be an emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality, and accords with the area's special architectural and historic qualities. Many conservation areas include sites or buildings that make no positive contribution to, or indeed detract from the character or appearance of the area; their replacement should be a stimulus to imaginative, high-quality design and an opportunity to enhance the area"*
- 4.44 Paragraph 6.13 states:

*"There should be a general presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of a conservation area. Proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (see 5.15). In cases where it is considered a building makes little or no contribution, the local planning authority will normally need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given without acceptable and detailed plans for the reuse of the site unless redevelopment is itself undesirable. The local planning authority is entitled to consider the broad principles of a proposed development, such as its scale, size and massing, when determining whether consent should be given for the demolition of an unlisted building in a conservation area."*

Future Wales: The National Plan 2040 (February 2021)

- 4.45 Future Wales is the development plan for Wales, which influences all levels of the planning system in Wales and helps shape Strategic and Local Development Plans prepared by councils and national park authorities.



### Key Ambitions

- 4.46 Page 6 states that Future Wales *"demands that development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales."*
- 4.47 Pages 54-56 set out Future Wales' Outcomes, which are the overarching ambitions based on national planning principles and national sustainable placemaking outcomes set out in PPW. The 11 Outcomes are:
- 4.48 A Wales where people live:
1. and work in connected, inclusive and healthy places
  2. in vibrant rural places with access to homes, jobs and services
  3. in distinctive regions that tackle health and socio-economic inequality through sustainable growth
  4. in places with a thriving Welsh language
  5. work in towns and cities which are a focus and springboard for sustainable growth
  6. in places where prosperity, innovation and culture are promoted
  7. in places where travel is sustainable
  8. in places with world-class digital infrastructure
  9. in places that sustainably manage their natural resources and reduce pollution
  10. in places with biodiverse, resilient and connected ecosystems
  11. in places which are decarbonised and climate-resilient.

### Relevant policies

- 4.49 Future Wales identifies policies to be taken forward at the regional scale, on issues where the Welsh Government considered them a national priority at this time. The policies relevant to the proposals are included in the table below.

Policy	Title	Summary
1	Where Wales will grow	Cardiff, Newport and the Valleys is identified as a National Growth Area. In National Growth Areas there will be growth in employment and housing opportunities and infrastructure.
4	Supporting Rural Communities	The Welsh Government supports sustainable and vibrant rural communities. Policies should consider how age balanced communities can be achieved, where depopulation should be reversed and consider the role of new affordable and market housing, employment opportunities, local services and greater mobility in tackling these challenges.
7	Deliverable affordable homes	The Welsh Government will increase delivery of affordable homes by ensuring that funding for these homes is effectively allocated and utilised. In response to local and regional needs, planning authorities should identify sites for affordable housing led developments and explore all opportunities to increase the supply of affordable housing.
9	Resilient Ecological Networks and Green Infrastructure	The Welsh Government will work with key partners to ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure. Action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.
11	National Connectivity	The Welsh Government will support and invest in improving national connectivity. Our priorities are to encourage longer-distance trips to be made by public transport, while also making longer journeys possible by electric vehicles. Planning authorities should support developments associated with improvements to national connectivity and, where appropriate, maximise the opportunities that arise from them. Planning authorities must ensure that, where appropriate, new development contributes towards the improvement and development of the National Cycle Network and key links to and from it.
12	Regional Connectivity	The Welsh Government will support and invest in improving regional connectivity. In rural areas the priorities are supporting the uptake of ultra-low emission vehicles and diversifying and sustaining local bus services. Active travel must be an essential and integral component of all new developments, large and small. Planning authorities must ensure new development contributes towards their expansion and improvement.
13	Supporting Digital Communications	The Welsh Government supports the provision of digital communications infrastructure and services across Wales. New developments should include the provision of Gigabit capable broadband infrastructure from the outset

Policy	Title	Summary
19	Strategic Policies for Regional Planning	Strategic Development Plans should embed placemaking as an overarching principle. The Welsh Government requires the adoption of Strategic Development Plans in all of the regions, including the South East.
33	National Growth Area – Cardiff, Newport and the Valleys	Cardiff, Newport and the Valleys will be the main focus for growth and investment in the South East region. Strategic and Local Development Plans should recognise the National Growth Area as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing; transport and digital infrastructure.

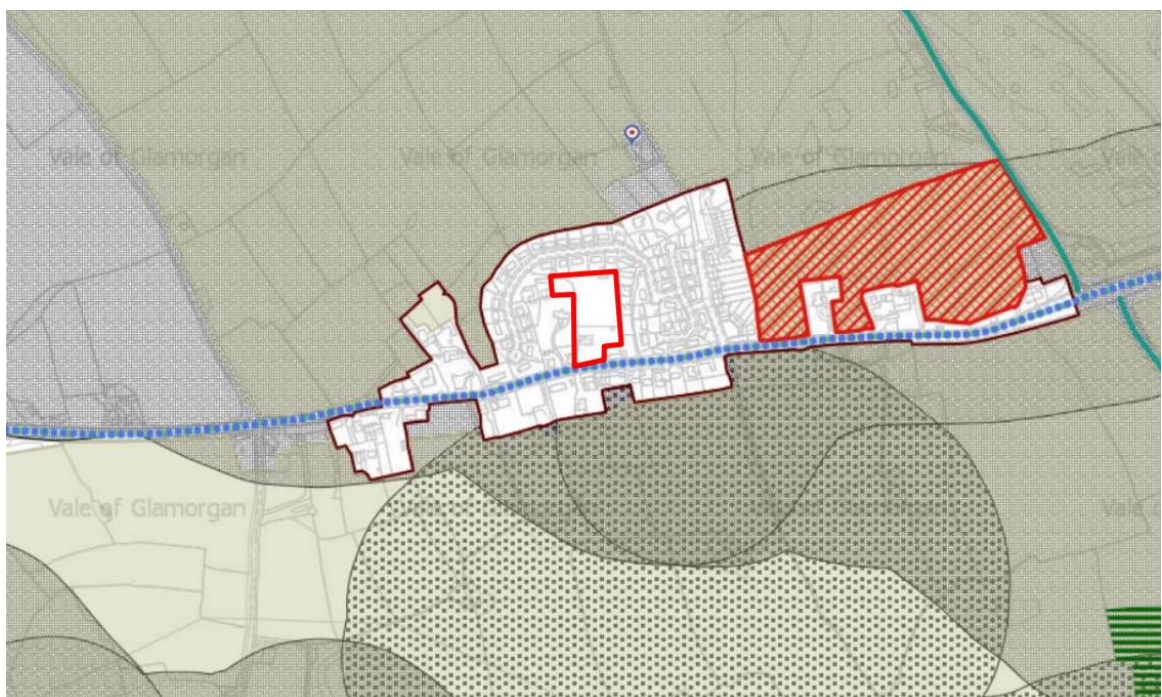
#### Summary of National Planning Policy

- 4.50 The proposed development is situated in a sustainable location within an existing residential area. The proposal meets the requirements of national planning policy in terms of design and sustainable development and the site can be adequately accessed and serviced. As a result, it is considered that the proposal fully complies with the provisions of national planning policy and should be regarded as an acceptable form of development.





#### **Local Planning Policy**





##### Vale of Glamorgan Local Development Plan (2017)

- 4.51 The current adopted Development Plan is The Vale of Glamorgan Local Development Plan (LDP) adopted on 28<sup>th</sup> June 2017. This is presently used for the determination of planning applications and deals with the use and conservation of land and buildings within plan period 2011 – 2026.
- 4.52 An extract from the LDP Proposals Map is provided below:



*Extract of the Vale of Glamorgan's LDP Proposals Map (Location of site shown approximately in red)*

Key			
	Limestone Category 2		Limestone Category 1
	Special Landscape Area		Housing Allocations with Infrastructure Provision

	Settlement Boundary		Bus Route
	Cycling		Public Open Space

4.53 To summarise, the LDP Proposal Map shows that the site is located:

- Within the defined Settlement Boundary of Bonvilston;
- In close proximity to a cycle route and bus route;
- Near to Limestone Category 1 and 2 areas;
- Adjacent to a Special Landscape Area;
- Near to a Housing Allocation with Infrastructure Provision; and
- In close proximity to an area of Public Open Space.

4.54 In view of the above, and given the nature of the proposals, the most relevant policies of the adopted LDP for the proposed development are considered as follows:



Policy	Title	Summary
SP4	Affordable Housing Provision	Residential development will be expected to contribute to the established community housing needs of the Vale of Glamorgan by providing up to 3,252 affordable residential units over the plan period.
SP10	Built and Natural Environment	Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan, including the architectural and / or historic qualities of buildings or conservation areas.
MG1	Housing Supply in the Vale of Glamorgan	In order to meet the housing land requirement of 9,460 new dwellings provision will be made for the development of up to 10,408 new dwellings during the plan period. This will be met through: 1. Allocations within the plan; 2. Development sites with extant planning permissions; 3. Development of unallocated windfall sites in sustainable locations; and 4. Small sites, including infill, the conversion of suitable buildings and subdivision of existing dwellings.
MG4	Affordable Housing	Residential developments will be required to contribute to meeting affordable housing need and should meet the levels of affordable housing set out in this policy. 40% affordable housing is required on developments of 1 dwellings or more in minor rural settlements.
MD2	Design of New Development	To create high quality, healthy, sustainable and locally distinct places, the policy outlines criteria to assess the proposed development against.
MD6	Housing Densities	In minor rural settlements, a minimum net residential density of 25 dwellings per hectare will be required.
MD7	Environmental Protection	Development proposals are required to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment.
MD8	Historic Environmental	Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan.
MD9	Promoting Biodiversity	The policy sets out the requirement to conserve and where appropriate enhance biodiversity interests.

### Site Constraints

4.55 The LDP contains a Constraints Map. This is provided below:



*Extract of LDP Plan Constraints Map (Location of site shown approximately in red)*

Key			
	Landscape of Outstanding Historic Interest		Conservation Area

4.56 As shown on the constraints map, the site is located:

- Within the Bonvilston Conservation Area; and
- In close proximity to a Landscape of Outstanding Historic Interest.

### Supplementary Planning Guidance

4.57 The key Supplementary Planning Guidance (SPG) which are of relevance to the proposals are summarised below:

Title	Summary
Residential and Householder Development (2018)	Intended to provide clear guidance on the interpretation and implementation of the policy within the LDP that is relevant to householder and new residential development.
Affordable Housing (2018)	Sets out the Council's planning requirements and mechanisms for securing and delivering affordable housing within the Vale of Glamorgan.
Conservation Areas in the Rural Vale (2006)	The documents explains how the LDP policies can guide the way the Council protects and co-ordinates development within Conservation Areas in the rural vale.
Parking Standards (2019)	Sets out the Council's parking standards for new development.
Residential and Householder Development (2018)	Provides advice on what matters must be considered when designing new residential development and submitting planning applications.



Title	Summary
Conservation Area: Bonvilston Appraisal and Management Plan (2009)	<p>Although not exhaustive, the defining characteristics of the Conservation Area that reinforce the designation can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Linear rural village with scattered development along the A48;</li> <li>• Location on an east-west ridge provides views southwards towards the Severn Estuary;</li> <li>• No village centre as such, although the Red Lion Inn does act as a focal point;</li> <li>• Large plots, trees and high stone walls provide interest, with the buildings mainly set back from the street with front gardens;</li> <li>• Mixture of larger houses, worker's cottages and agricultural buildings, these mostly now converted into residential use;</li> <li>• The listed buildings are somewhat dispersed along the road – they are St. Mary's Church, the adjoining cross, Bonvilston Cottage, Ty Mawr and The Thatched Cottage – and they are all listed grade II;</li> <li>• A large number of unlisted 'positive' buildings, most of them dating to the 19th century, such as the Red Lion Inn and Church Cottage;</li> <li>• A number of agricultural buildings of merit including Court Farm and Old Farm;</li> <li>• Two notable terraces of late 19th century workers' cottages – nos. 1-4 Red Lion Cottages and nos. 1- 4 Sheep Court Cottages;</li> <li>• Use of the local lias limestone, often faced with painted lime render or occasionally dressed with red brick;</li> <li>• Roofs are either slate or thatch, which reinforces the rural character of the conservation area; and</li> <li>• Some post-war housing development, built by the former Cardiff Rural District Council, along Maes-yFfynnon.</li> </ul>

## Summary

- 4.58 The comprehensive review of the planning policy context for the site and the development proposed, presents a number of clear conclusions, as follows:
- PPW sets out a presumption in favour of sustainable development and recognises the contribution of housing to community regeneration and social inclusion; and
  - The site itself is located within a rural settlement in a Conservation Area.

- 4.59 It is accordingly considered that the assessment of this application should be undertaken in this context.

## Supplementary Planning Guidance

- 4.60 The following Supplementary Planning Guidance (SPG) have also been taken into consideration:
- Residential and Householder Development (2018);
  - Amenity Standards (2006); and
  - Conservation Area: Bonvilston Appraisal and Management Plan (2009).

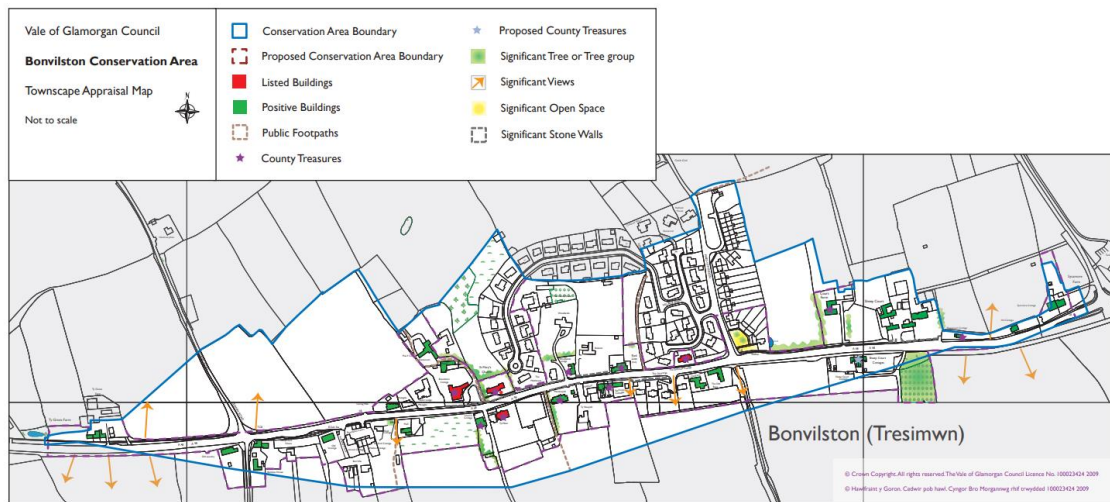
## Bonvilston Conservation Area Appraisal and Management Plan

The Conservation Area Appraisal includes a summary of the features of special interest within the Conservation Area, which is included below. The Plan states that while not exhaustive *'the defining characteristics of the Conservation Area that reinforce the designation can be summarised as follows:*

- *Linear rural village with scattered development along the A48;*
- *Location on an east-west ridge provides views southwards towards the Severn Estuary;*
- *No village centre as such, although the Red Lion Inn does act as a focal point;*
- *Large plots, trees and high stone walls provide interest, with the buildings mainly set back from the street with front gardens;*
- *Mixture of larger houses, worker's cottages and agricultural buildings, these mostly now converted into residential use;*

- The listed buildings are somewhat dispersed along the road – they are St. Mary's Church, the adjoining cross, Bonvilston Cottage, Ty Mawr and The Thatched Cottage – and they are all listed grade II;
- A large number of unlisted 'positive' buildings, most of them dating to the 19th century, such as the Red Lion Inn and Church Cottage;
- A number of agricultural buildings of merit including Court Farm and Old Farm;
- Two notable terraces of late 19th century workers' cottages – nos. 1-4 Red Lion Cottages and nos. 1-4 Sheep Court Cottages;
- Use of the local lias limestone, often faced with painted lime render or occasionally dressed with red brick;
- Roofs are either slate or thatch, which reinforces the rural character of the conservation area;
- Some post-war housing development, built by the former Cardiff Rural District Council, along Maes-y-Ffynnon'.

4.61 In terms of positives for the Conservation Area, these are depicted on the Townscape Appraisal Map (extract of which is provided below):



## 5.0 MATERIAL CONSIDERATIONS

5.1 The key planning considerations arising from the proposed development (considering the nature and form of the proposed development and the planning policy context outlined within the preceding section of the Statement) are as follows:

- Principle of Development;
- Design;
  - Impact on Conservation Area;
- Residential Amenity;
- Access/Highways;
- Drainage;
- Ecology
- Arboriculture; and
- Other Material Considerations.

5.2 These issues are discussed in further detail below.

### Principle of Development

5.3 The site currently consists of a single detached dwelling and its curtilage, situated along an unnamed private drive to the north of the A48 within the village of Bonvilston. The site lies within the defined settlements limits for Bonvilston, as well as being located within the Bonvilston Conservation Area.

5.4 As stated within Policy MD 5 – Development Within Settlement Boundaries, new development within the defined settlements will be permitted where the proposed development meets the following 7 criteria:

1. *"Makes efficient use of land or buildings;*
2. *Would not prejudice the delivery of an allocated development site;*
3. *Is of a scale, form, layout and character that is sympathetic to and respects its immediate setting and the wider surroundings and does not unacceptably impact upon the character and appearance of the locality;*
4. *The proposal would not result in the loss of natural or built features that individually or cumulatively contribute to the character of the settlement or its setting;*
5. *Would not result in the unacceptable loss of public open space, community or tourism buildings or facilities;*
6. *Has no unacceptable impact on the amenity and character of the locality by way of noise, traffic congestion and parking; and*
7. *Makes appropriate provision for community infrastructure to meet the needs of future occupiers."*

5.5 In terms of a response per criterion above, the following commentary is provided:

1. The redevelopment of the site, comprising the abandoned property known as Bolston House and its spacious grounds, would comprise utilising previously developed land and would fully accord with PPW 11 paragraph 4.2.17 which states that *"maximising the use of suitable previously developed land and / or underutilised land for housing development can assist regeneration and at the same time relieve pressures for development on greenfield sites"*.

The site is also host to a number of physical constraints itemised below with some description which summarise also why the development of the site is, as proposed, the most appropriate configuration possible.

a) Extensive tree coverage

Referring to the submitted (as will be expanded upon in later sections) Tree Survey and Arb Impact Assessment, the site accommodates a number of trees. A number of these have been selected for removal to accommodate the development, but are also in poor health and low categorisation of health and longevity.

With that said, the western portion of the site accommodates a number of trees in good condition and merit their retention. Therefore, the west of the site is sterilised from development. This approach is agreed with the LPA.

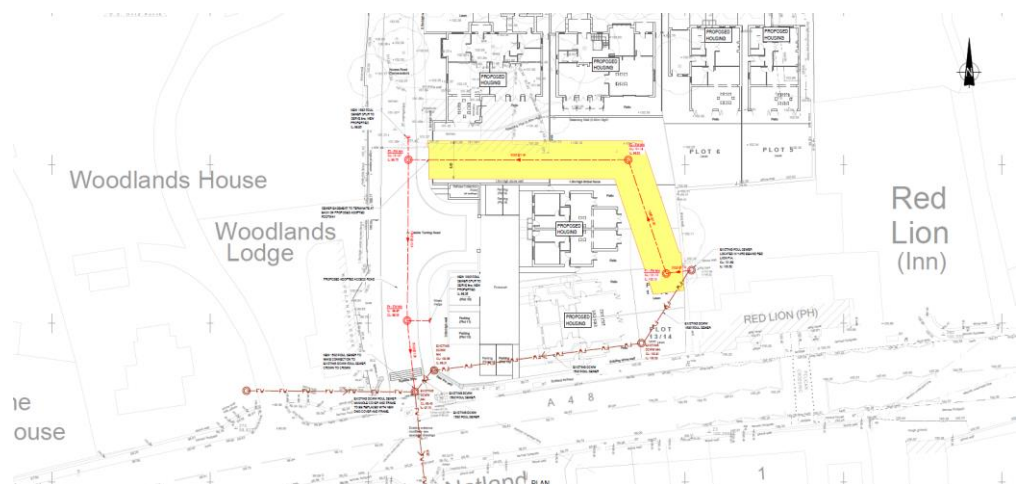
b) Siting in a Conservation Area (restrictions on design of an access)

Consideration has to be given as to the status and magnitude of the modified access off the A48. At the currently proposed 14 units, this is a more intense entrance geometry but not as intrusive to a denser scheme of circa 20 units or more.

The current, low intervention proposals do limit the number of dwellings served but balances effect on the wall, conservation considerations and density.

c) Requirement to divert a DCWW asset

Referring to the submitted diversion plan, to accommodate development in the southern portion of the site, a diversion of an existing DCWW asset is required. This is depicted below:



Failure to not divert this would result in 2 plots being unable to be accommodated, which would drastically reduce the density of the proposal. The proposal as presented takes into account the necessary easements in place and identifies a significant constraint which is considered to have been overcome to the betterment of the scheme and density of the overall development.

Overall, the agreed net developable area has been agreed with Officers, and the proposal presented represents a density at 14-units (17.9 dph). This reduction is supported by sub-text of Policy D6:



**POLICY MD6 -  
HOUSING DENSITIES**

Residential development proposals within the key, service centre and primary settlements will be permitted where the net residential density is a minimum of 30 dwellings per hectare. In minor rural settlements, a minimum net residential density of 25 dwellings per hectare will be required.

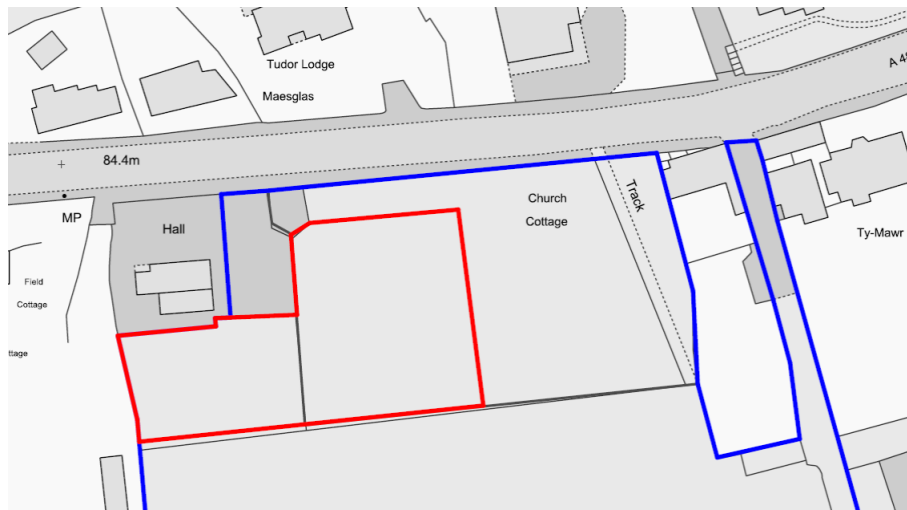
Lower density levels will only be permitted where it can be demonstrated that:

1. Development at the prescribed densities would have an unacceptable impact on the character of the surrounding area;
2. Reduced densities are required as a result of significant site constraints or to preserve a feature that would contribute to existing or future local amenity; or
3. The proposal is for a mixed use development where a residential use is the subordinate element of the proposal.

Higher densities will be permitted where they reflect the character of the surrounding areas and would not unacceptably impact upon local amenity.

Moreover, the decisions noted below where the VOGCO Officer have asked for density reductions in this locality:

1. 2020/00496/FUL – Land South of A48, Bonvilston



This scheme was subject to an earlier planning application for 2 dwellings on the site, which was refused, and dismissed at appeal for its impact on the historic setting of the village. The subsequent application sought permission for 1 dwelling. This was approved, and is now on site. On the matter of density, the officer report states:

*"The site area is approximately 0.27ha and one dwelling is proposed. This gives a net residential density of 3.70 dwellings per hectare which falls far short of the requirements of Policy MD6. A site of this size would ordinarily be expected to deliver 6-7 dwellings. Furthermore, as noted above, the application site forms part of a larger field which, if fully developed to the housing density standard, would be expected to deliver considerably more dwellings.*

*Notwithstanding this, it is noted that the policy takes into account that the prescribed housing density requirement could adversely affect the established character of an area.*

*It is noted that the existing net residential density of the conservation area (as opposed to the village) is approximately 4.07 dwellings per hectare. It is, therefore, considered that the established character of the area is one of low density housing.*

*For this reason, given the context of the site development at below the prescribed density is considered appropriate in terms of Policy MD6."*

It's therefore considered that the site, surrounds and recent planning permissions in the vicinity support a lower quantum and density of development at this location, which ultimately achieves the Vale of Glamorgan's aspirations of good quality design which fully accord with Local and National Placemaking Objectives.

2. The existing allocation in Bonvilston (to the east of the site, as highlighted on the Proposals Map extract above) benefits from an extant planning permission and has been implemented. In light of this, it is not considered that the proposals would prejudice the delivery of this site. This application is for the development of 120 homes that will increase the settlement boundary of Bonvilston.
  3. This is assessed further below in 'Design', but the proposal is considered to be sympathetic to and respects its immediate setting and the wider surroundings.
  4. The proposal seeks to retain trees on site and enhance the planting where possible and appropriate. The existing dwelling on the site is in a poor state of repair and is not considered to be of any architectural merit that would be of benefit to the Conservation Area. As such, the scheme would not result in the loss of natural or built features that individually or cumulatively contribute to the character of the settlement or its setting.
  5. Is not relevant in this instance.
  6. While the proposed scheme would intensify the use of the site and the access road, the development of 9 residential dwellings in this location is unlikely to have a material impact on the local highway network in terms of traffic movements. Each dwelling will benefit from designated parking spaces within the site in line with the Parking Standards SPG for the Vale of Glamorgan Council. While there may be potential for some noise disturbance to neighbouring residents during the construction phase, this can be managed using a suitably worded condition.
  7. The development site will not be able to make appropriate provision for community infrastructure on site and falls under the threshold for 'major' development at which Planning Obligations are usually sought. Notwithstanding this, should the LPA consider that the proposed scheme would result in a requirement for additional infrastructure provision in the area, the applicant would be willing to discuss the matter further.
- 5.6 It is considered from the outset that the development proposal meets all of the above criteria and is therefore deemed to accord with policy MD 5 – therefore supporting the principle of development at this location i.e. in settlement limits of Bonvilston.

### **Design**

- 5.7 As indicated above, the design of the existing property on the site is not considered to be of any architectural merit worth conserving or reproducing. The property exhibits a standard suburb architectural style and material – including stonework, rendered walls, and slate, tile and finishing artificial slate roofs.



*Front Elevation*



*Rear Elevation*

- 5.8 The proposed replacement dwellings seeks to exhibit the traditional architecture within Bonvilston and has taken significant design cues from Woodlands Lodge as illustrated below:

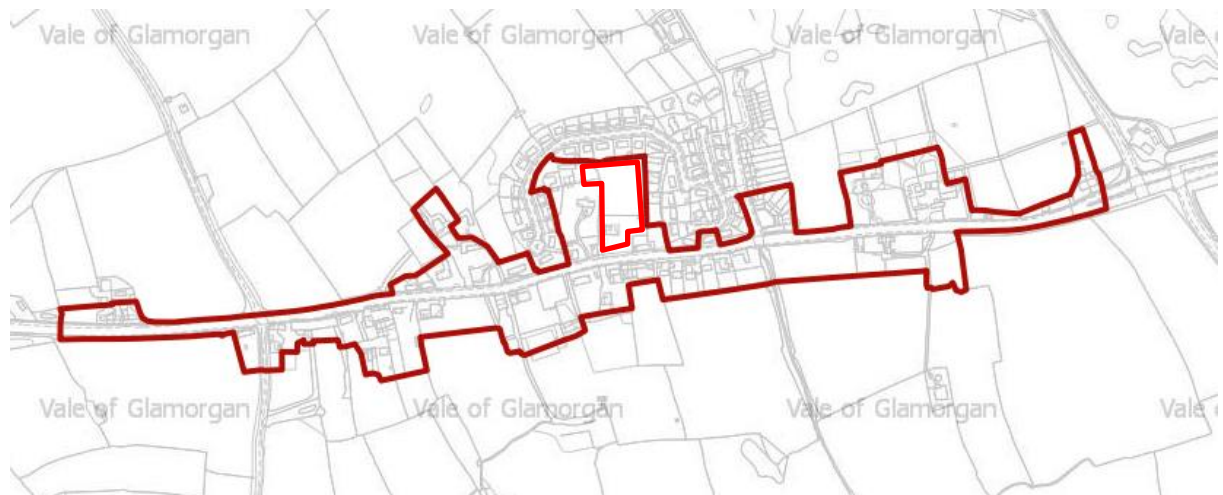


*Proposed Street Elevations*

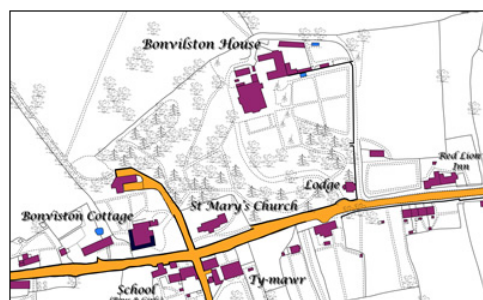
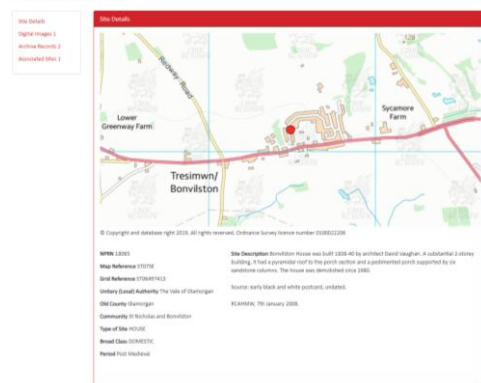
- 5.9 As stated within the Bonvilston Conservation Area Appraisal - *Woodland Lodge, designed in 1840 by David Vaughan. The Lodge and gate piers provide evidence of the impressive entrance to the former Bonvilston House. The construction of a later upper storey has altered its former classical proportions, although the original detail remains at ground floor.*
- 5.10 Woodlands Lodge is identified within the Appraisal as being recognised for this historic context is provides within the village. The key principles to the design of the proposal will be relatively traditional with a pitched roof, provision of traditional dormer windows and traditional chimneys much akin to the Woodland Lodge. Therefore, the development will have no detrimental impact in terms of its design on Woodlands Lodge.
- 5.11 It is considered that the proposed dwellings are of a high standard of design and finish and will positively contribute to the context and character of the surrounding natural and built environment, respond appropriately to the local context and character of neighbouring buildings, and would have no unacceptable impact on highway safety. As such the development is in accordance with Policy MD2.
- 5.12 Given the character of the existing dwelling it is considered that, in line with Policy MD12, the proposals would not result in the loss of a dwelling or any heritage fabric which contributes significantly to the character of the area. Furthermore, the proposed dwellings would, by reason of its scale, siting, design, materials, landscaping and external appearance, be compatible with the surrounding built and natural environment and have no materially greater impact on the character of the area. It is considered that the development would have a positive impact upon the appearance of the area.

### *Impact on Conservation Area*

- 5.13 Linked to the above section, the proposal's design response has been in direct response to the fact that the site is located within the Bonvilston Conservation Area. It is noted within the supplementary planning guidance relating to the Conservation Area Appraisal *"Some modern developments do not harmonise with the historic character and appearance of the Bonvilston Conservation Area. This applies to completely new buildings as well as the occasional extension."*
- 5.14 As identified below, the site falls south of the 1970's suburb development which was built as a result of the demolition of the former Bonvilston House but within the Conservation Area.



**BONVILSTON HOUSE**



**Ordnance Survey Map - Surveyed in 1877**

Surveyed in 1877 this map was published in 1878. This portion of the map shows the centre of the village straddling the A48.

St Mary's church and the Red Lion remain familiar landmarks but several buildings no longer exist. Panty Ffynon farm which just below Ty Mawr was demolished in 1935 to make way for the road widening. The school marked was probably in the building now known as Church Cottage.

Bonvilston House was a very well known property having been built in 1842 for Bassett. After a succession of occupants including a Crawshaw, J.H. Brain of the brewery family it was last owned by R.H. Williams and his wife Diana. The building was sold in 1968 and owing to its state of disrepair it was demolished in the late 1960s. The grounds of the house and some adjacent fields are now occupied by the Village Farm estate.



- 5.15 As set out on page 21 of the Conservation Area appraisal, the management plan section of the appraisal sets out proposals and policies which can enhance the character and appearance of the Conservation Area in the light of the issues identified in the Appraisal.
- 5.16 One of the management plans is that of a boundary review of the conservation area – the document states the reason why - *as it was found that in a number of places the boundary includes fields or green space which make no positive contribution to the special character of the conservation area, as well as modern development and open spaces of no particular merit, with little architectural or historic interest. These are:*
- ***Village Farm;***
  - *Maes-y-Ffynnon. Less the frontage of Maes-y-Ffynnon along the A48 including the green*
  - *Fields to the north of the A48 at the western end of the village and to the west of Court Farm.*
  - *In several locations, and particularly in the south of the Conservation Area, the existing boundary cuts through back gardens and does not follow established property boundaries. (GJP Emphasis)*
- 5.17 Boldened above is that of Village Farm, the suburban development site north of the pre-application site. It is considered that this omission of Village Farm is important as the architectural merit of that was considered to be a modern development of no particular merit.



*Village Farm*

- 5.18 In terms of the application site in question, the character of the existing property and site, is considered to be akin to that on Village Farm, albeit using a less modern approach. In short, the existing property and grounds make no valued contribution to the Conservation Area, particularly in its current state of repair. On that basis, and in the words of the character appraisal it is considered to be 'of no particular merit'.
- 5.19 It is therefore considered that this should be considered as the baseline for the assessment of the demolition within the Conservation Area. In doing so, such an assessment falls against TAN 24 The para 6.13, where:
- "there should be a general favour of retaining buildings, which make a positive contribution to the character or appearance of the conservation area. Proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (Para 5.15)"*
- 5.20 In light of the above assessment, it is considered that the existing dwelling is not a building which makes a positive contribution to the character or appearance of the conservation area. If anything,

on the basis of the Character Appraisal, modern development makes no contribution to the character of the conservation area.

5.21 In assessing the demolition of the dwelling against the points affiliated with paragraph 5.15 of TAN 24, these are:

1. *'The condition of the building, the cost of repair and maintenance in relation to its importance and the value derived from its continued use. Where a building has been deliberately neglected, less weight will be given to these costs.'*
2. *The efforts made to keep the building in use or to secure a new use, including the offer of the unrestricted freehold of the building for sale at a fair market price that reflects its condition and situation.*
3. *The merits of the alternative proposals for the site, including whether the replacement buildings would meet the objectives of good design and whether or not there are substantial benefits for the community that would outweigh the loss resulting from demolition.'*

5.22 Whilst the above points need to be considered, it is considered that given the above assessment they are not entirely relevant as the host building in question despite being located in a Conservation Area is not a positive or important historic building. The proposed development would allow for a bespoke design, rehearsing the traditional architectural qualities that Bonvilston possesses on a site that is relatively well concealed from public vantage points and would take design cues from the positive and important characteristics of other properties within the Conservation Area.

5.23 Notwithstanding this, it has been highlighted that the property is in a poor state of repair having been left empty for approximately 15 years. Given this, it is considered that its demolition and the subsequent redevelopment of the site is the most appropriate course of action in order to ensure that the land is put to the most effective use.

5.24 In terms of the access provision, as at the pre-app stage, discussions were had as to the specification of the access i.e. to fully adoptable standards which would see a significant amount of wall removed, or a lesser specification which met highway safety standards and visibility requirement, but removed less of the wall. The latter was adopted, and a design feature of the access has been created by proposing the re-use of the to be demolished bricks to create the splayed entrance. This has principally been agreed with the Conservation Officer.

5.25 Overall, the proposed design of the dwellings is considered to adhere to the tests set out in TAN 24, and the prevailing policy set out in PPW 1q and within the LDP.

#### Residential Amenity

5.26 The site current accommodates a residential dwelling, albeit it is accepted that the proposed scheme would result in the intensification of the use of the site and the density of the development on site. The site is relatively well-concealed, with its boundaries made up of relatively thick hedgerow and treeline, which are of course protected by virtue of their location within the Conservation Area.

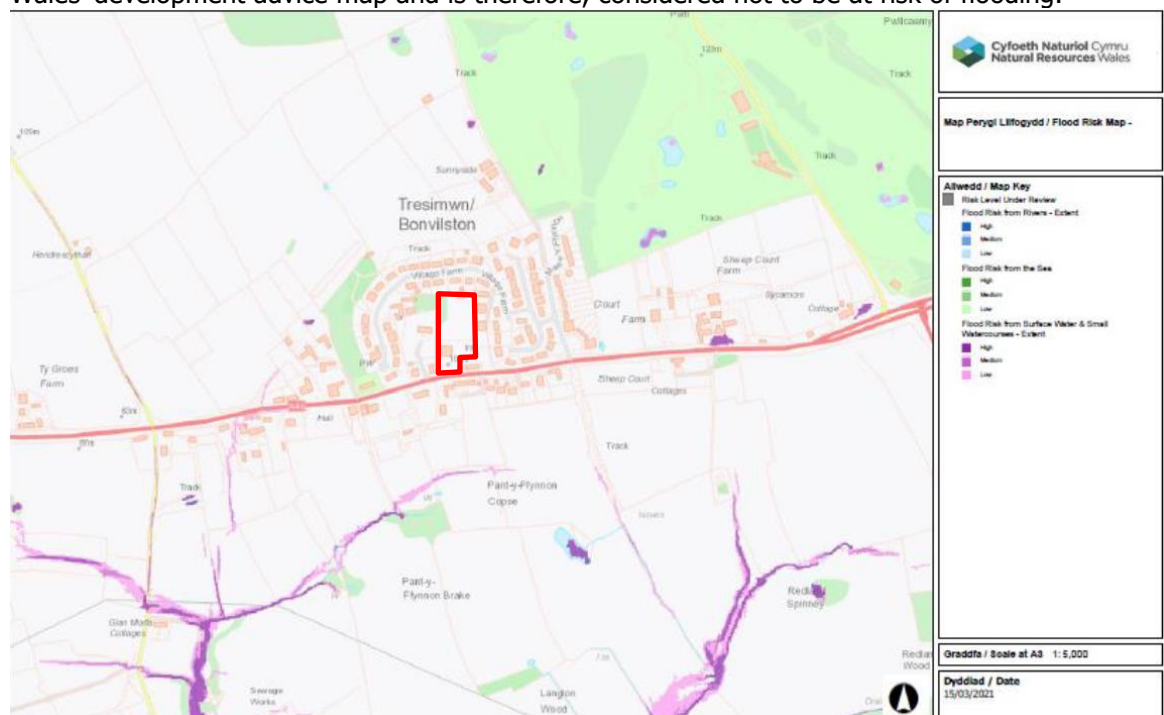
5.27 The site layout and design of the properties has been carefully taken into consideration to ensure that the separation distances between the proposed dwellings and surrounding neighbouring properties are appropriate to ensure that the scheme is acceptable in terms of residential amenity. In addition to this, the trees lining the site boundary will be retained in order to provide a natural buffer to neighbouring properties.

#### Access/Highways

- 5.28 The existing access to the site consists of a private road from the A48. It is proposed that this access route would be retained and upgraded in order to ensure that it meets the standards required to be utilised by the proposed development.
- 5.29 Acstro have been appointed, and a Transport Statement and finalised access design will be produced in support of the application outlining the proposed development's impact upon the local highway network and how the access / internal road will be adopted within the site.

### Drainage

- 5.30 Bingham Hall Partnership Ltd were commissioned to undertake the Civil and Structural Engineering aspects of the proposed development in March 2021. A technical note has been prepared outlining the design intent for the proposed foul and surface water drainage systems serving the proposed development.
- 5.31 The technical note confirms that the site is located entirely within 'Zone A' on Natural Resource Wales' development advice map and is therefore, considered not to be at risk of flooding.



*Extract of NRW's Development Advice Map*

- 5.32 The philosophy underpinning the management of the foul water flows for the development site is to discharge all developed water flows from the proposed development via below ground, gravity sewers. The note outlines that the new network will make connection to an existing, on-site, adopted manhole that would have been known as the demarcation chamber for the existing house occupying the site. Given the new development involves the construction of a number of plots, the proposed foul water drainage network will be subject to an adoption agreement with asset owner DC/WW.
- 5.33 The technical outlines explain that the philosophy underpinning the management of surface water runoff for the development will be subject to discussions with the local authorities SuDS Approving Body (SAB). In line with current practice and in accordance with SuDS, the discharge of surface water is anticipated to be restricted to its greenfield runoff rate for its respective drained area; additionally, to comply with the six National SuDS Standards.

### Ecology

- 5.34 An Ecological Assessment has been undertaken by Celtic Ecology and Conservation Ltd in March 2021 in support of this application to demolish the existing domestic house at the site. The work involved a phase 1 habitat survey for protected species, in particular bats, and recommendations for further survey and actions as necessary.
- 5.35 There are no statutorily designated sites on the development site. There is one Site of Special Scientific Interest (SSSI) within 2km of the site notified for its ash and oak woodland and rare herbs. There are twenty Sites of Importance for Nature Conservation (SINCs) within 2km of the site.
- 5.36 The habitats found within the site are all within the garden of the property and have therefore been subject of intensive management:
- There is an area of woodland to the north of the house dominated by mature non-native species and individual conifers over laurel, bramble, cotoneaster and ivy;
  - Mature standard trees;
  - Borders are dominated by ornamental shrubs; and
  - Areas of lawn.
- 5.37 With the exception of cotoneaster, non-invasive non-native species were observed.
- 5.38 The report confirms that the house and outbuilding do provide bats with potential access points. The presence of bats was confirmed by the presence of droppings within the roof spaces of the house and garage. A number of the mature trees of the site appear to provide potential roosting features for bats.
- 5.39 The report also outlines that the site provides suitable habitat for reptiles and that it should be assumed that the trees / woodland and shrubs on the site are used by birds during the breeding season. No evidence of any other protected species was recorded within the site boundary.
- 5.40 In light of the above, the report outlines that further ecological surveys will be required:
- Bat emergence / return to roost surveys of Bolston House; and
  - Tree climb and inspect surveys (followed if necessary by activity surveys) of those mature trees which provide potential roost features for bats.

#### Arboriculture

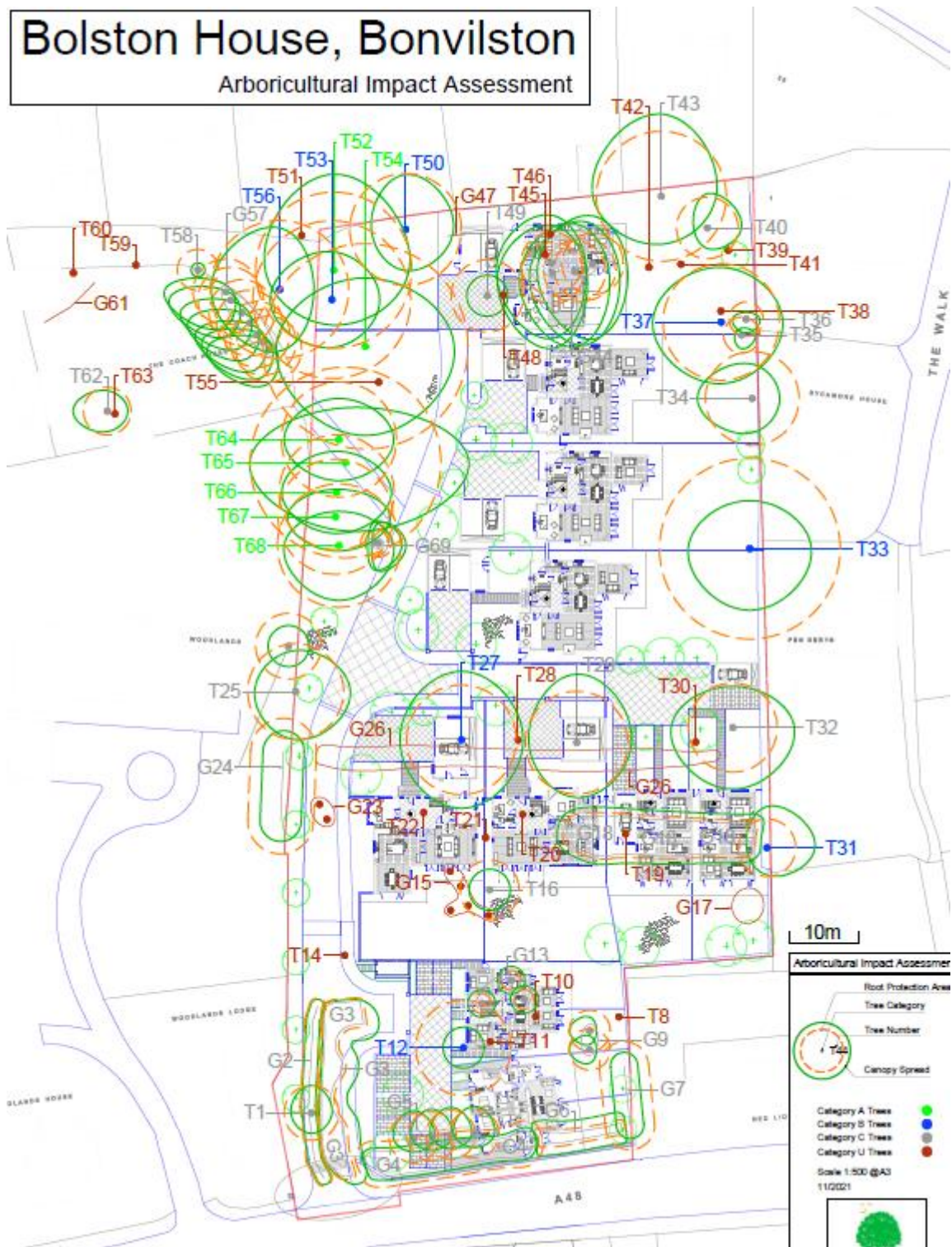
- 5.41 There are a number of trees and shrubs located on the site, predominately around the boundaries of the site. The Vale of Glamorgan Council 'My Vale' map has been examined on the existence of trees under TPOs located on the site. It can be seen on the map overleaf that there are TPO's located on the eastern boundary, as well as within the north-west corner of the site.





*Vale of Glamorgan Council TPO Map extract (approximate site outline in red)*

- 5.42 Treescene Ltd prepared an Arboricultural Impact Assessment (AIA) in relation to the proposed development at Bolston House, Bonvilston. The AIA was informed by the Tree Survey, AIA Plan and Tree Retention/Removal Plan undertaken by Treescene.
- 5.43 For arboriculture reasons, following the Tree Survey that was conducted at the site, the AIA outlines that a number of trees are recommended for removal due to poor quality (U Category). In addition to this, in order to facilitate development, the Tree Survey also highlighted that a number of trees are proposed for removal to accommodate the development layout. These are all C Category trees (low quality) with the exception of two trees which are B Category (moderate quality).
- 5.44 The AIA outlines that tree loss in relation to the development focuses primarily on the clearance of low quality trees in the interior of the site, mainly to create the site access and internal roads as well as to create space to install plots in the southern section of the site. The existing robust tree belts on the boundaries of the northern section of the site are retained thus minimising any wider landscape impacts. Extensive new tree planting within the site is proposed in order to mitigate tree loss and contribute to an enhancement of the local tree stock.
- 5.45 The Tree Retention/Removal Plan is provided overleaf for the site:



*Proposed Tree Retention/Removal Plan*

### Other Material Considerations

#### *Public Rights of Way*

- 5.46 The Vale of Glamorgan's Council's online mapping system demonstrates there aren't any public rights of way within the site. As such the site is not considered to be constrained in this respect. There are a number of public rights of way surrounding the site as can be seen in the map extract overleaf.

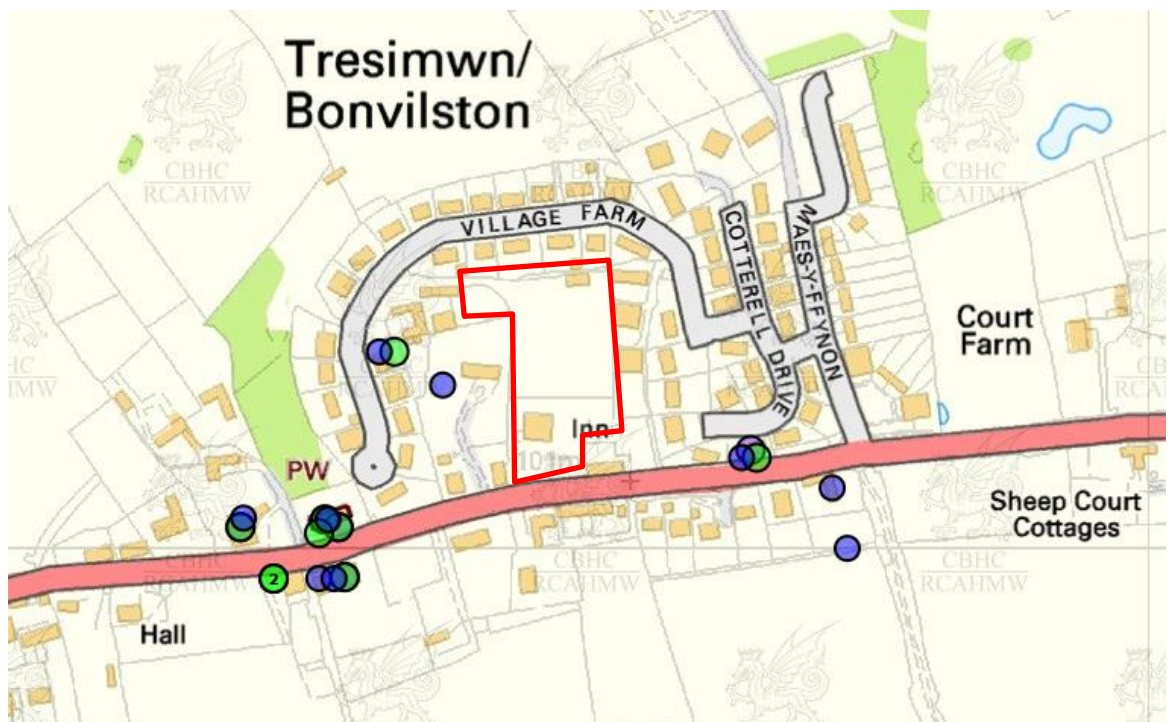




Extract from Vale of Glamorgan's Public Rights of Way online mapping system (approximate site outline in red)

### Heritage

- 5.47 The below extract has been taken from the Historic Wales mapping system, which identifies heritage assets near to the proposed development site.



Historic Wales Mapping Extract

- 5.48 As is evident from the above extract, there are no Listed buildings or records of heritage assets on or immediately adjacent to the site, albeit a number are present throughout Bonvilston and its Conservation Area. The nearest of these to the site are the gardens of the now demolished Bonvilston House, to the west of the site. The asset is contained as a National Monument Record for Wales and is situated within the grounds of Woodlands House, which has recently gained Planning Permission and Conservation Area Consent for a replacement dwelling on the site. Given the location of the heritage asset and the planning history on the site, it is considered that the redevelopment of Bolston House will be acceptable in the context of local heritage.

5.49 Notwithstanding this, GGAT were consulted at the pre-app stage and responded with the following:

*"Many thanks for your pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note an entry for an aircraft crash site within the proposed development area. Specifically, the crash site of Supermarine Spitfire N3221. However, the further information file on the asset indicates that the Spitfire broke up in the air over Bonvilston (on the 6th February 1943), with the wreckage recorded in fields below Pendoylan. As a result it is unlikely that associated remains will be located within the proposed development area. The proposal is located adjacent to the A48, which at this point follows the line of the Roman road from Cardiff to Neath (Roman road RR60c). It is also located in proximity to the medieval core of Bonvilston. As a result there is the potential for associated archaeological remains to be located in the area, and so be adversely affected by the proposals. As a result, should a similar application to the one you have outlined be submitted we would likely recommend a condition requiring the submission and implementation of an archaeological Written Scheme of Investigation (WSI) detailing a programme of archaeological programme of works. This would provide suitable mitigation for any archaeological remains that may be present.*

*In this particular case we do not recommend any pre-determination works, surveys or reports."*

5.50 As a result, the applicant is happy to agree this condition, and concurs that no upfront work is required to determine the application.



## **6.0 SUMMARY AND CONCLUSIONS**

- 6.1 The proposed development seeks planning permission for the demolition of the existing dwelling to provide 14 dwellings at Bolston House, Bonvilston.
- 6.2 The proposals are considered to be policy compliant and both appropriate and acceptable. It is considered that there are several material considerations in support of the application, which include the following:
- The redevelopment of the site would make the best and most efficient use of a previously developed site and the curtilage of the property and is in line with planning policy and guidance at both the local and national level;
  - The site is located in a sustainable location – within defined settlement limits of Bonvilston;
  - The proposed development supports the Welsh Government's preference for the re-use of previously developed / brownfield land;
  - The design of the proposed development will have a positive effect upon the surrounding area, considering that it would represent a high-quality design, therefore maintaining if not enhancing the character and quality of the conservation area;
  - The proposed siting of the dwellings on site have been intentionally positioned so as to have a negligible impact upon the existing trees on site while re-planting would be promoted where appropriate;
  - The proposed development will not result in an adverse effect on the local highway network;
  - The development provides an acceptable, and appropriate, quantum of car parking in this location;
  - The development would not result in a detrimental effect upon the neighbouring properties in terms of residential amenity.
- 6.3 Having regard to the above material considerations, it is considered that there are material considerations to justify the residential development of the site. The principle, in terms of the Vale of Glamorgan's LDP, is acceptable, whilst its scale, siting, design, materials, landscaping and external appearance will have no materially greater impact on the surrounding area nor residential amenity – compliant with the Policy MD5 criteria.
- 6.4 Accordingly, it is therefore considered that the proposed development which seeks to provide a residential development is acceptable, and we would respectfully request that the application be approved.