

Report of the Chief Officer Planning and Regulatory – 25 July 2022

APPLICATION NO:
P/2022 /0070

LOCATION:
BETTISFIELD HALL BETTISFIELD
WHITCHURCH
SY13 2LB

DATE RECEIVED:
18/01/2022

COMMUNITY:
Maelor South

CASE OFFICER:
SJG

WARD:
Overton

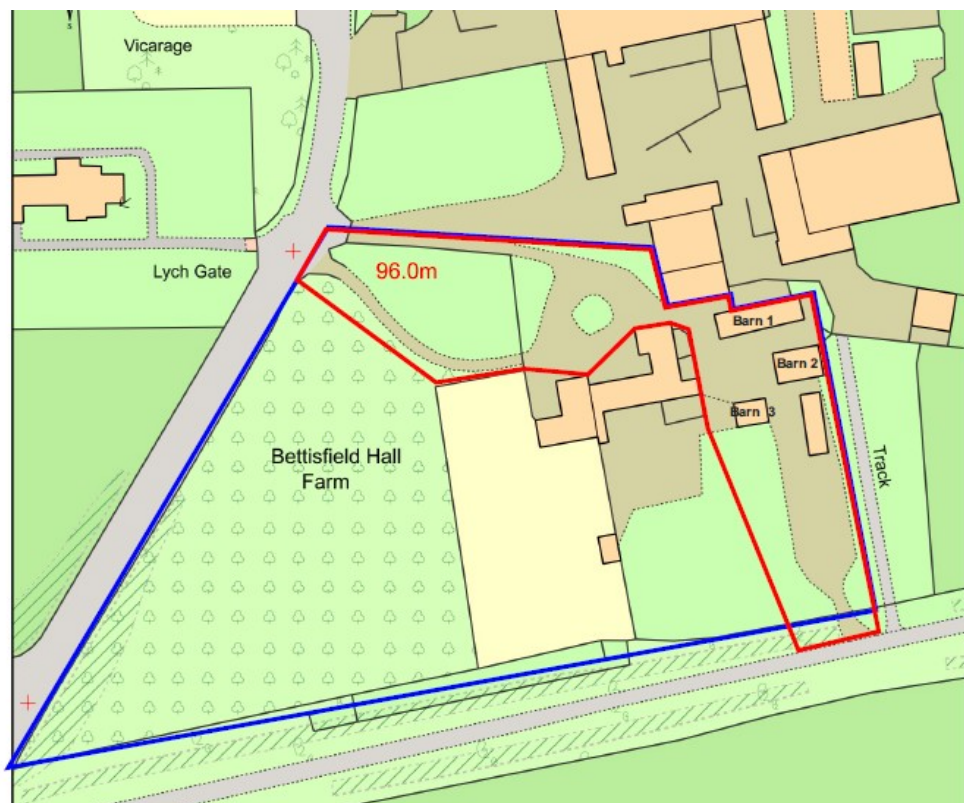
DESCRIPTION:
DYMCHWEL A DISODLI UN
YSGUBOR A CHDOI DAU DY ALLAN
BACH NEWYDD (CAIS OL-
WEITHREDOL) /
DEMOLITION AND REPLACEMENT
OF ONE BARN AND ERECTION OF
TWO NEW SMALL OUTBUILDINGS
(IN RETROSPECT)

AGENT NAME:
MR DAVID HICKIE

APPLICANT(S) NAME:
MR & MRS NELSON

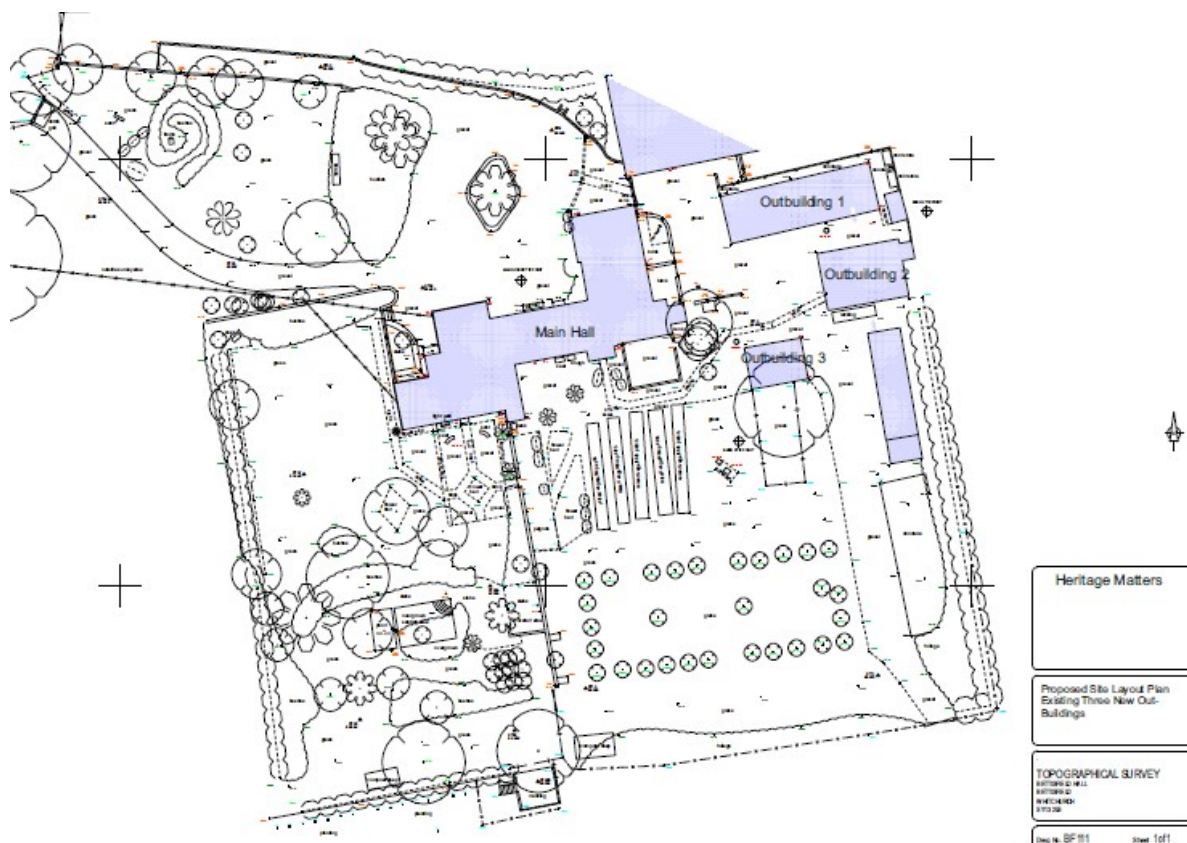
THE SITE

The site is on the east side of the classified road from the A495 to Bettisfield, opposite St John's Church.



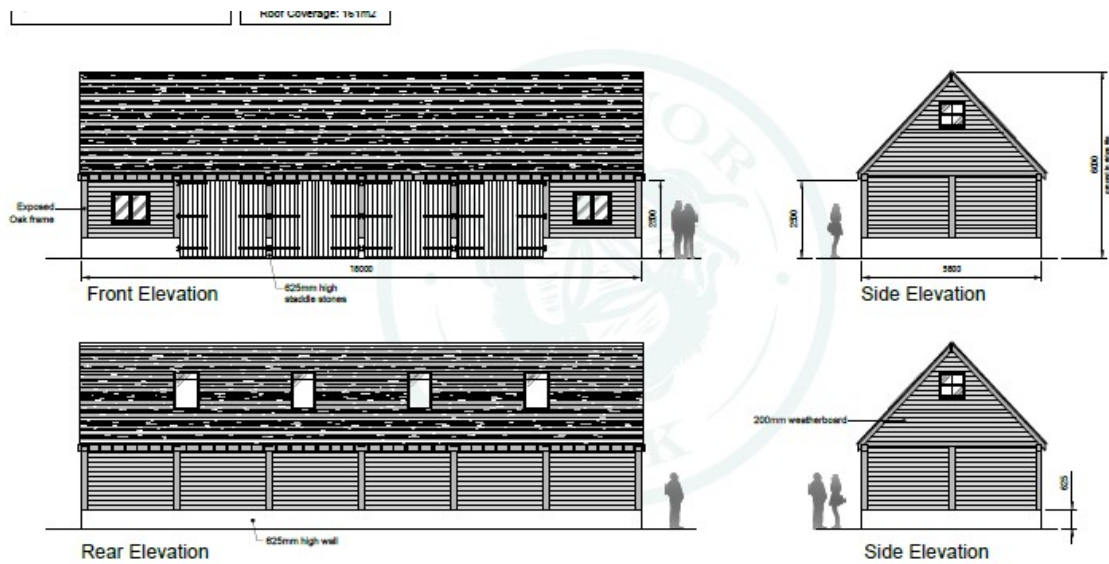
PROPOSAL

The application is for the replacement of domestic outbuildings. It is referred to Planning Committee as there is an objection from a consultee on heritage grounds in connection with the linked Listed Building Consent application P/2022/0071.



Proposed site layout

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Elevations 1:100 (A3)

RADNOR OAK LTD
Unit 13, Broadview Business Park

Rev A: Garage raised by 400mm off extra structure.

10.05.2018

1

Client
radnor oak ltd

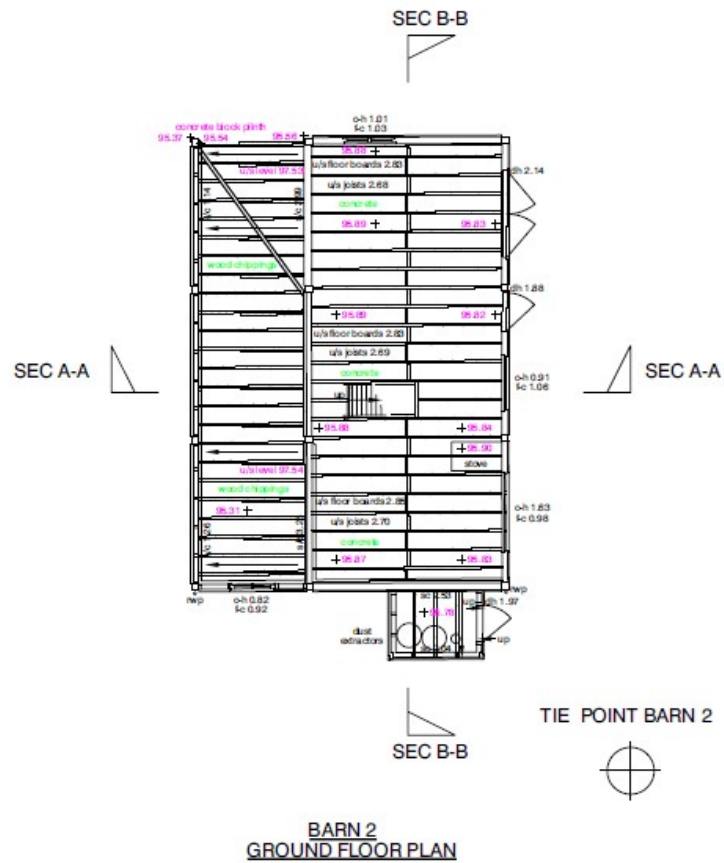
Project
8000x16000mm
8000x16000mm

Title
Submittal



Outbuilding 1

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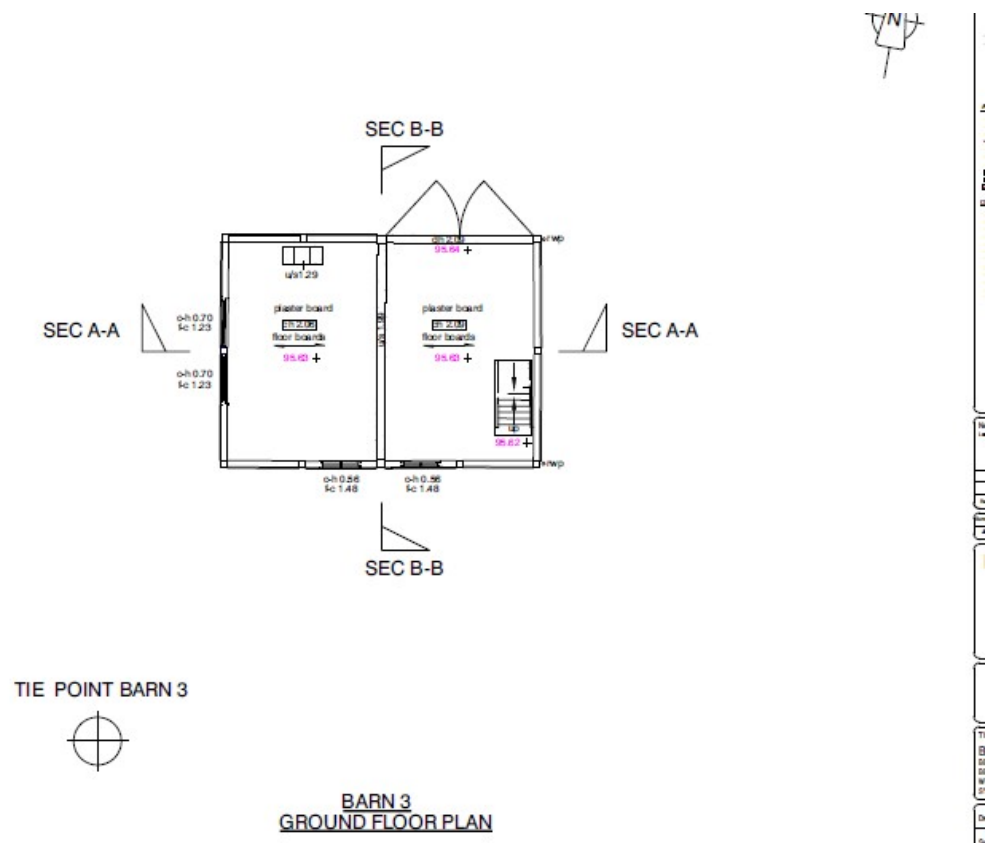


NO.	REVISION	DATE	BY	CHKD.
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Outbuilding 2





Outbuilding 3

Applicant's Supporting Statement

The overall objective of the proposed works was to conserve the heritage significance of this Grade II listed house, whilst providing a high-quality replacement domestic outbuilding and two new small domestic outbuildings for workshop and storage, which sympathetically sits alongside the existing main house and associated rear outbuilding, and its setting. Provision of access to ground floor levels was designed into the three buildings erected.*

The key changes to the non-curtilage listed buildings can be summarised as:

A: Outbuilding 1 - Demolition of Existing Barn and Replacement with Outbuilding 1 on same footprint. Positive Impact – Removal of dilapidated barn and replacement with new timber Outbuilding with slate roof – that does not harm the historic significance of the listed building.

B: Outbuilding 2 – Erection of new small workshop. Neutral Impact – sympathetically designed in an area of the setting that that is less sensitive.

C: Outbuilding 3 – Erection of new small store. Neutral Impact – sympathetically designed in an area of the setting that that is less sensitive.

HISTORY

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P/2022/0071 CANIATAD ADEILAD RHESTREDIG AR GYFER DYMCHWEL A DISODLI UN YSGUBOR A CHDOI DAU DY ALLAN BACH NEWYDD (CAIS OL-WEITHREDOL) / LISTED BUILDING CONSENT FOR THE DEMOLITION AND REPLACEMENT OF ONE BARN AND ERECTION OF TWO NEW SMALL OUTBUILDINGS (IN RETROSPECT). Pending (see later agenda item)

DEVELOPMENT PLAN

The site is outside settlement limits and within a Special Landscape Area as set out in the Wrexham Unitary Development Plan. Bettisfield Hall and buildings are Listed buildings, and the site is within a Historic Park and garden. Policies GDP1, PS2, EC5 EC6 EC9 and EC13 are relevant, together with adopted Local Planning Guidance Notes 7 Landscape, 20 extensions, 21 space around dwellings and 32 biodiversity.

CONSULTATIONS

Community Council:	Consulted 26/1/2022
Local member	Consulted 26/1/2022
Public Protection:	No comments
Natural Resources Wales:	No objection subject to comments
Ecology officer:	No objection subject to comments
Conservation Officer:	No objection subject to comments
Welsh Historic Garden Trust:	Consulted 16/2/2022
Flood risk:	Consulted 16/2/2022
Neighbours:	Notified 16/2/2022
Site notice:	Expired 18/3/2022
	No representations received

SPECIAL CONSIDERATIONS

Principle of development: The proposal is within the farm yard and the buildings are for domestic use. The buildings are ancillary in size to the main dwelling and due to their overall size, location and appearance do not harm the wider rural landscape. There are no other residential properties in close proximity to the development and as such the buildings will not harm residential amenity.

Conservation: Bettisfield Hall is a Grade II* listed house with its origin in the early 17th Century. It lost a wing to fire in the 18th Century, and has been extensively extended to the rear in the 19th Century. The garden of Bettisfield Hall is also Grade II listed. To the rear of the property is Bettisfield Hall farm. The two were originally one property, with the farm divided from the listed Hall in the 1970s.

Advice regarding the removed barn was sought from the Conservation Officer prior to removal in 2018. It was concluded at the time that the building was likely post-WW2 and was not considered to be curtilage listed.

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The proposals which were put forward at the time was for a repair of the walls and new roof (replacing asbestos for slate), and so no record of the building was requested. This scheme was also deemed to not require planning permission as it constituted repair work. No consultation was made on the implemented scheme for a full demolition and replacement on the footprint with a brick plinth and otherwise mostly timber construction.

The three new outbuildings are all of a similar style which mirrors agricultural buildings found in this part of the County Borough and across the border in nearby Shropshire, utilising timber framing and boarding and slate roofs. The hall and associated farm buildings are all brick built, and this would have been a more appropriate material for the outbuildings, however there are several sites in this area which have a mixture of brick farmhouses and timber outbuildings which are historic and listed in their own rights.

All three outbuildings are situated to the rear of the hall, towards the neighbouring farm. This area has a more 'working' character than the front of the building and so they are not out of place here. Outbuilding 2 also provides a location for renewable energy generation without any compromise of the listed building. Having visited the site, I do not consider there to be any harm to the setting of the listed building to the rear.

Outbuilding three can just be seen over the listed wall of the garden from the front of the hall. This does have a small, potentially harmful, impact on the listed building, however the traditional materials and craftsmanship of the new outbuilding does go some way to mitigate this.

I have no objections to the retrospective application as the overall impact of the new outbuildings would appear to be, at worst, neutral. The additional Heritage Impact Assessment now captures the points I was keen to see included prior to determination. No objections to the new outbuildings.

Ecology:

Special Area of Conservation (SAC) / Ramsar

From the information provided, NRW considers that the proposal is not likely to have a significant effect on Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses SAC and Midland Meres & Mosses Phase 2 (Wales) Ramsar due to there being no impact pathways evident.

Site of Special Scientific Interest (SSSI) / National Nature Reserve (NNR)

NRW has considered the information submitted in support of the above application. Based on the information submitted, NRW considers that the proposed development is not likely to damage the features for which Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses SSSI is of special interest, or the features of Fenn's, Whixhall and Bettisfield Mosses NNR.

Protected Species

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The demolition has already occurred so the impact on protected species can not be assessed.

As the new replacement buildings have no potential to support bats or nesting birds I suggest that the applicant submits a biodiversity net gain proposal.

Welsh Government Planning Policy Wales and subsequent letter to LPAs requires development to provide a net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped. Failing to provide such a benefit is a valid reason for refusal.

CONCLUSION

The proposal accords with the relevant policies of the UDP.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) received 16/1/2022 and as contained within the application documentation.
2. The buildings shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as Bettisfield Hall SY13 2LB.
3. Within 3 months of the date of this permission a scheme for the accommodation and enhancement of roosting and nesting opportunities for bats and/or birds shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the scheme as is approved.

REASON(S)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
3. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent has now been forwarded to Cadw for their consideration.
