

MARCH AGENDA

Page No 30

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
3 March 2014

APPLICATION NO:
P/2011 /0866

LOCATION:
ST MARY MAGDELENE CHURCH
TALLARN GREEN ROAD TALLARN
GREEN WREXHAM
SY14 7LJ

DATE RECEIVED:
28/11/2011

COMMUNITY:
Willington and
Worthenbury

CASE OFFICER:
MP

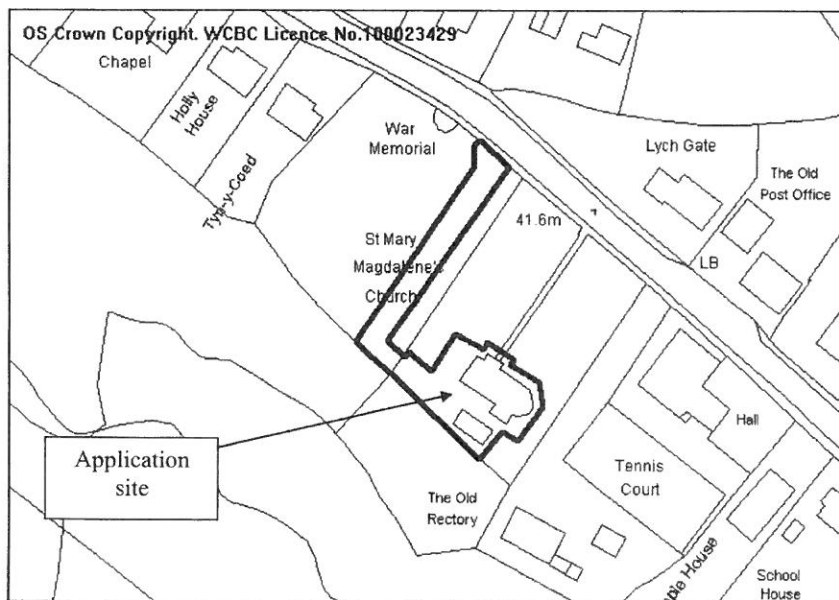
WARD:
Bronington

DESCRIPTION:
LISTED BUILDING CONSENT FOR
ALTERATIONS AND EXTENSION TO
CHURCH TO FORM ONE 3
BEDROOM DWELLING TO INCLUDE
DEMOLITION OF EXISTING
SCHOOLROOM AND SHED

AGENT NAME:
HERITAGE PLANNING
CONSULTANCY
ANNE LLOYD MORRIS

APPLICANT(S) NAME:
MR PAUL REES

THE SITE



PROPOSAL

As above.

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
3 March 2014

HISTORY

P/2011/0865 Alterations and extension to church to form one 3 bedroom dwelling to include demolition of existing schoolroom and shed. Pending

Adjoining Site

P/2011/0860 Erection of two detached 4 bedroom houses. Pending

DEVELOPMENT PLAN

Within settlement limit. Policy GDP1, H2 and T8 apply. St Mary Magdalene Church is a Grade II listed building therefore policy EC9 is also applicable.

CONSULTATIONS

Community Council:	Have made the following comments: - It is for the Church Commissioners to decide on the future of the church building, although we find it doubtful that such an unusual property would sell readily with a graveyard in front of it when there has been difficulty selling other properties in the village; - We note that the proposal states that public transport is available in Tallarn Green, but this is not the case and it is also claimed that main sewerage is present, which it is not; - Object on the grounds that the access crosses an area used for graves; - the details on the plans relating to the church and the houses do not correspond precisely.
Local Member:	Notified 29.11.12
Civic Society:	Consulted 29.11.11
RCAHWW:	Requests photographic survey before and demolition/conversion works take place.
Flintshire Hist. Soc:	Consulted 29.11.11
Denbighshire Hist. Soc:	Consulted 29.11.11
Access Group:	Notified 29.11.12
Site Notice:	Expired 3.1.12
Press Notice:	Expired 13.1.12
Other Representations:	8 representations expressing the following concerns: - Poor position of site notice; - proposed timber extension detracts from character of the church; - providing the living accommodation in the timber extension wont work; - small garden space; - need to fence off graveyard;

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
3 March 2014

- lack of mains sewers/need to make adequate provision for foul drainage;
 - access difficult for vehicles to use;
 - potential safety issues with dual use of driveway;
 - is the building owned by the Church in Wales?;
 - what will happen to graveyard?;
 - impact upon war memorial;
 - loss of the church – little discussion with local community;
 - lack of need for additional housing;
 - alterations should be made to the church first. If proposed new dwellings are completed first access to the church may be difficult;
 - demolition of school room and shed – Victorian structures of historical significance;
 - lack of public transport in Tallarn Green;
 - the tower needs rebuilding on new foundations;
 - development will restrict opportunity for future burials;
 - potential problems for surface water drainage;
 - some repair to church roof may be essential;
 - attention to a 120 yr old oak tree will be needed;
 - unmarked graves to rear of the church;
- 4 representations received in respect of amended plans:
- no mention of foul drainage proposals;
 - oak tree to be removed;
 - loss of privacy when attending graves;
 - demolition of schoolroom and shed;
 - unmarked graves to rear of the site;
- 1 representations received in January 2014 expressing the following concerns:
- disturbance of graves.

SPECIAL CONSIDERATIONS

Impact upon listed church: In terms of internal alterations, the proposals sympathetically integrate the changes necessary to accommodate the proposed residential use without significant changes.

The new timber building referred to in the previous agenda item (P/2011/0865) allows for the church to be converted to residential use with fewer internal alterations that otherwise would be required. Therefore in addition to being appropriate sympathetically designed in its own right, it aids in preserving the internal fabric and character of the building. The glazed link extension connecting the new building with the church will be connected to the latter in such a way that does not harm the external fabric of the building.

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
3 March 2014

Other than the new timber building referred to above only modest alterations to the exterior of the building are proposed and as such the proposals will preserve the external character of the church.

Conclusion: I am satisfied the proposals preserve the fabric, character and setting of the listed building.

RECOMMENDATION A

That the Welsh Government should be advised that Wrexham County Borough Council is disposed to grant Listed Building Consent in accordance with Article 3 of the Planning (Listed Building Conservation Area) Regulations 1990 subject to the conditions specified below.

CONDITION(S)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. Works shall not commence until a photographic survey of all existing buildings on the site has been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The resulting digital photographs should be forwarded on a CD or DVD to:
 - i) the Local Planning Authority;
 - ii) the Development Control Archaeologist at Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR (Tele no. 01938 553670); and
 - iii) The National Monuments Record of Wales, Royal Commission on the Ancient and Historical Monuments of Wales, Plas Crug, Aberystwyth, Ceredigion, SY23 1NJ
3. All works shall be carried out in strict accordance with the approved Conservation Method Statement Revision A.

REASON(S)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To provide for a record of a building or buildings of local architectural or historic interest.
3. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building.

RECOMMENDATION B

That the Head of Community Wellbeing and Development be authorised to issue the appropriate certificate forthwith if the Welsh Government refers the application back to the Council for determination.
