

Pennaeth yr Amgylchedd a Chynllunio/Head of Environment and Planning
Lawrence Isted
16 Stryt Yr Arglwydd, Wrecsam LL11 1LG
16 Lord Street, Wrexham LL11 1LG
Ffôn/Tel: 01978 298994 BT Text Phone: 01978 292067
www.wrecsam.gov.uk www.wrexham.gov.uk



TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78

APPEAL AT OLD SONTLEY HALL, SONTLEY, WREXHAM LL13 0YW

COUNCIL'S STATEMENT OF CASE

PLANNING REF: P/2019/0602

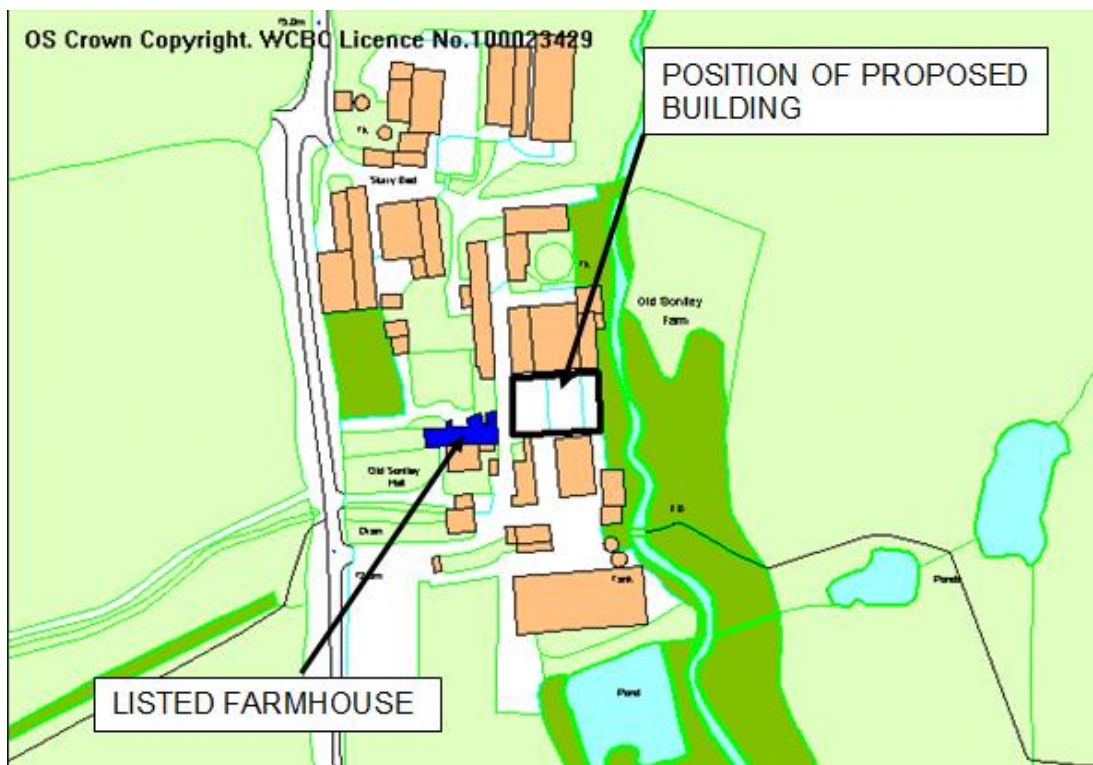
PINS REF: APP/H6955/A/20/3246323

1.0 THE SITE

The site consists of an area of hardstanding within the farmyard to the east of the dwelling. Old Sontley Hall is divided into two dwellings with separate entrances from Sontley Road, and the listed section to the north is known locally as Old Sontley Farm.

2.0 PROPOSAL

Planning permission was sought for the erection of an agricultural building for the purposes of providing a covered area for dairy cattle. The building would be 30m by 18m and 12m to the ridge.



3.0 LOCAL PLANNING POLICY

3.1 The site is located outside any defined settlement limit as defined in the Wrexham Unitary Development Plan. Policies PS2, GDP1, EC3, EC9, EC13 and T8 are relevant.

4.0 THE COUNCIL'S CASE

Policy: The principle of the development is considered acceptable. The proposed building would be located within the confines of an established farm yard. I am satisfied that the building is required for a genuine agricultural need and is associated with the existing activities on the site. The proposal accords with policy EC3 of the UDP in that it is located on the existing farm complex.

Listed building setting: The dwelling associated with Old Sontley Hall Farm is Grade II listed incorporating the remains of an important 17th Century house and with additions dating from the 18th, 19th and 20th Centuries. The proposals have therefore been considered in terms of their impact upon setting. CPAT have been consulted and raise no concerns in respect of archaeological potential of the site or the setting of the asset.

The hall is positioned with gardens to the north and west and the farmyard to the east and south-east. The proposed building will be located within the context of the existing farm complex and is therefore appropriate in principle.

Policy PS2 of the Wrexham Unitary Development Plan states:
Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

Policy EC9 of the Wrexham Unitary Development Plan states:

Alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures.
... new development affecting a listed building must be sympathetically designed so as not to harm the listed building's historic integrity and identity.

The issues of setting of a listed building are given prominence in Planning Policy Wales 10 section 6.1.10 and the Cadw report on the Setting of Historic Assets in Wales 2017. These documents confirm that an assessment of the impact of a development upon the setting of a listed building is required but no such document has been submitted with the application.

The structure will have a prominence in the views of the hall from Sontley Road looking east. Currently silage stores can be seen in this view alongside the hall and this view will be replaced by the roof of the proposed building. The building will be located 8 metres from the side wall of the listed building and will be significantly higher than the domestic building. .

As such, without the benefit of an assessment, it is considered that the proposals will adversely affect the setting of the listed building.

Amenity: The farmhouse is formed of two separate ownerships. Concern has been raised by the neighbouring occupier that the siting of the building 8 metres from the side wall will have an adverse impact upon the amenity of the neighbouring occupiers. There is a kitchen window in the neighbouring property which faces this proposed building. Although this is a secondary window to the kitchen, with another window facing in a northerly direction into their garden area, there would still be an adverse impact on the existing dwelling. Adopted standards for residential development would require a gap of 13 metres from a habitable room to a blank gable wall, whereas only 8 metres is proposed.

Policy GDP1a of the Wrexham Unitary Development Plan states:

All new development should:

- (a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

Photos have been submitted by the adjoining occupier, showing clearly the impact on residential amenity. Due to the current Coronavirus emergency it has not been possible to obtain more detailed photos of the site and its setting.

It is considered that the building will have an adverse impact upon the outlook for these occupiers from the room identified. Therefore the proposal is contrary to policy GDP1a of the Wrexham Unitary Development Plan

In relation to concerns about the impact of cattle adjacent to the dwelling, whilst it is appreciated that the proposal may alter cattle movements around the yard, it must be born in mind that this is a working dairy farm. The area in question has no restriction and is likely to be used for the purposes of stock movements or feeding. It is understood that the neighbouring occupier is also an agricultural occupier and there is already an element of disturbance to be expected from such operations on the site. The fact that the farmhouse is central to the farmstead will result in a degree of agricultural disturbance which is unavoidable.

Other matters: The site sits adjacent to a watercourse and is in an area known to suffer from surface water flooding. The applicant has indicated that stock levels are unlikely to significantly increase and that surface water from the building will be dealt with by existing clean water drains. There is no reason to believe that the building will increase surface water risk elsewhere. Given the floor area of the building, approval of the Sustainable Drainage Approval Body will be required.

There are no archaeological issues and the Clwyd-Powys Archaeological trust raised no objections.

5.0 CONCLUSION

5. The Council therefore respectfully requests that the appeal be dismissed.

Appendices

- A. Listing description of Old Sontley Hall
- B. Photos and historic maps
- C. Conditions