

Application by Mr D Watkins

Outline Planning Application for Residential Development

Red Barn, Wellfield Road, Marshfield, Cardiff CF3 2UB

Planning Statement

Introduction

1. This statement accompanies an outline application for residential development on land adjacent to the dwelling known as Red Barn. Most of the land forming part of the application is contained within the dwelling's curtilage, comprising largely of lawn and outbuildings. The western part of the site houses a former agricultural building more recently used for commercial purposes, and the subject of a certificate of lawfulness for B8 storage use¹. The building is still used for this purpose.
2. The intention is to develop part of Red Barn's curtilage and the site of the barn for residential purposes. The application is in outline, with all matters of detail reserved for future approval.
3. The application is accompanied by a location plan and illustrative plans showing an indicative site layout; indicative dimensioned elevations showing the intended scale, and indicative floor plans.
4. Supporting information includes a Flood Consequences Assessment (FCA); drainage strategy; a Preliminary Roost Assessment in respect of the storage building (which is to be demolished), and a bat survey carried out during last summer. A green infrastructure statement also forms part of the application.

Main Planning Issues

5. Part of the site was the subject of an application for full planning permission for a dwelling about 4-5 years ago². That application was withdrawn by the agent for reasons unknown to the applicant.
6. The main issues arising from this application would appear relate to the principle of development, flooding and drainage.

Settlement boundary and green belt

7. With regard to the principle of development a substantial proportion of the site lies within the settlement boundary for the village as shown on the LDP proposals map. Accordingly, development on this part of the site should not prove problematical.
8. The site with the commercial building upon it together with land to the south lie outside the settlement boundary and in countryside designated as Green Belt. The intention would be to replace a rather unsightly commercial building with residential development. In terms of

¹ Ref 23/0045 dated 20 April 2023

² Ref 20/1107

maintaining the openness of the Green Belt, extant, rather unsightly development would simply be replaced with other more attractive buildings.

9. With regard to that land to the south of the settlement boundary included within the application site, this would be retained as open curtilage to two of the proposed dwellings. To ensure that openness is maintained, a condition could be imposed removing permitted development rights for extensions and curtilage development. Moreover, as the site plan shows, the southern part of the site is traversed by a main sewer. A restrictive covenant applies preventing any development for 10m on either side of the sewer.
10. Although the illustrative plans show a development of 3 dwellings, no density is specified in the application documentation. This is deliberately so to allow for flexibility in the event of the LPA suggesting or requiring amendments to the form of development.

Flooding and drainage

11. An FCA has been produced which addresses issues in respect of flooding. A drainage strategy is also submitted. In this respect the engineering advice provided to the applicant is that, although main foul drainage is available in the village, the nearest connecting point to the system is too distant to enable a gravity sewer link to be provided. Any link would therefore need to be subject of pumping in a rising main. The advice received is that would prove too costly and uneconomic. Accordingly, each dwelling would be furnished with a small treatment plant.

Highways

12. The consultations carried out in respect of the previous proposal for a single dwelling showed that the proposed access was satisfactory to the Council's Highways Department. The indicative access for this development is shown in the same position. The access to the storage building will be permanently shut.

Archaeology

13. We are aware that the site lies in an area of archaeological interest, and it would therefore be reasonably expected that, in the event of permission being granted, a condition would be imposed requiring a scheme of archaeological investigation.

Biodiversity

14. A bat survey has been produced in respect of the building to be demolished. The advice received from the appointed ecological consultants was that since most of the site is lawned and regularly mowed, it contains no ecological features of value, notwithstanding its position close to the Wentloog areas of ecological significance. The application is in outline, and the intention is, should outline planning permission be granted that issues in respect of biodiversity gain be conditioned so that the applicant can work cooperatively with the council at reserved matters stage.

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