

The site is adjacent to a number of entries on the Historic Environment Record which are identified as (excluding designated sites);

PRN CPAT 13193 Glascwm School
PRN CPAT 17232 Rectory
PRN CPAT 16290 Glascwm Court Cottage Platform I
PRN CPAT 34865 Glascwm Court Cottage Platform II
PRN CPAT 13216 Baptist Burial Ground
PRN CPAT 16288 Glascwm Earthworks I
PRN CPAT 16292 Glascwm Earthworks V
PRN CPAT 16293 Glascwm Earthworks VI
PRN CPAT 16289 Glascwm Earthworks II
PRN CPAT 16291 Glascwm Settlement
PRN CPAT 19323 Glascwm churchyard.

Recent Guidance Historic Records in Wales issued by Cadw ISBN 978 1 4734 8710 9 came into effect on 31 May 2017 and from that date, this authority must have regard for the guidance in the discharge of its functions. The guidance advises in Paragraph 4.3 that the historic environment records are key sources of information that should be used to support the planning process, including the determination of planning applications. The information held in the historic environment records supports a proper consideration of the impact of a proposal on the historic environment, including advice on schemes to avoid or mitigate any adverse impacts.

The proposed site itself does not hold any information on the historic environment record and I note the comments from CPAT in respect of archaeological issues. The reference to the Historic Records is made here solely as an indicator of the history and evolution of Glascwm and the listed buildings within.

TAN 24 advises (section 1.10) that Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles) were published in 2011 and provide the basis upon which Cadw discharges certain statutory duties on behalf of the Welsh Ministers. Conservation Principles should be used by others (including owners, developers and other public bodies) to assess the potential impacts of a development proposal on the significance of any historic asset/assets and to assist in decision making where the historic environment is affected by the planning process.

There are six principles.

1. Historic assets will be managed to sustain their values.
2. Understanding the significance of historic assets is vital.
3. The historic environment is a shared resource.
4. Everyone will be able to participate in sustaining the historic environment.
5. Decisions about change must be reasonable, transparent and consistent.
6. Documenting and learning from decisions is essential.

Applicants and other organisations are strongly encouraged to make use of these Conservation Principles when considering development proposals and other works to historic assets. It is important for those responsible to understand the heritage values and assess the significance of the historic assets that will be affected.

The historic environment is defined in the document as an environment made up of individual historic features, archaeological sites and historic buildings as well as the landscapes in which they are found. Any part of the historic environment to which people have given a distinctive historical association or identity is considered here to be an historic asset.

The document continues with the following advice on page 15. Every reasonable effort should be made to eliminate or minimize adverse impacts on historic assets. Ultimately, however, it may be necessary to balance the benefit of the proposed change against the harm to the asset. If so, the weight given to heritage values should be proportionate to the importance of the assets and the impact of the change upon them. The historic environment is constantly changing, but each significant part of it represents a finite resource. If it is not sustained, its heritage values will be eroded or lost. In addition, its potential to give distinctiveness, meaning and quality to the places in which people live, and provide people with a sense of continuity and a source of identity will be diminished. The historic environment is a social and economic asset and a cultural resource for learning and enjoyment.

There are four heritage values which need to be understood before the significance of the asset can be assessed.

- Evidential value
- Historical value
- Aesthetic value
- Communal value

Evidential Value

This derives from those elements of an historic asset that can provide evidence about past human activity.

The Church of Saint David is sited in a round churchyard some 250m SW of the village centre at on the N side of the road through the village.

The K6 telephone kiosk is sited on a small island at the road junction in the village approximately 250m NE from the parish church.

Brookside is on the NE side of a road to Cwm Shenkin approximately 250m NE of the parish church. The property is a 3 storey e window house of whitened rubble stone.

The Yat is sited on the s side of the road through the village approximately 100m SW of the parish church. The house is of whitened rubble stone, slate roofs with cusped barge boards and comprises a 2½-storey gabled bay occupying the centre and L, incorporating the entrance and constituting the parlour wing of the C17 house, and 3-storey 2-window C18 extension to the right,

Historical Value

An historic asset might illustrate a particular aspect of past life or it may be associated with a notable family, person, event or movement. These illustrative or associated values of an historic asset may be less tangible than its evidential value but will often connect past people,

events and aspects of life with the present and are not so easily diminished by change as evidential values and are harmed only to the extent that adaption has obliterated them or concealed them.

The name Glascwm indicates an early medieval 'clas', or Celtic monastery. Of the parish church that succeeded it, the nave is probably C14 and the chancel was built in the late C15. Restoration in 1891 by Ewan Christian, architect of London, included renewal of most of the windows and insertion of the W and E windows. Tradition insists that St David himself set up this clas in the 6th century. If this is the case, then this is the furthest north that St David took his message. This early llan prospered and became a substantial clas (Donald Gregory "Radnorshire a Historical Guide" Donald Gregory (1994) pages 27-8)

Saint David's at Glascwm was one of the main churches in pre-conquest Radnorshire and retains some Tudor features although others were restored in 1891, internally the late medieval roofs show considerable variation and there is a good range of 18th and 19th century monuments.

The church almost certainly originated as a mother church in the early medieval period and it is possible that the chapelries of Rhulen and Colva were annexed to Glascwm at an early period. (Sarah and John Zalucky "The Celtic Christian sites of the central and southern Marches" (2006) p 136)

The K6 telephone box is of the type designed by Giles Gilbert Scott, architect of London, introduced by the GPO in 1936.

Brookside was built in the late C18 or early C19 and is shown sub-divided into 2 and 3 units respectively on the 1837 Tithe map and 1889 Ordnance Survey.

The Yat is a C17 gentry house originally L shaped but of which on the parlour wing has survived. The original hall range was probably replaced in the C18 to create a centrally planned house. Later extension of service rooms, completed by the time of the 1837 Tithe map, linked the house to a previously detached C17 or C18 dovecote. The house was known as Glascwm Court from the mid C19 to the 1960s.

Aesthetic Value

This derives from the way in which people draw sensory and intellectual stimulation from an historic asset through its form, external appearance or setting.

St David's Church is listed grade I for its exceptional architectural interest as a substantial and well-preserved medieval church. The history and significance of the church has been well documented. In the book "The Celtic Christian sites of the central and southern Marches" by Sarah and John Zalucky, the church is described in addition to its setting which is as follows, "*Glascwm is a fascinating site and the first view of it, nestling in the valley surrounded by the wild hills when approaching from the east, is second to none – it is easy to visualise this site as an important early Christian foundation*".

The K6 telephone kiosk is listed for its special contribution to the historic character of the village.

Brookside is included on the statutory list for its special architectural interest as a later Georgian village house retaining definite quality and character.

The Yat is included on the statutory list for its special architectural interest as a C17 regional house with significant C18 improvement, of definite quality and character.

Glascwm has been described as “*historically one of the most interesting places in Radnorshire; history is still there on the ground for those with eyes to see and imagination to interpret*” (Donald Gregory “*Radnorshire a Historical Guide*” Donald Gregory (1994) pages 27)

No doubt this historical interpretation and understanding is due in part to its small scale development over the years. Described c 1539 by Leland as “arrow risith not far from Glascumbe where is a chirche but few houses” (ibid page 135) The number of houses in this historic setting is still relatively small enabling the understanding of the past history of the area to be easily legible and cumulatively evoking a sense of the past.

Communal Value

The fourth principle contained within Conservation Principles is that heritage assets are a shared resource, valued by people as part of their cultural and natural heritage, and gives distinctiveness, meaning and quality to the places where we live providing a sense of continuity and a source of identity. The Conservation Principles identify heritage assets as having the potential to give distinctiveness, meaning and quality to the places in which people live, and provide people with a sense of continuity and a source of identity will be diminished. The historic environment is a social and economic asset and a cultural resource for learning and enjoyment.

I am mindful of the advice in Sections 16 and 66 of the Planning (Listed Buildings and Conservation areas) Act 1990, which require authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building. The setting is often an essential part of a building's character especially if a park, garden or grounds have been laid out to complement its design or function. Also, the economic viability as well as the character of historic buildings may suffer and they can be robbed of much of their interest and of the contribution they make to townscape or the countryside if they become isolated from their surroundings, e.g. by new traffic routes, car parks, or other development.”

However, I would also refer to more recent guidance in paragraph 6.5.11 of Planning Policy Wales 9th edition 2016 which states, “ Where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.”

TAN24 which was issued and came into effect on 31 May 2017 addresses setting with some of the factors to consider and weigh in the assessment including

- the prominence of the historic asset

- the expected lifespan of the proposed development
- the extent of tree cover and its likely longevity
- non-visual factors affecting the setting of the historic asset

Paragraph 1.26 identifies the other factors that may affect the setting of an historic asset to include inter-visibility with other historic or natural features, tranquillity, noise or other potentially polluting development though it may have little visual impact.

Powys Unitary Plan policies reflect national legislation and guidance; Powys Unitary Development Plan Policy Env14 (Listed Buildings) states that “proposals for development unacceptably adversely affecting a listed building or its setting will be refused”. UDP Policy SP3b states that “proposals for development should seek to protect, conserve and wherever possible enhance sites and features of historic and built heritage importance including those of archaeological, architectural and heritage conservation and historic interest”. UDP Policy GP1 states “development proposals will only be permitted if they take into account the following – the design, layout, size, scale, mass and materials of the development shall complement and where possible enhance the character of the surrounding area”.

Cadw have prepared guidance on the setting of historic assets that in an annexe to TAN24 that came into effect on 31 May with advice on how to assess the setting of listed buildings. This document outlines the principles used to assess the potential impact of development or land management proposals on the settings of all historic assets but is not intended to cover the impact on the setting of the historic environment at a landscape scale.

The document advises that “Setting is the surroundings in which a historic asset is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape.....The setting of a historic asset is not fixed and can change through time as the asset and its surroundings evolve. These changes may have a negative impact on the significance of an asset; for example, the loss of the surrounding physical elements that allow an asset to be understood, or the introduction of an adjacent new development that has a major visual impact. But changes can also have a positive impact that may enhance the setting, such as the removal of traffic from part of a historic town, or the opening up of views, or the return of a sense of enclosure to sites where it has been lost”

The document provides advice on how to assess the setting

This section outlines the general principles that both assessors and decision makers should consider when assessing the impact of a proposed change or development on the setting of historic assets. There are four stages.

Stage 1: Identify the historic assets that might be affected by a proposed change or development and their significance.

Stage 2: Define and analyse the settings to understand how they contribute to the ways in which the historic assets are understood, appreciated and experienced.

Stage 3: Evaluate the potential impact of a proposed change or development on those settings.

Stage 4: Consider options to mitigate the potential impact of a proposed change or development on those settings.

It is noted that section 2.2 of Managing Setting of Listed Buildings which came into effect on 31 May advises that applicants for planning permission should provide the local planning with sufficient, but proportionate, information to allow the assessment of the likely impact of proposal for development on a historic asset and its setting. As the application was submitted prior to TAN 24 being issue it is noted that no such assessment accompanied the application nor has been referred to in the accompanying Planning Statement.

The heritage assets have been identified as;

Grade 1 Church of St David Cadw ID 8780 included on the statutory list on 21 Sept 1962
Telephone Call box at road junction Cadw ID 9367 included on the statutory list on 16 Aug 1991
Brookside Cadw ID 83486 included on the statutory list on 20 Jan 2005
The Yat Cadw ID 8781 included on the statutory list on 21 Sept 1962

Cadw draft document Setting of Historic Assets in Wales issued and which came into effect on 31 May advises on how to consider the setting of listed buildings. "Setting is the surroundings in which a historic asset is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. It often extends beyond the property boundary or 'curtilage' and into the surrounding landscape or townscape. Although many historic assets are visible and their settings are obvious, those that are buried also have a setting. "

"The setting of a historic asset can include physical elements of its surroundings. These may be boundary walls, adjacent fields or functional and physical relationships with other historic assets or natural features."

The Cadw document advises on steps to be undertaken to define and analyse the setting with a series of questions.

"•How do the present surroundings contribute to our understanding and appreciation of the historic asset today?

- Thinking about when the historic asset was first built and developed:
- What were its physical, functional and visual relationships with other structures/historic assets and natural features?
- What topographic features influenced its location?
- What was its relationship to the surrounding landscape?
- Was it constructed to take advantage of significant views? Although there may be a 360 degree view, some areas of the view may be more significant than others.

- Thinking about changes since the historic asset was built:
- Has its function changed?
- What changes have happened to the surrounding landscape?
- Have changes happened because of changes to the historic asset?
- Has the presence of the historic asset influenced changes to the landscape, for example, where a monument has been used as a marker in the layout of a field enclosure?

- Have historic and designed views to and from the historic asset changed?
- Thinking about the original layout of the historic asset and its relationship to its associated landscape:
 - Were these relationships designed or accidental?
 - How did these relationships change over time?
 - How do these relationships appear in the current landscape; are they visual or buried features?
- Are there other significant factors, such as historical, artistic, literary, place name or scenic associations, intellectual relationships (for example, to a theory, plan or design), or sensory factors that can be vital to understand the historic asset and its setting?

Stage 2 should also identify the viewpoints from which the impact of the proposed change or development should be assessed, taking into account, for example:

- views that were designed and developed to overlook the historic asset and its setting
- incidental views to and from the historic asset which contribute(d) to its significance
- important modern views to and from the historic asset
- important modern views over and across the historic asset.”

The proposal is for a single dwelling sited on open ground to the north west of the church and between the church on the cluster of houses in Glascwm. The property has been described in the planning statement as being modest 2 storey scale. The submitted plan indicates a relatively large property of stone front with a breakfront projecting gable and Juliet balcony on the front elevation which is depicted as stone. The gables also of stone would have four windows each.

Brookside is sited to the north of the cluster of houses at Glascwm and it is not considered that from the public road in front of Brookside that the proposed new development would be readily viewed given the proximity of properties to the road such as Gwinfa and Abertdy. As such it is not considered that the short term views of Brookside would be affected by the development. Given the paddock that is to be retained to the north of the proposed dwelling and the difference in relative height between the paddock and the road that runs alongside Clas Brook, it is not considered that that medium term views of Brookside would be affected by the proposed development.

The telephone kiosk is sited at a road junction with a number of properties adjacent. It is not considered that the long or medium term views and as such the setting of this listed building would be affected by the proposal.

The Yat is a large imposing property sited on the south side of the road through the village approximately 100m SW of the parish church. The road is narrow and inclined with mature hedgerows and trees accentuating its location as just outside Glascwm. It is not considered that the short term views and setting of this listed building would be affected by the proposal.

The Church of St David is relatively isolated from the main cluster of properties at Glascwm. The properties are generally clustered beneath The Wern on the western side of Little Hill. This location results in the cluster of houses being readily visible when travelling westwards

into Glascwm on the road between Little Hill and Glascwm Hill which is also a National Cycle Network Route 825 which makes up most of the Radnor Ring Cycle Route.

The descent into Glascwm permits a view of St Davids over the rooftops of Glas Cottage and Gwinfa. The proposed dwelling would be sited between the cluster of houses and the grade I listed church, and being of a modern construction and on slightly higher ground would be readily visible over the existing dwellings. The location of a dwelling in this location would be readily visible with the church and its immediate environs. The significance of St Davids has been identified above, and it is considered that the erection of the dwellings as proposed would severely affect the setting of this grade I listed church. The significance of this approach has been identified by Sarah and John Zalucky in their book as “Glascwm is a fascinating site and the first view of it, nestling in the valley surrounded by the wild hills when approaching from the east, is second to none – it is easy to visualise this site as an important early Christian foundation”. This description is not disagreed with as the descent into Glascwm does permit views of the listed church and its churchyard and its relationship with the existing buildings in Glascwm, and also the surrounding hills which encompass Glascwm which contain 5 Scheduled Monuments all of which contribute towards the significance of Glascwm and its visible history. The location of the church was not an accident nor built to serve a population, but rather it seems that the location within this valley and proximity to water was chosen specifically for the foundation of the first church or clas. As such the surrounding hills also contribute significantly to the history of Glascwm and the setting of its historic assets.

It is noted that two of the Scheduled Ancient Monuments that circle Glascwm are deserted medieval settlements; RD168 Gellidywyll Platform Settlement and RD165 Cwm Trwch medieval Settlement, both of which are on high ground away from the valley bottom. Unlike other deserted settlements identified by CPAT the house platforms are spread out along the valley sides away from though within site of the church. In the CPAT Report 227 Deserted medieval and Later Rural Settlements in Radnorshire (May 1997) the deserted medieval settlements at Glascwm are identified and as yet the significance of these feature has not yet been fully established, however the peculiar topography of Glascwm has resulted in the identification of more archaeology in recent assessments than the average Radnorshire settlement. However the document continues that there is presently no reason to think that the village was exceptional in the medieval period, although this may not hold true for the early medieval period when there was a clas at Glascwm.

<http://www.walesher1974.org/herumd.php?group=CPAT&level=3&docid=301357443>

The Powys Unitary Development Plan reflects National Guidance with policy ENV 14 being applicable to all applications that are subject to proposals affecting listed buildings, Proposals for development unacceptably adversely affecting a listed building or its setting will be refused. In considering proposals for development affecting a listed building and its setting account will be taken of the following;

1. The desirability of preserving the listed building and its setting;
2. The importance of the building, its intrinsic and historic interest and rarity;
3. The effect of the proposals on any particular features of the building which justified its listing;
4. The buildings contribution to the local scene and its role as part of an architectural composition;

5. The condition of the building and the benefit that the proposals would have to its state of repair;
6. The merits of the proposals in securing an appropriate alternative use of the building; and
7. The need for the proposals to be compatible with the character of the building and its surroundings and to be of high quality design, using materials in keeping with the existing building,

It is noted that there are but 16 listed buildings in the current Glascwm community that covers the adjoining settlements of; Cregina, Franksbridge, Hundred House and Llansantffraed in Elvel in addition to Glascwm itself, and of that 16 there is only the single grade I listed building that is the Church of St David at Glascwm. It is also noted that this is the single church within Glascwm community that is included on the statutory list. Of the 3921 listed buildings within Powys there are but 45 grade I listed buildings. And of the 45, 19 are churches or chapels of which 8 are in Radnorshire. As such it is considered that the Church of St David is of national importance and rare. The impact of the proposal on the setting of this church has been detailed above.

The recent Cadw guidance on the setting of historic assets advises that “Setting is the surroundings in which a historic asset is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape.....The setting of a historic asset is not fixed and can change through time as the asset and its surroundings evolve. These changes may have a negative impact on the significance of an asset; for example, the loss of the surrounding physical elements that allow an asset to be understood, or the introduction of an adjacent new development that has a major visual impact. But changes can also have a positive impact that may enhance the setting, such as the removal of traffic from part of a historic town, or the opening up of views, or the return of a sense of enclosure to sites where it has been lost”

I would consider that the proposed dwelling would have a visual impact on the setting of St David's when viewed from the approach road, but also note the other factors that are to be considered are that the way that the surroundings are understood, experienced and appreciated including past and present relationships to the surrounding landscape,. I would also consider that the new house as proposed would also affect the way that St David's Church is understood, experienced and appreciated especially given the historical significance of Glascwm and the location at a valley bottom that permits panoramic views of Glascwm and its surrounding hillsides in the descent to Glascwm.

Whilst noting the reference to the current lack of housing land supply issues, and whilst accepting that housing provision is a material consideration, I am minded of Paragraph 6.5.11 of Planning Policy Wales 9th edition 2016 which states, “ Where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.” Planning Policy Wales therefore places the primary material consideration to be the special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest.

I would therefore wish to object to P/2017/0078 and would recommend refusal for the following reason.

The development would adversely affect the setting of the designated heritage asset the grade I listed Church of St David Cadw ID 8780. The church is sited some distance away from the small cluster of houses at Glascwm reflecting its original use of a mother church and Clas and later its use as a medieval parish church serving a dispersed settlement. The views of the grade I listed church when viewed on the descent into Glascwm from the public unclassified road and cycle route 825 when travelling westwards into Glascwm from the Colva or Newchurch will be significantly altered by the erection of the proposed dwelling which it is considered will adversely affect the setting of this grade I listed building at the centre of an area of historical significance and interest. As a result of the significant and demonstrable adverse impacts outlined above, it is considered that the proposal is contrary to national legislation and policy in terms of Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraph 6.5.11 of Planning Policy Wales 9th edition 2016, TAN24 and its annexe Setting of Historic Assets in Wales and Local Plan Policies Policy SP3b, ENV14 and GP1.

Should the application be considered acceptable despite the impact on the setting of the grade I listed church I would also raise concerns with the proposed design for this location.

The proposal is for a single dwelling sited on open ground to the north west of the church and between the church on the cluster of houses in Glascwm. The property has been describe in the planning statement as being modest 2 storey scale. The submitted plan indicates a relatively large property of stone front with a breakfront projecting gable and Juliet balcony on the front elevation which is depicted as stone. The gables also of stone would have four windows each. Glascwm has few properties from which to take design influence with the Rectory being a tall 2 storey building gable to the road and rendered. It is noted that the Rectory was originally much larger than its current form depicting its significance. The Yat is a large three storey and two and half storey property depicting its status at the time of its construction, Brookside is a three storey double fronted farmhouse. Brookside and The Yat are on the outer periphery of Glascwm and the majority of the properties at the centre are low 2 storey simple construction with traditional frontages with a simple wall to window ratio, blank gables and small porches.

I would question whether the scale of the property is appropriate in this location and also question whether the design actually does provide an element of visual cohesion when sited with the exception of The Rectory next to very simply designed low 2 storey traditionally designed limewashed/rendered dwellings.

I would refer to TAN12 and section 2.1 The design of our villages, towns, cities and the urban and rural landscape is important in articulating our nation and our culture. Design is important to our quality of life, and the quality of Wales' varied landscape and townscapes - helping to sustain a positive image for Wales.

Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and, provides buildings and environments that are convenient and enjoyable to use for everyone."

2.5 Good design is not inevitable. It requires a collaborative, creative, inclusive, process of problem solving and innovation - embracing sustainability, architecture, place making, public realm, landscape, and infrastructure.

2.6 Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.

4.3 The local context comprises the characteristics and setting of an area in which a development is located. This includes the area's natural and human history, the forms of settlements, buildings and spaces; its ecology and archaeology; its location and the routes and waterways that pass through it. Understanding the site and its immediate and wider context is the basis for a meaningful and sustainable design response, and is the responsibility of all those involved in the design process, particularly planning applicants and their agents and those formulating and implementing design policy and guidance.

4.8 Appraising "character" involves attention to topography; historic street patterns, archaeological features, waterways, hierarchy of development and spaces, prevalent materials in buildings or floorscape, architecture and historic quality, landscape character, field patterns and land use patterns, distinctive views (in and out of the site), skylines and vistas, prevailing uses and plan forms, boundary treatments, local biodiversity, natural and cultural resources and locally distinctive features and traditions (also known as vernacular elements).

I would not consider that the proposed design has addressed the guidance in TAN12 in that the character quality of the area has not been enhanced, nor the characteristic and setting of an area in terms of its form of settlements, buildings and spaces, prevalent materials, distinctive views in and locally distinctive building features and traditions.

Should the principle of the development be considered acceptable I would raise concern with the scale and design of the proposed dwelling.

2nd Response

Thank you for consulting me on the amended plans to the above application.

I note that amended plans have been received following my comments dated 22 November. Rather than repeat the issues and comments made previously I would be grateful if you could consider them as an appendix to these comments.

I objected to the previous proposal on the following grounds;

1. The visual impact of the proposal on the setting of the grade I Church of St Davids, especially when viewed from the descent down Glascwm Hill.
2. The modern design of the proposed dwelling.

I note that the amended plans dated December 2017, seek to address my previous concerns on both counts.

The proposed amended design would be on a different orientation to the previous house, where the orientation would now be roughly NW – SE which would follow the ridge line of the houses adjacent to the site. In addition the house is positioned with the principal windows facing westwards towards the church which enables the property to be located relatively tightly to the eastern boundary enabling the main view of the property when viewed from its descent down Glascwm Hill into the Glascwm to be the roofline, which follows the grain of other adjacent properties.

The size of the property and its roof has been reduced by the introduction of an “extension” to the north west and east (rear) thereby reducing the amount roof visible from Glascwm Hill and bringing it in line with other Glascwm properties. The impact is further reduced by the introduction of chimneys.

Whilst the property will still be visible from the descent into the village from Glascwm Hill, the amendments to the design and orientation would result in the proposed new dwelling being absorbed into the roofscape of Glascwm and as such drastically reducing the visual impact that the proposal would have on the setting of the grade I listed church of St Davids.

Taking into account the revisions in the orientation and the design, I could not now conclude that the amended plans as submitted would have such a harmful impact on the setting of St Davids Church to recommend refusal, as the proposed revisions would result in the proposed new building being readily absorbed into the roofscape of Glascwm.

As such I would wish to withdraw my previous objections in the light of the amended plans.

However the siting of the proposed dwelling is very sensitive and as such I would request that appropriate conditions be imposed on the granting of any permission in terms of materials – roof, walls and windows to be submitted by condition.

I would request that I be consulted on any future applications on the site as the withdrawal of my previous objection is a result of my concerns being addressed by the current proposal and should an application to vary the design or for a different dwelling be submitted I would request that I be consulted.

In respect of the current application I can confirm that I have no objection on built heritage grounds.

Representations

The application was advertised through the erection of a site notice and press advertisement. Four further objections have been received since the original report and their objections are summarised below;

- Original design would have a detrimental effect on listed buildings and the historic character.
- Original concerns from residents were not taken seriously.
- Complete design change to address Built Heritage concerns, all parties should have been consulted again.
- Dwelling is now closer with little space at the rear.
- Concerns raised over accuracy and quality of the submitted plans.
- Contrary to Council policy in both the UDP and LDP.
- Rural Settlements such as Glascwm do not support speculative developments.
- The application is not for an affordable dwelling which would be acceptable in policy.
- Not a sustainable location.

Officer Appraisal

Housing Land Supply

Planning policy (TAN1 and UDP HP3) states that the Council needs to have a five year supply of land available for housing. The Powys Joint Housing Land Availability Study (2016) concludes that there is 2.2 years of housing supply.

Housing supply is a material consideration that should be given considerable weight in the determination of this application. TAN 1 states:

'The housing land supply figure should also be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply below the 5-year requirement or where the local planning authority has been unable to undertake a study, the need to increase supply should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with development plan and national planning policies'.

Sustainability

In considering a departure from the Powys Unitary Development plan policies officers must consider the location of the proposed development in terms of the wider sustainability of the development. We must take into account the range of services and facilities available within close proximity to the site and within a short travelling distance.

Glascwm is defined in the UDP as a rural settlement with no allocated sites designated within the plan. The settlement itself has limited services and facilities but the nearby settlements of Hundred House and Franksbridge benefits from further services. The site is also located within driving distance of Llanelwedd and Builth Wells which have a large range of services and facilities.

Policy HP9 supports proposals for affordable dwellings in rural settlements where dwellings are sensitively located without affecting the amenity and character of the area and where they comply with the affordability criteria of policy HP10 and policy HP7.

Members are advised that whilst the original report stated that given that a proposal for an affordable dwelling on the site would be acceptable in principle, officers considered that the site would be sustainable. However, Officers are not arguing this point, Members are advised that they need to consider the sustainability of the development and its location and whether this is acceptable for an open market dwelling.

However, Officers do consider that the range of services located within a travelling distance of the development site, that there is an argument to support the principle of residential development at this location given its siting adjacent to a rural settlement. Therefore, it is considered that the proposed site is considered to be an acceptable location for residential development.

Listed Buildings Policy

ENV14 states that proposals for development unacceptably adversely affecting a listed building or its setting will be refused. Technical Advice Note 24: The Historic Environment (2017) provides further guidance on Listed Buildings.

The application site lies approximately 35 metres to the east of a listed telephone box and approximately 185 metres to the east of a listed church. The phone box is located within a triangular parcel of land in the centre of Glascwm. Between the site and the phone box lies a residential garage and mature trees which screen the development from the telephone box and it is considered that the development would not be visible from the telephone box. Due to the topography of the land the church lies at a higher level than the application site and mature trees surround the listed church, screening the building from the proposed development.

Following a response from Built Heritage which raised concerns over the design of the dwelling and its impact on the setting of the Grade I Listed Church it was considered necessary to enter into discussions with the applicant in order to ascertain whether these objections could be addressed.

Following a review of the comments from Built Heritage, the submission of a Heritage Assessment and amended plans, Built Heritage confirmed that they no longer objected to the proposed development and stated the following;

Whilst the property will still be visible from the descent into the village from Glascwm Hill, the amendments to the design and orientation would result in the proposed new dwelling being absorbed into the roofscape of Glascwm and as such drastically reducing the visual impact that the proposal would have on the setting of the grade I listed church of St Davids.

Taking into account the revisions in the orientation and the design, I could not now conclude that the amended plans as submitted would have such a harmful impact on the setting of St Davids Church to recommend refusal, as the proposed revisions would result in the proposed new building being readily absorbed into the roofscape of Glascwm.

As such the Built Heritage Officer no longer object to the proposed development subject to the imposition of conditions requiring samples and details of roof, walls and windows. As such it is considered that the proposed development does not have an unacceptable impact on the setting of nearby listed buildings and is in accordance with policy ENV14 and Technical Advice Note 24 (2017).

Scale, Design and Appearance

Policy GP3 of the Powys Unitary Development Plan seeks to ensure that development proposals are of an appropriate design, scale, layout and of materials that shall complement or where possible enhance the character of the surrounding area.

Following comments from Built Heritage the design and orientation of the building has been amended. The dwelling as amended now measures a maximum of 15 metres in length and 6 metres in width, with a maximum height of approximately 7.5 metres at the ridge falling to 5.5 metres at the eaves. The proposed dwelling has been amended to detail a traditional two storey dwelling with random natural stone colourwashed walls, timber cladding to a section of the dwelling, oil painted timber windows and doors and black rainwater goods.

The dwelling is now orientated with the narrowest elevation facing the highway with a simple single storey outbuilding to provide a garage to the front of the dwelling adjacent to the highway.

Officers consider that the design, size and scale of the dwelling is in keeping with the area and does not unacceptably adversely affect the character and appearance of the area or amenities enjoyed by occupants of neighbouring properties compliant with UDP policies SP5, GP1, GP3, ENV2 and HP5.

RECOMMENDATION

Whilst a departure from the development plan, in this instance, the provision of housing is considered to outweigh the plan and therefore justifies the grant of consent as an exception to normal housing policies. The recommendation is therefore one of conditional approval subject to conditions.

Conditions

1. The development to which this permission relates shall be begun no later than the expiration of five years from the date of this permission.
2. The development shall be carried out strictly in accordance with the plans (drawing no's: 4725/1, 4725/2, 4725/3, 4725/5, 4725/6 and 4725/7) stamped as approved on xxxxx.
3. Prior to the occupation of the dwelling any entrance gates shall be set back at least 5.5 metres distant from the edge of the adjoining carriageway and shall be constructed so as to be incapable of opening towards the highway and shall be retained in this position and form of construction for as long as the dwelling/development hereby permitted remains in existence
4. The gradient of the access shall be constructed so as not to exceed 1 in 15 for the first 5.5 metres measured from edge of the adjoining carriageway along the centre line of the access and shall be retained at this gradient for as long as the development remains in existence
5. No other development shall commence until the access has been constructed so that there is clear visibility from a point 1.05 metres above ground level at the centre of the access and 2.4 metres distant from the edge of the adjoining carriageway, to points 0.6 metres above ground level at the edge of the adjoining carriageway and 45 metres distant in each direction measured from the centre of the access along the edge of the adjoining carriageway. Nothing shall be planted, erected or allowed to grow on the area(s) of land so formed that would obstruct the visibility and the visibility shall be maintained free from obstruction for as long as the development hereby permitted remains in existence
6. Before any other work commences the area of the access to be used by vehicles is to be constructed to a minimum of 410mm depth, comprising a minimum of 250mm of sub-base material, 100mm of bituminous macadam base course material and 60mm of bituminous macadam binder course material for a distance of 5.5 metres from the edge of the

adjoining carriageway. Any use of alternative materials is to be agreed in writing by the Local Planning Authority prior to the access being constructed.

7. Prior to the occupation of the dwelling, provision shall be made within the curtilage of the site for the parking of not less than 3 cars per dwelling together with a turning space such that all vehicles serving the site may both enter and leave the site in a forward gear. The parking and turning areas shall be retained for their designated use for as long as the development hereby permitted remains in existence.

8. Before any other work commences provision shall be made within the curtilage of the site for the parking of all construction vehicles together with a vehicle turning area. This parking and turning area shall be constructed to a depth of 0.35 metres in crusher run or sub-base and maintained free from obstruction at all times such that all vehicles serving the site shall park within the site and both enter and leave the site in a forward gear for the duration of the construction of the development.

9. Prior to the occupation of the dwellings the area of the access to be used by vehicles is to be finished in a 40mm bituminous surface course for a distance of 5.5 metres from the edge of the adjoining carriageway. This area will be maintained to this standard for as long as the development remains in existence.

10. Upon formation of the visibility splays as detailed in 5 above the centreline of any new or relocated hedge should be positioned not less than 1.0 metre to the rear of the visibility splay and retained in this position as long as the development remains in existence.

11. No storm water drainage from the site shall be allowed to discharge onto the county highway.

12. All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours:

0800 - 1800 hrs Monday to Friday

0800 - 1300 hrs Saturday

At no time on Sunday and Bank Holidays

Deliveries to and removal of plant, equipment, machinery and waste, including soil, from the site must also only take place within the permitted hours detailed above.

13. During construction (including soil movement and landscaping activities) the contractor shall take all reasonable steps to prevent dust formation from dusty activities and any dust formed shall be prevented leaving the site by continuous watering down.

14. The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs. The Local Planning Authority will be informed in writing, at least two weeks prior to the commencement of the development, of the name of the said archaeological contractor. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological

Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

15. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- i) A statement setting out the design objectives and how these will be delivered;
- ii) earthworks showing existing and proposed finished levels or contours;
- iii) means of enclosure and retaining structures;
- iv) other vehicle and pedestrian access and circulation areas;
- v) hard surfacing materials;
- vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, etc.), and
- vii) water features.

Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; an implementation programme (including phasing of work where relevant)].

16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

17. Notwithstanding the provisions of schedule 2, part 1, classes A, B, C and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), the dwelling shall not be subject to extensions, alterations, roof alterations and buildings.

18. Prior to the commencement of development details and samples of the materials to be used in the walls, roof and windows shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990
2. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.
3. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4
4. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4
5. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4

6. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4
7. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4
8. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4
9. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4
10. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4
11. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4
12. In order to control development which has the potential to have adversely affect the amenity of the area in contradiction to policy GP1 of the Powys Unitary Development Plan (March 2010) and Planning Policy Wales (2016)
13. In order to control development which has the potential to have adversely affect the amenity of the area in contradiction to policy GP1 of the Powys Unitary Development Plan (March 2010) and Planning Policy Wales (2016).
14. To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development
15. To ensure that the application site is adequately landscaped in the interests of the character and appearance of the area, in accordance with policies GP1, ENV2 and ENV7 of the Unitary Development Plan (March 2010).
16. To ensure that the application site is adequately landscaped in the interests of the character and appearance of the area, in accordance with policies GP1, ENV2 and ENV7 of the Unitary Development Plan (March 2010).
17. In the interest of protecting the amenity of the area in accordance with policy GP1 of the Powys Unitary Development Plan (2010).
18. 17. In the interest of protecting the amenity of the area in accordance with policy GP1 of the Powys Unitary Development Plan (2010).

Informative Notes

A Building regulations application may be required, please contact Building Regulations on 01874 612290.

Case Officer: Tamsin Law- Principal Planning Officer
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