

CONSERVATION AREA FLEMINGSTON



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Flemingston

Conservation Area Appraisal and Management Plan

July 2009

This document is the adopted Flemingston Conservation Area Appraisal and Management Plan, and is a publicly agreed statement on the character and appearance of the Conservation Area and a publicly agreed set of policies and actions intended to preserve and enhance special qualities of the Conservation Area.

Following a period of public consultation from 16th March 2009 to 24th April 2009 this document was submitted on 29th July 2009 to the Vale of Glamorgan Council's Cabinet with a recommendation that the document is adopted as Supplementary Planning Guidance to the Vale of Glamorgan Unitary Development Plan. The Appraisal/Management Plan will also inform the preparation of the emergent Local Development Plan

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Introduction

The Flemingston Conservation Area was designated in 1973 by the former Glamorgan County Council in recognition of the special architectural and historic interest of the village.

Having designated the Conservation Area, the local authority has a statutory duty to ensure that the character of the area is preserved or enhanced. It is therefore necessary to define and analyse those qualities that contribute to, or detract from, the special interest of the area, and to assess how they combine to justify the area's special designation as a Conservation Area.

A Flemingston Conservation Area Appraisal was prepared by the Vale of Glamorgan Council in June 2001, and has been used as a basis for the production of this updated Appraisal and Management Plan. In addition, the Conservation Area has been surveyed and a detailed photographic record made of the spaces and buildings.

The Flemingston Conservation Area Appraisal and Management Plan builds upon policy set out by the Welsh Assembly in Planning Policy Wales and Circular 61/96, and local policy including the Council's Supplementary Planning Guidance '*Conservation Areas in the Rural Vale*' (1999). This document provides a further, firm basis on which applications for development within, and close to the Flemingston Conservation Area can be assessed.

The document is divided into two parts, Part 1 (The Conservation Area Appraisal) and Part 2 (The Conservation Area Management Plan).

The Conservation Area Appraisal records and analyses the various features that give the Flemingston Conservation Area its special architectural and historic interest. These features are noted, described, and marked on the Conservation Area Appraisal Map along with written commentary on how they contribute to the special interest of the Conservation Area. There is a presumption that all of these features should be "preserved or enhanced", as required by the legislation.

The Conservation Area Management Plan is based upon the negative factors and summary of issues identified in Part 1 and sets out proposals and policies which can enhance the character and appearance of the Flemingston Conservation Area. The recommendations include proposals for enhancement and policies for the avoidance of harmful change.

The Management Plan is written in the awareness that in managing the Vale's Conservation Areas the Council's resources are limited and therefore need to be prioritised. Financial constraints on the Council mean that proposals for which it is responsible may take longer than is desirable to implement. However, the Council will continue to encourage improvements to the Conservation Area in co-operation with property owners, groups and local businesses.

The document is intended for use by planning officers, developers and landowners to ensure that the special character is not eroded, but rather preserved and enhanced through development activity. The survey work for this appraisal was undertaken during December, 2008. To be concise and readable, the appraisal does not record all features of interest. The reader should not assume that the omission of any building, feature or space from this appraisal means that it is not significant; if in doubt, please contact the Vale of Glamorgan Council - contact details can be found at the end of this document.

The Effects of Designation

This Appraisal/Management Plan has been prepared in compliance with Section 69(2) of the Planning (Listed Buildings and Conservation) Areas Act, 1990. The consequences of designation are summarised as follows:

- the Council has a general duty to ensure the preservation and enhancement of the Flemingston Conservation Area in the determination of planning applications;
- six weeks notice needs to be given to the Council before works are carried out to certain trees not subject to tree preservation orders (those over 7.5cm in diameter measured 1.5 metres above the ground);
- conservation area consent is needed for the demolition of any unlisted building in the conservation area (subject to certain exemptions in terms of size some very minor buildings may be excluded from this provision);
- the details as to the limits regarding the works (such as extensions) which may be carried out without the benefit of planning permission are stricter;
- extra publicity is given to planning applications.

In practice, the Council's principal involvement in the management of the conservation area is through its duty to advise on, consider and respond to planning applications for new development. These are normally subject to closer scrutiny from a design perspective and may as a result often require a greater level of explanatory information and presentation. Dependent upon size of a proposal, an application may also be referred to the Council's Conservation Area Advisory Group, an independent forum which makes recommendations to the Council's Planning Committee regarding a number of issues regarding the management of conservation areas in the Vale of Glamorgan.

The Council also makes an important contribution to the appearance of the conservation area in the management of the public estate (e.g. parks, open spaces and its own buildings) and in fulfilling its statutory obligations as highway authority (e.g. in the maintenance of highways, verges, ditches, drains, hedges and in the provision of street furniture, signs and lighting).

Process of the Appraisal

Involving the community (and thereby raising public awareness) has been an integral part of the Appraisal process. This has been beneficial in two respects. Firstly, it has allowed the local community to provide important commentary on both the existing situation and its aspirations for the Conservation Area. In addition, it has raised awareness of the Conservation Area status of the village, and the implications for those living within its boundaries.

The Conservation and Design Team met initially with local Councillors on 4 November 2008 to outline the objectives of the review and to outline the main issues that are affecting the Conservation Area. Following this meeting a leaflet summarising the purpose of the Conservation Area Appraisal and Management Plan was prepared and a short questionnaire was distributed to all properties. The consultation period lasted 3 weeks. The results of the questionnaire were considered in the preparation of this draft Appraisal. A summary of issues and concerns raised through the consultation process is listed below:

- Importance of historic buildings;
- Concern over potential new development in the Conservation Area;
- The importance of the landscape setting of the Conservation Area, including the positive contribution made by trees and hedgerows;

Following a consultation period of six weeks from 16 March 2009 to 24 April 2009, which included a surgery held at Llancarfan Village Hall on 7 April 2009 any further comments were considered and amendments, where necessary, made to the document which was then presented to, and approved by, the Vale of Glamorgan Council's Cabinet of ***.

Planning Policy Framework

National Advice

Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as “*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. It is the quality and interest of an *area*, rather than that of individual buildings, which is the prime consideration in identifying a Conservation Area.

Section 72 of the same Act specifies that, in making a decision on an application for development in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This document should be read in conjunction with national planning policy guidance, particularly Planning Policy Wales, which is augmented by Circular 61/96 – ‘Planning and the Historic Environment: Historic Buildings and Conservation Areas’ and Circular 1/98 – ‘Planning and the Historic Environment: Directions by the Secretary of State for Wales’. These documents provide advice on the designation of Conservation Areas, and the importance of assessing the special interest of each one in an appropriate manner.

Development Plan

The Vale of Glamorgan’s Unitary Development Plan (UDP) was adopted in April 2005. The Plan sets out the Council’s aspirations for protecting and enhancing the historic environment and states how applications affecting Conservation Areas will be assessed. The policies relating directly to the management of Conservation Areas are:

- ENV 17 (Protection of Built and Historic Environment)
- ENV 20 (Development in Conservation Areas)
- ENV 21 (Demolition in Conservation Areas)
- ENV 22 (Advertisements in Conservation Areas)
- ENV 23 (Shopfront Design in Conservation Areas)

Additionally, Policy ENV 24 (Conservation and Enhancement of Open Space) and Policy ENV 27 (Design of New Developments) are important in the assessment of planning applications relating to Conservation Areas.

These policies will be strengthened by this Appraisal, which will offer greater detail regarding those elements that give the area its distinctiveness.

It should be noted that the designation of a Conservation Area is not intended to prevent change. It is, however, important that new development in or adjacent to the Conservation Area either preserves or enhances the quality of the area. For this reason, strict controls exist over applications for new development.

Local Development Plan

The Vale of Glamorgan Council has started work on producing its Local Development Plan (LDP), which will set out how land within the Vale is used between 2011 and 2026. This includes the historic built environment and Conservation Areas. Up-to-date information on the progress of the Council's LDP can be found at www.valeofglamorgan.gov.uk.



View towards St Michael's Church from the south west.



Y Hen Fferm Dy.



Stone stile outside Y Hen Fferm Dy.

Summary of Special Interest

Although not exhaustive, the defining characteristics of the Conservation Area that reinforce the designation can be summarised as follows:

- Flemingston is located in a rural setting overlooking the valley of the river Thaw, a few kilometres to the north of the B4265 between Barry and Bridgend;
- The small rural hamlet is focused on Flemingston Court, (house and farm buildings) and St. Michael's Church;
- Two working farms, Gregory Farm and Flemingston Court Farm;
- Many of the original agricultural buildings are now in residential uses, particularly a large group of former barns which were once part of Flemingston Court;
- Three other former farmhouses, Y Hen Fferm Dy, White Farm House and Glebe Farm;
- Flemingston Court is an early 16th century manor house and is listed grade II*;
- St. Michael's Church is also listed grade II*;
- The other listed buildings (Flemingston Court Farm Barns; Y Hen Fferm Dy and the 1936 cast iron telephone call box) are all listed grade II;
- Rose Cottage is a picturesque 17th century thatched cottage;
- Nos. 1-2 and 3-4 New Cottages are well detailed 19th century agricultural workers' cottages;
- Use of the local lias limestone for walls, sometimes faced with painted lime render or occasionally dressed with red or yellow brick;
- Roofs are either natural slate or occasionally thatched;
- Groups of mature trees within the village, or on its edges, which reinforce the rural character of the Conservation Area.

Location and Setting

Location and Context

Flemingston is a small rural hamlet situated in an isolated position about four kilometres inland from the South Wales coast, to the north of the B 4265 which connects Barry to Bridgend. Close by is a former RAF airfield, now an aircraft maintenance base operated by DARA and the Welsh Assembly Government, located on the edge of St Athan. Llantwit Major is about four kilometres to the south west.

The hamlet is located on a north east facing slope, overlooking the valley of the River Thaw. This provides dramatic views over the landscape to the rising ground and woodlands around the ancient settlement at Treguff. The Conservation Area covers the whole of the village which is made up of several farms, a church, a number of other historic buildings, and some modern development. The area lies in a tranquil rural setting. Flemingston Moor, the site of an early settlement, is slightly to the south east of the village, further along the slope facing the river.

General Character and Plan Form

Historically, Flemingston was centred on St. Michael's Church and the medieval Flemingston Castle, of which only the gable wall now remains between Flemingston Court and the Church. After the destruction of the castle in c1400 the hamlet gradually re-asserted itself around Flemingston Court, which dates to the early 16th century, with its associated farm buildings. Three further farms, Gregory Farm, Glebe Farm and White Farm, are shown on the 1877 map. A number of cottages and other, more minor houses were added over the last three hundred years, but basically the layout has remained the same, with three lanes entering the village from different directions, these meeting outside St Michael's Church. An informal 'loop' around the farm buildings to the north east of Flemingston Court, includes part of one of these lanes. Of note is the topography, with the land falling steeply to the River Thaw valley on the north eastern edge of the village.

The overall character of the village is mostly defined by the important group of historic buildings around Flemingston Court, with an impressive range of listed barns, and the Court itself. Its relationship with St Michael's Church, which lies immediately next to it, confirms the ancient origins of the settlement. The other former barns, which lie to the north east of the road facing the Court, have all been converted into houses. However, they still form a tight group of interesting structures, along with some workers' cottages of Victorian age.



View to the north from outside Y Hen Fferm Dy.



Woodland setting to south of the village.



Due to its elevated position, the hamlet enjoys views over the valley.



To the north west, there has been some 20th century infilling with buildings of varying designs, but they are generally set back from the road with spacious gardens which helps to maintain the rural qualities of the Conservation Area. A 19th century former rectory sits even further back from the road, now almost hidden from view by trees.

Landscape Setting

All around Flemingston, and permeating into the centre of the village, are fields enclosed by low hedges, used for grazing animals and for arable farming where the land is flat enough. The location on the hillside is another important feature and although the land in the village centre is relatively flat, beyond the lane on the north east side of Flemingston, the land falls very steeply. The views from Flemingston therefore take in the river valley and look both to the north, east and south east.

Historic Development and Archaeology

The discovery of an enclosure in the vicinity of Flemingston indicates that the area was inhabited during the Early Iron Age or Roman period. Little is known of this early community, and the next significant concentration of archeological remains can be dated to the medieval era, with the discovery of fragments of 12th and 13th century pottery on Flemingston Moor, suggesting the existence of an abandoned village.

By this time, however, a settlement, perhaps known initially as Llanelwan, after the 6th century martyr St. Elwan, had been founded on the elevated site of Flemingston proper. The early church appears to have been associated with the further 6th century figure of St. Teilo, and certainly references to the 'high altar of Teilo' can be found until the mid 16th century. The official dedication of the church to St. Michael was made during the Norman period, and the village, correspondingly, became Llanfihangel-y-Twyn. The earliest fabric in the present church dates to the 14th century.

The subsequent title of Flemingston, or Trefflemin, was acquired from the family of the Flemings, who were descended from the Sir John Fleming who had fought under the command of Robert Fitzhamon during the Conquest of Glamorgan. The Flemings are first mentioned in association with the settlement during the mid 13th century, and by 1315 were recognised as Lords of the Manor. The relationship was cemented during the following years with the marriage of a Fleming to Joan, the 'heiress of Llanfihangel-y-Twain', and the establishment of a dynastic castle in the centre of the village; remains of the castle wall can still be seen at the edge of the churchyard. The changes brought to the village by the Flemings can also be glimpsed within the church proper. The south transept was built as a private funerary chapel during the early 14th century, and continues to house the effigy erected in memory of Joan le Fleming.

However, within a hundred years the Flemings' fortified residence was destroyed, as subsequently described by Iolo Morganwg (Edward Williams) the local antiquary, who lived in the village until his death in 1826. He translated the Lan-y-Lai manuscript of Reverend Thomas Bassett as follows:

'In the year of Christ, 1400, Owen Glyndŵr came to Glamorgan, and won the castle of Cardiff, and many more: he also demolished the castles of Penlline, Llandough, Flemingston, Dunraven, Tal-y-van, Llanblethian, Llanquain, Malefant, and that of Penmark; and burnt many of the villages and churches about them'.

Today the site of the castle is occupied by the complex of buildings known as Flemingston Court Farm, of which the principle residence, built following the tradition of the medieval hall house, can be dated to the early 16th century. Contemporary structures include the detached kitchen block and, close to the boundary with St. Michael's Church, a now ruinous building which may have served as a rectory in the years prior to the Reformation. The manor continued in the hands of the Flemings until the mid 17th century, when the estate passed, through marriage and sale respectively, to William Thomas and Humphrey Edwin. It subsequently descended, again through marriage, to the Earls of Dunraven who owned its associated land and buildings until the early 20th century.

Extract from Tythe Map



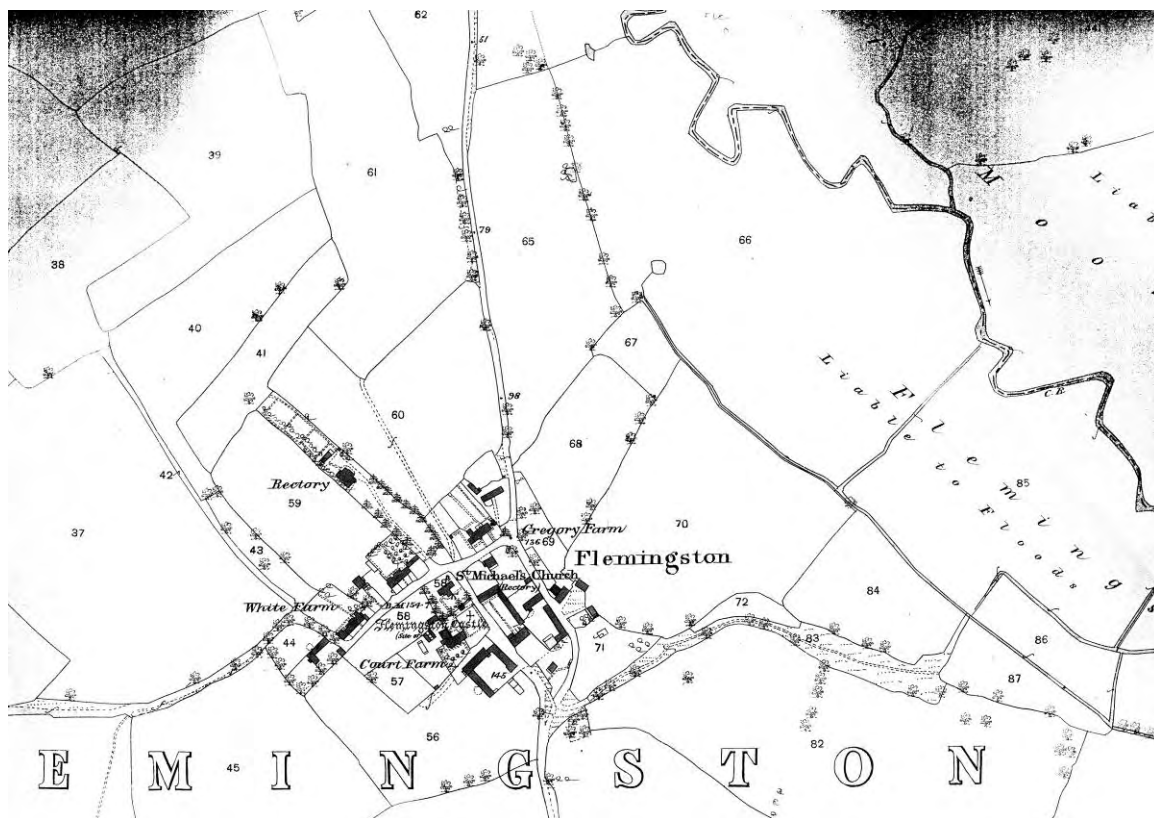
Beyond the church and manor house, other smaller farms had also grown up – Gregory Farm (the farmhouse is now called Y Hen Fferm Dy), Glebe Farm (now Rose Cottage), and White Farm, all shown on the 1877 map. Rose Cottage and Y Hen Fferm Dy both appear to date to the 17th century. Despite the obvious importance of agriculture, the village was not, without its scholars, and during the early years of the 18th century lessons in Latin, Greek, Hebrew and Astronomy were provided by Flemingston's rector, Edward Pritchard. Iolo Morganwg (Edward Williams), the well known Welsh writer, was later to reside in Pritchard's house, and knew many who had been his pupils.

Flemingston was to be largely untouched by the coming of industrialisation and the spread of the railways, and throughout the course of the 19th century remained a primarily agricultural settlement. *Kelly's Directory of Monmouth and Glamorgan* for 1895 records that the land at this time was 'mostly pasture', and the principal crops barley, wheat and oats; village buildings attributable to the period include the planned group of agricultural buildings erected to serve Flemingston Court Farm. The settlement was also endowed with a series of two-storey cottages and small terraced houses, and with a new rectory, occupying the

elevated ground to the north of the church. The restoration of the church was carried out in 1858 and paid for by Countess of Dunraven, when the present south porch and western bell gable were added. At some stage between 1840 and 1877, a large house, possibly the original rectory, between Flemingston Court and St Michael's Church, was demolished, and possibly as a replacement, a new rectory built on the north side of the village.

During the later half of the 20th century, a few new properties were added along the southern and western entrances to the village, and disused agricultural buildings were converted into houses. A small group of Council houses (Cwrt-yr-lolo) were built in the 1950s. To a large extent the original outline of the settlement has, however, been preserved, and today the village is still dominated by Flemingston Court Farm and to a lesser extent by Gregory Farm, which both continue as working farms.

Extract from 1877
OS Map



Spatial Analysis

Character of Spaces

The defining spatial feature of the Flemingston Conservation Area is the network of lanes which converge on the village around St Michael's Church and the almost circular loop which encompasses the former farm buildings to the north-east of Flemingston Court. There is no village green or public open space, apart from the churchyard, but the rural character of the Conservation Area is reinforced by the generously sized building plots (both historic and modern) with their mainly detached buildings. The church, although modestly sized, is as much of a local landmark as Flemingston Court and its adjoining range of stone barns. Together these provide the Conservation Area with its most distinctive group of buildings. The more suburban layout of the 1950s houses in Cwrt-yr-lolo, which lie around a small crescent-shaped area of grass, is slightly at odds with the traditional form of development elsewhere in the village.

Of special note is the hillside location with the Conservation Area being located just above the point where the hill dips steeply down a slope towards the river Thaw. This provides dramatic views from many vantage points within the north eastern edge of the Conservation Area.



Flemingston Castle with St. Michael's Church beyond.



The rural lane in the southern part of the Conservation Area.



View to Flemingston Court Farm from the north.



The lane in the middle of the village.



Church Barn provides historic links to the hamlet's agricultural origins.



The hamlet developed around historic farms.



Unlisted 19th century cottages on edge of the village (New Cottages)

Character Analysis

Activity and Prevailing Uses

Flemingston originated as an agricultural community and historic maps of the 19th century confirm that there were four farms in the village which have now been reduced to two. Most of the historic farm buildings have been converted into houses although the listed barns associated with Flemingston Court (which are currently in poor condition) have not been converted and appear to be in partial use for agricultural purposes. The continuation of two working farms in the village centre is one of the defining contributors to the unique character of the Conservation Area.

Otherwise the properties in the village are all in residential use. There is no public house or shop, these facilities being provided at larger neighbouring settlements such as St Athan or Llantwit Major.

Buildings in the Conservation Area

The Conservation Area's principal historic buildings are St. Michael's Church, Flemingston Court Farm, its adjoining range of barns, and Y Hen Fferm Dy, all of which are listed. The adjoining (unlisted) group of agricultural buildings to the north of Flemingston Court is also of note and although converted, provide an interesting ensemble of stone and slated mainly single storey buildings. Across the lane to the north of these buildings, are two further historic buildings, one of which (Valley House) was also in part once a barn. Rose Cottage is unlisted but is a typical thatched 17th century cottage. Next door, Glebe Farm appears to have been substantially rebuilt. The Old Rectory, set back and almost hidden from the village centre, is a modestly sized house built between 1840 and 1877. Otherwise, there are two pairs of late 19th century workers' houses (nos. 1- 4 New Cottages) on the southern edge of the village. Apart from the converted barns around White Farm House, and the farmhouse itself (which has been extensively altered), all of the other buildings in the Conservation Area date to the later half of the 20th century and consist of bungalows or two storey detached houses of varying sizes.



St. Michaels Church.



Flemingston Court.



The House ruins at Flemingston Court.



Detached Kitchen at Flemingston Court.

Scheduled Monuments

There are no Scheduled Monuments within or on the edges of the Conservation Area.

Listed Buildings

There are seven listed buildings in the Conservation Area:

St. Michaels Church - Grade II*

The earliest parts of the church date to the 13th and 14th centuries although apparently it rests on 11th century foundations. Today, the general external appearance is largely of the 19th century following a thorough restoration in 1858 under the patronage of the Duchess of Dunraven. A fine early 14th century effigy to Joan le Fleming can be seen in the south transept.

Flemingston Court – Grade II*

Flemingston Court is a well preserved early 16th century manor house, built from local limestone rubble and recently refaced with a lime render. The principal two storey range includes a hall with a parlour and unheated service room, with a great chamber over the hall. The early 16th century front faces south, with arched window heads under hoodmoulds, and three light windows to the ground floor and two light windows above. Originally, the kitchen was in a separate building (see below) but probably in the late 17th century a rear wing with a kitchen was added to provide a more convenient arrangement.

Garden Walls and House Ruins at Flemingston Court – Grade II

The date of this building is probably contemporary with the main house and is from the first half of the C16, and the secondary building also appears to be C16 or possibly early C17. There is no evidence of any new building after that date. If the house part was indeed a pre-Reformation rectory it may have been downgraded at that time or perhaps became something like the steward or farm manager's house.

Detached Kitchen – Grade II

An early 16th century detached kitchen contemporary with the main house. The kitchen was probably moved into the house in the later C17 when the existing north wing was built, and this one declined in use, perhaps to a bakehouse.



Farm Buildings.

Farm Buildings at Flemingston Court – Grade II

The substantial mid-19th century barns which lie to one side of Flemingston Court include an earlier 19th century building, and together provide a good example of the type of ‘improvements’ undertaken by land owners at this time to increase productivity and efficiency. Parts of the buildings are currently (2009) in poor condition.



Y Hen Fferm Dy.

Y Hen Fferm Dy – Grade II

A 17th century farmhouse which has been remodelled in the 18th and 19th centuries, and is built from rubble stone, rendered and painted. The small porch is built from stone with the irregularly-shaped quoins left exposed.

Telephone Call Box – Grade II

Cast iron red painted telephone kiosk of the K6 type designed by Giles Gilbert Scott in 1936.

Locally Listed County Treasures

The County Treasures survey contains a unified list of historic built assets found within the Vale of Glamorgan. It contains listed buildings, Scheduled Ancient Monuments, as well as entries identified as being of ‘local importance’. The listed buildings noted above have been identified as County Treasures. In addition, Rose Cottage and The Old Rectory have been identified as locally listed County Treasures.



Telephone Call Box.

Rose Cottage

A seventeenth century agricultural workers cottage built from rubble stone, with thatch roof and eyebrow windows.

The Old Rectory

Set deep within a wooded garden to the north of village. Built in the late 19th century, it remains largely unaltered, and with the walled gardens and coach house to the rear, contributes to the tranquil character of the conservation area and its hillside location.



Rose Cottage.



The Old Rectory.



Upper Barn.



Stone walls outside Y Hen Fferm Dy.



Interesting gates at the entrance to the churchyard.

Positive Buildings - The Contribution of Key Unlisted Buildings

A number of key unlisted buildings have been identified as 'positive buildings' and these are marked on the Appraisal Map. Positive buildings are those which make a positive contribution to the special architectural or historic interest of the Conservation Area. The criteria for selection are provided in Appendix 1. In the Flemingston Conservation Area the 'positive' buildings include the converted buildings which were formerly in agricultural use as part of Flemingston Court; some agricultural workers' houses; Rose Cottage, a 17th century thatched cottage; and The Old Rectory, a 19th century house set back from the main street.

Local Details

The use of local materials such as limestone (usually roughly coursed), slate and, in one instance, thatch for the buildings is important although some of the stone buildings have been rendered and painted white. St. Michael's Church is built from the local lias limestone with dressed bath stone for the quoins and other details. Red or yellow brick is used to define corners, windows, and doors openings on 19th century buildings such as nos. 1-4 New Cottages. The post-World War II houses in Cwrt-yr-lolo are rendered and also painted white, fitting unobtrusively into the village. The roofs on the historic buildings tend to be pitched at about 40 degrees, which suits the use of Welsh slate, which is used almost everywhere in the village. The only thatched property is Rose Cottage, dating to the 17th century, but previously thatch must have been used much more extensively within the settlement.

Local details of note include the delicate wrought iron gates with their iron overthrow at the entrance to the churchyard; a simple green painted bench located at the south eastern edge of the village, overlooking the valley below; the battlemented stone wall between Flemingston Court and St Michael's Church; the castellated clay chimney pots and modest casement windows on Y Hen Fferm Dy; the recess in the boundary wall to Y Hen Fferm Dy, perhaps once an entrance or a stand for milk churns and now creating a convenient seat; and the overall use of cream or white paint for the buildings and joinery details in the Conservation Area.

Roadside walls built from the same lias limestone rubble blocks of varying sizes are a prominent feature of the Conservation Area and help to maintain a historic character to the village centre. The walls can be from one metre to nearly three metres high. The same stone, laid on edge, is sometimes used to create the copings, or alternatively, a rounded coping is made

from lime mortar. Outside Y Hen Fferm Dy, the stone wall is topped by a line of neatly cut square limestone blocks. Other boundaries are defined by trees or hedging.

Where pavements exist, these are simply covered in black tarmacadam, which suits the rural character of the village. Street lighting is provided discretely by simple medium height modern steel standards, painted light grey.

Green Spaces and Biodiversity

Flemingston lies in a countryside setting, overlooking the valley of the river Thaw. Flemingston Moor, drained from the marshes, lies close by and provides good habitats for wildlife. The rural character of the village is reinforced by the many mature trees, both singly and in groups, which can be seen within or on the edges of the village. Tall Scots pines close to The Old Rectory and Flemingston Court are of particular note on the skyline. The hillside location means that there are no streams although a small stream, the Nant Stepsau, rises to the west of the village and flows in a northern direction before joining the River Thaw.



Ivy can cause significant damage to historic buildings.



These outbuildings are in a poor condition.



uPVC windows, prominent conservatories and satellite dishes can detract from the special character of otherwise positive buildings.

Negative Factors

There are a number of elements which detract from the special character of the area, and which offer potential for beneficial change. They are:

- Visible satellite dishes in several locations;
- Visually dominant telegraph poles and overhead cables;
- Large modern white conservatories on a number of buildings, such as nos. 1-2 and 3-4 New Cottages, and White Farm House;
- The poor condition of the listed barns to Flemingston Court, with holes in the roof;
- The poor condition of the ruins between Flemingston Court and St Michael's Church, with plants growing out of the masonry;
- The poor condition of the slate roof to St Michael's Church;
- Over-elaborate metal gates to Upper Barn;
- Ornate metal railings in front of The Chantry;
- Two, bright red painted garage doors to Fferm Wen;
- A number of modern buildings of no special merit;
- The conversion of some of the agricultural buildings has in some instances been carried out using inappropriate materials and details, and the loss of their traditional farmyard setting to modern patios and similar non-traditional features similarly affects the rural qualities of the Conservation Area;
- The use of uPVC windows and other modern details on some unlisted 'positive' houses or cottages.

Summary of Issues

The following issues have been identified with regard to the 'negative factors' identified above and include the views of the local community as part of the preliminary public consultation exercise. They provide the basis for the Management Plan. These issues will be subject to regular review by the Council and new ones may be added in the future:

- Conservation Area boundary review required;
- The protection of unlisted 'positive' buildings from demolition;
- The need for additional controls to prevent the loss of traditional features on unlisted 'positive' buildings;
- The poor condition of some of the listed buildings in the Conservation Area;
- Future control of applications for new front boundaries, and the overall protection of existing front boundary walls and front gardens;
- The care and protection of the many mature trees in the Conservation Area;
- The removal of unauthorised satellite dishes;
- The future control of new development;
- Monitoring and review of these documents.

Management Plan

Introduction

The Management Plan sets out proposals and policies which can enhance the character and appearance of the Conservation Area in the light of the issues identified in the preceding Appraisal.

For further details about the purpose and status of the Management Plan, please see the introduction to this document.

Boundary Review

As part of the character appraisal process, a thorough survey and review of the existing boundaries of the Flemingston Conservation Area was undertaken. It was found that in a number of places the boundary includes fields or green spaces which do not make a positive contribution to the special character of the conservation area, as well as modern farm buildings and associated open spaces of no particular merit, with little architectural or historic interest. These are:

- Fields and other land including modern farm buildings to the south west, north west and north east of The Old Rectory;
- Modern farm buildings associated with Flemingston Court Farm.

Also, in two locations, the existing Conservation Area boundary cuts through an existing building or back gardens or does not follow the established property boundary (White Farm House and around Glebe Farm).

Recommendation:

It is recommended that, in order to follow best practice in Conservation Area boundary definition, the boundary of the Conservation Area is amended to omit some open spaces and modern buildings, and is varied in other places to follow existing property boundaries.

The proposed changes are shown on the Appraisal Map.

Positive Buildings

'Positive' buildings have been identified as part of the appraisal process and these are marked on the Appraisal Map. Generally, these are individual or groups of buildings that retain all or a high proportion of their original architectural detailing and which add interest and vitality to the appearance of the Conservation Area. The criteria for selection of positive buildings are identified in Appendix 1 of this document.

Recommendation:

In accordance with Government guidance contained within Circular 61/96, the Council will adopt a general presumption against the demolition of 'positive' buildings with proposals to demolish such buildings assessed against the same broad criteria as proposals to demolish listed buildings. Any application for the demolition of a positive building will therefore need to be justified as to why the building should not be retained.

Loss of Architectural Detail and Minor Alterations to Historic Buildings

Many of the unlisted buildings in the Flemingston Conservation Area have been adversely affected by the replacement of original timber sash windows with uPVC or aluminium, the loss of original timber front doors, removal of render and painting of formerly exposed stonework. Most of these minor alterations are not currently subject of planning control. The incremental loss of original building materials and architectural detail is cumulatively eroding characteristic features of the Conservation Area.

Recommendations:

The Council will encourage restoration of architectural detail/reversal of unsympathetic alterations especially timber windows, chimney stacks and original roof covering.

The Council will consider the future introduction of an 'Article 4' Direction in respect of buildings identified as 'County Treasures' and 'positive' buildings in the Appraisal.

Protection and Repair of Stone Walls

Traditionally, most boundaries in the Conservation Area are defined by limestone rubble walls. There is a small loss of these walls where routine maintenance and rebuilding of fallen sections has been neglected. Stone boundary walls, hedges and railings which enhance the character of the Conservation Area should be retained.

Recommendation:

The Council will seek to resist proposals to remove or significantly alter traditional boundary walls or for new boundary treatments which fail to respect the form and materials of traditional boundary treatments in the area. The Council will seek to secure the maintenance and repair of traditional stone walls.

Control of Antennas and Satellite Dishes

Planning permission is required within the Conservation Area for all antennas and satellite dishes which are visible from the public highway and in other cases subject to certain limits on size and capacity. In addition, where the building is listed, Listed Building Consent is also required.

Recommendation:

The Council will consider taking enforcement action where an unauthorised antenna or satellite dish has been erected and negotiations with the building's owners have failed to reach an agreeable solution.

Control of New Development

Some modern developments do not harmonise with the historic character and appearance of the Flemingston Conservation Area. This applies to new buildings as well as the occasional extension.

Recommendation:

Development proposals will be judged for their effect on the area's character and appearance as identified in the Flemingston Conservation Area Appraisal together with relevant Development Plan policies and any other material considerations.

The Council will continue to ensure that all new development accords with policies in the Unitary Development Plan and any other policies which supersede this in the emerging Local Development Plan (LDP).

Conservation Area Guidance

Consultation with the local community suggests that there is a need for additional design guidance and leaflets about conservation areas that build upon existing supplementary planning guidance and advisory leaflets.

Recommendation:

The Council will consider preparing advisory guidance and 'best practice' notes that would assist in retaining the area's prevalent historic character and appearance and promote awareness of the value and importance of the Conservation Area, e.g. written advice regarding (a) alterations to historic buildings, (b) development within conservation areas, (c) the use of traditional building materials, (d) appropriate boundary treatment in rural villages and (e) care and maintenance of trees and woodland.

Building Maintenance and Repair

It has been noted that a number of listed buildings in the Conservation Area are in poor condition. The most notable are the barns to Flemingston Court Farm, the ruins next to Flemingston Court, and St Michael's Church. Together these form part of the most significant group of historic buildings in the Conservation Area.

Recommendation:

The Council will seek to monitor the condition of all historic buildings in the Conservation Area and will report findings and advise action, as necessary. Where the condition of a building gives cause for concern, appropriate steps will be sought to secure the future of the building, including the use of statutory powers.

Monitoring and Review

Recommendation:

This document should be reviewed every five years from the date of its formal adoption. A review should include the following:

- *A survey of the Conservation Area including a full dated photographic survey to aid possible enforcement action;*
- *An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;*
- *The identification of any new issues which need to be addressed, requiring further actions or enhancements;*
- *The production of a short report detailing the findings of the survey and any necessary action;*
- *Publicity and advertising.*

References and Useful Information

Local Generic Guidance

Advice for owners of properties in Conservation Areas can be found in the leaflet *A Guide to Living and Working in Conservation Areas*, which is available on line on the Council website at www.valeofglamorgan.gov.uk

Additional information, including design guidance and guidance on repairs and alteration is contained within the adopted supplementary planning guidance document – Conservation Areas in the Rural Vale.

Bibliography

1. J Newman, Glamorgan (Pevsner 'The Buildings of Wales'), Yale University, 1995
2. Statutory List of Buildings of Special Historic or Architectural Interest
3. Vale of Glamorgan Council, Conservation Areas in the Rural Vale, 1999
4. Vale of Glamorgan Council, County Treasures, 2007
5. Flemingston, Flimstwm, Trefleming, Llananelwan – chapter 7 in History of the Vale
6. Vale of Glamorgan Council, Flemingston Conservation Area Appraisal, 2001

Contact Details

For further advice and information please contact the Conservation and Design Team at:

Planning and Transportation Policy,
Vale of Glamorgan Council,
Dock Office,
Barry Docks,
CF63 4RT

Tel: 01446 704 626/8

Email: planning&transport@valeofglamorgan.gov.uk

Appendix 1

Criteria for the Selection of 'Positive Buildings'.

For the purposes of this conservation area appraisal, a positive building is an unlisted building that makes a positive contribution to the special architectural or historic interest of the conservation area.

The criteria for assessing the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area are given below.

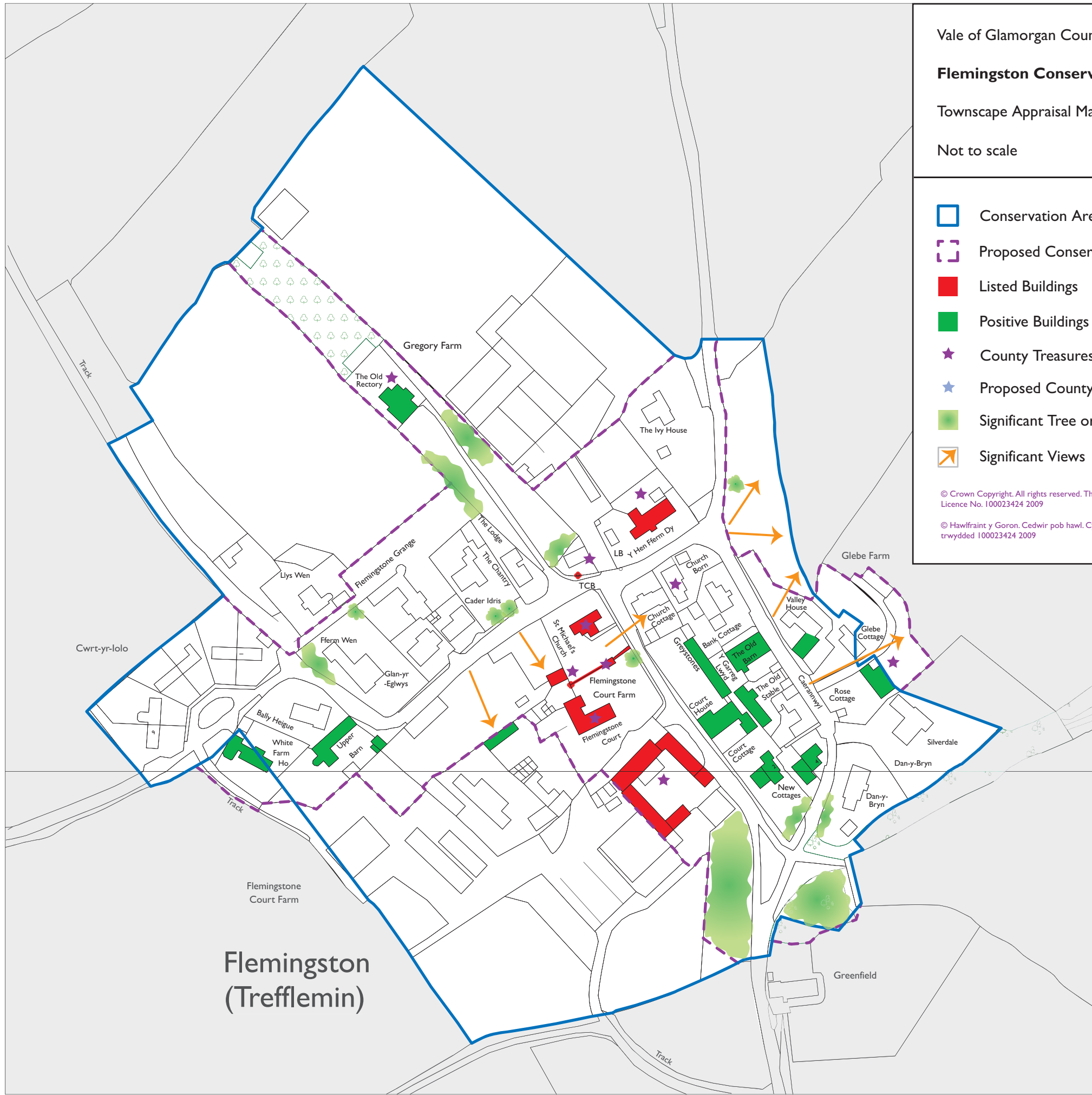
Any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special architectural or historic interest of a conservation area and is therefore identified as a 'positive building':

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?



- Conservation Area Boundary
- Proposed Conservation Area Boundary
- Listed Buildings
- Positive Buildings
- ★ County Treasures
- ★ Proposed County Treasures
- Significant Tree or Tree group
- Significant Views

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**Flemingston
 (Treffeimin)**