

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 12 FEBRUARY 2015

Page	Application	Location	Item No.	Description
37	2014/00550/OUT	Land north of the railway line (west), Rhoose	1.	Amendment to Condition Nos. 7 and 22 and amendment to proposed Legal Agreement requiring future maintenance of all drainage to site.
			2.	Email of objection
113	2014/00859/FUL & 201400860/LBC	Former mortuary building, Hayes Point, Hayes Road, Sully	3.	New Condition 17 and Informative recommended by Welsh Water.
142	2014/00994/FUL	Tudor Lodge, Bonvilston	4.	Additional condition required as it has been clarified that development is not retrospective.
152	2014/01186/FUL	Coed y Colwen Barn, Llancarfan	5.	Heritage Statement submitted by applicant in support of application and comments of Council's Planning Officer in response.

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 12 February 2015

Application No.: 2014/00550/OUT	Case Officer: Mr. S. D. Butler
Location: Land north of the railway line (west), Rhoose	
Proposal: Residential development with associated access and associated works, to include public open space and land for a primary school (including the demolition of 46 Porthkerry Road and its associated outbuildings)	

From: Planning Case Officer

Summary of Comments: Amendments to Conditions 7 and 22 and additional obligation within the Legal Agreement.

Amendment to Condition 7

Following further consideration of the application and conditions, it is considered necessary to amend Condition 7. The purpose of this is to omit the reference to the Development Brief, on the basis that this does not include the site for the Primary School and should be replaced by reference to the indicative Masterplan.

Condition 7 to be amended to read :

The reserved matters application(s) shall have full regard to the guidance and advice as set out in Manual for Streets and Secure by Design and shall reflect the principles, parameters and objectives of the indicative masterplan reference 0509-1003-B.

Reason:

To ensure that the reserved matters application is submitted in accordance with good practice and the submitted Development Brief Statement and to ensure compliance with Policies ENV27 and HOUS8 of the Unitary Development Plan.

Amendment to Condition 22

Following further consideration of the application and conditions, it is considered necessary to amend Condition 22. As written, Condition 22 requires all of the scheme of drainage to be completed on the whole of the site prior to the occupation of any dwelling on the site. Given the development will be phased and the build will take a number of years to complete, this condition should be amended to allow each phase to be implemented without first having to complete the drainage works on the whole of the site.

Condition 22 to be amended to read :

All reserved matters application(s) shall be supported by a scheme for the comprehensive and integrated drainage of each phase of the development. The scheme must show how foul water, road, roof / yard water and land drainage will be dealt with including hydraulic flow calculations and shall include full details of all existing drains / connections running through the site and a phasing programme. The approved scheme of drainage for each phase of development shall be implemented and completed in full accordance with the agreed details, specifications and phasing programme, prior to the first occupation of any dwelling within each of the agreed phases.

Reason:

To ensure the effective drainage of the site and ensure that development does not cause or exacerbate any adverse conditions on the development site, adjoining properties and environment, with respect to flood risk and to protect the integrity and prevent hydraulic overloading of the Public Sewerage System and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

Additional Obligation

Following further consideration of the application and planning obligations, it is considered that the responsibilities for the provision of maintenance of the drainage structures should be set out with the S106 Legal Agreement and not under a separate S111 Legal Agreement. This will provide clarity and transparency as to the full responsibilities for the provision of maintenance of the drainage structures within the S106 Legal Agreement.

It is therefore considered necessary to add an additional HoT to the report to read :

- The Developer shall include provisions for future maintenance of all drainage to be provided within the site.

2.

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 04 February 2015 09:05
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2014/00550/OUT

New comments have been received for application 2014/00550/OUT at site address: Land north of the railway line (west), Rhose

from Mrs Joanna McSwiney [REDACTED]

Address:
 28 Heol Y Dryw, Rhose, Barry, Cf62 3LR

Comment type:
 Objection

Comments:

Other type details: Live nearby in Rhose Point.

Comment: Further development in Rhose is strongly opposed by residents who've been promised much prior to previous developments and little has been delivered by way of amenities. The current provision of local services is already under strain and it is widely believed that further housing in the area without GUARANTEED development of amenities will result in disaster for our local area. I would implore the planning officials to acknowledge the concerns, not only of local residents, but of our local MP Alun Cairns and how local councillor, who are also strongly opposed to these further developments. Thank you

Case Officer:
 Mr. S. D. Butler

Area:
 South

D.E.E.R
RECEIVED
ACTION BY: IR SDB
NO: 59
ACK:

RECEIVED
 05 FEB 2015
 ENVIRONMENTAL
 AND ECONOMIC
 REGENERATION

3.

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 12 February 2015

Application No.: 2014/00859/FUL	Case Officer: Mr. Robert Lankshear
Location: Former Mortuary building, Hayes Point, Hayes Road, Sully	
Proposal: Conversion and extension of former mortuary building to residential bungalow	

From: Dwr Cymru Welsh Water

Summary of Comments:

Provided comments with regard to application and recommend that conditions be attached to any permission given with regard to foul water and surface water discharges being drained separately from the site; no net increase of surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system; land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system. They also indicate that advisory notes be attached to any permission with regard to lateral drains and public sewers that may not be recorded on their records.

As such it is recommended that the following additional condition and informative be attached to any consent given:

Condition:

17) *The implemented drainage scheme for the site should ensure that all foul and surface water discharges separately from the site and that surface water and land drainage run-off shall not discharge, either directly or indirectly, into the public sewerage system.*

Reason:

To prevent hydraulic overloading of the public sewerage system, pollution of the environment and to protect the health and safety of existing residents and ensure no detriment to the environment and to comply with the terms of Policy ENV27 of the Unitary Development Plan.

Informative:

6) *Dwr Cymru Welsh Water (DCWW) have advised that some public sewers and lateral drains may not be recorded on their maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. You should therefore contact the DCWW Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Please note that under the Water Industry Act 1991 DCWW has rights of access to its apparatus at all times.*

From: Developer.Services@dwrcymru.com
Sent: 30 January 2015 15:22
To: Planning & Transportation (Customer Care)
Cc: BPMCopies@dwrcymru.com
Subject: Re.PLA0010217. Notification
Attachments: PLA0010217.doc

Dear Customer,

Thank you for your application.

Please find attached important information.

Best regards,

Developer Services
Dwr Cymru Welsh Water

RL

D.E.E.R
RECEIVED
ACTION BY: VK
NO: 47
ACK:

RECEIVED

02 FEB 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Dwr Cymru Welsh Water is investing heavily and working hard to ensure top quality services to all its communities. The company is investing £1.3 billion in its water and sewerage network between 2010 – 2015.

It is a 'not-for-profit company' which has been owned by Glas Cymru since 2001. Welsh Water does not have shareholders and any financial surpluses are reinvested in the business for the benefit of customers. Visit our website at www.dwrcymru.com to find out more about us.

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Company Name - DWR CYMRU CYFYNGEDIG. Registered Office: Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6LY Company No. 02366777

Mae Dwr Cymru Welsh Water yn buddsoddi'n hael ac yn gweithio'n galed i sicrhau gwasanaethau o'r ansawdd uchaf i'w holl gymunedau. Mae'r cwmni'n buddsoddi £1.3 biliwn yn ei rwydwaith dwr a charthffosiaeth rhwng 2010 a 2015.

Mae'n 'gwmni nid-er-elw', sydd wedi bod ym mherchnogaeth Glas Cymru ers 2001. Nid oes gan Dwr Cymru Welsh Water gyfranddalwyr, ac mae unrhyw wargedion ariannol yn cael eu hail-fuddsoddi yn y busnes er budd cwsmeriaid. Manylion pellach ar ein gwefan www.dwrcymru.com

Mae'r neges hon ac unrhyw ffeiliau atodedig at sylw'r bobl y cyfeiriwyd nhw atynt yn unig. Gallant gynnwys deunydd perchnogol, gwybodaeth gyfrinachol a/neu fod yn destun breintiau masnachol. Ni ddylid eu copïo, datgelu i neu ddefnyddio gan unrhyw barti arall. Os derbyniwyd trwy gamgymeriad, dilëwch y neges ac unrhyw atodiadau a hysbyswch yr anfonwr yn syth.

Enw'r cwmni - DWR CYMRU CYFYNGEDIG. Swyddfa gofrestredig: Heol Pentwyn, Nelson, Treharris, Morgannwg Ganol CF46 6LY Rhif y cwmni 02366777



Dŵr Cymru
Welsh Water

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E.bost: developer.services@dwrcymru.com

Vale of Glamorgan County council
Dock Office
Holton Road
Barry Docks
Barry
CF63 4RT

Date: 30/01/2015

Our Ref: PLA0010217

Your Ref: 2014/00859/FUL

Dear Sir

Grid Ref: ST1403567606 314035 167606

Site: Former Mortuary Building Hayes Road

Development: Conversion & extension of former mortuary building to residential bungalow

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

SEWERAGE

Conditions

Foul water and surface water discharges shall be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

No net increase of surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

glas
Glas Cymru Cyfmgedig

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Advisory Notes

Some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal we request the applicant contacts our Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The Welsh Government have introduced new legislation that will make it mandatory for all developers who wish to communicate with the public sewerage system to obtain an adoption agreement for their sewerage with Dwr Cymru Welsh Water (DCWW). The Welsh Ministers Standards for the construction of sewerage apparatus and an agreement under Section 104 of the Water Industry Act (WIA) 1991 will need to be completed in advance of any authorisation to communicate with the public sewerage system under Section 106 WIA 1991 being granted by DCWW.

Welsh Government introduced the Welsh Ministers Standards on the 1st October 2012 and we would welcome your support in informing applicants who wish to communicate with the public sewerage system to engage with us at the earliest opportunity. Further information on the Welsh Ministers Standards is available for viewing on our Developer Services Section of our website - www.dwrcymru.com

Further information on the Welsh Ministers Standards can be found on the Welsh Government website - www.wales.gov.uk

If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Developer Services on 0800 917 2652.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Maria Evans
Development Control Officer
Developer Services



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dwr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dwr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dwr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

LATE ITEMS FOR COMMITTEE**COMMITTEE DATE : 12 February 2015**

Application No.: 2014/00994/FUL	Case Officer: Mr. Steven Rennie
Location: Tudor Lodge, Bonvilston Proposal: New stable/agricultural block	

From: Case Officer Steven Rennie**Summary of Comments:**

The proposals are not considered 'retrospective' as the existing unauthorised structure is not built as per the proposed plans. Due to the fact that the existing partially built building on site does not relate to the proposed plans it is considered necessary to include an additional condition for a 5 year time limit for the proposed development, as is necessary on proposals for new development. The condition proposed is as follows:

1. *The development hereby permitted shall be begun before the expiration of five years from the date of this permission.*

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

5.

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 12 February 2015

Application No.: 2014/01186/FUL	Case Officer: Mr. Robert Lankshear
Location: Coed y Colwen Barn, Llancarfan	
Proposal: Conversion of a redundant stone barn to a residential dwelling	

From: leuan Williams, agent for application

Summary of Comments: Heritage statement prepared by Heron Associates in support of application

The statement provides an assessment of the building, its historic development of the application site indicating that with reference to CADW Conservation Principles (2011) that the barn should be seen as an historic asset that should be converted to residential use. They indicate that *'whilst a commercial rental use for the building could be sought, this would not necessarily conserve the building.... Residential use would maintain the appearance of the barn, with no changes to the apertures in the walls, with traditional fenestration and a slate roof.'* They indicate that the barn is of architectural and historic value and given the absence of use is currently showing the first signs of degradation and in time will collapse. In conclusion they note that *'the only viable means of saving this link will be a sympathetic conversion to a dwelling. Mrs White wishes to preserve the barn and for it remain in her family. House prices in the Vale of Glamorgan mean that junior members of families who farmed here for generations cannot hope to continue living locally. This is an excellent opportunity for Mrs White to provide a local house for her son.'*

Officer comments:

Whilst the content of the heritage statement is noted, it has not been demonstrated how alternative uses of the barn have been considered or how conversion for other uses would be unviable. Nor does the submitted statement or other submitted details, outweigh the in principle objections relating to the unsustainable location of the building or the impact that the proposed domestication of the building and surrounding land would have upon the character of the countryside or the Special Landscape Area. Whilst there is a building in situ on the site, given its isolated position within the countryside and the incursion this will cause, this does not warrant an overriding reason to grant planning permission. It should also be noted that there are a number of similarly isolated barns and other buildings within the countryside and should each of these structures be converted to residential use, it would result in an overproliferation of dwellings in unsustainable locations detrimental to the character of the countryside and at odds with the thrust of both local and national policy.

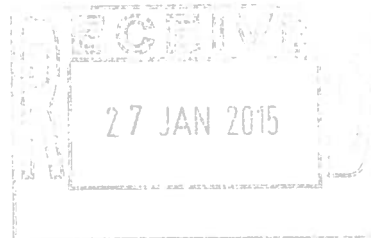
Therefore it is still considered that the proposed conversion of the barn for residential use would be at odds with the provisions of strategic Policies 2 and 8 as well as policies ENV1 - Development in the Countryside, ENV8 - Small Scale Conversions, ENV10 -

Conservation of the Countryside, ENV27 - Design of New Developments, HOUS3 - Dwellings in the Countryside, and Strategic Policies 1 & 2-The Environment and 8-Transportation of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Supplementary Planning Guidance on Sustainable Development and the Conversion of Rural Buildings; and national guidance contained in Planning Policy Wales, TAN6-Planning for Sustainable Communities and TAN12-Design.

From: Lankshear, Robert F
Sent: 26 January 2015 16:11
To: Planning & Transportation (Customer Care)
Subject: FW: Coed y Colwn barn Heritage statement
Attachments: Coed-y-Colwn Barn Heritage Statement.pdf

Please log and print the attached

Robert Lankshear
Senior Planner
Planning and Transportation Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704659
e-mail / e-bost: rflankshear@valeofglamorgan.gov.uk



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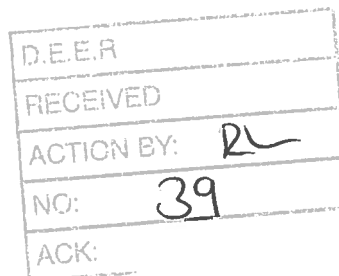
From: Ieuan Williams [<mailto:Ieuan.Williams@readingagricultural.co.uk>]
Sent: 26 January 2015 15:07
To: Lankshear, Robert F
Subject: Coed y Colwn barn Heritage statement

Rob
Please could you provide the attached Heritage Statement to members when they consider the barn conversion application at Coed y Colwn. It may also be of use to you when discussing the case.
Please contact me if you have any queries
Best regards
Ieuan

Ieuan Williams

01633 430418
07790 285572

Reading Agricultural Consultants
Gate House, Beechwood Court
Long Toll, Woodcote, Reading, RG8 0RR
Tel: 01491 684233 Fax: 01491 680800
www.readingagricultural.co.uk
Registered Company Number: 3282982



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The Old Shop, Kingcoed, USK,
Monmouthshire, NP15 1DS

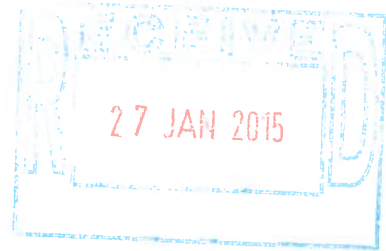
Ref: LH/

Date: 21st January 2015

Historic Building Assessment of Coed-y-Colwn Barn, Llanbethery, Llancarfan

Contents

- Background
- Methodology
- Historic development
- Historic building assessment
- Landscape value
- Conclusions



Background

Liz Heron of Heron Associates was commissioned by Mrs Jane White to assess the historical background of Coed-y-Colwn Barn, Llanbethery, Vale of Glamorgan. The assessment will be used to inform proposals for the renovation and re-use of the barn.

Coed-y-Colwn barn occupies a position high on the sweeping Llancarfan plateau, half a mile to the north of the village of Llanbethery, and located on the lane to the west of Llancarfan leading from Pancross to Treguff.

The site comprises the barn, with the remains of an earlier lean-to structure behind it and a yard in front accessed off the lane. The site is within the Llancarfan Special Landscape area

The history of the barn can be traced through documentary sources to the early 19th century, although the fabric indicates that the building could have earlier origins.

Methodology

The building was visited and recorded by Liz Heron. The recording work was undertaken with reference to best practice guidelines on the recording of standing buildings. Photographic and written records were produced.

Published sources and unpublished material at Glamorgan Archive were consulted as part of this work. Reference was also made to online resources. As the barn has been in the Mrs White's family for generations, additional background data was collected.

There are no statutory historic designations associated with Coed-y-Colwn Barn, i.e. it is not listed.

Historic development of Coed-y-Colwn Barn

With regard to the documentary evidence, it has not been possible within the constraints of this project to trace the detailed history of the building prior to the early 19th century. It is possible that additional unpublished source material survives that relates to the barn as part of one of the large estates in the area.

The early 19th century records of the barn are provided by a map of 1833 which shows the barn and the yard in front of it, just to the east of Coed-y-Colwn.

From its location, it is clear that the barn was built as a field barn, i.e. a single building housing crops and animals, but without a fold yard, set at some distance from the main farm buildings. These outlying barns made working the farm much easier and more economical and were once a common sight. Brunskill states that field barns were generally built between the mid-18th and the early to mid-19th century and seem to be related to the statutory enclosure of common land.



1. Map of 1833

The Llancafán Tithe plan of 1841 (Glamorgan archives P36/7a) indicates the field containing the barn as No 992.



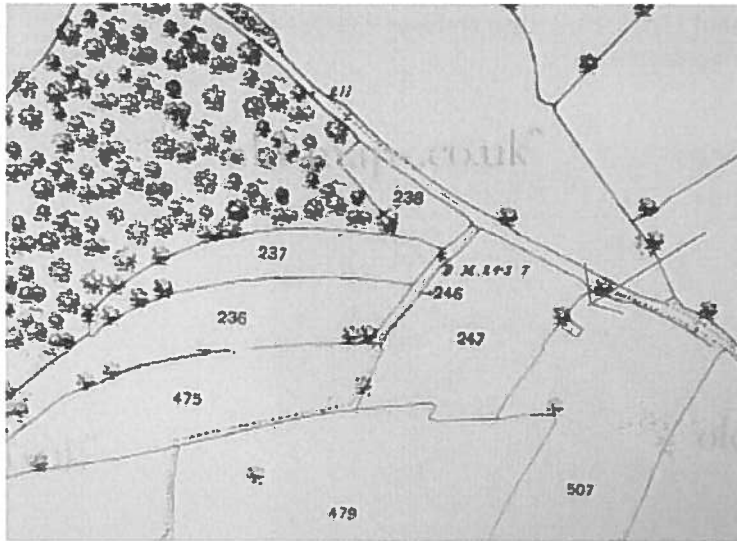
2. Extract from Llancafán Tithe plan of 1841

The associated Llancafán Tithe apportionment (Glamorgan archives P36/7b) for the parish of Llanbethery lists the owner as Rev W.B.M. Lisle, who was rector of St Fagans for 60 years and the occupier as LLewhellin Price, within an overall holding of 140 acres. Field 992 is just over 4 acres.

It is interesting that although the other fields are classified as arable or pasture, field 992, named as Tair Erw, is not classified. This suggests that it had varied uses allied to the field barn, such as the growing of crops which would be harvested and stored in the barn ready for feeding to the livestock which lived on the pasture.

The barn and field can be traced as being part of Aberogwrn Farm, which at the time of the Tithe apportionment was described as a cottage and barn.

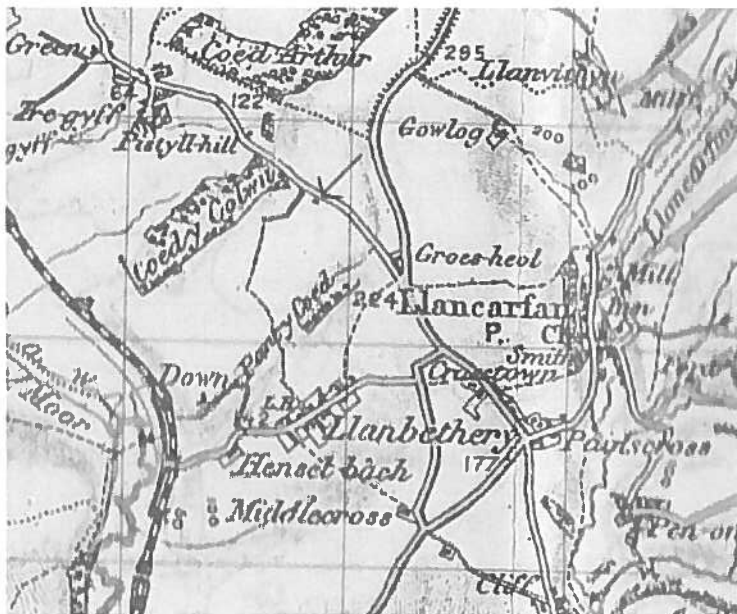
The First Edition Ordnance Survey map 1:2500 of 1878 shows the barn set back from the road in a typical field barn location, alongside a hedge to another field, with no indication at this stage of yard connecting it to the road.



3. Extract from the OS plan of 1878

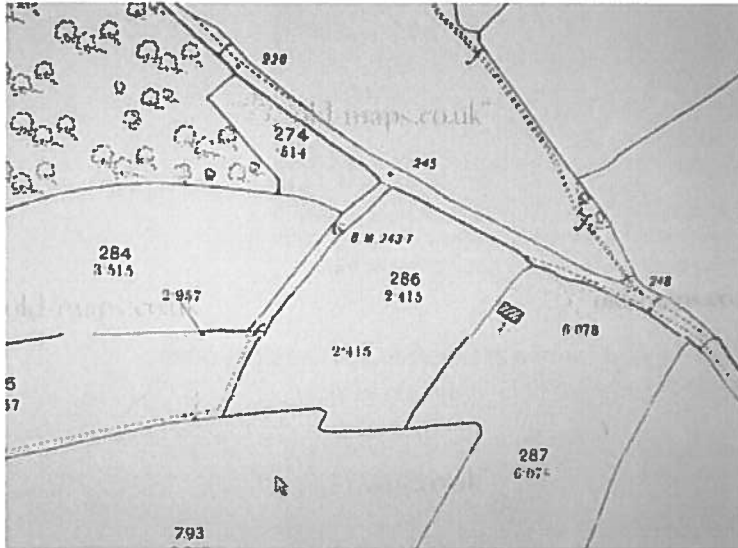
Field barns are generally found alongside a fence or hedge, part way down a field, as in the case of Coed-y-Colwn Barn, so that one barn could serve two fields.

A map of 1898-1901 shows the barn and refers to the nearby farm as Groes Heol



The ongoing series of Ordnance Survey 1:2500 maps show that at first the barn remained as a field barn, but then was gradually added to and a more formal farmyard formed in front of it.

With mechanisation, travel problems were reduced and field barns became less important. The introduction of silage has diminished the importance of hay and if new uses were not found for these buildings set away from the main farmstead, they fell into decay.



4. Extract from the Ordnance Survey map of 1919

When Mrs White's maternal grandfather Richard Emlyn Rhys Williams married, he purchased what by then was known as Aberogwrn Farm in a private sale from Mansel Griffiths.

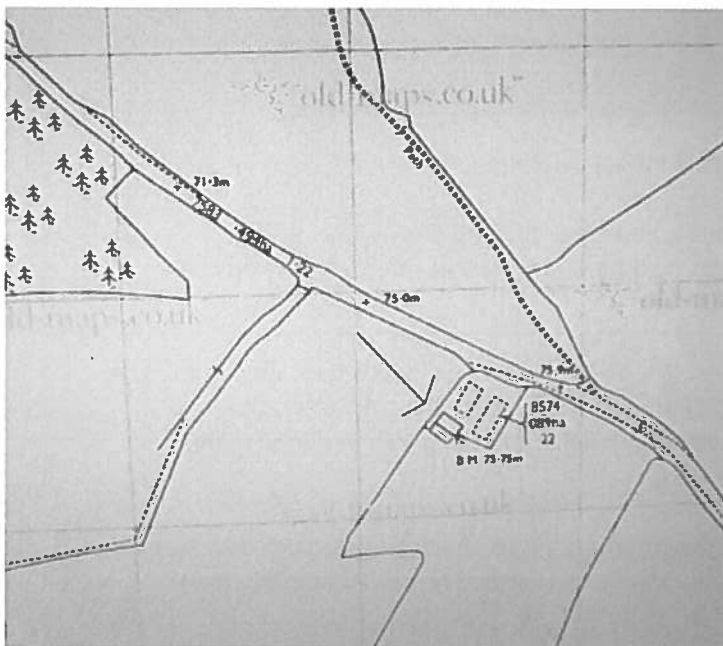
It is understood that prior to Mr Griffith's ownership, the farm was part of the Radcliffe estate, centred on Penmark Place Farm. Mrs White's father and brother Julian Radcliffe own Penmark Place Farm, which has been in this branch of the family since 1916.

During Mr Williams' ownership of Aberogwrn, the use of the barn developed from a field barn to more intensive use. (see building assessment below)



5. An aerial view from 1971 shows a lean-to structure across the south west side of the building and other roofed structures in the yard

The 1979 OS plan also shows a yard formed around the barn and the other structures within the yard which were visible in the aerial view.



6. Extract from OS plan of 1979

Mrs White's mother Ann Williams inherited the farm around 1990 and the property was later divided between Mrs White and her sister who lets the majority of the farm to their cousin Evan Williams the race-horse trainer on a lifetime tenancy. Evan Williams has developed a successful alternative use for the family farm.



7. Aerial view from 2001. One third of the rear lean-to is still in use, but the yard is becoming overgrown. The training gallops can be seen on the opposite side of the lane



8. 2013 aerial view of the property. The gallops on the opposite side of the lane have been further developed and more of the hedges beyond have been lost.



9. The Google street view image included Evan Williams' racehorses exercising past Coed-y-Colwn Barn.

Historic Building Assessment

Coed-y-Colwn barn is a small stand-alone field barn, lying as a south east-north west range some 27 metres back from the road.

It is composed of a single stone-built structure with opposing arch-headed doors at approximately mid-way along each flank wall. The doors are 1.4m wide, suitable for animals to be admitted, but not for the storage of farm machinery. The lintols are formed of carefully cut stones set into an arch.



10. Detailed view of the north east door

The north east elevation has a window on each side of the door. These are clearly mid-20th century additions with red brick quoins and multi-pane metal frames. The building is now light and airy in accordance with 20th century farming practices.

Both gable walls are obscured by dense ivy growth, but it appears that the North west gable which is on the line of the field boundary has no openings, whilst there are upper and lower doors on the south east gable.



11. The South East gable.



12. The upper door is accessed by a steel staircase, now in rather fragile condition.

The south west flank wall, like the north east has windows either side of the door. There was originally a lean-to structure across the full length of this wall, the stone and timber remains of which can still be seen on the ground in front of it.



13. The south west of the barn. The positioning of the fence and gate beyond the door indicate that the area around the south west wall with its lean-to was used as a separate yard.



14. The door on the south west side with the debris of the lean-to

The building has clearly been altered in the mid-20th century to enable it to be more actively used to house and feed livestock. A concrete floor has been laid and pens formed along the length of the barn. An upper floor has been inserted with the floor joists supported off a central run of steel beams which are in turn supported off two brick pillars.

The pens formed in the ground floor of the barn are designed to house pigs. Mrs White's father used to house porkers in the pens and feed them through to finishing. This practice ceased when the economics of rearing relatively small numbers of pigs became marginal. Up to 20 year ago the lean-to was used for cattle and sheep and to store hay.



15. An interior view showing the pens and the inserted structure

Profiled roof cladding sheets are supported off a traditional timber roof structure with purlins spanning between large A frames. Despite its current roof covering, the roof was clearly designed to support a slate roof covering.



16. View of the upper storey within the roof



17. The line of the original barge-boards can be seen at the verge of the roof

The building is sound and has clearly been well-maintained through its productive life-span but now that it has fallen into disuse, problems such as the spread of ivy into the structure and deterioration of the roof covering will soon affect its structural integrity.



18. Cracking indicates the beginning of structural movement due to the ivy on the north west gable

Historic landscape

The site is within the Nant Llancafarn Special Landscape area. The agricultural landscape around Llancafarn forms a wide sweeping plateau interested by shallow valleys. Historically the vale has been an important farming area with fertile freely-draining soils which have provide excellent for pasture and tilling.

The roads are hedge-lined and there are a number of ancient small woodlands such as Coed-y-Colwn and Coed Arthur.

Llancafarn and its surrounding area are significant as one of the best surviving and most typical historic area of the whole Vale of Glamorgan, with a wide diversity of influences forming its development to its present-day form.

Coed-y-Colwn Barn is an asset within that landscape.



19. View across the lane hedge with the barn and the landscape beyond to the towers of Aberthaw



20. The landscape is characterised as a plateau, where many of the features such as hedges have been lost

Assessment

Reference to Conservation principles (CADW 2011) finds that, even if not designated as of national importance, farm buildings can be considered to be historic assets. As a potential historic asset, the heritage value of Coed-y-Colwn Barn must be understood so that 'balanced and justifiable decisions about change to the historic environment' can be made to enable an understanding of 'the impact of the proposed change on that significance (Conservation Principles, 2011, p 15)

Conservation Principles proposes four values by which a building can be assessed: evidential, historical, aesthetic and communal.

Evidential value

Coed-y-Colwn barn provides evidential value of past farming activity on the site, especially as to when it was built and how it has been adapted to suit changes in farming methods through rapidly changing and increasingly mechanized eras.

It has been possible to trace the history of the barn back to at least the early 19th century as a field barn, appropriate in size and shape for its original function of protecting and feeding animals away from the main farmstead.

It has also been possible to see how the barn was changed through the 20th century, first by the addition of an enclosed yard, then by the additional of a lean-to and finally by radical alterations which ensured its survival when many similar structures fell into ruin and disappeared.

Historical value

Coed-y-Colwn Barn has historical value through its connections with the various people who have owned and/or occupied the farm to which it belonged. As well as the original owner Rev Lisle, the farm is associated with notable local farming families and has been in the current family's ownership for three generations. Converting it will extend that to four generations and beyond.

Of course, the barns' historical value is closely linked to its evidential value as a surviving field barn. There are now very few of these left in the area.

Aesthetic value

Coed—Colwn is an attractive small stone barn which enhances its setting. It has always been a prominent stand-alone field barn, a local feature on the surrounding plateau, visible from miles around.

Its aesthetic value would increase with its conversion to a residential property, as the roof would revert to its original slate, the hedges would be restored and maintained and the yard would cease to be a repository for general clutter and debris. It has far more value as a restored building than if it is redundant and continues to degenerate as it is doing at present.

Communal value

The use of the barn as a field shelter for animals means that it has no clearly defined community associated with it. It would have had some communal value to those living and working on the farm, particularly when its use intensified in the mid-20th century, but at present its communal value is low. What communal value it has is tied to the historic value as a significant field barn on the Llancarfan plateau.

Conclusions

This statement provides an assessment of the historic development of Coed-y-Colwn Barn, based on desk-based research and on-site recording.

Whilst the barn might at first appear a relatively insignificant feature on the local landscape, its value in evidential and historic terms should not be underestimated. Originally built as a field barn, it has been adapted and maintained with minimal change to the historic fabric of the building.

Given the barn's importance as a feature in the plateau landscape, it would be unfortunate if it too were allowed to decay and disappear. There are so few of these field barns still surviving in the area, where arable farming has obliterated many of the defining features such as hedgerows and walls.

Whilst a commercial rental use for the building could be sought, this would not necessarily conserve the building. A use is needed which will allow the roof covering to be changed back to slate, the interior to be kept dry and possibly the lean-to reinstated as evidence of the development of the barn over its life. The yard could be cleared of its overgrown scrub and brambles, but maintained as a simple open farmyard. Domestic paraphernalia could be restricted to the yard area formed by the angle between the barn and the lean-to.

Residential use would maintain the appearance of the barn, with no changes to the apertures in the walls, with traditional fenestration and a slate roof. The steel staircase could be restored or replicated. The barn already has an upper floor, so no structural changes would be required.

By its very nature as a field barn, the building is not part of a rural settlement, but it is of architectural and historic value. It would not lose its agricultural appearance and the associated yard would become an asset to the landscape rather than an eyesore as at present.

The position of the barn is one of the notably important historic features of the structure due to the nature of its past use. The advent of modern agriculture has rendered it obsolete for farming purposes, but it is an important reminder of past rural practices. In the absence of a commercial or agricultural use, the building is showing the first signs of degradation, and these will only accelerate due to the lack of usefulness. Clearly, in the fullness of time the building will collapse, as the rear lean-to has already, and this important link with the past will be lost forever.

The only viable means of saving this link will be a sympathetic conversion to a dwelling. Mrs White wishes to preserve the barn and for it to remain in her family. House prices in the Vale of Glamorgan mean that junior members of families who have farmed here for generations cannot hope to continue living locally. This is an excellent opportunity for Mrs White to provide a local house for her son, allowing a fifth generation to live on his family's farm.

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