

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **28TH JUNE 2017**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **APPEAL BY MR. R. FURSE AGAINST THE
DECISION OF FLINTSHIRE COUNTY COUNCIL TO
REFUSE PLANNING PERMISSION FOR A STAND
ALONE BUILDING TO HOUSE A BIOMASS BOILER
STORE, BIOMASS FUEL, AND FARM EQUIPMENT
FOR HALL AT NERCWYS HALL NERCWYS –
DISMISSED.**

1.00 APPLICATION NUMBER

1.01 053470

2.00 APPLICANT

2.01 Mr. R. Furse

3.00 SITE

3.01 Nerquis Hall,
Nercwys.

4.00 APPLICATION VALID DATE

4.01 9th April 2015

5.00 PURPOSE OF REPORT

5.01 To inform Members of a decision in respect of an appeal following the refusal to grant planning consent by the Local Planning Authority for a stand-alone building to house a biomass boiler store, biomass fuel and farm equipment at Nerquis Hall, Nercwys, Mold, Flintshire CH7 4EB.

5.02 The application was refused via officer delegated powers on the 9th September 2016.together with the corresponding planning application also on this agenda under reference 053469.

5.03 The appointed Planning Inspector was Vicky Hirst and was considered following the exchange of written representations, the appeal together with five other appeals on the same site were **DISMISSED**.

6.00 REPORT

6.01 The Main Issue

The Inspector considered the main issues in relation to this appeal were:-

- . whether the proposed works and development would preserve the listed buildings or their settings, or any features of special architectural or historic interest which they possess, and
- .whether the proposed works and development would protect and conserve the registered park and garden and its setting.

6.02 Background

The Inspector noted the listing of the main house Nerquis Hall as a grade 1 listed building and its associated group of stone outbuildings arranged around a courtyard, they were also listed in their own right as grade 2 and were listed for their group value. There are also a number of other listed buildings and structures within the grounds, including garden walls, a folly and orangery and gates. In addition to this it was also noted that 2.7 acres of the parkland land and gardens that surround Nerquis Hall are registered as historic park and garden evaluated to a grade 2. The primary reason for this grading is due to the partial survival of an early 18th C form and layout with unusual garden and park buildings.

6.03 The Biomass Building

The Inspector noted the proposal related to the erection of a stand-alone building to house a biomass boiler store, biomass fuel and farm equipment. The building in question was shown located to the north west of the piggeries building and to the north east of the stable building which are the subject of other appeals.

6.04 The building was shown located within close proximity of both the piggeries and the stable complex both of which are Grade 2 Listed Buildings. The Inspector noted the utilitarian nature of the structure, the building would be large; being 18 metres long 8 metres wide 6.3 metres high. Such a large in building in close proximity to the other listed structures on site would overwhelm there simple structural form and significantly impact on their setting.

6.05 It was also noted that as with the other appeals the creation of a further courtyard area is at odds with the overall layout and flow of the group of Listed buildings at Nerquis Hall. The Inspector agreed with the Councils concerns that this is a relatively small area, and the need to facilitate vehicle turning would have a potential impact on the wider estate.

6.06 Having considered the impact of the proposed alterations the Inspector

concluded that the applicant had failed to demonstrate that the proposed works would preserve the special qualities and setting of the listed building.

Registered Historic Park and Garden

- 6.09 It was identified that the building in question would be located in close proximity to trees on the site, and no appraisal had been provided with regard to the impact on the trees. The potential loss of trees would result in the loss of an important contribution to the registered park and garden
- 6.10 Other concerns related to the proposed widening of the gateway which would necessitate removing part of the historic stone wall and moving gate piers. In addition the plans show the provision of matting to facilitate access to the site. Having looked at these issues it was considered that the proposal would not protect or conserve the registered park or garden.

7.00 CONCLUSION

- 7.01 For the reasons given above the Inspector concluded that the appeal together with the associated Listed Building application be **DISMISSED.**

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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