

**RECOMMENDATION : GRANT**

**REFERENCE:** **P/15/647/CAC**  
**APPLICANT:** SISTERS OF POOR CLARE  
C/O GERAINT JOHN PLANNING LTD SOPHIA HOUSE 28 CATHEDRAL  
ROAD CARDIFF

**LOCATION:** **ST CLARES CONVENT CLEVIS LANE PORTHCAWL**

**PROPOSAL:** DEMOLITION OF BUILDINGS ON THE SITE INC. CONVENT BUILDING,  
PRAYER CENTRE & CLEVIS COTTS. & REMOVE PART OF WALL

**RECEIVED:** 30th September 2015

**SITE INSPECTED:** 19th October 2015

**APPLICATION/SITE DESCRIPTION**

Conservation area consent is sought for the demolition of buildings on the site of the existing St Clare's Convent in Newton Village. The submission accompanies application P/15/648/OUT which seeks to agree the principle of redeveloping the site for residential use.

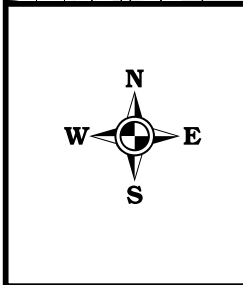
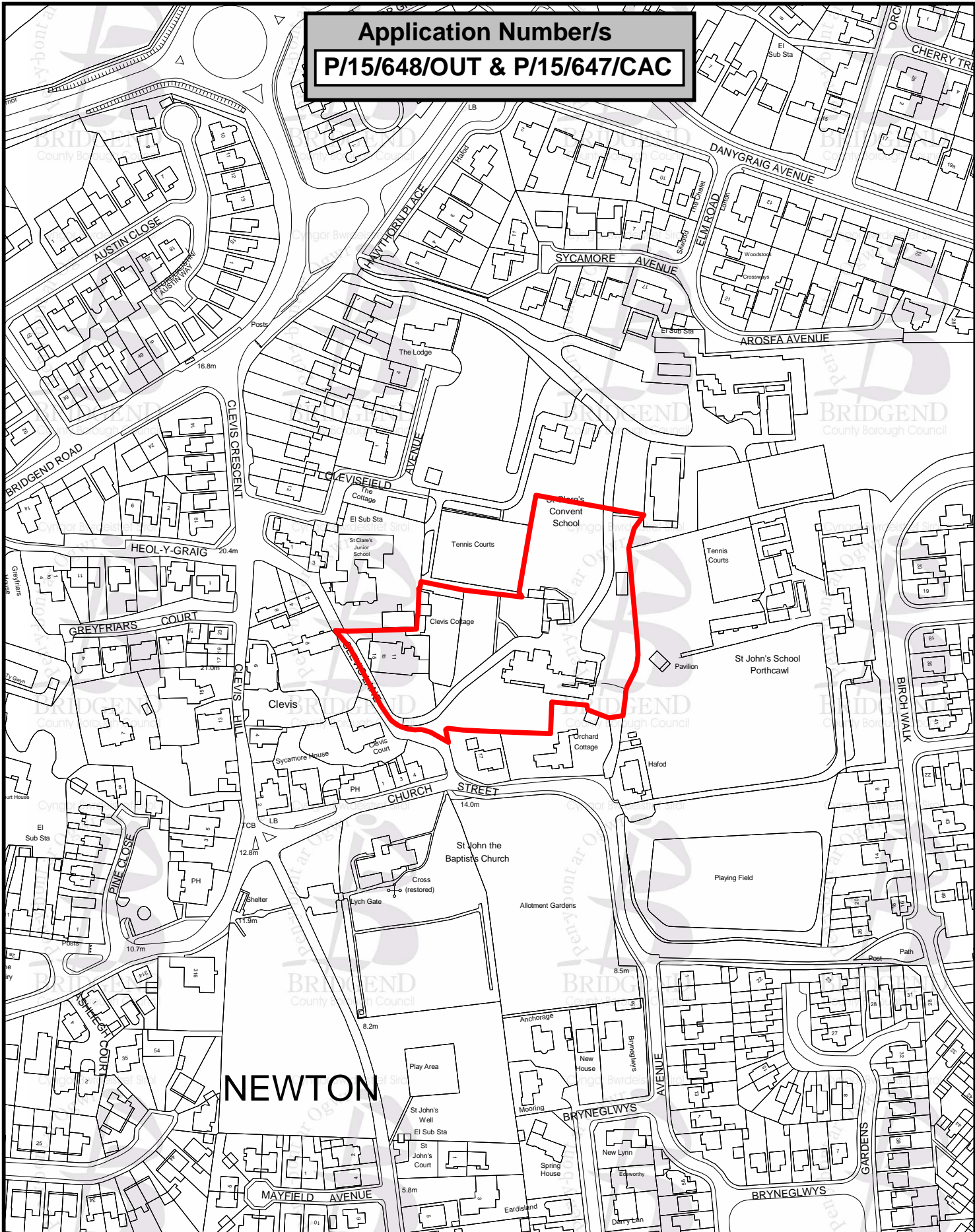
The application has been accompanied by a site location plan, site layout plan, demolition plan and Heritage Statement (Amended on 16th March 2016). Whilst a number of existing buildings will be demolished on site, through negotiation the revised Heritage Statement confirms that the main body of the prayer centre will be retained and converted into a residential use. The retention of the prayer centre will however necessitate a revision to the site access and the demolition of part of the high stone wall fronting Clevis Lane.

**RELEVANT HISTORY**

<b>P/04/974/FUL</b>	APPROVED	16-08-2004
REPLACE 3 NO. CLASSROOMS		
<b>P/10/582/FUL</b>	Retro Uncond Approv.	21-09-2010
THREE SIDED WASTE BIN COMPOUND		
<b>P/11/229/FUL</b>	APPROVED +conditions	17-05-2011
ERECT DINING HALL BUILDING WITH FOOD TECHNOLOGY CLASSROOM		
<b>P/12/264/FUL</b>	APPROVED +conditions	24-05-2012
ERECT BALL NET IN FRONT OF BUILDING		
<b>P/12/486/FUL</b>	APPROVED	15-08-2012
INSTALLATION OF ARTIFICIAL PITCH WITH ASSOCIATED FENCING		

\* THE FOLLOWING IS AN ADVISORY NOTE NOT A CONDITION

**Application Number/s**  
**P/15/648/OUT & P/15/647/CAC**



**Scale 1:2,500**

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**Date Issued:**  
**04/05/2016**

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**Development-Mapping**  
**Tel: 01656 643176**

**Mark Shephard**  
 Corporate Director-Communities

Communities Directorate,  
 Bridgend County Borough  
 Council, Civic Offices,  
 Angel Street,  
 Bridgend CF31 4WB.

O/Drive/Plandraw/new MI layouts/  
 Committee DC Plan

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**P/13/186/FUL** APPROVED 10-05-2013  
+conditions  
WIDEN EXISTING ENTRANCE AND PART DRIVEWAY

**P/15/648/OUT**  
DEMOLITION OF ST CLARES CONVENT & REDEVELOP SITE FOR RESIDENTIAL USE

**T/12/46/CON** Cons. trees 01-08-2012  
granted  
REMOVAL OF LEYLANDII HEDGE

**T/13/10/TPO** Conditional TPO 27-03-2013  
Art5  
PROGRAM OF WORKS TO VARIOUS TREES WITHIN SCHOOL GROUNDS

**T/14/26/TPO** TPO Grant (no 07-07-2014  
conds)  
NOTIFICATION OF FELLING OF DANGEROUS TREE

**T/15/32/TPO** TPO Grant (no 24-07-2015  
conds)  
WORKS TO 2 SYCAMORE TREES: REMOVE 3M OFF TOP, 2M OFF ANY LATERAL  
GROWTH INTO GARDEN, CROWN RAISE TO 2M ABOVE FENCE

#### **PUBLICITY**

The application has been advertised on site.

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity has expired.

#### **NEGOTIATIONS**

The applicant's agent was advised of concerns regarding the initially submitted Heritage Statement and the need to address the three tests set out in Welsh office Circular 61/96, which seeks to control demolition within Conservation Areas and requested to revise the content of the statement. In a meeting convened with the applicant's agent, the quantum of demolition works originally proposed was discussed and the potential for retention of the Prayer Centre explored. It was explained, however, that, due to structural problems within the existing Prayer Centre Building and its impact on proposed access arrangements, the complete demolition of the structure was the only viable option but further consideration would be given to at least partial retention and revisions to the access arrangements. Subsequently amended plans were submitted, which amended the access and retained the most westerly section of the Prayer Centre and its existing vehicular driveway. An addendum to the Heritage Statement and a draft demolition method statement were also provided to support the application.

#### **CONSULTATION RESPONSES**

##### **Town/Community Council Observations**

Notified on 12th October 2015

Strongly object to the application on the following grounds:-

\* Access and egress;

- \* Narrowness of lane and partial one way system;
- \* Clarification of whether the Prayer Centre is a Listed Building is necessary;
- \* The number of temporary lorry/vehicle movements;
- \* Size of the development as the application relates only to approximate numbers

### **Councillor K J Watts**

I have previously commented on this application.

I have a number of concerns namely:

- \* Lorry egress/access movements in a narrow partial one way road:
- \* Increase in traffic movement at peak times at a junior school entrance which is already congested;
- \* Demolition of a building which might have protected status;
- \* Potential overdevelopment of the land;

### **Head Of Street Scene (Engineers)**

No major problems are anticipated in respect of the demolition but an asbestos survey must be undertaken prior to any commencement of works.

### **Glamorgan Gwent Archaeological Trust**

No objection subject to conditions.

## **REPRESENTATIONS RECEIVED**

### **Porthcawl Civic Trust Society, C/O Mrs Caroline Vaughan**

The Civic Trust Society strongly objects to the above planning application.

One of the buildings scheduled for demolition is reputed to date back to 1696 and possibly been previously listed. Further research is required into the history of the building.

Clevis Lane is a narrow lane which for the majority of its length is one way. There is an inadequate pavement width along its length which is hazardous for pedestrians.

At the start and end of the school day there is already traffic chaos as the majority of children attending St Clare's School arrive and depart by private cars.

Porthcawl Civic Trust Society has been in contact with the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) and has obtained a copy of the attached document from them. The document shows a photograph, taken in 1985, of the wall plaque which has now disappeared but was on the west wall of the older unit. The plaque is dated 1696. This building is possibly the oldest in Newton and certainly forms an important part of the history of the village.

Whilst the building is not listed it is within the Newton Conservation Area and as such it is included as one of Other Notable Buildings. Furthermore, the Character & Appearance section which cites the reason for Newton's status as a Conservation Area is this: Introspective groups of buildings contribute to the pleasant visual quality of the winding streets and lanes. Its original form and character and intimate scale have survived and this is, perhaps, its most attractive aspect. Stone boundary walls, enclosed gardens, some with rocky outcrops and extensive tree belts to the east and north are intrinsic factors in the creation of the village scene. Buildings are of a variety of styles and materials, the older ones possessing stone walls and slated roofs.

The demolition of the buildings referred to in the application and their replacement with a 21st

century housing development would adversely affect the historical and architectural integrity of the village.

If BCBC and Cadw are minded to allow this inappropriate development, before it and other buildings are demolished there should be firm evidence that positive efforts have been made to find other uses for them and especially so for the building referred to in the attached document.

### **Letters Of Objection Have Been Received From The Occupiers, Of 11 Properties:**

The grounds of objection can be summarised as follows:

1. Proposed development does not compliment the Conservation Area;
2. Access Lane serving the site is unsuitable and there will be significant highway safety impacts;
3. Development detracts from the character of the village;
4. Prayer Centre should be retained - particularly as it is thought to be one of the oldest buildings in Newton;
5. Disruption to residents;
6. Adverse impact on trees;
7. Inadequate publicity for application contrary to procedural requirements.
8. Transport Assessment is flawed.
9. Architectural and historic value of Prayer Centre has not been considered.

### **COMMENTS ON REPRESENTATIONS RECEIVED**

The following observations are provided in response to the issues raised by objectors:-

1. Conservation Area - Subject to conditions requiring agreement of a scheme to replace/retain the stone boundary walls currently existing along the western application site boundary whilst achieving the necessary vision splays for the vehicular access to the site, it is considered that the proposed development will be compatible with the conservation area. With regard to the Prayer Centre, which is now to be partially retained, it is considered that the building contributes to the structure of the conservation area and the pattern of lanes rather than possessing significant architectural value. In relation to the Convent Buildings which are located within the application site and are not readily publicly visible, other than a number of identified features, it is considered that these structures do not have a significant visual impact on the conservation area. There is, however, a requirement to justify the need for demolition in accordance with regulations and in this regard, it is considered that the amended Heritage Statement, which accompanies the submission, satisfactorily addresses the three tests set out in Welsh Office Circular 61/96.

2. Suitability of Clevis Lane - Notwithstanding the character of Clevis Lane, fronting the site, the Highways Department has considered the access appraisal, submitted with the application, and broadly accepts the traffic movement figures in terms of the extant Convent use and the proposed development. In order to minimise impacts on highway safety, given the close proximity to the Primary Section of the adjoining St Clare's School, it is considered that an appropriately worded condition to requirement agreement of a Demolition Method Statement is necessary. In this manner any disruption to existing residents during this phase of the development will be satisfactorily addressed. It is also considered that the proposed development will be not so significantly detrimental to pedestrian safety given the accepted traffic movement figures associated with the extant use.

3. Design Impact - As the application is in outline, it is not possible to assess the design quality of the proposed new dwellings at this stage. Given that the majority of the new buildings are to be located within the site, screened from public view by the stone boundary walls, which are largely to be retained, it is considered that the proposals will not adversely impact on the character of

the Conservation Area.

4. Traffic congestion - Problems generated by the adjoining School at opening and closing times are noted and these pre-existing problems would be a matter for future occupiers of the development to consider. As indicated, above, during the demolition and construction phase, an appropriately worded condition to ensure that construction and works traffic do not take place at these times.

5. Prayer Centre - Following negotiation, part of the existing building is to be retained with refurbishment and conversion works.

6. Trees - The planning application has been accompanied by a Tree survey and whilst a number of trees will be required to be removed to facilitate the proposed development, the indicative layout provides for the retention of significant existing specimens. Conditions requiring protection of these during the demolition and construction phases can further safeguard these trees.

7. Publicity - 23 individual neighbour consultation letters were dispatched to the properties immediately adjoining the application site and the applications were advertised on site and in the local press. These publicity arrangements satisfy the requirements of the Town and Country Planning (Development Management Procedure) Order.

8. Transport/Access Assessment is flawed - Residents note that the assessment submitted with the application refers to estimates of car generation rather than the actual limited use by the existing Order of Nuns. In this regard, it is noted the Assessment, which accompanies the submission, considers potential traffic generation were the Convent to be fully occupied or converted to another use within Class D1 of the Use Classes Order as notwithstanding the existing limited use, the considered options would be the fall back position.

9. Refurbishment Preferred - It has been clarified by the applicant's agent that structural issues within the existing buildings and their suitability for conversion result in this option not being viable. Whilst objectors consider that the Prayer Centre is of considerable architectural and historic value, it was noted during the site inspection that the structure retains few original features other than the slate roof, chimneys and a pointed arch door case. The building has been pebble dashed and has almost entirely UPVC windows and rainwater goods. As indicated above, it is considered that the principal value lies in the building's contribution to the structure of the conservation area and in this regard its partial retention is considered to be acceptable.

## **APPRAISAL**

The application is referred to committee to consider the objections raised by the Porthcawl Town Council, Civic Trust and local residents in respect of the proposed development.

Conservation area consent is sought for the demolition of buildings on the site of the existing St Clare's Convent in Newton Village. The submission accompanies application P/15/648/OUT which seeks to agree the principle of redeveloping the site for residential use.

The application has been accompanied by a site location plan, site layout plan, demolition plan and Heritage Statement (Amended on 16th March 2016). Whilst a number of existing buildings will be demolished on site, through negotiation the revised Heritage Statement confirms that the main body of the prayer centre will be retained and converted into a residential use. The retention of the prayer centre will however necessitate a revision to the site access and the demolition of part of the high stone wall fronting Clevis Lane.

Planning Policy Wales (2016) advises at Paragraph 6.5.18 that in exercising controls, account should be taken of the part played in the architectural or historic interest of the area in which the building is set and for which demolition is proposed, in particular of the wider effects of demolition on the building's surroundings and the conservation area as a whole.

The application site lies within the Newton Conservation Area and Policy SP5 of the LDP requires development to conserve, preserve or enhance the built and historic environment of the County Borough and, in particular, proposals will only be permitted where it can be demonstrated that they will not have a significant adverse impact on heritage assets which includes

conservation areas and their settings. This approach is supported by Policy ENV8, which requires development to respect heritage assets and preserve, conserve and enhance the local distinctiveness of the County Borough.

The application has been accompanied by a Heritage Assessment, which seeks to justify the demolition of the existing buildings given the conservation area location and in order to meet the requirements of Welsh Office Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas. The Circular states that there is a presumption in favour of the retention of buildings that make a positive contribution to the conservation area and establishes three tests to be applied to proposals for demolition in such circumstances. Each of the 'tests' has been addressed by the developer in the supporting 'Heritage Statement' as follows:

'Test 1: The condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use.

Given the historical nature and scale of the original main Convent building, there are significant costs associated with maintaining the building for its current use. Whilst the building is structurally sound, given its age, it suffers from damp issues and requires general continued maintenance i.e. repairs to roof, windows, guttering etc. In addition, given the scale of the building, there are considerable costs associated with heating, water, ventilation and power etc. The cost of maintaining the facility will continue to rise, so will the costs for heating, ventilation and power etc. The on-going maintenance cost associated with the main Convent building, particularly in relation to its limited use (only two nuns are currently residing at the Convent building, and are waiting to be re-located) are therefore unfeasible.

Accordingly, the present use of the Convent is uneconomic. It is not anticipated that the Convent will again reach ultimate capacity and therefore the Order is not able to continue the current use of the site as a Convent. As a result, the buildings and the associated outdoor area will no longer be occupied or maintained. Whilst the grounds and buildings are currently well maintained this is becoming less and less sustainable and the possible dilapidation of the site could lead to antisocial behaviour, which would consequently have an effect on the safety of the adjoining occupants. In addition, the rapid deterioration of the buildings would have a detrimental impact on the character and appearance of the conservation area, and the amenity of the surrounding area.

Having regard to the above it is therefore demonstrated that having regard to the declining condition of the buildings, the increasing maintenance costs and that there is no value / need to retain the building in its current use that the demolition of the buildings are justified.

Test 2: The adequacy of efforts made to retain the building in use.

As highlighted above, the Convent was established in 1939 and together with the nearby Clevis Cottages, housed 28/29 Sister at its peak. The Prayer Centre was purchased in the 1950s, with the ground floor being used for infant teaching and the upper floors used for boarding & with an average of 20 weekly boarders.

Attempts have been made to make beneficial use of the existing buildings on site. The Prayer Centre is currently available for people to visit and spend time on a bed and breakfast basis, with 7 bedrooms located within the three former dwellings. The centre also provides a venue for meetings for groups of up to 30 people. Clevis Cottages have also, since boarding ceased, been made available as a meeting for local parishes. Despite this however, principally, the site has remained unused. There has been no interest by the Community for the use of the building nor has there been any interest by residents to use the B&B facilities.

The LPA have confirmed that the re-development of the site for residential purposes would be acceptable in principle and compatible with Policy COM3 of the LDP. It is considered

accordingly, that the residential use of the site would meet the requirements of planning policy and would make the best and most effective use of this site. The redevelopment of the site for residential purpose is therefore considered to be the most suitable and favourable option, which would allow for a development which is appropriate and compatible with the area, thereby having minimum adverse impact on the amenity of the area.

As part of the re-development of the site, detailed consideration has been given to retaining the main Convent building and the Prayer Centre. As outlined above, given the historical nature and scale of the main Convent building, the cost of converting the building to modern residential flats would be extortionate - not least due to the need to meet current modern standards. In addition to the costs associated with the conversion of the building, it is considered that the continued maintenance and utility costs would be significant. It would not therefore be feasible or viable to convert the existing main Convent building.

Careful consideration has also been given to the conversion of the main Convent building and the Prayer Centre to affordable housing. However given the dated nature of the buildings, i.e. narrow doors and hallways etc., it would not be feasible to convert the buildings to meet the necessary guidance as set out within Development Quality Requirements (DQR) and Lifetime Homes. It would not therefore be a feasible option to convert the buildings to affordable housing.

The LPA have confirmed that the buildings on site, including the main Convent building are of no particular architectural merit or special character. Furthermore, the LPA have advised that the importance of buildings diminishes within the site, and the main Convent building is located well within the site, and is not therefore prominently visible from public vantage points. The LPA do not consider the Convent building as being a positive building within the Conservation Area. Its demolition will therefore have no adverse impact on the character and appearance of the Conservation Area.

The initial development sought the removal of the existing Prayer Centre in order to allow for improvements to be made to the access. In light of further discussions had with the LPA following the submission of the application, it is now proposed to retain the main part of the Prayer Centre, in order to preserve the character and appearance of the Conversation Area.

The retention of the Prayer Centre has necessitated the need for a small tweak to the access into the site. However the existing stone wall will be re-built along the curve of the access and into the site for a short length.

Careful consideration was given to the retention of the Prayer Centre, as a whole, however as shown on the site plan below, the retention of the 'annexe' of the Prayer Centre would mean that an access at this location would not be possible. It would also have further implications on the internal road layout of the scheme, and as such would likely result in an unviable scheme.

The demolition of the 'annex' will mean that improvements to the access can be achieved - which would allow the safer use of Clevis Lane. The vision splays from the new entrance will be over and above the original positions of the two vehicular entrances being replaced with one, leading to a more appropriate and safer geometry and safer movement to and from the site.

The development will therefore provide an opportunity to make Clevis Lane safer for vehicular and pedestrian users by the re-arrangement of traffic flows and the introduction of a turning facility just below the one way section of the lane.

The Conservation Team have confirmed that the Prayer Centre is of no particular architectural merit or special character, and that it's the 'punctuating effect' of its roof line that contributes to the character and appearance of the Conservation Area. Given the low architectural quality of the Prayer Centre as a whole and the fact that the rearmost section is in a poor state of repair, the proposal would see the existing frontage onto Clevis Lane being retained (i.e. the built form



closest to the lane / dwarf stone wall | domestic hedge and gate etc.). Accordingly, the 'punctuating effect' of the Prayer Centre would be retained.

The above demonstrates that significant efforts have been made to retain the buildings in use, and indeed, the proposals now provide for the re-use of a part of the existing Prayer Centre. However it has been clearly demonstrated that the remaining buildings are not suitable to be retained in existing uses and / or to be retained for other uses having regard to the lack of demand, and that the proposed redevelopment of the site is the most appropriate use of the site as discussed in further detail below.

### Test 3: the merits of alternative proposals for the site

The application site represents previously developed land within the settlement boundary, adjacent to residential properties and built form, and within close proximity to a wide range of services and facilities.

In terms of local policy, the site's location within the settlement boundary of Porthcawl indicates that the principle of residential development is accepted and encouraged, subject to meeting relevant criteria. Furthermore, the proposed residential use of the site complies with national planning policy as a well-integrated and connected sustainable development on previously developed land, which relates well to, and protects, the existing character of the settlement.

It is considered accordingly that the residential use of the site would meet the requirements of planning policy and would make the best and most effective use of this valuable resource a site within settlement limits comprised of previously developed land, and sitting adjacent to existing residential development.

As outlined above, discussions with the LPA have confirmed that the importance of the buildings diminishes within the site, with the Prayer Centre is considered to be of most importance due to its position close to the site's periphery and that its 'punctuating effect' (particularly its roof line) contributes to the character and appearance of the Conservation Area. It was accepted that individually, the buildings on site (including the Prayer Centre and the main Convent building) are of no architectural merit or special character in their own right. It was also accepted that an argument could be made for the complete demolition of the site (including the Prayer Centre and the original main Convent building).

Careful consideration has been given to the concerns raised by the LPA. A number of alternative options have been carefully considered, discussed, and reviewed, and the proposed development is considered to be the optimum scheme, which fully addresses the concerns of the LPA, whilst also allowing for an appropriate, suitable and viable development, which will not only preserve, but enhance the character and appearance of the Conservation Area.

The revised proposal retains the main body of the Prayer Centre, and the 'annex' will be demolished. Given the low architectural quality of the Prayer Centre as a whole and the fact that the rearmost section is in a poor state of repair, such an option would see the existing frontage onto Clevis Lane being retained (i.e. the built form closest to the lane | dwarf stone wall / domestic hedge and gate etc.).

The retention of the Prayer Centre has necessitated the need for a small tweak to the access into the site. However the existing stone wall will be re-built along the curve of the access and into the site for a short length.

The main Convent building is located within the main body of the site, and is not therefore visually prominent within the landscape. The discrete location of the Convent and the fact that it is of no architectural merit or special character means that the building itself does not contribute to the character and appearance of the Conservation Area. Considerable thought has been given

to the retention and conversion of the Convent of the building however, as discussed above, given the historical nature and scale of the building, it would not be feasible to convert the building into residential flats, as the conversion costs incurred would render the scheme to be unviable.

It has been demonstrated within the original heritage statement, and within other associated documents (Planning Statement and Design and Access Statement), that the proposed scheme would preserve/enhance the Conservation Area not least given the revised proposal to retain a significant part of the Prayer Centre. There will be no let loss of specific features such as the boundary wall, a significant proportion of the trees will be retained, and the indicate design and layout of the site is in keeping with the sounding character.

Accordingly, it is considered that the residential use of the site would meet the requirements of planning policy and would make the best and most effective use of this valuable resource, a site within settlement limits comprised of previously developed land. The proposed alternative use of the site for residential development is therefore considered to provide the most appropriate, and viable, use for the site'.

The Conservation and Design Team have considered the revised proposals and heritage statement and have offered no objection to the development subject to conditions.

In conclusion, in policy and highway safety terms, the proposed development is considered acceptable. In relation to the impact on the Newton Conservation Area, the proposed development will, it is considered, preserve the character and appearance of the area.

## **CONCLUSION**

This application is recommended for approval because the development complies with Government and Council policy and guidelines and does not adversely affect the visual amenities of the area and the proposed demolition and redevelopment proposals are considered to be compatible with the preservation of the character and appearance of the Newton Conservation Area.

## **RECOMMENDATION**

(R13) That permission be GRANTED.

- 1 No development whatsoever shall commence on site until a copy of the European Protected Species Licence issued by Natural Resources Wales or confirmation that such a licence is not required has been submitted to the Local Planning Authority and acknowledged in writing to confirm that works on site may be commenced. The development shall thereafter incorporate the mitigation and enhancement proposals identified in Section 5 of the Wildwood Ecology Bat Survey Report (8 September, 2015).

Reason : In the interests of biodiversity.

- 2 This Conservation Area Consent requires only the partial demolition of the Prayer Centre Building and no works to this building shall be commenced until a method statement detailing how the western section of the building, which is to be retained, will be adequately safeguarded during the demolition of the eastern section of the building including the exterior finish to the eastern gable end of the retained building has been submitted to and agreed in writing by the Local Planning Authority. Thereafter any works to the eastern section of the building shall be undertaken in accordance with the agreed scheme.

Reason : To ensure the Local Planning Authority retains effective control over the works to retain the western section of the Prayer Centre in the interests of visual amenity and to

safeguard the character of the Newton Conservation Area.

- 3** No development shall take place, including any works of demolition/site clearance until a Construction Traffic Management Plan and Demolition Method Statement has been submitted to and agreed in writing by the Local Planning Authority. The Method Statement shall detail the following:-

- \* The proposed timetable for the phasing of the demolition works;
- \* The routing of HGC construction traffic/to/from the site in order to avoid school starting and leaving times;
- \* The parking of vehicles of site operatives and visitors;
- \* Loading and unloading of plant and materials;
- \* Storage compound for plant and materials to be used in the construction phase and any retained from the demolition phase;
- \* Wheel Washing facilities;
- \* Measures to control the emission of dust and dirt from the demolition and construction phases;
- \* The provision of temporary traffic and pedestrian management along Clevis Lane;
- \* Methods of dealing with any controlled waste including removal to a registered site by a registered waste carrier.
- \* Details of fencing for the protection of retained trees protected by a Preservation Order before any equipment, machinery or materials are brought onto the site for the purposes of the development, which shall be maintained throughout the course of the development with no other materials stored or placed in any area fenced in accordance with this condition. The ground levels within the fenced areas shall not be altered nor shall any excavation be made.

The demolition and construction works shall thereafter be undertaken in accordance with agreed Method Statement and Traffic Management Plan.

Reason : In the interests of highway safety and for the avoidance of doubt.

- 4** No development shall commence on site until there has been submitted to and agreed in writing plans and details showing :-

- \* The location of and allocating a reference number to each existing tree on site, which has a stem with a diameter, measured over the bark at a point 1.5metres above ground level, exceeding 75mm, showing which trees are to be retained and crown spread of each retained tree;
- \* Details of the species, diameter and approximate height, together with an assessment of the general state of health and stability of each retained tree.
- \* Details of any proposed alterations in existing ground levels and of the position of any proposed excavation within the crown spread of any retained tree; and
- \* Details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage, before or during the course of the demolition and subsequent redevelopment.

Reason : To maintain and improve the appearance of the area in the interests of visual amenity and to promote nature conservation.

- 5** No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a scheme showing the means of enclosure/boundary treatment. The scheme shall detail the following:-

- \* Siting, materials and measures for closing up the existing Convent Access
- \* Siting, materials and boundary walls to be erected along the eastern side of Clevis Lane either side of the site access,
- \* Design, materials and type of boundary treatment to be erected between the plots and along the northern, eastern and southern site boundaries

\* A timetable for its implementation.

Development shall be carried out in accordance with the agreed details.

Reason : To ensure that the general amenities of the area are protected.

- 6** No works shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation, which has been submitted to and agreed in writing by the Local Planning Authority.

Reason : To safeguard the historic environment as the building is of architectural and cultural significance the specified records will mitigate impact.

- 7** No development shall commence until a scheme of historic environment mitigation has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the programme of works shall be implemented in accordance with the agreed scheme prior to the development being brought into beneficial use.

Reason : To identify and record any features of archaeological interest discovered during the works in order to mitigate the impact of the works on the archaeological resource.

- 8** No demolition or site clearance works shall be commenced until a contract for carrying out development works has been made and submitted to the Local Planning Authority and a detailed scheme for the redevelopment of the site has been approved.

Reason: To ensure an orderly form of development and to safeguard the character of the Conservation Area.

This application is recommended for approval because the development complies with Government and Council policy and guidelines and does not adversely affect the visual amenities of the area and the proposed demolition and redevelopment proposals are considered to be compatible with the preservation of the character and appearance of the Newton Conservation Area.

**MARK SHEPHARD**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**

None