

M4 Corridor around Newport

PUBLIC INQUIRY QUESTION

REFERENCE NO. **ID/019**

RAISED BY:

DATE:

RESPONDED BY: Matthew Jones

DATE: 21/03/17

SUBJECT: Woodland House, Magor – Listed Building Consent for Demolition Letter from MHW to MH

Please find attached a copy of a letter from Martin Bates, Welsh Government to
Mr Mark Hand, Head of Planning, Enterprise Directorate, Monmouthshire County
Council, regarding Woodland House, Magor – Listed Building Consent for Demolition. Dated
20/03/17.



Mr Mark Hand MSc, PGCert, BSc (Hons) MRTPI
Head of Planning
Enterprise Directorate
Monmouthshire County Council

20 March 2017

By Email Only

Dear Mr Hand

M4 Corridor around Newport (M4 CaN)

**Woodland House, Magor – Listed Building Consent for Demolition
Monmouthshire County Council Ref DC/2016/01033 dated 3 October 2016**

**Call-in Inquiry – on 20 June 2017 at the Lysaght Institute in Newport Welsh
Planning Inspectorate ref APP/E6840/V/17/3166811**

From our earlier meeting and my team's presentation to Members of your Council you will be aware that the published draft Statutory Orders for the M4 Corridor around Newport Project (M4CaN) are currently under consideration at a Public Local Inquiry at the Lysaght Institute in Newport.

If the draft Orders are confirmed, this project would require the demolition of Woodlands House at Magor, also known as Magor Vicarage, a Grade II listed building. This building is owned by the Welsh Ministers, having been purchased through the Statutory Blight process.

An application for Listed Building Consent for the demolition of this building was submitted to your authority by Welsh Ministers on 31 August 2016 and was validated on 03 October 2016 (Ref. DC/2016/01033).

The Officers' Report to Committee regarding the application recommended that the application should be called in for determination by Welsh Ministers. A number of conditions were recommended in the event of consent for demolition being granted. One of these stated: *'The building shall not be demolished before proposals, including timescales, for either the relocation and reuse of the building, or for the re-use of its fabric to repair and restore listed buildings within the locality, have been submitted to and approved in writing by the Local Planning Authority'*.

Council records indicate that the application was considered by Members of the Planning Committee on 16 December 2016. The recommendation to request that the application be called in for determination by Welsh Ministers was accepted, as were the recommended conditions. The Members additionally recommended that *'the Vicarage is dismantled and relocated at St Fagans or a suitable location close to Magor unaffected by the M4 Relief Road'*.

The determination of the application for demolition is now with Welsh Ministers. As this is inextricably linked with the M4CaN project the application will be the subject of a separate call-in Inquiry to be considered by the same Inspectors who are considering the draft Statutory Orders

for M4 CaN. The call-in Inquiry will be held on 20 June 2017, also at the Lysaght Institute in Newport (PINS Ref. APP/E6840/V/17/3166811).

A Statement of Case dated 20 February 2017 has been submitted to the call-in Inquiry by Monmouthshire County Council. This document repeated the recommendation made in the Officers' Report to Committee, namely '*The building shall not be demolished before proposals, including timescales, for either the relocation and reuse of the building, or for the re-use of its fabric to repair and restore listed buildings within the locality, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented within the agreed timescales*'.

For the avoidance of any doubt I can confirm that members of the M4CaN team on behalf of the Welsh Government, have during the design development phase of this project offered the Grade II listed Woodland House to St Fagans. The museum has however declined the building on the grounds that it does not fit within their current collecting policy.

The Welsh Government is now looking at the possibility of relocating this building to a new site close to Magor, in line with your authority's recommendation. As such my team would be grateful if your colleagues could provide information on County Council owned land in the vicinity of Magor which would be suitable for the location of Woodland House. You will no doubt appreciate that careful consideration would need to be given to the setting of the Grade II listed building. I have been advised that it would need at least 0.25 hectares of garden/grounds in order to maximise the benefit of any relocation.

The Welsh Government would also be grateful if you could confirm the willingness of your authority to assist in the process of successfully obtaining a planning consent for the re-erection of this Grade II listed building should a suitable location be identified.

If you or your colleagues require any further information I would be grateful if you would contact Mr Mick Rawlings the M4CaN Cultural Heritage witness whose email address is RawlingsM@rpsgroup.com and mobile number is 07703 113469. Should you wish to discuss this issue with me the best way is via my mobile 07870 906553 because most days I will be at the PLI venue in Newport

Timescales for providing evidence and information to the Inspectors with regard to the call-in Inquiry are clearly quite tight so a prompt and considered response would be very helpful.

Yours sincerely



Martin W Bates
Project Director
Infrastructure Delivery
Transport

cc Mr Mick Rawlings, Cultural Heritage Witness