

MONMOUTHSHIRE COUNTY COUNCIL
CYNGOR SIR FYNWY

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990
TOWN AND COUNTRY PLANNING ACT 1990

*Application by Welsh Ministers to call-in the application
for Listed Building Consent
for the demolition of Woodlands House, Newport Road, Magor NP26 3BZ*

Local Planning Authority Refs. DC/2016/01033

Planning Inspectorate Ref.: APP/E6840/V/17/3166811

STATEMENT OF EVIDENCE

Prepared by
Amy Longford, Heritage Manager
23rd May 2017

1.0 Personal Statement

- 1.1 My name is Amy Longford, I hold the position of Heritage Manager within Monmouthshire County Council. I have a BSc in City and Regional Planning from Cardiff University awarded in 2005, MSc in Regeneration Studies awarded from Cardiff University in 2007, and a Post Graduate Diploma in Historic Building Conservation awarded from Bath University in 2009. I have been a full member of the Institute of Historic Building Conservation since 2009 and a member of the Society of Protection of Ancient Buildings since 2008.
- 1.2 I have worked in the heritage team in Monmouthshire County Council since 2005 and have been Heritage Manager since August 2013. I am the named officer in relation to Monmouthshire's scheme of delegation from Cadw and responsible for the day to day management of Listed Buildings and Conservation Areas within Monmouthshire. Prior to this I worked for a short time in Torfaen County Borough Council within their regeneration team.

2.0 The Council's Position on Listed Building Consent

- 2.1 Woodlands House, also known as Magor Vicarage is located to the north west edge of the Magor settlement set in its own grounds in an elevated position. The site is adjacent to the current B4245 which forms the main gateway into Magor connecting the village with the M4. The house is set well within the site bounded on all sides by large trees creating an enclosed and secluded environment for the house.
- 2.2 The Council accepts that the demolition of this Listed Building is an inevitable and unavoidable consequence of progressing with the M4CaN proposal (the Black route). The Council accepts that the over-riding national and regional economic benefits of the M4CaN project would outweigh the case in favour of retaining this Listed Building in situ.
- 2.3 However, the sole justification for the demolition of the Listed Building is if the M4 relief road is approved. As such, its demolition should only be approved if the M4 relief road is approved, and its demolition should not take place until the necessary Orders and contracts are in place for the road to be constructed.
- 2.4 Given that the M4 decision and Listed Building demolition are inextricably linked, the Council requested that the Listed Building Consent application be called in for decision alongside the M4 proposals.
- 2.5 No further evidence is submitted by the Council, beyond that contained in my Statement of Case dated 20th February 2017, and the Statement of Common Ground signed with the Welsh Government dates 23rd May 2017.

The latter updates the suggested conditions contained in my Statement of Case, and also clarifies that the previous concern regarding bats has been fully addressed to the Council's satisfaction.