

**Merthyr Tydfil County Borough Council**

Town Planning (Development Control)

Unit 5

Triangle Business Park

Pentrebach

Merthyr Tydfil

CF46 4TQ

Tel No. 01685 726213

www.merthyr.gov.uk

**Application for Planning Permission.
Town and Country Planning Act 1990****Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

Number	
Suffix	
Property name	land at Meadowsweet Farm
Address line 1	High Street
Address line 2	
Town/city	Trelewis
Postcode	CF46 5EA

Description of site location must be completed if postcode is not known:

Easting (x)	309764
Northing (y)	198630

Description	
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Applicant Details

Title	Mr.
First name	S.
Surname	Rees
Company name	
Address line 1	14, Pentwyn Deintyr
Address line 2	Quakers Yard
Address line 3	
Town/city	Treharris
Country	United Kingdom
Postcode	

RECEIVED

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

- Yes No

3. Agent Details

Title

Mr

First name

Phil

Surname

Williams

Company name

philwill planning consultancy ltd

Address line 1

71

Address line 2

Heol Trece Castell

Address line 3

Town/city

Agent

Country

80

Postcode

CF831AF

Primary number

07504007434

Secondary number

Email

philwill.jem@hotmail.com

200269

MTCCB
AMENDED PLANS

28 JUL 2022

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MERTHYR TYDFIL
COUNTY BOROUGH
COUNCIL
OFFICE COPY
PLEASE DO NOT
REMOVE

4. Site Area

What is the site area?

0.02

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes • No

5. Description of the Proposal

Please describe the proposed development including any change of use

erection of stable block for 6 horses + RETENTION OF ENGINEERING OPERATION

Has the work or change of use already started?

Yes • No

6. Existing Use

Please describe the current use of the site

agricultural land

Is the site currently vacant?

Yes • No

Existing Use

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site ☒ Yes ☐ No

Proposed use that would be particularly vulnerable to the presence of contamination ☒ Yes ☐ No

Relocation advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building? ☒ Yes ☐ No

If yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Previously developed land	0.02

Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	block and render

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	green box profile sheets

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	timber

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	steel and wooden

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If yes, please state references for the plans, drawings and/or design and access statement

Location plan SP1
Ordnance Survey plan and elevations SP2
Ecological Impact Assessment SP3
Supporting Statement

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☐ Yes ☒ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? ☐ Yes ☒ No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☒ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

Biodiversity and Geological Conservation

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Supporting information requirements

If a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

If the local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

Mains Sewer

Septic Tank

Package Treatment plant

Cess Pit

Other

Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☐ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☐ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☐ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☐ No

Employment

Will the proposed development require the employment of any staff?

☐ Yes ☐ No

Hours of Opening

Are hours of opening relevant to this proposal?

☐ Yes ☐ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Is the proposal for a waste management development?

If this is a landfill application you will need to provide further information before your application can be should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please)

- ☐ The agent
- ☐ The applicant
- ☐ Other person

25. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

If Yes, please complete the following information about the advice you were given (this will help the authority efficiently):

Officer name:

Title	Ms
First name	Caroline
Surname	Pulley
Reference	PA/20/0008

Date (Must be pre-application submission)

05/02/2020

Details of the pre-application advice received

letter dated 04.03.2020

26. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I/We/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person role

☐ The applicant

☐ The agent

Title

First name

Phil

Surname

Williams

Declaration date

05/10/2020

Declaration made

L. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role

☐ The applicant ☐ The agent

Title

First name

Phil

Surname

Williams

Declaration Date

05/10/2020

Declaration made

3. Declaration

We hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)

05/10/2020

Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate and submitted with the standard mineral application form.

N.B. If the application involves underground working you are advised to contact the mineral planning authority as this type of application requires an alternative method of certification.

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YY)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
ANDREW BOWEN	TIRLAN FARM TRELEWIS TREHARRIS CF46 6TB	21/10/2022

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYY)

Certificate of Ownership - Certificate C

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address at which notice was served	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):