

DELEGATED REPORT

Application No:	P/23/0188
Site Address:	Land To The South Of Cilhaul And To The West Of Evan Street Treharris
Development:	Erection of a stable block
Case Officer:	Rebecca Owens
Site Visit:	16th August 2023
Application Expiry Date:	28th September 2023
Consultation reply date expired:	3rd October 2023

APPLICATION SITE

The application relates to a field on the outskirts of the settlement of Treharris and inside of the settlement boundary. The site is bound by other fields and a highway to the east from which access to the site is gained. The site slopes upwards from the highway in a westerly direction.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a stable block. This would have a rectangular footprint 11.45m in width by 3.9m in depth and a mono-pitched roof with a maximum height of 3.05m. The roof, which would comprise of brown box profile steel sheets, would overhang the front elevation by 1.2m to create a covered area over a concrete path and would be supported by timber posts. The stable building would accommodate two stable stalls and a tack room/hay store each served by a separate door in the front elevation. The walls of the stable would be finished with timber cladding painted brown.

Due to the profile of the land, a 12m long retaining wall is also proposed 1m back from the rear elevation. This would be 0.9m in height.

Access to the stables would be via an existing gated access to the east of the site off the adjacent highway. In addition, the details indicate that manure will be bagged and stored to the rear of the stables before being transported to an allotment.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

CONSULTATION

The following bodies were consulted and their responses are presented below:

Head of Engineering & Highways	No objection
Ecologist	No objection subject to compensation
Environmental Health Manager	No objection subject to conditions

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, two site notices were displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW5 Affordable Housing Exception Sites
- SW11 Sustainable Design and Placemaking
- SW12 Improving the Transport Network
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW4 Environmental Protection
- EnW5 Landscape Protection

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design.
- Note 5, Nature and Development.

PLANNING CONSIDERATIONS

Principle

The application site is located within the settlement boundary and as such the principle of development is acceptable subject to compliance with other relevant policies and material planning considerations.

In this respect it is noted that whilst being located within an area of open fields, the site does not form part of a designated open space and as such Policy SW10 would not be relevant.

Design and visual impact

It is noted that the site relates to a field on the outskirts of the settlement boundary and adjacent to open countryside. Thus, whilst it is not within a designated Special Landscape Area, the impact of the proposal on the surrounding landscape is still an important consideration. However, the proposal is for a stable building which is characteristic of the type of built development found in fields and open space such as this. Indeed, there is a stable block visible in the adjacent field to the north. In addition, the design and scale of the stable itself is deemed to be typical of this type of building and is of an acceptable appearance. It is noted that it would be elevated within the site due to the profile of the land but being located some 10m back from the highway would lessen its prominence within the streetscene. As such, having regard to the above the proposal is found to be acceptable in terms of its impact on the character and visual amenities of the area and in accord with Policy SW11.

Residential amenity

The proposed stable would be a significant distance from any residential property and as such the proposal would have no impact on residential amenity. Moreover no representations were received following the publicity exercise. The proposal therefore complies with Policy SW11.

It is also noted that no objection has been received from the Environmental Health Manager.

Ecology

Given that the proposed stable building would be erected largely on an existing hardstanding area, the Ecologist is satisfied that no ecological survey works are required. Furthermore, he has not raised any objection to the development subject to compensation being provided in the form of a wildflower area. This has been included on the submitted drawings and can be conditioned as part of any approval.

Highway safety

Access to the site would be gained via an existing gate off the adjacent highway. Whilst this access is not ideal, it is recognised that it is already being used and as such the Head of Engineering and Highways has not raised any objection to the proposal.

It is noted that the adjacent highway is relatively wide and appears quiet in terms of traffic flows. In addition, the proposal is of a modest scale with only two stables which would be for personal use. Thus having regard to this and views of the Head of Engineering and Highways, on balance, it is not considered that approval of the development would significantly worsen the impact of highway safety.

CONCLUSION

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into

consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Proposed floor plan and elevations, Sheet 1 of 2, Amended Plan Received on 2 October 2023.

Section and site location plan, Sheet 2 of 2, Amended Plan Received on 25 October 2023.

Proposed site plan and sections, Sheet 3 of 3, Amended Plan Received on 24 October 2023.

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

3. The area identified for the planting of wildflowers on the proposed site plan (sheet 3 of 3), shall be fenced off from grazing animals and all planting and seeding for the area shall be carried out in the first planting and seeding seasons following the beneficial use of the stable building or the completion of the development, whichever is the sooner.

Reason - To protect the natural environment and important habitat in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 30.10.2023