

DELEGATED REPORT

Application No:	P/24/0100
Site Address:	Land At The Paddocks Nant-y-Fedw Trelewis CF46 6UF
Development:	The construction of a rural enterprise dwelling and associated works.
Case Officer:	Kate Glover
Site Visit:	15th May 2024
Application Expiry Date:	21st June 2024
Consultation reply date expired:	5th June 2024

APPLICATION SITE

This application relates to an area of farmland measuring approximately 0.25 of a hectare. The site itself comprises part of a field and to the east of the site there are a number of agricultural buildings, stables, storage sheds and a building which is used as an unauthorised dwelling.

The site is situated in a countryside location with open fields to the north, south and west. The access to the site is from the B4255 to the east and via an unsurfaced track, which also serves other properties that are located to the west and south east of the application site. The site is also located in Special Landscape Area 5 - Gelligaer and Taf Bargoed (SLA) and a Site of Importance for Nature Conservation - Cwm Fedw (SINC).

PROPOSED DEVELOPMENT

Full planning permission is sought for the construction of a new rural enterprise dwelling, with associated amenity space and parking area. The proposed dwelling would be positioned in an east/west direction on the site with its front elevation facing east. It would have a width of 12.71m, a depth of 13.5m and a height of 8.12m (to the ridge of its roof). The dwelling would be set into the hillside and parts of the rear rooms would be single storey although set at the first floor level of the property. The principle elevation comprises of two glazed gable style elements, with the larger of these two design features providing a full balcony and a Juliet balcony in the smaller gable. At ground floor level and in line with the balconies, patio doors would be provided at ground floor level.

A parking and turning area for 6 cars would be provided on land to the rear of the proposed dwelling.

Submitted in support of the application are the following documents:

- Rural Enterprise Dwelling Appraisal (REDA) (dated February 2024) prepared by Cynllunio RW Planning Ltd,
- Planning statement by Turley dated April 2024
- Assessment of the Proposed Property Size and Quality at Bedlinog, Treharris for the Keogh Family. By Inspire Architects, dated 1 April 2025
- Preliminary Ecological Assessment by Ecological, dated 1 November 2022
- Land at The Paddocks - Green Infrastructure Statement by Turley, dated April 2024
- Habitat Management Plan by Ecological, dated October 2023
- Photo survey

PLANNING HISTORY

PE/21/0145 Without planning permission, the construction of a building used for residential purposes.
Appeal Dismissed 14.03.2025 (appeal reference CAS-03458-G9Q1D5)

It is also noted that the property being used by the applicants is the subject of a planning contravention notice (PE/21/0145) and the subsequent dismissal at appeal (CAS-03458-G9Q1D5) which in part sought planning permission for the retention of the building on the grounds that the building was a justified rural enterprise dwelling. The appeal was dismissed and, in the appeal report the inspector noted that the Council was yet to determine the application in relation a permanent rural enterprise dwelling. However, the inspector noted that in relation to the appeal, insufficient financial information to justify a rural enterprise had been submitted by the applicants.

P/19/0177 Creation of horse exercise area
Approved: 14.09.2020

P/18/0360 Erection of barn
Approved: 22.01.2019

P/10/0200 Retention of building used for the accommodation of cattle, pigs, and horses
Approved: 23.09.2010

CONSULTATION

Planning Policy Officer: Development would need to comply with the requirements of Technical Advice Note 6

Head of Engineering and Highways: No objection received

Planning Ecology Officer: No objection received

Dwr Cymru/Welsh Water: No objection received

Environmental Health Manager: No objection subject to conditions.

Bedlinog and Trelewis Community Council: No objection received

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National planning policy

The Future Wales – the National Plan 2040 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.

Planning Policy Wales (PPW), Edition 12, February 2024:

Para 3.5 – 3.13 set out the importance of high quality design to ensure inclusive design, to promote environmental sustainability and ensure high environmental quality. Regard should also be given to the special characteristics of an area, community safety and to encourage sustainable forms of transport.

Para 3.38 considers the countryside to be “*a dynamic and multi-purpose resource. In line with sustainable development and the national planning principles and in contributing towards placemaking outcomes, it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources*”.

Para 3.55 notes that previously developed land wherever possible should be used in preference to greenfield sites where it is suitable for development.

Para 3.60 highlights that “*development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation...However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled*”.

Para 4.1.43 – 4.1.57 set out the need to reduce the level and speed of traffic in new development, the provision of car parking and how this may be integrated into new development to minimise the reliance on cars. Transport assessments are also an important mechanism to determine anticipated impacts a development proposal may have.

Para 4.2.37 indicates that “*The purpose of ‘rural enterprise dwellings’ is to enable rural enterprise workers to live at or close to their place of work, including encouraging younger people to manage farm businesses and supporting the diversification of established farms. Rural enterprise dwellings represent one of the few circumstances in which isolated new residential development in the open countryside may be justified*”.

Para 4.2.38 highlights that “*all applications for new rural enterprise dwellings should be carefully examined to ensure that there is a genuine need*” and notes the importance of establishing “*whether the rural enterprise is operating as a business and will continue to*

operate for a reasonable length of time". The planning guidance in TAN 6 sets out the need for rural enterprise dwelling appraisals.

In regard to biodiversity and ecology, para 6.4.3 states '*The planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement*'. Paragraph 6.4.15 also outlines the step-wise approach.

Technical Advice Notes (TAN):

- TAN 5 Nature Conservation and Planning, September 2009
- TAN 6 Planning for Sustainable Rural Communities, July 2010
- TAN 6 Rural Enterprise Dwellings – Practice Guidance, December 2011
- TAN 12 Design, March 2016

Local planning policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

- Policy SW4 - Settlement Boundaries
- Policy SW9 - Planning Obligations
- Policy SW11 - Sustainable Design and Placemaking
- Policy SW12 - Improving the Transport Network
- Policy EnW1 - Nature Conservation and Ecosystem Resilience
- Policy EnW3 - Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species.
- Policy EnW4 - Environmental Protection
- Policy EnW5 - Landscape Protection SLA5: Gelligaer and Taf Bargoed.

Supplementary Planning Guidance (SPG):

- SPG 4 Sustainable Design, July 2013
- SPG 5 Nature and Development, May 2015

PLANNING CONSIDERATIONS

Land use and rural enterprise justification

The application site is located outside of the settlement boundary.

Background

The rural enterprise comprises a 48.5 hectares (120 acres) of owned land, a further 234.7 hectares (580 acres) of land directly adjacent to the site which is rented under a Farm Business Tenancy agreement and common grazing rights for 250 ewes and 7 cows at Mynnydd Y Capel.

The application site was purchased by Mick Keogh and his partner Daphne Trant however the site is now managed by Mick's son, Jonathan Keogh, and his mother Daphne Trant (the applicants).

The REDA (Rural Enterprise Dwelling Appraisal) advises that Mick and Daphne moved onto the site during the Covid pandemic in 2020 in order to care for the animals on site and at the time the REDA was produced in February 2024, there were 167 cattle on site, 22 breeding ewes and 50 broodmares that are part of the Nye Stud, which is an equine enterprise that is also operated by the applicants. In more detail, the cattle currently comprise 49 suckler cows, 116 youngstock and 2 bulls with calving taking place year round and youngstock being reared up to 24 months old at which point they are sold as stores for finishing on other farms. The farm also buys in weaned calves from local markets however the applicants intend to increase to 100 suckler breeding cows to increase the number of homebred calves. The applicants also intend to increase the breeding ewe flock to 200 head to better utilise the common grazing rights. All lambs are sold as store lambs at the local market.

Nye Stud comprises of 50 broodmares, all of which were in foal at the time of the REDA being produced. The majority of foals are sold as yearlings with the best females retained for future breeding or sale at 2-3 years old.

The applicant advises that the rural enterprise has been established for at least 3 years and the proposal meets the requirements of TAN 6 in relation to the enablement of a permanent dwelling to support the rural enterprise.

Appraisal of dwelling

The application seeks permission for the erection of a rural enterprise dwelling on land which is outside of the established settlement boundary as defined by policy SW4 of the LDP. Therefore, the proposed dwelling would constitute countryside development. Residential development outside of the settlement limits would normally present a departure from the LDP. However, in exceptional circumstances policy SW4 sets out, amongst other criteria, that development '*associated with a rural enterprise or the winning and working of minerals*' may be permitted where such locations can be fully justified and satisfies other relevant plan policies. In conjunction with this TAN 6 sets out the justification for allowing new rural enterprise dwellings in the open countryside.

Paragraph 4.4.1 in TAN 6 also indicates that permission may be granted for new permanent dwellings on well-established agricultural units for essential workers who need to live on the unit where it can be demonstrated that:

- a) *there is a clearly established existing functional need;*
- b) *the need relates to a full-time worker, and does not relate to a part-time requirement;*
- c) *the enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job is currently financially sound, and has a clear prospect of remaining so;*
- d) *the functional need could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned; and*
- e) *other normal planning requirements, for example siting and access, are satisfied.*

Functional test

The primary test set out in TAN 6 is an assessment as to whether it is essential for a rural worker to live at, or near, their place of work.

In regards to the proposal, the applicants operate an established mixed livestock and equestrian enterprise and have intentions to further increase livestock numbers. In addition, the applicants have been living on site since 2020.

An assessment of the essential need for a rural worker to live at or near their place of work requires:

- an evaluation of the risks involved;
- the frequency and type of out-of-hours emergency that might arise;
- the scale and loss that could be incurred should that emergency situation occur;
- the potential for an on-site worker to identify the problem; and,
- the ability of that resident worker to rectify the problem.

In order to provide appropriate supervision for the enterprise, the applicants consider it essential that a farm worker lives on site at The Paddocks in order to supervise and manage the livestock and horses to ensure their welfare needs are not compromised. There is a legal responsibility under the Animal Welfare Act 2006 to ensure that all animals are kept in a manner which accords them freedom from thirst, hunger and malnutrition; appropriate comfort and shelter, the prevention or rapid diagnosis and treatment or injury, disease or infestation; freedom from fear; and freedom to display most normal patterns of behaviour.

The overall responsibility for Duty of Care for animal welfare currently lies with the applicants, who reside on site.

In the case of the livestock and equestrian enterprises at The Paddocks the essential needs arise from:

- the general welfare and care of all livestock and horses on the farm;
- the general welfare and management of all breeding stock where assistance may be required at calving, lambing and foaling;
- the general care and attention of the newborn calf, lamb and foal ensuring they have received adequate colostrum, again assistance may be required to encourage suckling;
- the reproductive requirements of the breeding stock, such as monitoring heat detection(oestrus) and its synchronisation;
- the regular inspection of housed livestock and horses for signs of disease or distress and to rectify the problem promptly;
- provision of security for animals from theft or malicious attack; and
- dealing promptly with unforeseen emergencies.

The application provides sufficient information in relation to the size and scale of the enterprise to establish that there is an essential and justified need for supervision of the existing livestock and horses currently on site and this need is further supported by the proposed increase in livestock numbers as set out in the REDA. However, there are concerns regarding the increased herd size and further information is required to ensure

that the enterprise is able to meet the welfare needs of the increased herd in respect of both land and housing, and the financial capability to afford any additional buildings and impact on the increase in costs associated with expansion of this nature.

Time test

Paragraph 4.9 of TAN 6 notes that *“If a functional requirement is established, it will then be necessary to consider the number of workers needed to meet it, for which the scale and nature of the enterprise will be relevant. Where there is currently no dwelling associated with the rural enterprise the worker for whom there is a functional need for new accommodation must be a full-time worker. With the exception of second dwellings on established farms, it must not relate to a part-time requirement, or a requirement that does not relate to the enterprise. If this is a second (or further) dwelling, all existing dwellings must also be occupied by full-time workers for whom it is essential that they also remain on site for functional reasons, or by workers and their dependents last employed in a rural enterprise”*.

The REDA includes an assessment of labour requirements using the Nix Farm Management Pocketbook and the Agricultural Budgeting and Costing book and the labour requirement associated with the horses on site are below the labour requirements as set out in the Equine Business Guide (2019).

The labour requirement has been met by Daphne Trant and her son Jonathan Keogh residing at the site since 2020. It is unknown where Jonathan Keogh and his young family live in relation to the holding, but it is noted that he is currently residing on site and, away from his family. The proposed dwelling would allow the applicants to both reside on site in a single dwelling.

It is noted that the Equine Gross Margin within the Planning Budget details that the number of broodmares reduces from 37 to 15 in the first year. If the number of broodmares reduces during the five year period then the labour requirements for the equine enterprise will reduce. However, the livestock on site alone currently generate a labour requirement of 309 Standard Man Days (1.12 full time workers) and the proposed increase in livestock numbers would generate a labour requirement of 585 Standard Man Days (2.12 full time workers).

Financial test

With regards to a dwelling for an established farm TAN 6 requires:

“the enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so;”

The financial test is set out at Paragraph 4.10.2 of TAN 6 and states:

“To assess economic sustainability, it will be necessary to show the business has a reasonable prospect of providing a market return for all operators for the amount of management and manual labour inputs, including the job for which the rural enterprise dwelling is being sought, for at least five years from the anticipated completion of the proposed development.”

The application is supported with accounts for the late, Mick Keogh, trading as MJN Building Contractors Limited for the years ending 31 November 2019 to 31 November 2022 and in the Planning Budget projections for the applicant's developing farm business over a 5 year period (2024-2028).

MJN Building Contractors Limited is shown on Companies House and details the nature of business being Site Preparation. The three years of historical financial information do not include profit and loss accounts, and instead the documentation that has been provided are unaudited unabridged accounts which are available on the filing history of Companies House.

The REDA also states that following the death of Mick Keogh and the ongoing probate there is no more financial information available for the applicant's existing business. The REDA also details that legal fees are impacting on the profit levels of the enterprise and the ability for a salary or wage to be paid. However this information is not provided as part of the accounts and there is no known timeframe for these costs ending.

The historical financial information provided do not show the Profit and Loss Trading Accounts and therefore it is not possible to assess the viability of the agricultural enterprise operated under the trading of MJN Building Contractors Ltd. Therefore, the proposal does not demonstrate the business to be financially viable or sustainable or that it can support the costs of a full-time worker or the build costs of the proposed dwelling.

In addition, it is noted that the Planning Budget, demonstrates a steady net profit over the five year period for the combined enterprises, however, the applicant is relying on forecasted cashflow projections which is not typical of applications for permanent dwellings on existing enterprises. The enterprise has been operating for a number of years and therefore detailed accounts should be available for assessment on the current stock numbers.

It is accepted that the applicant intends to increase the suckler herd, to be financed by a loan in the first year of the projections. However as referred to above in relation to functional need, the information as presently submitted does not confirm that the application site has suitable and available livestock housing to meet the requirements of the increased herd size. It is also noted that the equine gross margin is projected to decrease over the same period with a number of broodmares being sold in years 1 and 2 of the projections.

It is not clear where the labour charges accounted for in the projected figures. There are other concerns in respect of the mortgage as, whilst loan repayments for both the livestock loan and mortgage are split between repayments and interest, the loans page of the Budget does not include the mortgage of £250,000 and this would be a cost against the business.

In summary, it appears that the business has been established for at least three years, yet it has not been adequately demonstrated that it has been profitable for at least one of them. Based on the financial information submitted in support of the proposal, it is not possible to conclude that the agricultural business operating from The Paddocks is viable and sustainable.

Other dwellings test

Paragraph 4.11.1 of TAN 6 states that *“Evidence must be provided to demonstrate that there is no other dwelling(s) or buildings suitable for conversion, which are available to meet the need. If there are existing dwelling(s) on the enterprise it needs to be shown why these cannot be used to meet the needs of the enterprise for a resident worker, and why labour or residential arrangements cannot be re-organised to ensure that the existing accommodation meets the needs of the enterprise without the need for a further dwelling”*.

The submission documents detail that Mick Keogh and Daphne Trant lived on site since 2020 and it is understood that Daphne Trant still resides on site to meet the essential need of the livestock and horses associated with the enterprise. It is understood that there are no buildings available or suitable for conversion.

The agent has not carried out a search of other available dwellings in the area which may meet the essential need of the business. However, a search of Rightmove for the application site postcode (CF46 6UF) on 6 December 2024 revealed there were 11 properties for sale within 1 mile of the postcode centre. The closest property is 0.2 miles from the application site and is marketed with a guide price of £1.5 million for a 5 bedroom property and this is considered to be beyond the affordability of a rural worker.

Other planning requirements test

In terms of other planning requirements, Tan 6 paragraph 4.12.1 states

“Rural enterprise dwellings should satisfy the usual planning requirements in terms of design, sustainability and access. The siting of the proposed dwelling should relate closely to the activities for which there is a need. In most cases this will mean that the new dwelling should be sited in close proximity to existing buildings and in the case of dwellings for agricultural enterprises, should not be isolated from the farmstead or in locations that could encourage farm fragmentation. Local planning authorities should resist planning applications for rural enterprise dwellings that are prominent in the landscape”.

Design approach

The development would be located in a countryside setting where it would be visible from the surrounding area. The site is also situated in a landscape of outstanding historic interest and an SLA (Special Landscape Area), where maintaining its character is of importance. The construction of a new dwelling has the potential to adversely impact on the character and appearance of the countryside through the intensification of development on the farmstead. The dwelling would also be located in an unsustainable location away from local services, including poor connections to public transport.

Internally the proposed dwelling would comprise of a main house and annex. The main house provides an open plan kitchen/dining/living room, W.C, cupboard, a master bedroom with en-suite bathroom and a dressing room, a second bedroom with dressing room, third bedroom and a family bathroom. The annex comprises of a bedroom with dressing room, en-suite bathroom and sitting room. From the plans provided it appears the annexe will share the use of the single kitchen within the main house.

The proposed dwelling would have an external floor area of approximately 260m and the internal floor area would measure approximately 206m², including the annex with a floor area of approximately 49.7m². The Assessment of the Proposed Property Size and Quality (APPSQ) advises that in assessing what is a reasonable sized accommodation, there is a need to consider that there is full time occupation of what would otherwise be equivalent to two families, Mrs Trant and the Farmer, Jonathan Keogh's, family.

The external materials and features of the property would be natural stone elevations, slate roof, hardwood window frames and doors, oak lintels, timber roof goods, aluminium rainwater goods, a chimney, a barbeque integrated into the chimney stack and covered porch and sitting area under the larger of the two balconies. The APPSQ states that the stone and oak required in the construction of the property can be sourced on site.

A 4-bedroom property is appropriate for a rural enterprise dwelling and would allow for rural workers to reside on site with their family. However, the design and scale of the proposed dwelling does not reflect a typical rural farmhouse and appears to be an aspirational dwelling with floor area given over to dressing rooms and ensuite bathrooms, rather than a property to serve a functional need.

Whilst the stone and oak required in the construction of the property might be sourced on site it is unclear how this would be achieved, and this raises questions on the impact of tree removal on the SINC and what the visual impact might be resulting from the removal of trees and sourcing of natural stone either via a quarry or using the stone from field boundaries.

The cost of the dwelling is a financial draw against the enterprise and in particular the costs in incorporating a number of bathrooms, floor areas to accommodate dressing rooms, large areas of glazing, Welsh slate roof and cladding of the building with natural stone work. Whilst it can be argued that the occupants of rural enterprises can also be aspirational, it is difficult to support the current proposal without further information to justify the cost of the proposed dwelling and it remaining affordable for future rural enterprise workers.

It is noted that the plans appear to indicate that the annex is subservient to and could not operate separately from the main dwelling. However, the comments made in respect of property accommodating two families, raises significant concerns regarding the principal of the proposal, the requirements of TAN6 and the policy exception in relation to dwellings in the countryside.

The size, scale and design of the proposal is not commensurate with that of a typical farmhouse which is required to support the functional needs of a rural enterprise dwelling and insufficient information has been submitted to establish if one or two units of accommodation are sought and if the rural enterprise can be justified for and support two families.

In this instance, there is insufficient justification to demonstrate that the dwelling would be affordable for other rural enterprise workers and that the functional need for the development outweighs the harm it would have on the countryside. Consequently, the development would be contrary to LDP policies SW11 and EnW5.

Highway implications

It is noted that no objections or concerns have been raised by the Head of Engineering and Highways. The existing access to the site is via an initial section of the highway from the B4255 to the east and then via an unsurfaced track. The submitted plans indicate a new driveway serving the dwelling would be provided with access from the existing lane. At least 6 parking spaces would be accommodated to the front of the dwelling with sufficient room to enable vehicles to turn within the curtilage. This access and parking arrangement is deemed to be acceptable. Accordingly, this element of the development would not lead to any significant highway safety concerns.

It is noted that the application red line boundary does not include the land required from the application site to the adopted highway and whilst, the lane is already used by the applicants, it is unknown if this access is in the control of the applicant and can be maintained by them for the purpose of the development.

Accordingly, it is unlikely that the development would not lead to any significant highway safety concerns. However, the redline does not include all land required for the proposal and therefore the proposal fails to meet the requirements of LDP Policy SW11.

Ecology

The development would be located within a SINC which contains areas of semi-improved acid grasslands, semi-improved neutral grasslands and marshy grasslands, also containing bracken slopes, acid flushes and small areas of both wet and dry heathland and semi-natural wet woodland.

A Preliminary Ecological Appraisal (PEA), Green Infrastructure Statement (GIS) and Habitat Management Plan (HMP) have been submitted in support of the application.

The PEA identifies that historical engineering works have taken place in the location of the proposed dwelling and the site is dominated by semi-improved grassland with vegetation cover most dense in the south of the site and some species which are identified on the site appear to be remnants of a previous habitat, before the historical engineering works took place.

The GIS details the planting of 4 native species trees, provision of integrated bat and bird boxes, native planting and hedgehog passes. In relation to the loss of grassland to site the dwelling and parking area, the creation of a species rich grassland habitat on a parcel of land measuring approximately 9,803m² and which is located on the northeast side of the farm yard. The HMP sets out the methodology for planting and maintains in relation to the biodiversity mitigation

Chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance a GIS has been provided and as identified above, the development would be located in parts of the site that are already disturbed and have limited value.

No objections have been received from the planning ecologist. The proposal is located on land which is identified as part of a SINC. However, the ecological condition of the land where the dwelling would be located has been identified as poor and the proposed biodiversity enhancement would improve ecology and biodiversity in the area and

contribute to the wider green infrastructure objectives. As such the proposal complies with LDP policies EnW1 and EnW3.

CONCLUSIONS

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, as well as the Welsh Ministers well-being objectives set out in section 8 of the WBFG Act.

For the above reasons, the proposed development fails to demonstrate a viable need for one rural enterprise dwelling, the size, scale and cost of the dwelling is appropriate for a rural enterprise worker and the supporting information throws doubt on the number of households which would reside on the site. Consequently, the development would be inappropriately located outside of the settlement limits, contrary to the LDP policies and national planning policy. Accordingly, the following recommendation is made:

RECOMMENDATION: BE REFUSED for the following **REASONS:**

1. The proposed development fails to justify the need for a permanent rural enterprise dwelling on the site, in that it does not adequately demonstrate the viability of the business or a dwelling of the size, scale and nature as proposed. As such, the development is contrary to policy SW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 and it fails to meet the tests set out in Section 4.4.1 of Technical Advice Note 6: Planning for Sustainable Rural Communities.
2. The proposed development, by virtue of its unwarranted intrusion in the open countryside, would have an adverse impact on the character and appearance of the surrounding landscape. As such, the proposal is contrary to policies SW11 and EnW5 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031.
3. The development fails to provide a suitable means of vehicular access that links to the adopted highway, resulting in a poor form of development contrary to Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 17.06.2025