

DELEGATED REPORT

Application No:	P/25/0321
Site Address:	Land Off Tramroadside Quakers Yard Treharris CF46 5AR
Development:	Change of use from storage yard to provide a single storey eco house
Case Officer:	Marlene Ferreira
Site Visit:	4th February 2026
Application Expiry Date:	9th April 2026
Consultation reply date expired:	11th March 2026

APPLICATION SITE

The application site relates to a relatively large parcel of land, accessed off the Taff Trail cycleway, in the area of Quakers Yard. The site, most of which is enclosed by a high wooden fence and vegetation and includes an existing garage building, forms part of a much larger and undeveloped mature wooded area (some of which is also owned by the applicant) located outside the settlement boundary.

The site has been subject to unauthorised works recently, which includes the erection of numerous unauthorised sheds, installation of solar panels, engineering works and vegetation clearance, which is currently being investigated under enforcement case PE/25/0070. The site also appears to be used for the unauthorised storage of materials.

The application site essentially relates to a plot of land in the countryside and Pontygwaith Special Landscape Area, which is located to the northwest of the Woodlands Residential Park. It is bound by the Taff Trail cycleway to the south and by additional undeveloped and/or wooded land to the north, east and west. The adjoining wooded area to the north is heavily covered by protected trees and is designated a Site of Interest for Nature Conservation (Lower Taf and Edwardsville).

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a single storey eco house. Whilst it is acknowledged that the development in the application form is described as a 'change of use from storage yard to provide a single storey eco house', as highlighted above, the application site appears to be used for the unauthorised storage of materials and

therefore, no lawful change of use from a wooded area to a storage yard has ever been granted on this site. The proposed development in this instance, therefore solely relates to the erection of a single storey eco house.

The proposed dwelling, which would be located between the existing garage to the east of the site and the existing unauthorised shed to the west of the site, would be sited on a hardstanding area of approximately 18m by 9.1m. The dwelling itself would measure 10.8m wide, 7.8m deep with a maximum ridge height of 5m. It would be served by a kitchen, bathroom, sitting room and bedroom at ground floor and a sitting room, loft area and storage area within the roof space. The plans do not indicate an internal staircase and it is unclear how the sitting room, loft area and storage areas would be accessed. A septic tank would be used to treat and store waste water from the property.

The dwelling would comprise a mono-pitched roof design with an array of solar panels, and would be orientated so that its front elevation would be north facing. A canopy projection would frame the front entrance, which would be facing away from the Taff Trail cycleway. Parking provision would be provided to serve the property by means of the existing garage and hardstanding to the east.

PLANNING HISTORY

The Council's records do not show any other recent or relevant planning history for this site.

CONSULTATION

Head of Engineering and Highways

Objection raised: *'...The existing highway network is narrow with no pedestrian formal facilities/passing provision with limited visibility, as such causing safety issues for pedestrians...'*

Planning Policy Officer

Objection raised: *'...Given its countryside location, the proposed development does not meet the relevant requirements of Replacement LDP policy (SW4). The submitted information/evidence does not demonstrate that it would satisfy the requirements of Policy SW4, and/or of TAN 6: Planning for Sustainable Rural Communities...'*

Planning Ecology Officer

Further information requested in the form of a Preliminary Ecological Appraisal (PEA) of the site to include a Preliminary Roost Assessment (PRA) for bats and nesting birds of onsite buildings.

Environmental Health Officer

No objection, subject to conditions.

Council's Tree Officer

No objection.

Council's Rights of Way Officer	No response.
Natural Resources Wales (NRW)	No objection.
Welsh Water	Objection raised: <i>'...it appears the proposed development would be situated within the protection zone of the 1500mm combined public asset, measured 7.5 metres either side of the centreline...In this case, the location of our assets is likely to significantly constrain the proposed development...development within the designated protection zone of these assets will not be permitted under any circumstances...'</i>

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to nearby occupiers and two site notices were displayed within the vicinity of the site. Four letters of objection were received following this publicity exercise. The concerns raised have been summarised below:

- The proposal would obstruct the Taff Trail, which has already been attempted by the placing of boulders in the path to block the public right of way;
- The Taff Trail is a no through lane which is totally unsuitable for vehicular traffic, given its limited width. It is a designated footpath and cycleway used by visitors, residents and horse riders. Using this trail for both pedestrians, vehicles, cyclists and horse riders would place everyone at significant risk;
- Any vehicles exiting the Taff Trail onto Goitre-Coed Road/Rodericks Terrace have no clear sight of approaching vehicles, due to the road bend, if turning right (Towards Rodericks Terrace), endangering road users and potentially resulting in accidents, particularly in areas where there are no pavements;
- The water supply and sewage disposal (i.e. septic tank) could cause problems and bio hazards for surrounding residents, particularly since there is no vehicle access to the site;
- It appears that the build would be directly over a 5-6 foot diameter trunk sewer pipe, a 6 foot sewer outlet discharging liquid sewage into the River Taff, and five underground holding tanks designed to retain solids and sewage waste during storm conditions before discharge. These tanks are covered by concrete slabs and include vents to allow the release of gas. Unrestricted access for routine maintenance and emergency repair work is required at all times. Development in this location would interfere with essential infrastructure and access for statutory undertakers;
- The occupier of the site currently burns household waste regularly. Smoke from these fires engulfs neighbouring properties, entering homes when windows are open and causing a persistent unpleasant smell in every room and any washing

hung needs to be re-washed. Allowing an Eco House, especially if it was heated by a wood-burning stove, smoke emissions would increase, affecting surrounding homes and gardens, and would significantly interfere with the use and enjoyment of neighbouring properties;

- The lack of suitable vehicle access to the site raises concerns as to how waste will be collected, delivery vehicles will access the site and how building materials will be delivered during the construction phase. This could result in fly tipping, bio hazards, pests and rodents, and further endangerment to local residents and users of the path;
- The proposal will impact upon the nature reserve in the area, resulting in protected species such as bats, being disturbed and displaced. Significant tree felling has already taken place. Established native trees have been cut down and replaced with conifers and extensive bamboo planting, which are not native species to this woodland environment. This has resulted in a detrimental impact on biodiversity, including plant, insect, bat, bird, and animal life. Parts of the woodland are subject to the Tree Preservation (No. 19) Order 1987. Despite this, further cutting has continued;
- The removal of trees has resulted in a loss of natural screening, leading to direct overlooking between the site and neighbouring homes, therefore resulting in a loss of privacy;
- The character of the area is woodland and rural in nature. The introduction of a dwelling, along with associated domestic activity, fencing, structures, and hard landscaping, would not be in keeping with the character of the surroundings. Solar panels have been installed on the mountainside and on outbuildings, and vegetation has been cleared to facilitate this. The potential glint and glare from these panels have not been considered in relation to neighbouring amenity;
- Earth and stone mounds, boulders, hedging, and walls have been constructed beyond the original boundary of the land purchased, appearing to encroach onto adjoining land and obstruct access routes. This raises further concerns about the cumulative impact of development activity at this site.
- Two applications, one in 1995 and one in 2014 on a nearby flat area of land, of the Taff Trail was refused, as the council concluded that the use of the Taff Trail to access the site was unsuitable to serve as the principal means of access. The trail is a no through lane and remains unchanged today;
- The Council has failed to address longstanding complaints about the previous and ongoing unauthorised activities on the site. Neighbouring occupiers have long been concerned with activities going on for a number of years. They have reported the erection of buildings/structures, however, it would appear that little action has been taken by the Council to enforce against the erection of the structures or the uses taking place;
- The applicant claims that the land is brownfield. It was once primarily woodland (except for the garage building), which has been cleared over the years to enable the current structures and unauthorised development to occupy the site. It is therefore not brownfield land;

- It is contended that the proposed development of this application does not fulfil any of the exceptions under SW4, except for possibly as One Planet development which is further considered under PPW and TAN 6. The application is clearly missing this important piece of supporting evidence and consequently cannot be granted planning permission in its absence. As currently constituted, and with this missing evidence, the application must, as stated in the TAN, be considered against policies that seek to control development in the countryside. In that regard, it clearly goes against Policy SW4 and PPW and should therefore be refused.

Ward Members were advised of the representations received however, no request has been submitted requiring the application to be reported to the Planning Committee. As such, the application will progress to be determined by the Director of Neighbourhood Services.

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

This document 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 12, February 2024)

Para 3.60 states 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. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. 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. All new development should be of a scale and design that respects the character of the surrounding area...’

Para 4.2.25 explains that ‘...In the open countryside, away from established settlements recognised in development plans or away from other areas allocated for development, the fact that a single house on a particular site would be unobtrusive is not, by itself, a good argument in favour of permission; such permissions could be granted too often, to the overall detriment of the character of an area...’

Para 6.4.21 – 6.4.23 note that local authorities should seek to maintain and enhance biodiversity and build resilient ecological networks to ensure that any adverse environmental effects can first be avoided, mitigated or compensated. Regard should also be given to any potential impacts on protected species which may result in disturbance or harm to the species or its habitat.

6.6.20 discusses foul drainage and states that *'...Development proposals in sewered areas must connect foul drainage to the main sewer, and it will be necessary for developers to demonstrate to planning authorities that their proposal site can connect to the nearest main sewer. To ensure consistency of design and facilitate long-term maintenance, sewers should be built to Welsh Government standards and adopted...'*

6.6.21 refers to private sewage treatment facilities and explain that *'...The installation of private sewage treatment facilities within publicly sewered areas is not considered acceptable because of the greater risk of failures leading to pollution when compared to public sewers. Where non-mains sewage proposals, such as septic tanks and or independent sewage treatment systems, are included in development applications they should be subject to an assessment of their effects on the environment, amenity and public health in the locality, in accordance with the criteria set out in Circular 10/99, prior to the determination of the planning application...'*

- Technical Advice Notes (TAN's)

TAN 5: Nature Conservation and Planning (2009). Paragraph 4.1.1 refers to nature conservation in development control and states that *'...the development control process is a critical stage in delivering the protection and enhancement of nature conservation required by PPW and the following can help in achieving these objectives:*

- *adopting the five-point approach to decision-making - information, avoidance, mitigation, compensation and new benefits;*
- *ensuring that planning applications are submitted with adequate information, using early negotiation, checklists, requiring ecological surveys and appropriate consultation;*
- *securing necessary measures to protect, enhance, mitigate and compensate through planning conditions and obligations;*
- *carrying out effective planning enforcement;*
- *identifying ways to build nature conservation into the design of new development...'*

TAN 6: Planning for Sustainable Rural Communities (2010). This TAN provides advice on One Planet Developments and explains under paragraph 4.15.2 that *'...One Planet Developments may take a number of forms. They can either be single homes, co-operative communities or larger settlements. They may be located within or adjacent to existing settlements, or be situated in the open countryside...'*

TAN12: Design (2016). This TAN advises that the Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Planning Policies

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

- Policy SW1 – Provision of New Homes
- Policy SW2 – Provision of Affordable Housing
- Policy SW3 – Sustainably Distributing New Homes

- Policy SW4 - Settlement Boundaries
- Policy SW11 – Sustainable Design and Placemaking
- Policy EnW1 – Nature Conservation and Ecosystem Resilience
- Policy EnW4 – Environmental Protection
- Policy EnW5 – Landscape Protection
- Policy EcW10 – Sustainably Supplying Materials
- Policy EcW13 – Minerals Safeguarding

- Supplementary Planning Guidance (SPG's)

- SPG Note 4: Sustainable Design (July 2013)
- SPG Note 5: Nature and Development (May 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed development is acceptable in principle in this location, and whether, in terms of its siting, scale and design, would be acceptable with regards to its impact upon the character and appearance of the area, residential amenity, ecology, parking provision and highway safety.

Principle of Development

The application site lies outside the settlement boundary and as such, Policy SW4 is a primary policy consideration. This policy states that *'...outside settlement boundaries, proposals will be regarded as countryside development and will not be permitted unless: is for the purposes of agriculture or forestry; is associated with rural enterprises or the winning and working of minerals; is for the re-use, adaptation, or replacement of rural buildings and dwellings; supports the expansion of an existing business in the countryside; is for tourism, recreation or leisure facilities or complementary development where the need for a countryside location is fully justified; is for the provision of public utilities, infrastructure or waste management facilities that cannot reasonably be located elsewhere; is required for the reclamation or treatment of unstable or contaminated land; is for renewable energy in accordance with Policy EcW8; is for affordable housing in accordance with Policy SW5; or is low-impact One Planet Development...'*

The policy goes on to state that *'...where countryside development is acceptable in principle, the proposal must also satisfy other relevant plan policies...'*

In this instance, the application development has been described as an eco house, and as such, the proposed development falls to be considered as a low impact One Planet development, and TAN 6 – Planning for Sustainable Rural Communities, provides further advice in this respect.

Paragraph 4.15.1 of TAN 6 defines one planet developments and states that *'... One Planet Development is development that through its low impact either enhances or does not significantly diminish environmental quality. One Planet Development is potentially an exemplar type of sustainable development. One Planet Developments should initially achieve an ecological footprint of 2.4 global hectares per person or less in terms of consumption and demonstrate clear potential to move towards 1.88 global hectare target over time. They should also be zero carbon in both construction and use...'*

Paragraph 4.15.2 goes on to clarify that one planet development can include single dwellings in the countryside, however, such proposals '*...should, over a reasonable length of time (no more than 5 years), provide for the minimum needs of the inhabitants' in terms of income, food, energy and waste assimilation. Where this cannot be demonstrated, they should be considered against policies which seek to control development in the open countryside...*'

Paragraph 4.16.1 explains that One Development proposals need to be supported by robust evidence and states that '*...A management plan, produced by a competent person(s), must accompany planning applications for this type of development. The management plan should set out the objectives of the proposal, timetable for development of the site and timescale for review. It should be used as the basis of a legal agreement relating to the occupation of the site, should planning consent be granted.*

The management plan should cover the following areas:

- *Business and Improvement plan to identify whether there is a need to live on the site and establish the level of the inhabitants' requirements in terms of income, food energy and waste assimilation that can be obtained directly from the site;*
- *Ecological footprint analysis of the development;*
- *Carbon analysis of the development;*
- *Biodiversity and landscape assessment;*
- *Community impact assessment to identify potential impacts on the host community (both positive and negative) and provide a basis to identify and implement any mitigation measures that may be necessary (See paragraph 4.21.1), and;*
- *Transport assessment and travel plan to identify the transport needs of the inhabitants and propose sustainable travel solutions...*

It is acknowledged that the proposal is described as an 'eco-house', indeed, elements of its construction and associated features suggest that this may be the case. However, no information or evidence has been submitted in support of the application which seeks to demonstrate that this proposal would constitute a 'One Planet' development. Indeed, no management plan has been provided, which describes the need to live on the site, the applicant's requirements in terms of income, food, etc. Likewise, no report to illustrate the applicant's ecological footprint has been submitted, and no assessment has been provided which considers the impact upon biodiversity or landscape as a result of this development. The proposed development, as submitted, would therefore not meet the criteria set out under TAN 6 for One Planet developments. It is therefore considered that the proposal would therefore result in an unacceptable form of development in the countryside that fails to accord with LDP Policy SW4.

It is recognised that paragraph 4.16.2 of TAN 6 goes on to state that in cases '*...where planning applications for One Planet Developments located in the open countryside are not accompanied by the information identified in paragraph 4.16.1, the planning authority should first seek the necessary information from the applicant. Should this not be provided they would be entitled to refuse the application on the grounds of lack of proper justification for the scheme...*'

In this instance, given that the applicant has not specifically indicated that they are seeking a 'One Planet' development, further information/evidence in this respect to support the justification of the development has not been sought. It should also be noted however that

this proposal does not appear to meet the definition of one planet development from the outset. Indeed, the site, which appears to have been heavily wooded at one time, has been subject to clearance works over the last 8-10 years, resulting in the removal of substantial trees and other vegetation to make way for unauthorised developments, including the erection of outbuildings and the storage of materials, etc. As such, the proposed eco house cannot be considered a development which is low impact since the unauthorised works carried out to date appear to have had a significant impact on the quality of the environment. It would therefore be deemed unreasonable to request that further information/evidence be submitted in support of the application, since the principal of development in this location is not supported.

Furthermore, it has also been noted that Welsh Water have raised an objection to this proposal. As noted earlier in the report, their comments state that *'...it appears the proposed development would be situated within the protection zone of the 1500mm combined public asset, measured 7.5 metres either side of the centreline...In this case, the location of our assets is likely to significantly constrain the proposed development...development within the designated protection zone of these assets will not be permitted under any circumstances...'* As such, requesting further information/evidence to justify the development in this location and in accordance with TAN 6 at this stage, would be considered unreasonable, as noted above.

Character and Appearance

The proposal represents an unjustified form of development in the countryside. Given the domestic nature of the development, and its rural siting, the proposal would have an urbanising impact on its surrounding rural environment, and as such, would be detrimental to the visual appearance of the countryside and Special Landscape Area. Indeed, the existing fencing enclosing the site and existing unauthorised structures with solar panels already have a detrimental visual impact upon the character and appearance of the area.

It is noted that the proposed eco-house would be of a corwood construction, where log ends protrude from the mortar, and would be facing away from the Taff Trail, thus resulting in the highest part of the roof being sited away from the pedestrian/cycle path. Furthermore, it is also recognised that the dwelling would be somewhat screened by the existing fencing and vegetation along the perimeter of the site, however, despite its screening and enclosures, the domestic appearance of a 5m high mono-pitched dwelling with solar panels, as well as associated domestic paraphernalia, including the existing garage, would undoubtedly add domestic visual clutter to the area and diminish the quality of the land and surrounding rural area, (TPO woodland and a designated SINC), by harmfully altering what would otherwise be a rural heavily wooded area. Indeed, it appears that this visual harm is also recognised by the applicant, hence the inclusion of planted trees/hedgerow around the edge of the site which seeks to lessen the visual impact of the proposed eco house. Nevertheless, the impact of the development is already evident by the existing unauthorised activities taking place on the site.

Whilst it is recognised that the character and quality of this rural area has already been severely impacted by the unauthorised works over the last 8-10 years, this proposal would involve the introduction of an additional building, being the the residential dwelling, which is substantially larger than any other on-site structure. It would therefore be visually prominent within the immediate surroundings and would appear at odds with the general character of the countryside. It would therefore represent a clear encroachment/sprawl into the countryside which erodes its qualities.

The proposed development is therefore not in context with its surrounding rural environment and would have a detrimental and unacceptable impact on the character and appearance of the countryside, special landscape area, the adjoining protected woodland and site of interest for nature conservation. As such, the proposed development would not accord with LDP Policies SW11 and EnW5.

Residential Amenity

With regards to the amenities of nearby occupiers, the impact of the development has been considered acceptable.

The proposed eco house would be accessed off the Taff Trail, which separates the application site from the closest neighbouring dwellings along Woodlands Crescent. Thus, whilst the development may be viewed from the neighbouring properties along Woodlands Crescent, it would be located at a significant distance from these neighbouring properties and as such, would not be considered to have any significant overbearing, loss of light or loss of privacy impact upon these occupiers. The relationship between the proposed dwelling and the existing nearby properties would therefore be considered acceptable and would therefore accord with LDP Policy SW11.

It is noted that nearby residents have raised concerns about the activities taking place on the site and the potential future activities associated with the provision of a new dwelling in this location, which includes the burning of household waste and the nuisance of smells which would result from this. There are also concerns surrounding the collection of waste by refuse lorries and the potential risks associated this, such as its accumulation which could attract mice and rodents to the area. Whilst these are valid concerns, these would be matters that would normally be addressed by the Environmental Health department. In this regard it is acknowledged that the Environmental Health Manager has not raised any objection to the proposed development.

Parking and Highway Safety

The proposed development would be accessed off the Taff Trail which is the only means of access to the site. The garage and hardstanding would appear to be used in association with the proposed dwelling and would provide 2 on-site parking spaces.

The Head of Engineering and Highways has considered the proposed development. It has been noted that the garage is not large enough to accommodate a vehicle, since the 1-bedroom property would require 1 vehicular parking space. However, it is recognised that there is a hardstanding adjacent to the dwelling which could provide an adequate single vehicle parking space. As such, parking provision within the site to serve the dwelling could be reasonably provided.

The Head of Engineering and Highways has also considered the proposed access to serve the property. The officer has noted that vehicles would access the proposed site via the Taff Trail (Tramroad Side), of which only a section forms part of the adopted highway. It is also a no through road, limited in width, restricted to 20mph, with very limited visibility and no footways along its length. The Officer has therefore concluded that the access to the site is narrow and does not allow two cars to pass one another. Pedestrians and cyclists also use this highway to access the Taff Trail, which has no pavements or formal passing provisions. This arrangement combined with its poor visibility would be considered

to have a detrimental impact upon its users, particularly upon pedestrian and cyclist safety. As such, a highway objection has been raised to the proposed development.

The proposed development is therefore considered to adversely impact upon highway and pedestrian safety and would therefore not accord with LDP Policy SW11.

Ecology

The Council's Ecologist has considered the proposed development and requested that a Preliminary Ecological Appraisal (PEA) of the site to include a Preliminary Roost Assessment (PRA) for bats and nesting birds of the onsite buildings (undertaken by a suitably qualified and experienced ecologist) is required to be submitted in support of the application. The Council's Ecologist has clarified that these reports must provide *'...sufficient information for the local planning authority to assess any potential adverse impacts of the proposed development on priority and protected species and/or habitats, or to identify what further information is required before a full assessment is possible. The results of the PEA and PRA will be used to inform whether further surveys are required, or to establish the need for and extent of any mitigation and compensation measures required as part of the proposed development. The survey will also seek to evaluate the site's exact position in relation to the SINC site and the Ancient Woodland. The impacts must then be assessed against Local and National planning policy...'*

Whilst the submission of a PEA and PRA would be appropriate in order to properly assess the potential impact of the development on protected species and habitats, there are fundamental and overriding concerns with the principle of the development. Notwithstanding the concerns in respect of the impact on the character of the area and highway implications, the location of the development within the countryside is principally not justified. Therefore, the submission of the PEA and PRA has not been sought as this would be unreasonable given that such information would not overcome the principle concerns.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Likewise, due to the reasons referred to above, the request for a GIS at this stage would not be deemed reasonable in this instance. The proposed development would therefore fail to accord with LDP Policy EnW1.

Responses to Representations

Many of the concerns raised as a result of the publicity exercise have been addressed in the above relevant sections. The following additional considerations are made:

- The concerns surrounding how water supply and sewerage disposal will be dealt with are valid. In this instance, this would be a matter for Welsh Water and NRW. Indeed, this application indicates that the property would be served by a septic tank, which would be an acceptable solution for a property in an area without access to the public sewerage system. Any issues which could arise from the use of this however would need to be referred to Welsh Water, Natural Resources Wales and Environmental Health;
- It is acknowledged that this site has been subject to numerous complaints, the most recent being in 2025. This most recent complaint, PE/25/0321, relates to the erection of numerous unauthorised sheds, installation of solar panels, engineering

works and vegetation clearance, which is currently being investigated by the Enforcement Section.

CONCLUSION

The proposal would amount to unacceptable residential development in a countryside location. Whilst there would be no significant concerns in respect of residential amenity, the proposal would cause demonstrable harm to the site's rural setting, fail to preserve the character and appearance of the countryside and would give rise to highway safety concerns. As such, the proposed development would not accord with the relevant LDP Policies.

Finally, 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 REFUSED for the following **REASONS:**

1. The proposed development would result in an unjustified development within a countryside location, contrary to Policy SW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.
2. The proposed development, given its prominence, residential use and associated domestic paraphernalia, would have a detrimental impact upon the character and appearance of the rural countryside setting, contrary to Policies SW11 and EnW5 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.
3. The proposed means of access via the Taff Trail, which is also a Public Right of Way, would result in hazardous traffic movements that give rise to significant highway safety concerns, by virtue of its narrow width, limited visibility, with insufficient passing points and lack of segregated footpaths and cycleways, to the detriment of the users of the Taff Trail, contrary to Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.
4. Insufficient information has been provided to adequately demonstrate that the proposal would not result in an unacceptable adverse ecological impact, nor has it been demonstrated that a net benefit would be provided in respect of biodiversity. The development is therefore contrary to Policy EnW1 of the Merthyr Tydfil Replacement Development Plan and Planning Policy Wales Edition 12.

5. The development would have an unacceptable impact on a number of public combined sewers crossing the site and would encroach into their associated development exclusion zones, which fails to protect the integrity of the public sewerage system, contrary to LDP Policy EnW4.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 17.04.2026