

DELEGATED REPORT

Application No:	P/25/0219
Site Address:	Berthlwyd Farm Pentwyn Road Treharris CF46 5BS
Development:	Retention of barn conversion to 2no. holiday lets
Case Officer:	Gareth Davies
Site Visit:	12th August 2025
Application Expiry Date:	1st October 2025
Consultation reply date expired:	8th September 2025

APPLICATION SITE

This application relates to a building that forms part of the farmyard group at Berthlwyd Farm. Though not individually listed the original farmhouse is, and the application building is considered to be curtilage listed as a consequence.

The Berthlwyd Farm group of buildings is located approximately 220m west of Pentwyn Road, Treharris. Occupying slightly higher ground it is accessed via a metalled track that runs north west and then south west from Pentwyn Road. The farmhouse itself sits as the northernmost in the group with the associated farm buildings including the property that has been converted located south of it.

PROPOSED DEVELOPMENT

Retrospective planning permission is sought for the retention of the conversion works to the barn. Externally the original stonework to the front of the building has been restored sensitively through its repointing whilst elsewhere the stone walls have been coated with a thin lime render. The roof has been re-covered with profiled dark grey steel sheeting with renewed wooden fascia's and the single storey cat-slide at the rear has retained its stone tiles. The rear of one of the units has a sensitively designed glazed wall facing south. External windows and doors have been installed in anthracite uPVC, though the agent has indicated that these will be replaced in hardwood and painted in a sympathetic colour from the Farrow and Ball range.

The building has been converted into two holiday let units, the smaller unit occupies the southern element of the building and comprises living room and kitchen diner on the ground floor and two bedrooms and a shower room on the first floor. The larger unit occupies the northern part of the building and comprises kitchen, lounge, shower room

and bedroom on the ground floor with a mezzanine bedroom above the bedroom and shower room adjacent the north gable of the building.

The application is supported with the following documents: -

- Green Infrastructure Statement.
- Listed Building Heritage Impact Assessment.
- Planning Statement

PLANNING HISTORY

P/25/0221 – Listed Building Consent for the retention and completion of conversion of cowshed to 2no holiday lets – not yet determined.

P/14/0017 – extend timescale in which development can start by 5 years (previous application P/06/0619 – renovation and conversion of farmhouse and barns to residential dwellings 5 units) – Listed Building Approval 17th June 2014.

P/14/0016 - extend timescale in which development can start by 5 years (previous application P/06/0619 – renovation and conversion of farmhouse and barns to residential dwellings 5 units) – Full Approval 17th June 2014.

P/10/0072 – Rection of agricultural building – Approval Not Required 12th April 2010.

P/06/0620 – Renovation and conversion of farmhouse and barns to residential dwellings (5 units) - Full Approval - 24th February 2009

P/06/0619 - Renovation and conversion of farmhouse and barns to residential dwellings (5 units) – Listed Building Approval - 24th February 2009.

CONSULTATION

Head of Engineering & Highways – No objections

Council's Ecologist – No objections

Environmental Health Manager – no objections

Rights of Way – no objections

Bedlinog & Trelewis Community Council – no response received

Natural Resources Wales – no response received.

Dwr Cymru Welsh Water – No objections

South Wales Fire & Rescue Service – no objections

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, this application has been advertised by way of site notices displayed within the vicinity of the site on 12th August 2025.

No objections or observations have been received as a result of this publicity exercise.

POLICY CONTEXT

The following policies are relevant to the determination of this application: -

National planning policy

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

Policy 1- Where Wales will grow.

Policy 2 – Shaping Urban Growth and Regeneration.

Policy 3 – Supporting Urban Growth and Regeneration

Policy 7 – Delivering Affordable Homes

Policy 33 – National Growth Area – Cardiff Newport and the Valleys

Planning Policy Wales (Edition 12 February 2024):

Paragraph 2.26 – Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process.

Paragraph 3.9 – the special characteristics of an area should be central to the design of a development. The layout, form, scale, and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.

Paragraph 3.55 – Previously developed land should, wherever possible be used in preference to greenfield sites where it is suitable for development. In settlements such land should generally be considered suitable for appropriate development where its re use will promote sustainability principles, and any constraints can be overcome.

Paragraph 3.60 - ... 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.

Paragraph 4.51 - Recreational spaces are vital for our health, well-being and amenity, and can contribute to an area's green infrastructure. They provide a place for play, sport, healthy physical activity, and a place to relax often in the presence of nature.

Paragraph 5.41 - For planning purposes, the Welsh Government defines economic development as the development of land and buildings for activities that generate sustainable long-term prosperity, jobs, and incomes. The planning system should ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses.

Paragraph 5.42 - Economic land uses include the traditional employment land uses (offices, research and development, industry, and warehousing), as well as uses such as retail, tourism, and public services.

Paragraph 5.51 - Tourism involves a wide range of activities, facilities and types of development and is vital to economic prosperity and job creation in many parts of Wales. Tourism can be a catalyst for regeneration, improvement of the built environment and environmental protection.

Paragraph 5.52 - The planning system encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration, and social inclusion, while recognising the needs of visitors and those of local communities... In addition to supporting the continued success of existing tourist areas, appropriate tourism-related development in new destinations is encouraged.

Paragraph 5.53 - In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. In addition to more traditional forms of rural tourism, planning authorities should plan positively for active, green, and cultural tourism where they are appropriate. Development should be sympathetic in nature and scale to the local environment.

Paragraph 5.57 - Planning authorities should adopt positive approaches to proposals which use previously developed or disused land and water bodies for tourism uses.

Local planning policy

Merthyr Tydfil Replacement Local Development Plan 2016 – 2031:

The relevant LDP Objectives are:-

- LDP Objective 4 Regeneration: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.
- LDP Objective 6 Sustainable Design: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.
- LDP Objective 7 Transport: To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling and public transport links.
- LDP Objective 10 Biodiversity: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.

The following development plan policies would apply:-

- Policy SW4: Settlement Boundaries
- Policy SW9: Planning Obligations
- Policy SW11 Sustainable Design and Placemaking
- Policy SW12: Improving the Transport Network
- Policy CW1: Historic Environment.
- Policy EnW1: Nature Conservation & Ecosystem Resilience
- Policy EnW4: Environmental Protection.
- Policy EcW7: Tourism, Leisure, and Recreational Development

The following Supplementary Planning Guidance (SPG) is also applicable: -

- Guidance Note 4: Sustainable Design (July 2013).
- Guidance Note 5: Nature and Development

PLANNING CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

The Principle of Development

The application site is located outside of the settlement boundary and as such the proposal constitutes a countryside development as defined by policy SW4 of the LDP. Development in such locations can be supported in principle where it relates to tourism, recreation or leisure facilities, where a countryside location is fully justified.

Notwithstanding the tourism benefits of the proposed development, it is also noted that the conversion offers some benefit in the continued functioning of the farm unit through the economic benefit that acceptable rural diversification brings and improves the setting of the Grade II listed Berthlwyd Farmhouse. Photographs contained within the Heritage Impact Assessment clearly show that the building subject of this application had fallen into some disrepair which was of no benefit to the building itself the setting of the listed building or the functionality of the farm business. The conversion improves all three. In light of this, it is concluded that the development is compliant with LDP Policy CW1, which seeks to conserve and enhance the integrity of our historic environment assets.

Additionally, Policy EcW7 of the LDP supports low impact tourism, leisure and recreational development outside of settlement limits, where the need for a countryside location is fully justified and the proposal has a minimal impact on the environment and amenities, and maximises local community, economic and environmental benefits. In this regard the development is enhancing a building of special historic interest and its continued use as holiday accommodation helps to ensure its long-term survival and continued maintenance, with minimal impact on the site and surrounding area. Therefore, the proposal meets the requirements of Policy EcW7 of the LDP.

Design and Landscaping

As the works to the barn/cowshed are substantively complete (notwithstanding any alterations to be made as a requirement of any permission that might now be granted) the design of the conversion has been undertaken in a sensitive manner with the approach taken being one of appropriate repair rather than replacement wherever possible. Similarly, the approach taken also shows appropriate deference to the original form and proportions of the building and where possible existing materials have been re-used and original openings utilised and re-purposed. As the building sits centrally within a group of farm buildings no landscaping is proposed or required as it sits naturally within the

buildings and intervening spaces. Therefore, the proposal meets the requirements of Policy EcW7 of the LDP.

The planning statement submitted in support of the application addresses the original shape and configuration of the building and illustrates that it was previously used as a small cowshed with six stalls and a small workshop. Historic photographs that accompany the statement confirm both the poor state of the building prior to its conversion and that in the act of conversion the applicant has made best use of existing proportions and building openings. Where this has not been possible due to sections of the building having to be rebuilt change has been sensitively managed. Internally, the changes are respectful of the original proportions of the building where originally features such as the roof trusses have been retained where possible and appropriately replicated and replaced where they cannot be retained. Other features have been reincorporated into the building rather than discarded.

The Historic Environment.

Though the farmhouse is itself listed the building subject of this application is not. The conversion of the building and its restoration to beneficial use improves the setting of the listed building and helps to maintain the overall quality and character of the area which in turn reinforces the integrity of the historic environment in accordance with Policy CW1 of the LDP.

Ecology

The application is supported with a Green Infrastructure Statement along with revised plans which indicate the provision of bird and bat boxes to support the development along with improved lighting arrangements. These have been reviewed by the Council's ecologist and are deemed to be acceptable and can be secured by condition to ensure it they are implemented. The proposal is therefore considered acceptable in the context of LDP Policy EnW1 where this issue is concerned.

Highways

The application has been the subject of consultation with the Council's Head of Engineering and Highways who has confirmed that the revised drawings with clearly defined access and parking arrangements to serve the development are acceptable and no conditions are required. Whilst access to the highway network will be via the single lane carriageway that also serves the farm, discreet access is provided for the proposed holiday let facilities with provision for 1 parking space located to either side of the building. It is acknowledged that no highway safety concerns have been raised and the proposal therefore complies with LDP Policy SW12.

Residential Amenity

The application site is located a considerable distance from the nearest residential properties and is accessible via the existing farm access road. The amount of traffic the proposed holiday use would generate would be negligible and the lets themselves are too far distant from the established residential properties that they would or could generate any substantive nuisance. Indeed, the holiday lets have already been in use for some time and have not generated any significant concerns. In this regard it is acknowledged that no objections were raised as a result of the publicity exercise. As such the proposed

development is considered acceptable in terms of its impact on residential amenity in accordance with LDP Policy SW11.

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 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.

Though for the greater part retrospective, the conversion has been undertaken in a manner that is sensitive to the building itself and also sensitive in its impact on the listed farmhouse. There is a need to secure some alterations to the doors and fenestration, but these are matters that can be adequately dealt with through the application of conditions to any consent that might be granted. The proposals otherwise comply with current policies in Planning Policy Wales and Policy CW1 of the Merthyr Tydfil Replacement Local Development Plan. 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 undertaken in accordance with the following approved plans and documents: -

- Site Location Plan
- Block Plan, Drawing No.04.
- Access Plan 1
- Access Plan 2
- Elevations, Drawing No.02, received 03.11.2025
- Existing Layout, Drawing No.01
- Green Infrastructure Statement dated 06.08.2025.

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

3. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage networks.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the water environment, in accordance with Policy EnW4 of the Merthyr Tydfil County Borough Replacement Local Development Plan.

4. The biodiversity enhancements as shown on approved Elevations (Drawing No. 02) shall be fully installed **within 3 months** of the date of this permission and shall be retained in perpetuity.

Reason - To achieve net benefit to biodiversity in accordance with Planning Policy Wales 12 and Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. **Within three months of the date of this permission** details of the construction and finishes of the car parking areas shown on Existing Layout (Drawing No.01) shall be submitted for the agreement of the Local Planning Authority. The agreed details shall be fully implemented and available for use within 3 months of the agreement of details and shall remain available for their designated use in perpetuity.

Reason - In the interests of highway safety and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 19/12/2026