



EQUESTRIAN APPRAISAL

In support of a planning application for

**ERECTION OF INDOOR MANEGE BUILDING,
HORSE WALKER / EXERCISER AND
RETENTION OF HARDCORE AREA
(Re-application following refusal of P/19/0302)**

at

**CROPTHORNE STABLES
SHINGRIG ROAD
TRELEWIS
TRESHARRIS
CF46 6DP**

on behalf of

Mr Warren Green

Prepared by

NORTH & LETHERBY Ltd

St Andrew's House
St Andrew's Road
Avonmouth
Bristol
BS11 9DQ

Tel – 0117 982 2886

**Ref: G113-1
APRIL 2020**

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1 INTRODUCTION AND BACKGROUND

- 1.1 This Equestrian Appraisal accompanies a planning application the erection of an indoor manège building, installation of a horse walker and the retention of an area of hardstanding on land at Crophorne Stables, Shingrig Road, Trelewis, Treharris, Merthyr Tydfil, CT46 6DP ('the equestrian centre').
- 1.2 This is a re-application following the refusal on 7th February 2020 of planning application P/19/0302 for development of the same description and within the same red line. The Decision Notice is at **Appendix NL1**. The application was refused for two reasons:
1. *'The proposed development would result in an unjustified, unacceptable and intrusive encroachment into the open countryside that would harm the character and appearance of the area; and*
 2. *The proposed indoor menage, by virtue of its design, mass, scale and material finishes, would not be appropriate to its local context and thus would have an adverse impact on the character and appearance of the area.'*
- 1.3 There were no objections from the following consultees:
- Engineering and Traffic Group Leader
 - Bedlinog and Trewleis Community Council
 - Landscape Architect (subject to suggested planting measures)
 - Coal Authority (subject to a condition)
- 1.4 It is noted that the planning Case Officer did not object to the provision of a horse walker other than to query its siting.
- 1.5 This re-application seeks to address the reasons for refusal. Highway considerations and mineral protection are not addressed again. For completeness, the Minerals Assessment is submitted with this re-application.
- 1.6 This Appraisal has been prepared by Mrs Sara Tucker of North and Letherby Limited. I have a Masters degree in Rural Estate Management, have been a Chartered Surveyor (MRICS) since 2010 and am a Member of the British Institute of Agricultural Consultants (MBIAC). I specialise in agricultural and equestrian planning applications.
- 1.7 I visited Crophorne Stables in March 2020 during which I viewed the facilities and discussed the proposals in detail with the business manager.
- 1.8 For the purposes of this Appraisal the 'indoor menage building' is referred to as an 'indoor riding arena'. Menage, when referring to the existing outdoor riding surface, is spelled manège.

2 THE SITE AND EQUESTRIAN FACILITIES

The Site

- 2.1 Crophorne Stables is located at the south-east of Trelewis, at the edge of the development boundary.
- 2.2 Crophorne Stables is a commercial livery yard. The '*creation of an equestrian centre*' was granted planning permission in 2010 (planning reference P/10/0061). Stable blocks, storage facilities, parking, an outdoor manège and associated groundworks were permitted in March 2010.
- 2.3 Commercial use of the equestrian centre specifically excludes '*public or private horse shows or other events*' (Condition 3 of P/10/0061).
- 2.4 The area within which the commercial equestrian centre was permitted is shown at Insert 1, an extract from Merthyr Tydfil County Borough Council's planning website in relation to P/10/0061. The current planning application is made on land within the curtilage of the approved equestrian centre.

Insert 1: extract from the Council's application website (P/10/0061) – equestrian centre area approved in 2010



Proposed development site (2020)

- 2.5 The current proposed development site is bounded to the north-west by the approved stables complex, manège and Shingrig Road. The proposed site is bounded to the south-west part of the Taff Trail (National Cycle Route 47) with a railway line beyond and to the south-east by an area of woodland. Land to the north and north-east of the approved site is agricultural land associated with the equestrian centre.

Equestrian Facilities

- 2.6 The equestrian centre currently comprises:

- stabling for 25 - 26 horses and ponies (some stables can accommodate more than one)
- secure tack / saddle storage
- storage for barrows, feed, rugs etc
- riders' facilities (toilet, kitchenette)
- hay and bedding storage
- fenced outdoor manège
- customer parking

- 2.7 Agricultural land at the north of the equestrian centre is down to pasture. Horses and ponies are turned out onto the pasture when conditions permit. The pasture extends to approximately 7.3 hectares.

- 2.8 The facilities are shown in Photographs 1 – 4 below (photographs taken in March 2020).

Photograph 1: Crophorne Stables



Photograph 2: hay barn and further stables



Photograph 3: outdoor manège with pasture turn-out at rear



- 2.9 The full extent of development approved in 2010 has not quite been completed. A barn and additional stabling at the southern end of the stable blocks are to be erected as part of the overall improvement of the equestrian centre.
- 2.10 As shown at Photograph 3 above, the landform rises steeply to the north of the stables yard and manège. The equestrian facilities are separated from the turn-out pasture by a privately owned track / public footpath, shown in Photograph 4.

Photograph 4: public right of way separating the equestrian facilities from the turn-out



Turn-out land rises to north of track

- 2.11 The turn-out pasture is not used for riding. Clients have access to the outdoor manège for training and local roads, trails and bridleway network for hacking.

Customers

- 2.12 Clients are mainly local equestrians, many of whom compete. The outdoor manège provides the only surface at the centre on which to practice general riding, showjumping and dressage.
- 2.13 The centre does not offer lessons (it is not a licensed riding school). Clients bring their own coaches to the site to provide bespoke private training and guidance. A range of jumps and dressage markers are provided for clients' use. Clients set out their own showjumping or dressage course on the outdoor manège to suit their ability and training regime.
- 2.14 In accordance with the 2010 Condition, competitions and public events are not held at Crophorne Stables.

Use of Outdoor Manège

- 2.15 The outdoor manège is used by livery customers for a variety of reasons, including:
- practice riding and / or get used to a newly purchased or borrowed horse;
 - to learn the basics of showjumping and / or dressage;
 - more advanced training in showjumping and / or dressage;
 - maintain a horse's condition if not in competition training and not able to ride out;
 - evaluation of a horse's health and fitness when coming back from injury or illness.

- 2.16 An outdoor manège replicates the conditions experienced by showjumpers and dressage riders during competition. The vast majority of shows and competitions take place outdoors. To cover all or part of the existing manège would be to remove this environmental similarity, making the existing manège potentially less attractive to riders.
- 2.17 All clients have access to the manège as part of their livery package. The manège is available for use from Monday to Sunday. Non-liveries are not permitted to use the manège. The equestrian centre operates a booking system for the manège. During the busy spring, summer and early autumn months, use of the manège must be booked a week in advance.
- 2.18 Use of the outdoor manège is limited during the winter months. The sand surface is drained but maintenance can be challenging during wet periods. Riders are often reluctant or unable to train in cold, wet or windy conditions. Clients therefore have limited or no training options during the cold, wet months from late autumn through to spring. This is frustrating for clients who wish to maintain the health and condition of their horse through the winter months.
- 2.19 Livery fees include the use of the outdoor manège. Clients' inability to use outdoor manège for a large proportion of the year means they are not getting good value for money. The equestrian centre has lost customers as a result. Some clients remain but have to travel to other equestrian centres to use suitable facilities, adding to their own transportation costs.
- 2.20 The Met Office, citing the '*State of the UK Climate Report 2018*' (published by the Royal Meteorological Society in July 2019) notes on its website¹ that indicators suggest the UK's climate is becoming wetter. The winter of 2019 / 2020 was the UK's 5th wettest on record. February 2020 was the wettest February on record. Rainfall in Wales was 260% higher in February 2020 than the 40-year average². The need for covered training space is only going to increase.
- 2.21 Conversely, use of the outdoor manège is very busy during spring and summer. Clients must book in advance. A second controlled riding surface would provide more flexibility for customers seeking to train regularly leading up to and through the main competition season.
- 2.22 The business at Crophorne Stables seeks to provide additional equestrian facilities to meet client expectations, both during the wet winter months and the busy summer months. The livery fee would be increased to reflect the improvement of facilities.

¹ <https://www.metoffice.gov.uk/research/climate/understanding-climate/uk-extreme-events-heavy-rainfall-and-floods>

² <https://www.metoffice.gov.uk/about-us/press-office/news/weather-and-climate/2020/2020-winter-february-stats>

Planning Designations / Constraints

- 2.23 Crophorne Stables is in the open countryside, just outside of a settlement boundary. The site is not in a nationally or locally designated landscape area nor is it in a flood risk zone. There are no heritage assets on the site or close by.
- 2.24 The equestrian centre is within a wider mineral safeguarding zone (sandstone).

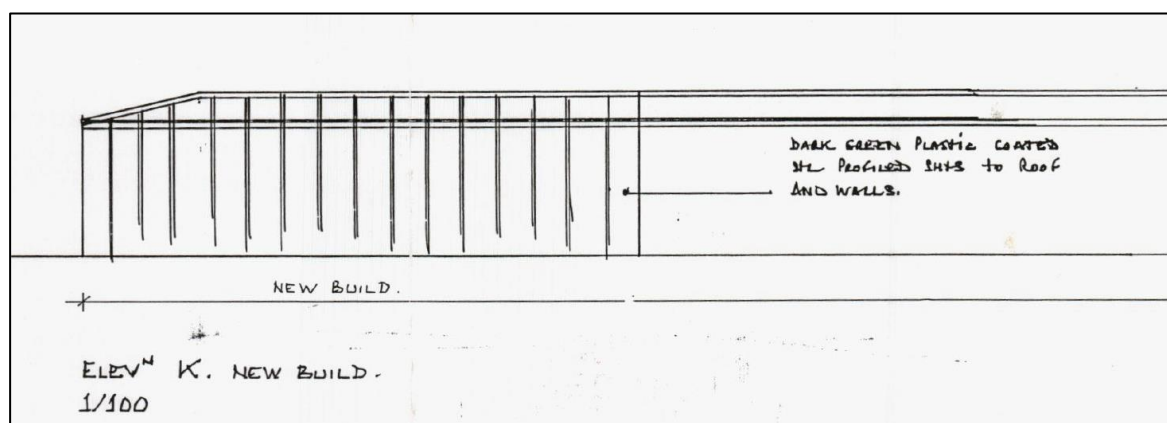
3 THE PROPOSALS

- 3.1 Exercise and training facilities at the equestrian centre are limited. The following additional facilities are proposed:
- i. indoor riding arena; and
 - ii. horse walker.
- 3.2 An additional area of hardcore has been laid within the approved equestrian centre. Planning permission is sought for the retention of the additional hardcore area, for operational reasons.

Indoor Riding Arena – Scale and Design

- 3.3 The proposed building is of the same dimensions as previously proposed (P/19/0302), with design amendments. The proposed indoor riding arena will extend to 30m by 20m (600 sq m floor area). The eaves height is 4.6m and the building will rise to 7.5m at ridge height. A building of this height is necessary to allow horse and rider to practice jumping.
- 3.4 Changes are proposed to the design. High level translucent panels under the eaves at each elevation will increase natural light into the building. The coverage of roof lights has been increased from approximately 10% to 20%. Natural light will reduce electricity costs and provide an improved environment for horse and rider, being a more natural environment and less reliant upon overhead lighting.
- 3.5 Dark green profiled metal cladding is proposed for the walls and roof, excluding the translucent panels. The Landscape Architect recommended 'muted dark green' colours for the building when commenting on application P/19/0302. Furthermore, dark green plastic-coated cladding was approved as the 'outer' walling material for the stables in 2010. Timber cladding was approved at the 'inward' facing and end elevations. An extract from the drawings approved in 2010 is reproduced at Insert 2 below.

Insert 2: extract from approved drawing 3.3 of P/10/0061 (March 2010)



- 3.6 The existing stables were constructed in accordance with the approved materials (see Photograph 3 above). The proposed muted green profiled metal sheeting is therefore in keeping with existing, approved development on site.
- 3.7 Roller shutter doors will provide access into the proposed building at the south-eastern and south-western elevations. These will also be of a muted green colour. Large doors are necessary to provide access for a tractor towing rakes or tines to for regular maintenance of the riding surface. High doors will enable a horse and rider to enter the building ready mounted (mounting blocks are unlikely to be provided on the riding arena surface).
- 3.8 The indoor riding arena will provide a valuable covered riding space during the winter months but will also provide a second riding surface during the summer. One or more clients may be using the outdoor school in the summer and another client could additionally use the indoor school at the same time. The large open doors will provide ventilation during the warmer months. Kick boards will be provided around the inside of the building, including hinged boards to enclose the riding surface whilst the doors are open. This will allow continued air flow through the open doors whilst the riding surface is in use.

Horsewalker

- 3.9 A four-horse walker will be installed, 11m in diameter. The walker will be constructed of metal mesh fencing with rubber paddles. The horsewalker will provide additional, controlled equine exercise when regular riding is not possible or when a warm-up / warm-down routine is beneficial for horses before and after training.

Area of Hardcore

- 3.10 An area of hardcore has been laid within the approved equestrian centre, extending the existing hardstanding already associated with the approved parking areas and the approved manège. The raising of the area of land on which the additional hardstanding has been laid was approved in 2010, to level the land across the approved equestrian centre.
- 3.11 The area of hardstanding will form the base for the indoor riding arena and the horsewalker and will provide an area on which equestrians can lead their horses between the stables and the additional facilities.
- 3.12 Hardstanding is required around the proposed additional facilities to avoid damage to the underlying soil. The surface will be heavily trafficked by horses being ridden or led between the existing stables and outdoor manège, and the proposed indoor riding arena and horsewalker. This will take place on a year-round basis. If any of the hardstanding were returned to pasture once the building and horsewalker are in place, grass would quickly become poached and the structure of the soil compromised. Retention of the hardstanding is necessary to support the proposed facilities.
- 3.13 The hardstanding will be permeable. Drainage will be unaffected.

4 PLANNING POLICY CONTEXT

4.1 This section sets out the relevant planning policies and guidance from the following documents:

- Planning Policy Wales (10th Edition, December 2018) (PPW)
- Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010) (TAN6)
- The Merthyr Tydfil Replacement Local Development Plan 2016 – 2031 (January 2020)

National Planning Policy

4.2 The equestrian centre is located on land defined as ‘countryside’ in the Local Development Plan, at the edge of the development boundary of Trelewis.

4.3 PPW states at paragraph 3.34 that *‘the countryside is 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. The need to conserve these attributes should be balanced against the economic, social and recreational needs of local communities and visitors.’*

4.4 PPW paragraph 5.6.1 notes *‘a strong rural economy is essential to support sustainable and vibrant rural communities. The establishment of new enterprises and the expansion of existing businesses is crucial to the growth and stability of rural areas.’*

4.5 The proposed development represents the growth of an existing rural business. TAN6 notes at paragraph 3.1.1 that *‘strong rural economies are essential to support sustainable and vibrant rural communities’*. Development plans and, by extension, planning decisions *‘should facilitate diversification of the rural economy by accommodating the needs of both traditional rural industries and new enterprises’* (TAN6 paragraph 3.1.2). Commercial equestrian livery businesses fall within *‘traditional rural industries’*. Development involving horses is identified at section 6.11 of TAN6.

Local Planning Policy

4.6 As noted in the attached Decision Notice, the following Local Development Plan policies are of relevance to the determination of this re-application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW5 Landscape Protection

4.7 Policy EcW7: Tourism, Leisure and Recreation Development is added to this list for the purposes of this re-application.

- 4.8 Policy SW4: Settlement Boundaries sets out the criteria against which ‘countryside development’ will be assessed. Proposals will not be permitted unless the development:
- *‘is for the purposes of agriculture or forestry [this criterion is not relevant];*
 - *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 [this criterion is not relevant];*
 - *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, the reclamation or treatment of unstable or contaminated land, renewable energy, affordable housing or One Planet Development [none of these criteria is relevant to the determination of this application].*
- 4.9 Supporting text to Policy SW4 at paragraph 6.4.30 notes *‘whilst acknowledging the general presumption of protection of the Countryside, we also understand that a working countryside can provide a thriving and diverse local economy where agriculture-related activities are complemented by sustainable tourism and other forms of economic development. This could include tourism, recreation, leisure facilities or complementary development where the need for the countryside location has been fully justified’* and provided the proposed development satisfies other planning policy requirements.
- 4.10 Policy SW11 seeks high quality, sustainable and inclusive design. Where appropriate new development will be required to:
1. *‘be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;*
 2. *integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape;*
 3. *not result in unacceptable impact on local amenity, loss of light or privacy, or visual impact, and incorporate a good standard of landscape design;*
 4. *contribute to the provision of green infrastructure, including open space in accordance with the Council’s standards, sustainable drainage systems where appropriate, and ensure that the County Borough’s network of green infrastructure is accessible and connected;*
 5. *allow access for the widest range of people possible, and demonstrate that any traffic movements will not have an unacceptable impact on local amenity or highway safety and satisfy the Council’s parking standards;*
 6. *incorporate a range of inclusive/adaptable design specifications, a mix of house types, tenures and sizes to meet identified local needs;*
 7. *incorporate resource efficient/adaptable buildings and layouts using sustainable design and construction techniques;*
 8. *minimise the demand for energy and utilise renewable energy resources;*

9. *provide and protect relevant utility services and infrastructure without unacceptable environmental impacts;*
10. *incorporate measures to improve ground and surface water quality wherever possible;*
11. *provide adequate facilities for waste collections and recycling; and*
12. *promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour.'*

4.11 Policy EnW5 sets out landscape protection measures. Land at the equestrian centre (including associated grazing) is not located within a Special Landscape Area (SLA) as identified on the Proposals Map. Nevertheless, national planning policy requires the countryside should be conserved and, where possible, enhanced for its own sake, balanced with economic, social and recreational needs. Policy EnW5 will permit development '*where it can be satisfactorily demonstrated that:*

- a) *It would not cause unacceptable harm to the character and quality of the landscape setting of the County Borough;*
- b) *Development within SLAs are sensitive to their special characteristics [this criterion is not relevant];*
- c) *Development respects the local distinctiveness and historic character of the landscape;*
- d) *Development will safeguard local landscape character and landscape features, including views, which make a significant contribution to the character, history and setting of the locality;*
- e) *Development secures the enhancement of the character, appearance and quality of the landscape, through restoration, management or enhancement where possible;*
- f) *There is no satisfactory alternative and the benefits associated with the development can be demonstrated to outweigh the harm; and*
- g) *Where damage to local landscape character cannot be avoided, appropriate mitigation can be secured.'*

4.12 Policy EcW7 states '*low-impact tourism, leisure and recreation development outside settlement boundaries will be favoured provided the need for a 'countryside location' is fully justified, the proposal minimises environmental and amenity impacts, maximises positive effects on the local community, economy and environment and is of an appropriate scale to its surroundings.'*

5 ASSESSMENT

- 5.1 Equestrian development is proposed on land within an existing equestrian centre. This section of the Appraisal will consider the following in light of planning policy:
- i. justification in a countryside location;
 - ii. design and scale; and
 - iii. landscape impact.
- i. Justification in a Countryside Location
- 5.2 Local policies SW4 and EcW7 both permit development (subject to compliance with other policies) *‘where a countryside location is fully justified’*.
- 5.3 Livery enterprises are necessarily sited in countryside locations. Horses require pasture for grazing, natural exercise (without riders) and to interact and socialise with other horses. Clients at Cropthorne Stables have access to approximately 7.3 ha of land to the north of the track and stables upon which to turn their horses out, when ground conditions permit. A countryside location is necessary and fully justified.
- 5.4 Cropthorne Stables is a busy DIY livery enterprise but with minimal facilities for clients’ use. One outdoor manège serves all clients. For reasons set out above, its use in the cold and wet winter months is limited. Its use in the summer is crowded. The provision of a second riding surface, protected from inclement weather, will provide customers with greater choice on a year-round basis. The horsewalker will provide a third option for equine exercise, warm-up and warm-down. The proposed development will improve the resilience of the equestrian business and improve options to maintain livery horses’ health and fitness.
- 5.5 The business manager seeks to retain customers who might otherwise leave to join an equestrian centre with a wider range of facilities and to satisfy customers who feel it necessary to travel to other equestrian centres to use appropriate facilities. Livery prices will be increased to reflect the improvements. Whilst demonstration of financial viability is not a planning policy requirement for development proposals on existing rural business sites, a confidential Appendix (**Appendix NL2**) is available for the Council’s review, on request. Appendix NL2 sets out the anticipated additional income.
- 5.6 The proposed development is for sport and recreational purposes, entirely in keeping with its rural location. The proposed development *‘supports the expansion of an existing business in the countryside’*. The proposal meets the criteria of local policies SW4 and EcW7.

ii. Design, Scale and Siting

- 5.7 Slight amendments have been made to the proposed design. The inclusion of translucent panels beneath the eaves and increased roof light coverage will greatly improve natural light into the building. This design is typical of indoor riding arenas. Natural light improves the riding experience and reduces the demand for energy (policy SW11 bullet point 8).
- 5.8 The proposed muted dark green profiled metal wall and roof cladding is entirely in keeping with approved development at the equestrian centre. Dark green cladding is also the preference of the Council's Landscape Architect. The proposed building meets the criterion of policy SW11 bullet point 1.
- 5.9 Large roller shutter doors (also dark green) are necessary for tractor access and for access by horse with a rider already in the saddle. Regular maintenance of the arena is essential to keep the equestrian surface riding at its optimum performance level. A tractor pulling surface maintenance tines or harrows will regularly access the building. Two doors are proposed for access flexibility and to provide ventilation during the summer months. The height / scale of the indoor school is necessary to allow training over jumps. Natural light and kickboards will create an environment in which a horse and rider can practice on a year-round basis. The scale and proposed elevational treatment are entirely appropriate for a modest indoor riding arena. The proposed building will enhance clients' opportunities for training and recreation. The proposed development will help create a '*healthy and active environment*' (SW11 bullet point 12 and policy EcW7).
- 5.10 The approved stables and barns are located in a dip in the landform, separated from associated turnout by a track / public footpath. Loss of a small area of grass adjacent to the stables has not affected the ability of the equestrian centre to offer turn-out to customers. Siting the indoor school and horsewalker in this area, adjacent to the approved stables and outdoor manège, offers the most efficient and well-integrated use of land. Riders can saddle up in the yard and walk or ride their horse the short distance to the indoor arena. Horses which have been stabled for any length of time, recovering from injury, or requiring warm-up / warm-down, can be led the short distance to the horsewalker. Tractor and surface management equipment are kept in secure storage in the yard. Maintenance of the indoor and outdoor surfaces can be co-ordinated with minimal vehicle movements. The proposed siting is entirely appropriate for the efficient operation of the equestrian centre (bullet point 7 of SW11).

iii. Landscape Impact

- 5.11 The scale, design and siting of the indoor riding school meet the operational requirements of the existing equestrian centre. Materials match approved development on site.
- 5.12 Consideration is now given to impacts upon the wider landscape.

- 5.13 The existing stables and manège, and the proposed indoor arena and horsewalker, are located in a dip in the landscape. The proposed additional facilities will occupy land previously subject to approved earthworks (land raising) within the approved equestrian centre.
- 5.14 Public views are limited. A photographic schedule is at **Appendix NL3**.
- 5.15 As demonstrated at Appendix NL3, the proposed development is sited in a well-screened dip in the landscape, surrounded by existing, mature trees to the north, east and south.
- 5.16 The building will be barely visible from the public footpath to the east (Photograph L5) and from the Taff Trail to the south (Photographs L3 and L4), particularly when deciduous trees are in leaf. A mature line of conifer trees provides screening from the public right of way to the north (Photograph L6).
- 5.17 Part of the north-western elevation of the proposed building, when viewed from the site entrance on Shingrig Road, will be seen behind and in context with the existing equestrian development and against the backdrop of the existing, mature woodland (Photograph L1).
- 5.18 The only public viewpoints from which the building will be visible to a greater degree are from the road bridge over the railway line and Taff Trail (Photograph L2) and when walking in an easterly direction on the public footpath (Photograph L7). Views from the road bridge will be limited to those travelling in high vehicles because the bridge barrier prevents views into the site from most cars. Any views for people travelling in higher vehicles will be fleeting as they pass over the bridge. Pedestrian views from the bridge (Photograph L2) will show the building set against the backdrop of the natural landscape, the deciduous woodland and the mature conifer hedge. The building will be viewed by walkers on the public footpath (Photograph L7) in context with the existing equestrian facilities and against the backdrop of mature trees.
- 5.19 The site is already well screened. The applicant is willing to discuss additional planting measures, if necessary, which could be secured by condition.
- 5.20 The proposed development will not cause '*unacceptable harm to the character and quality of the landscape setting*' (bullet point a of policy EnW5). There is no satisfactory alternative to the proposed development (a roof over part of the outdoor manège would adversely affect the use of the existing facility). The benefits of the proposals to the existing business and users of the equestrian centre will outweigh any small harm which may be perceived as a result of the erection of a modest indoor riding arena and installation of a horsewalker at this well-screened existing equestrian centre (bullet point f of policy EnW5).
- 5.21 The proposals comply with policy EnW5 and bullet point 3 of policy SW11.

6 SUMMARY AND CONCLUSIONS

- 6.1 A planning application is submitted for the erection of an indoor riding arena, installation of a horse walker and the retention of an area of hardstanding on land at Cropthorne Stables, Shingrig Road, Trelewis, Treharris, Merthyr Tydfil, CT46 6DP. This is a re-application following the refusal of planning application P/19/0302 in February 2020.
- 6.2 The additional equestrian facilities are necessary for the existing business to continue to grow and flourish. The additional facilities will provide livery clients with a choice of riding surfaces on a year-round basis and expand exercise options for their horses. Additional income will be generated for the business through increased livery fees, reflecting the improved level of facilities. Retention of customers will be improved.
- 6.3 Slight amendments have been made to the design of the proposed indoor riding arena since refusal of the last application. The proposed design, mass, scale and material finishes of the proposed building are keeping with its proposed use, its setting within an existing equestrian centre and with approved and implemented / existing elevational treatments.
- 6.4 The wider landscape will not be harmed.
- 6.5 Other planning matters, including highway safety and mineral protection, have been considered previously and have been found acceptable.
- 6.6 There is broad planning policy support for rural businesses. The equestrian business at Cropthorne Stables seeks to expand the range of facilities it offers to its clients. The proposals will provide additional riding and exercise opportunities, improving the health and welfare of livery customers and horses alike.
- 6.7 The amended application can, we respectfully suggest, be recommended for approval.

Sara Tucker BA (Hons) MSc MRICS MBIAC
North & Letherby
St Andrews House
St Andrews Road
Avonmouth
Bristol
BS11 9DQ

April 2020

Appendix NL1

Decision Notice P/19/0302

7th February 2020

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012 (as amended)

REFUSAL OF PERMISSION

To: Mr Warren Green c/o Mr W. Scorey 1 Glanynys Cottages Cwmbach Road Aberdare CF44 0NN

WHEREAS you submitted an application on the 19th day of November 2019 to develop: Land At Crophorne
Stables Shingrig Road Trelewis Treharris short particulars of the application being as follows:-

Name of the Applicant

Description of Proposed Development

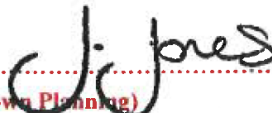
Mr Warren Green
Britannia House
Britannia Terrace
Pengam
Blackwood

Proposed Indoor menage building, horse walker / exerciser and
the retention of the hardcore area (Full)

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning Authority hereby REFUSE TO
PERMIT the proposed development for the following reasons, namely:

- 1 The proposed development, would result in an unjustified, unacceptable and intrusive encroachment into the open countryside that would harm the character and appearance of the area. As such, the proposal is contrary to policies SW4, SW11 and EnW5 of the Merthyr Tydfil Replacement Local Development Plan 2016-2031.
- 2 The proposed indoor menage, by virtue of its design, mass, scale and material finishes, would not be appropriate to its local context and thus would have an adverse impact on the character and appearance of the area contrary to Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan 2016-2031.

Date: 7th February 2020

Signed: 
(Head of Town Planning)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

Appendix NL2

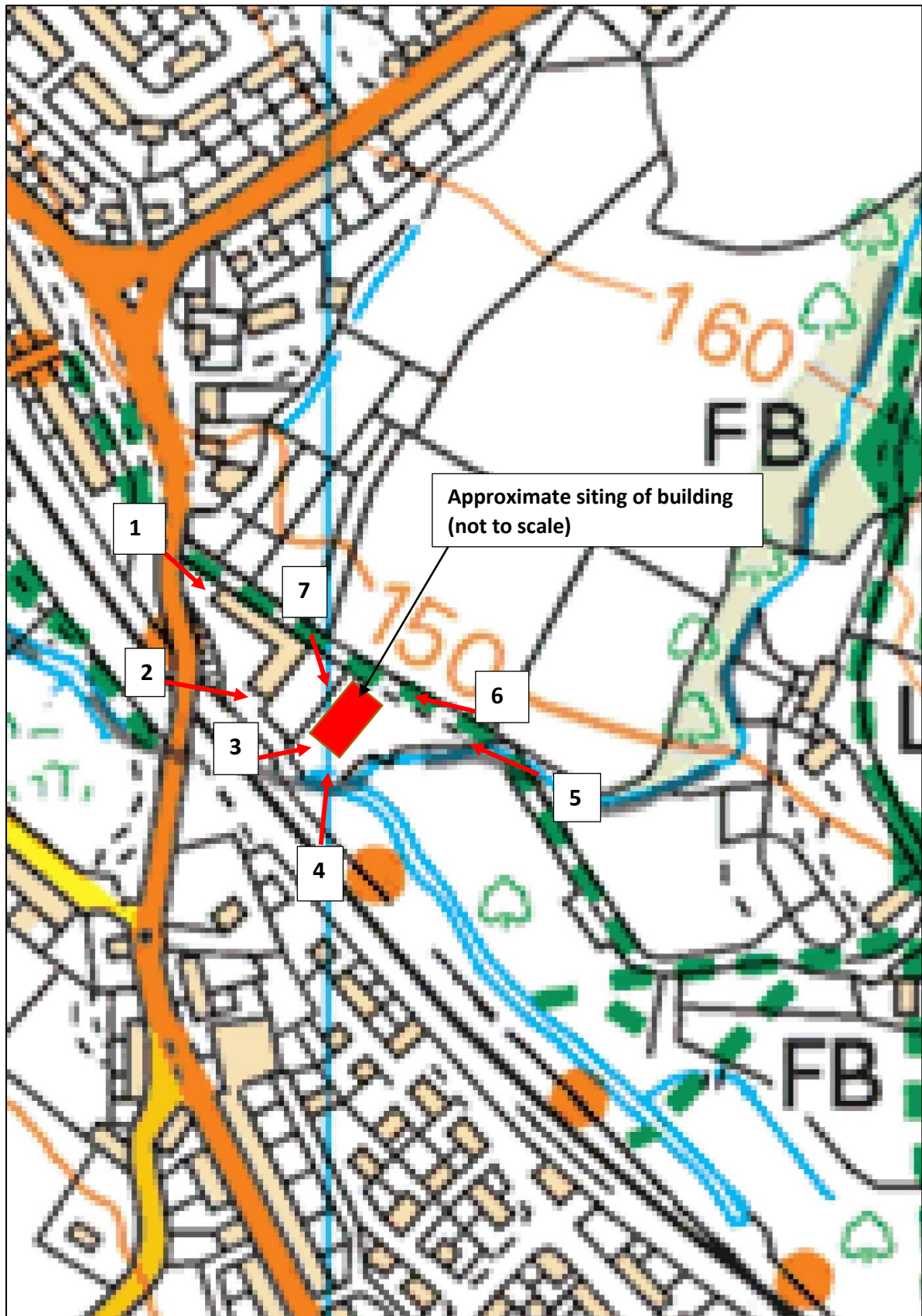
Financial Information

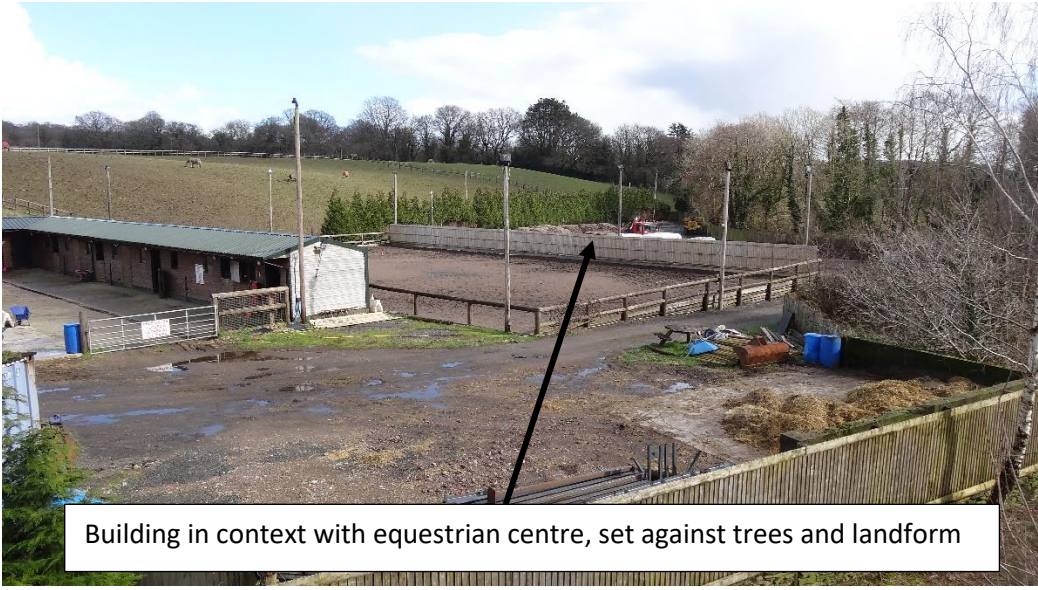
PRIVATE AND CONFIDENTIAL – AVAILABLE FOR REVIEW BY THE COUNCIL ON REQUEST

Appendix NL3

Public Viewpoints

Photographic Map and Schedule



Photograph Location No.	Photograph
L1 View from Shingrig Road	 Building located behind stables set against trees
L2 View from Shingrig Road bridge	 Building in context with equestrian centre, set against trees and landform

L3 View from cycle path	 Building located behind tree belt
L4 View from cycle path	 Building to be located behind tree belt
L5 View from public footpath	 Building to be located behind tree belt

L6 View from public footpath	 Building to be located behind existing tree belt
L7 View from public footpath	 Building viewed against tree belt