

The erection of stables, creation of new pond and the retention of car park, manege and horsewalker to facilitate the livery and trekking uses at:

Tir Cook Farm Bungalow, Treharris, Merthyr Tydfil

Planning, Design and Access Statement

Addendum Report (April 2026)

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1.0 Introduction

1.1 Background

This Planning, Design & Access Statement (DAS) has been prepared support of a planning application submission for the erection of a stables and retention of a horse walker, manege and car park at Tir Cook Farm Bungalow, Treharris.

This document comprises the first addendum to the original statement submitted in support of the applications and should be read alongside that document.

1.2 Location

The site is within the Countryside, as defined in the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031. It comprises the Tir Cook Farm bungalow and associated stables, yard, manege, cap park and horsewalker. The site is located some 1.7km to the north of the Treharris Settlement along the highway known as Twynygareg as illustrated by the red star on the image below right.

Application Site:



1.0 Introduction

1.3 Proposed Development

The proposal is for the retention of unauthorised works relating to a car parking area, manège and horse walker and for the retention of and expansion to the stables and associated works such as the new mitigation pond (see below).

In terms of the existing and proposed use, the site is used now for the licenced trekking which the applicants run and a small number of livery ponies. At the moment most of their trekking ponies live outdoors full time due to the lack of stables accommodation. Clearly this isn't ideal during the harsher winter months hence why they are seeking consent for the additional stables. A licence and appropriate insurance is in place to trek a max. of 12 ponies at the site, but generally trek 8 at any one time. 10 ponies are on livery as well as 8 ponies for the applicant's personal use. There is no intention to expand in terms of the number of horses kept at the site. It is intended to maintain what has been done for the past 13 years. The applicant is simply seeking to provide an appropriate shelter for them. To this end, there is no intention at all of holding shows or competitions.

The daily operation of the business is set out as follows:

Saturday - Trekking will be between 9 to 10am, 11 to 12noon, 1 to 2 pm and 3 to 4 pm.

Sunday - 1 trek from the farm at 11 am returning at 2pm.

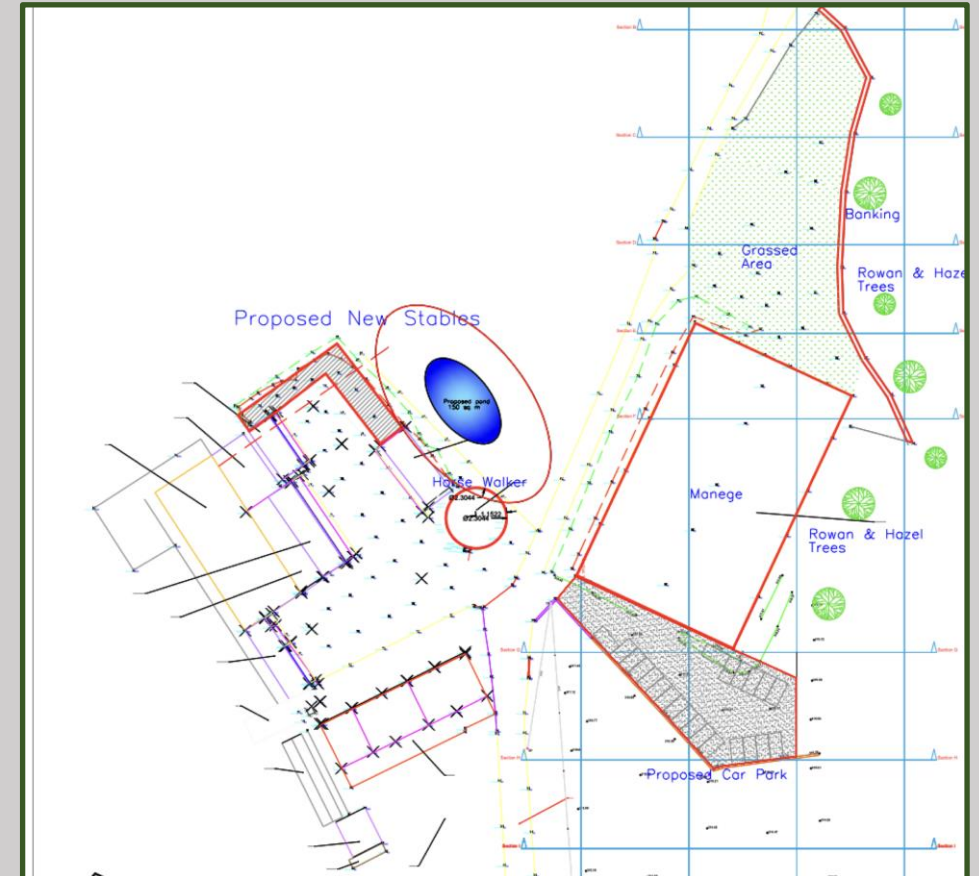
Monday - No activity

Tuesday - 4pm to 6 pm

Wednesday - No activity

Thursday - 4pm to 6pm

Friday - No activity



2.0 Summary of Amendments

2.1 Introduction of a proposed pond

Further to comments provided by the ecologist, the Green Infrastructure mitigation proposals have been enhanced to include the provision of a pond on site. Extracts of the relevant plans are provided opposite and an amended green infrastructure Statement has been prepared in support of this application.

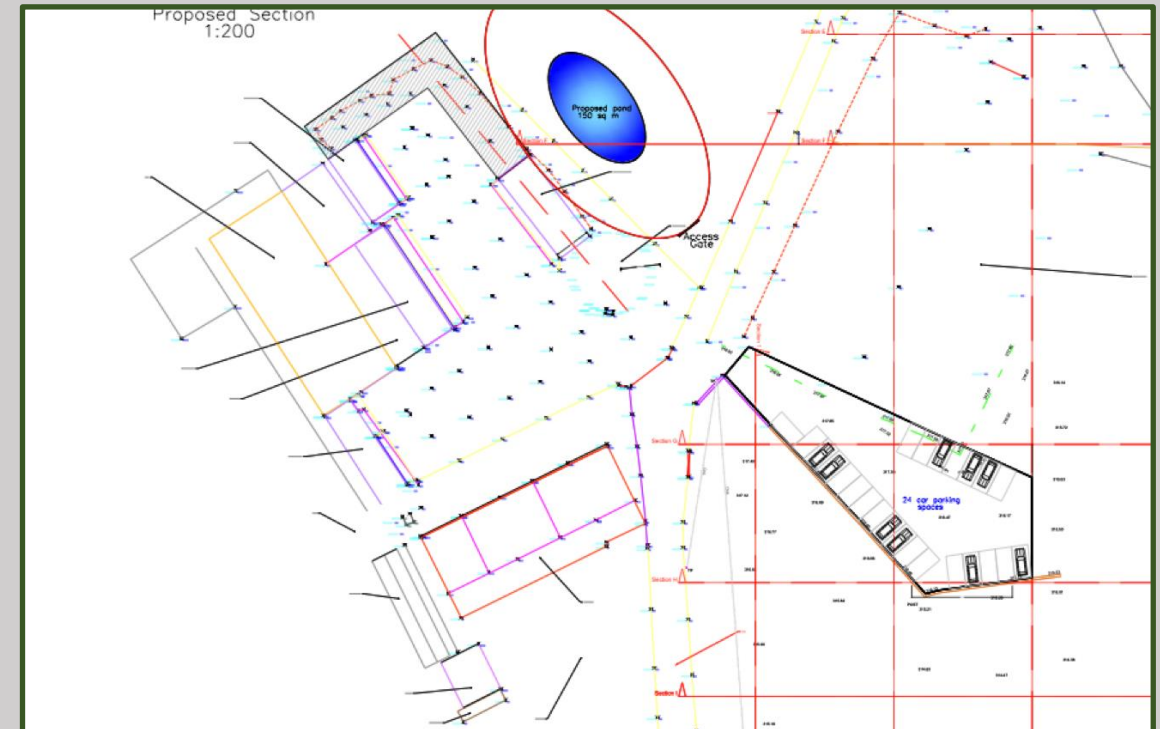
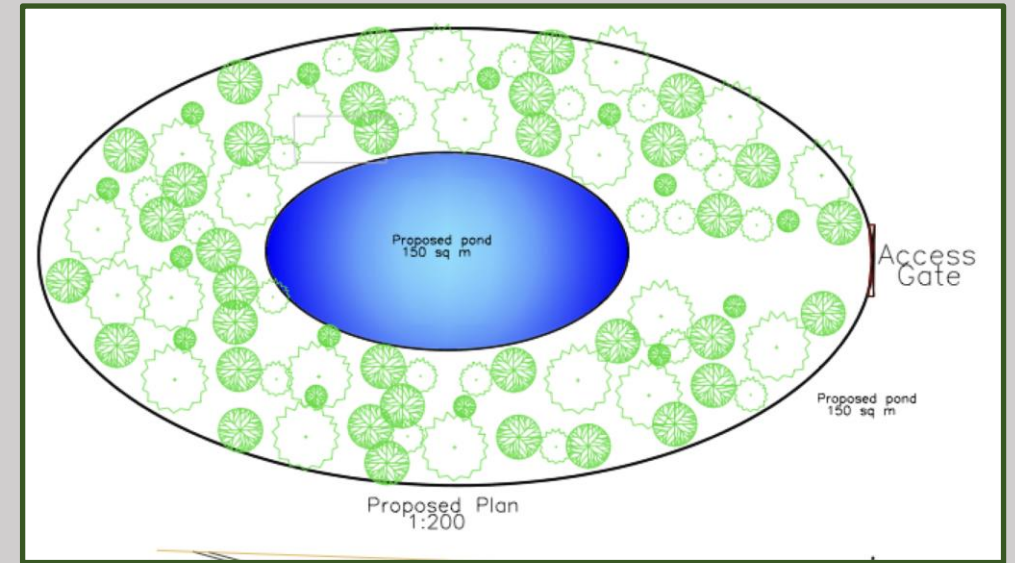
2.2 Lighting

The lighting columns have now been removed from the manege area and no further lighting is proposed as part of the scheme. It would be appropriate to add a suitably worded planning condition to require details to be submitted to and approved by the Local Planning Authority should this change in the future.

2.3 Landscaping

Additional tree planting is now proposed along the banking. Furthermore, the existing overflow parking area to the east of the manege area will be removed. The plainings will be removed from the area and replaced with topsoil and a grass seed as appropriate.

It is noted that concerns have been raised regarding the storage of manure along the banking. Alternative waste management proposals are set out in the original planning design and Access Statement submitted in support of this application and storage along the top of the banking and adjacent to the manege will cease going forward. Notwithstanding this, a further waste management regime could be requested under a suitably worded planning condition should this information not be sufficient.



3.0 Planning Policy Review

3.1 Policy SW4

In the context of this application, the relevant extracts of the policy state that:

“...Outside defined settlement boundaries, proposals will be regarded as ‘countryside development’ and will not be permitted unless the development:

- is associated with rural enterprises...**
- 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;...”.**

Taking each point in turn, the application scheme is clearly in association with a legitimate rural enterprise as evidenced in the Site History section of the Planning Design And Access Statement submitted in support of the application. In 2019 a stable block extension for livery use was granted planning permission under reference P/18/0370 which would also serve to demonstrate that it's location in the Countryside was fully justified at this time. Indeed, this scheme merely seeks to support the expansion of this existing business with appropriate leisure and recreation facilities that compliment the justified use of this site in this rural location. Indeed, the Adopted LDP acknowledges 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 it has been demonstrated that the proposal would satisfy all other policy requirements.

3.2 Policy EcW7

The policy states that **“...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”**. Here, the plan seeks to support low-impact tourism, leisure and recreation that minimises environmental impacts, in 'countryside locations'. Appropriate proposals should therefore minimise environmental and landscape impacts whilst maximising positive effects on the local community, economy, and environment. Where justified, proposals should be of an appropriate scale and design to their surroundings in accordance with LDP Policy SW11: Sustainable Design and Placemaking.

As referred to under 3.1 above, it is considered that the location of the development has been fully justified historically and for the purposes of policy SW4. It is also considered that the introduction of the features such as additional tree planting and a biodiversity pond as well as the removal of any lighting will further soften the impact of the development. Indeed, it should be noted that longer views into the site are in the context of other 'non-natural' landforms and the removal of the lighting in particular ensures that it blends well into this context. In addition, the site is also well screened from public vantage points by the undulating topography and a series of dry stone walls surrounding the site and adjacent field parcels.

The positive effect this operation has in terms of offering opportunities to people to enjoy equine recreational activities should also be noted in the context of this policy.

4.0 Response to Objections

4.1

A response to the summary of objections has been appended to this report.

8.0 Conclusion

This Planning, Design and Access Statement shows that the proposed development meets the objectives of good design as set out in TAN 12 because:

The accessibility of the site ensures access for all by meeting the relevant policies and regulations with regard to car parking, pathways, entrances and future adaptability.

The amount, layout, scale, appearance and landscaping of the proposed development are all in keeping with the character of the surrounding rural area.

The proposed development is legible, links public and private space ensuring that both are attractive and safe.

In terms of community safety, the proposed development includes secured by design principles, acceptable boundary treatments and natural surveillance as well as the ability to promote ownership and responsibility.

The proposed development is environmentally sustainable in that it meets and exceeds the relevant sustainable design standards required of it, achieves efficient use and protection of natural resources and enhances biodiversity.

It is also well served by the local highway network and meets the Council's parking guidelines.