

INTERNAL MEMORANDUM

To: Rebecca Owens - Development Control Case Officer

Reference: P/24/0263

From: Planning Policy and Implementation Section

Ask for: David James

Extension: 7053

Date: 19th December 2024

Summary

No objection raised. The development could meet the requirements of Policy SW4.

Particular consideration should also be given to the impact of the development on the character and appearance of the area, the impact on the SLA, the impact on the surrounding area and occupiers in terms of noise and disturbance, and the impact on highway safety, traffic generation and parking provision, due to increased traffic movements from the occupier/operator, delivery vehicles, and customers (Policies SW11, SW12, EnW1, EnW4 and EnW5).

Observations in respect of the above proposal

1. Proposed Development

Application for the extension to an agricultural building, at Meadowsweet Farm, High Street, Trelewis.

2. Development Plan Framework

The existing development plan framework in Merthyr Tydfil is provided by:-

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

The relevant LDP Objectives are:-

- *LDP Objective 1 Sustainable Population Growth: To encourage a sustainable level and distribution of population growth.*
- *LDP Objective 2 Welsh Language and Culture: To protect and enhance Welsh language and culture.*
- *LDP Objective 3 To ensure the sufficient provision of land for the delivery of a range and choice of housing and affordable housing to address local housing needs.*
- *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 9 Heritage and Cultural Assets: To protect, enhance and promote all heritage, historic and cultural assets.*
- *LDP Objective 10 Biodiversity: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.*
- *LDP Objective 12 Economic Development: To provide and safeguard appropriate land for economic and skills development.*
- *LDP Objective 13 Rural Economy: To strengthen and diversify the rural economy.*

The following development plan policies would apply:-

- *Policy SW1: Provision of New Homes*
- *Policy SW2: Provision of Affordable Housing*
- *Policy SW3: Sustainably Distributing New Homes*
- *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 EnW3: Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species*
- *Policy EnW4: Environmental Protection*
- *Policy EnW5: Landscape Protection*
- *Policy EcW10: Sustainably Supplying Minerals*
- *Policy EcW13: Minerals Safeguarding*

The following supplementary planning guidance is applicable:-

- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 2: Planning Obligations (March 2012)*
- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 4: Sustainable Design (July 2013)*
- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 5: Nature and Development (May 2015)*

National Planning Policy

Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010)

Planning Policy Wales (Edition 12, February 2024)

Planning Policy Wales provide guidance on matters relevant to this application, namely:

- **Placemaking in Action: Good Design Making Better Places**
- **Placemaking in Action: Sustainable Management of Natural Resources**
- **Placemaking in Action: Placemaking in Rural Areas**
- **Strategic Placemaking: Previously Developed Land**

- Strategic Placemaking: Development in the Countryside
- Activities in Places: Living in a Place
- Distinctive and Natural Places: Recognising the Special Characteristics of Places

Future Wales: The National Plan 2040 (February 2021)

Future Wales provides guidance on matters relevant to this application, including, but not limited to:

- Policy 1: Where Wales will grow
- Policy 2: Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 4: Supporting the rural economy
- Policy 7: Delivering Affordable Homes
- Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

3. Policy Considerations

It is noted that this proposal is similar to one submitted as part of application P/23/0180, which was subsequently refused planning permission. The current submission includes a proposed building with an amended design and reduced size.

The site of the proposal is located within an Other Growth Area (Policies SW1 and SW3), as defined by the LDP. It is also located outside the settlement boundary where development is regarded as ‘countryside development’, and will not be permitted unless certain criteria are met (Policy SW4). The proposal – the erection of an extension to an agricultural building – has been supported by a brief Planning Statement, and so it will be assessed against the criteria of Policy SW4 which states that a development will not be permitted unless it “supports the expansion of an existing business in the countryside”.

The Planning Statement states that the proposed extension would be used primarily for the housing of the Applicant’s livestock (sheep) during the winter and spring months when the sheep are due to lamb. It would also have a wider agricultural purpose depending on the needs of the enterprise at that time. The building would be used for:

- general sheep work in late spring, summer and autumn months, to include regular vaccinations, drenching, and docking of ewes and lambs.
- The shearing of the ewes and lambs each summer, to help prevent parasites affecting the flock.
- to sort out lambs from their mothers during weaning, as well as sorting lambs to be sent to the livestock market or abattoir once ready for the consumer.

This list of intended uses is not exhaustive – when not in use for lambing during the winter and spring months, the proposed extension would have a general-purpose agricultural use. As such, it appears that the proposed extension would support the expansion of an existing business in the countryside and could be in accordance with Policy SW4.

Policy SW9 relates to planning obligations. Given the nature of the proposal, on-site provision of affordable housing or open space, or a financial contribution towards affordable housing, would not be sought. Additionally, Community Infrastructure Levy (CIL) is not chargeable in this part of the County Borough.

Policy SW11 requires new development to, among other things:

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 an unacceptable impact on local amenity, loss of light or privacy, or visual impact, and incorporate a good standard of landscape design;
4. 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.

Considering the location of the application site, in the open countryside, careful consideration should be given to these issues. The proposed extension would be a significant addition to the existing building. As such, the first criteria, above, is particularly important. The views of the Engineering and Traffic Group Leader should be sought in respect of highway safety issues.

Policy SW12 supports development that encourages a modal shift towards sustainable transport, including the enhancement of pedestrian, cycle, rail and bus facilities, in addition to any necessary road improvements. Development proposals will be expected to demonstrate how they reduce the need to travel and encourage the use of sustainable transport. As such, the views of the Engineering and Traffic Group Leader should be sought in this respect.

Policy CW1 advises that the integrity of our historic environment assets will be conserved and enhanced. Development proposals will only be permitted where it can be demonstrated they would preserve or enhance the architectural quality, character or the historic or cultural importance of our designated historic environment assets. And that, development affecting undesignated historic environment assets including, Locally Listed Buildings or structures, Landscapes of Outstanding Historic Interest in Wales, Urban Character Areas (UCA) and Archaeologically Sensitive Areas should have regard to their special character and archaeological importance. As such, the views of the relevant Officer or external body should be sought in this regard.

Policies EnW1 and EnW3 seek to protect biodiversity and regionally important sites, respectively. Given the proposal's countryside location, the Council's Ecologist should be consulted.

Policy EnW4 advises that development proposals will be required to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment from either:

- Pollution of land, surface water, ground water and the air;
- Land contamination;
- Hazardous substances;
- Land stability;
- Noise, vibration, dust, odour nuisance and light pollution; or
- Any other identified risk to public health and safety.

Where impacts are identified the Council will require applicants to demonstrate that appropriate measures have been incorporated to reduce, or minimise the impact identified to the lowest possible acceptable level. Planning conditions may be imposed or legal obligation entered into, to secure any necessary mitigation and monitoring processes. With regard to flood risk, new developments will be expected to avoid unnecessary flood risk and meet the requirements of TAN 15.

Policy EnW5 seeks to protect Special Landscape Areas (SLAs). Given the proposal's location, within the Gelligaer and Taf Bargoed SLA (SLA 5), the Council's Landscape Architect, or other appropriate Officer, should be consulted.

Policies EcW10 and EcW13 seek to safeguard a sustainable supply of minerals. The proposal is located within a sandstone safeguarding area.