

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0423/COU 15.08.2017	Mrs A B Williams Castell Llwyd Farm Nelson Road Ystrad Mynach Hengoed CF82 7BF	Change the use of the land from agriculture to the keeping of horses and erect horse stables Land At Grid Ref 316409 201491 Commin Road Markham

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The application site forms a parcel of land located between Common Road and the rear of the properties along Bryn Road, Markham.

Site description: Agricultural field parcel.

Development: It is proposed to change the use of the land from agriculture to the keeping of horses, as well as the construction of stables.

Dimensions: The field parcel measures approximately 200m x 130m. The proposed stables measure 10.5 metres in length, 3.7 metres in depth, with a height of 2.5 metres to eaves level and 3.1 metres to ridge level.

Materials: Timber clad walls and galvanised steel sheet roof.

Ancillary development, e.g. parking: None is proposed.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located outside the Settlement Boundary.

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Policies: Policy CW2 (Amenity) and CW3 (Design Considerations - Highways).

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No.

CONSULTATION

Senior Engineer (Land Drainage) - Requests a condition be attached to the permission relating to land drainage. However, as the proposed stables are of a modest scale, and given their position in the middle of a large field, such a condition is not considered necessary in this instance.

Transportation Engineering Manager - No objection subject to condition.

Head Of Public Protection - Provides advice to the developer regarding the storage of feedstuffs.

ADVERTISEMENT

Extent of advertisement: 19 neighbours were consulted by way of letter and a site notice was displayed at the entrance to the site.

Response: 9 objection letters have been received.

Summary of observations:

- Mess and sewage on road;
- Development will attract rats and smells;
- Children play on the site;
- Detrimental to the visual amenity of the area, i.e. horse boxes, vehicles, etc;
- Loss of value of nearby properties;
- Inadequate highway leading to the site;
- Security fears if horses escape.

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Application No. 17/0423/COU Continued

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
Crime and disorder are not considered to be an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: It is considered that the proposed use of the land for the keeping of horses is appropriate in this countryside location. It is also considered that the proposed stables are acceptable in terms of their siting, materials and massing, and will have little impact on the visual amenity of the area. Furthermore, the keeping of horses is unlikely to have a detrimental impact on the amenity of nearby residential properties. For these reasons the proposed development accords with Policy CW2 of the Caerphilly Adopted Local Development Plan.

Comments from consultees: No objection subject to conditions.
The Head of Public Protection provides advice to the developer regarding the storage of feedstuffs to prevent any nuisance to surrounding properties from pests/odour.

Comments from public:

1. Mess and sewage on road - Given the distance between the stables and the road, i.e. at least 100 metres, this is unlikely.
2. Development will attract rats and smells - The keeping of horses is unlikely to have such an impact.
3. Children play on the site - The site is a privately owned parcel of land, not an area of public open space.
4. Detrimental to the visual amenity of the area, i.e. horse boxes, vehicles, etc. - The proposed stables are of a modest scale and finished in wood cladding. Given their location in the centre of the field they will have very little impact on the visual amenity of the surrounding area.
5. Loss of value of nearby properties - This is not a planning consideration.

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6. Inadequate highway leading to the site - The Transportation Engineering Manager raises no objection to the development subject to an improved access arrangement to ensure vehicles and horse boxes will not obstruct the highway when arriving at or leaving the site.
7. Security fears if horses escape - It is the responsibility of the developer to ensure horses do not escape from the land.

Other material considerations: None.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall not implemented until a means of vehicular access has been constructed in accordance with details that shall have first been submitted to and agreed in writing with the Local Planning Authority.
REASON: In the interests of highway safety.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: Policy CW3.

Please find attached the comments of Head of Public Protection that are brought to the applicant's attention.

