



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**PLANNING & DEVELOPMENT COMMITTEE**

**9<sup>th</sup> November 2021**

**SITE MEETING**

**APPLICATION NO: 21/0591/10 - Stable Block and Manège (Revised Ownership Certificate 'B' received 7th July 2021. Revised plans with altered site layout - repositioning stable block and reducing its size - received 31st August 2021) LAND TO THE SOUTH OF 25 - 41, KENNARD STREET, TONPENTRE, PENTRE**

**REPORT OF THE SERVICE DIRECTOR, DEMOCRATIC SERVICES & COMMUNICATION**

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**1. PURPOSE OF THE REPORT**

- 1.1 To consider the outcome of the site inspection in respect of the above-mentioned proposal and to determine the application, as outlined in the report of the Director, Prosperity & Development, attached at Appendix 1.

**2. RECOMMENDATION**

It is recommended that Members:

- 2.1 Approve the application in accordance with the recommendation of the Director, Prosperity & Development.

**3. BACKGROUND**

- 3.1 In accordance with Minute No 91 (Planning and Development Committee – 21<sup>st</sup> October 2021) a site inspection was undertaken on Tuesday 9<sup>th</sup> November 2021 to consider the potential impact of approving a stable block in close proximity to residential dwellings.

- 3.2 The meeting was attended by the Planning and Development Committee Members County Borough Councillors S. Rees, G. Caple, D. Grehan, W. Lewis, J. Williams and G. Hughes.
- 3.3 Members met at the entrance to the proposed development site. The Planning Officer informed Members that the application seeks full planning permission to construct a stable block and manège for the keeping of horses, on land to the south and rear of 25-41 Kennard Street, Ton Pentre.
- 3.4 The Planning Officer advised the land in question has been acquired by the charity Valley Veterans to pursue their Equi-Grow project. Members were shown visual plans of the current proposal. The Planning Officer informed Members that the original plans, which comprised of a large U-shaped stable block to be constructed at the south-eastern end of the site, containing seven stables and separate tack and feed rooms, led to concerns about smells and residential amenity and that a site meeting was held with the Applicant, together with a representative from the Armed Forces and others, to discuss potential revisions.
- 3.5 The Planning Officer displayed visual material for Members displaying the revised plans which reduced the width of the stable to a maximum of 8.6m and reduced the number of stables from seven to five. The stable block has been repositioned to be at the furthest possible point from the properties on Kennard Street, and reoriented so that the stable entrances face south-west.
- 3.6 Members requested to walk to the most south-western point of the site to view the proposed location for the stable in accordance with the revised plans and queried the distance from the nearest residential properties. The Planning Officer pointed out that the amendment to the plans has increased the distance between the proposed block and the Kennard Street garden boundaries to 16.5m. The distance between the block and the nearest rear elevation would be in excess of 30m. Members acknowledged this distance and commented on the opening facing away from Kennard Street.
- 3.7 Members queried the ability for animals to graze on the site without Planning Consent and the Planning Officer confirmed this to be correct. Members also queried the drainage aspect of the application. The Planning Officer informed Members that the developed part of the site would require an application for Sustainable Drainage Systems (SuDS) to be approved by the Sustainable Drainage Approval Body (SAB).
- 3.8 The Planning Officer also acknowledged comments from residents regarding the clearance of vegetation that had already been undertaken on the wider part of the site and concerns that mud had washed down to

their properties following rainfall. Members were advised that Planning, Enforcement and Drainage Officers had visited the site and met to discuss the concerns that had been raised. It was confirmed that the clearance and the ground and minor levelling works did not constitute development. Furthermore, the clearance and reinstatement of a ditch drain along the back boundary of the site would capture water run-off from the hillside to the rear of the site and improve matters.

- 3.9 Members also queried whether there is a maximum number of horses that can be kept on the site as part of the application. The Planning Officer advised that this is not detailed as part of the application but should Members feel it is appropriate a condition could be added to any decision notice. It was also noted by the Planning Officer that the Committee Report recommended conditions relating to external lighting and boundary treatments, to protect neighbour amenity.
- 3.10 Local Member, County Borough Councillor M Weaver spoke on the application. She outlined her support for the work being done by Valleys Veterans but also acknowledged the concerns raised by residents living nearby. She demonstrated her support for the application providing regulations are adhered to and there are no adverse effects for nearby residents.
- 3.11 Non-Committee Member, County Borough Councillor M Webber also spoke on the application in her role as Armed Forces Champion. She provided information on the work being carried out by Valleys Veterans and the impact this has on Veterans attending the group. She also raised the therapeutic benefits that are aimed to be achieved through the continuation of the groups Equi-Grow project and highlighted the opportunity to work with the community to ensure it is a success.
- 3.12 The Chair thanked the officers for the report and closed the meeting.