



RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE

4th JANUARY 2022

SITE MEETING

APPLICATION NO: 21/1102/10 Building to facilitate the relocation of fallen stock yard (Odour Management Plan received 30th September 2021, Veterinary Statement and revised plans, reducing size of building and enhancing landscaping, received 18th October 2021). Field at Croft Yr Haidd, Castellau, Beddau, Pontyclun CF72 8LQ

REPORT OF THE SERVICE DIRECTOR, DEMOCRATIC SERVICES & COMMUNICATION

Author: Kate Spence, Council Business Unit

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 146 (Planning and Development Committee – 16th December 2021) a site inspection was undertaken on Tuesday 4th January 2022 to consider the potential impact that the proposed development would have on the visual amenity of the site, the nearby highways, and the environment.
- 3.2 The meeting was attended by the Planning and Development Committee Members County Borough Councillors S. Rees, G. Caple, D. Grehan and W. Lewis.
- 3.3 Members met at the entrance to the field at Croft Yr Haidd, Castellau, Beddau. The Planning Officer introduced the site to Members and advised

that the proposed development would replace the existing building in the adjoining field to facilitate the relocation of fallen stock yard. Members were advised that the scale of the proposed development would be marginally larger than that of the existing and noted the white and green stakes that the Applicant's Agent had placed in the ground to illustrate the small-scale expansion of the building's footprint.

- 3.4 The Planning Officer referenced Highways concerns and advised that proposed development would retain the once weekly collection service as per the existing arrangements, with occasional twice-weekly collections during peak periods. The Planning Officer further advised that the applicant had submitted an Odour Management Plan to Environmental Health Services.
- 3.5 It was also noted that the site is located within the Mynydd y Glyn & Nant Muchudd basin Special Landscape Area and the Planning Officer confirmed to Members that following representations, the current proposal represented a reduction in scale, an improvement in appearance, and additional landscaping.
- 3.6 Members queried the management of the collection and delivery service and referenced the concern of uncovered vehicles as raised in the letters of objection summarised in the report. The Environmental Health Officer advised that vehicle users had been reminded of the need to comply with the APHA-approved practices by using covered containers, even in the case of empty vehicles.
- 3.7 Members also queried intentions to expand the business and increase activity in respect of the new development. The Applicant advised that there is no potential for expansion since the number of farms is fixed and that there was an overall decline in agricultural stock numbers. It was advised that the small increase in scale of the proposed development would permit complete entry by lorries into the building for collection services.
- 3.8 The Highways Officer reinforced the point that the proposed development would operate by mirroring that of the existing business, which had been operating as such for several years. Although the HGV collecting fallen stock is large, this would be no different to those HGVs which deliver or collect animals and feeds etc at many other farms within the countryside which are serviced and accessed by networks of narrow lanes. The Highways Officer noted no highways concerns in respect of the development.
- 3.9 The Planning Officer outlined the contents of late correspondence from Councillor Jayne Brencher and a local resident in objection to the application, and from the Landowner of Croft Yr Haidd in support of the application.
- 3.10 Members entered the field Croft Yr Haidd, Castellau, Beddau for closer inspection of the proposed scale of the development. Members gave consideration to the proximity of local housing to the site. Members visited the neighbouring, existing site of Fallen Stock Ltd and discussed the processes undertaken for fallen agricultural stock.

3.11 Local Member, County Borough Councillor D. Owen-Jones spoke on the application and noted that he would submit his concerns to Planning Services to be presented back to the appropriate Planning and Development Committee Meeting.

3.12 The Chair thanked the officers for the report and closed the meeting.