

REFERENCE: 26/0033

PROPOSAL: PROPOSED STABLE BLOCK FOR HORSES AND
RETENTION OF HARDCORE SURFACE, FENCING, GATES
AND ACCESS

SITE: Land South of The Cottage Llandeud Lane Llandeud

APPLICATION TYPE: Full

CASE OFFICER: Lydia Burrows

RECOMMENDATION: ADDITIONAL INFORMATION REQUIRED (Please re-
consult when received)

Comments:

A 15m x 8.4m rectangular stable block to 4.4m high with block paving is proposed, with retention sought for access and a wider area of hardcore constructed from road planings.

There are no nearby public rights of way and the site is not in a Special Landscape Area.

Landscape concerns arise from:

No layout for parking is shown, it is not clear why the whole paddock has been surfaced.

Google streetview below shows a high roadside hedge with pasture behind at the time of the image [dated May 2025]. If there are highway issues with visibility and/or the gate position this will require further landscape comment and likely affect the position of the building.



If a SAB application is required, above ground SuDS elements should be proposed to meet national standards for amenity and biodiversity.

Relevant policies:

- LDP 2015-26 – Spatial Strategy and Strategic Policies : SP5 Countryside
- The proposal should meet the requirements of GP5 General Development Principles – Natural Environment : vi the proposal includes an **appropriate landscape scheme** which enhances the site and the wider context including green infrastructure and biodiversity networks.

Recommendations:

As this is retrospective, I would advise site photos are submitted or made available to enable the landscape impacts on visual amenity to be identified and potentially mitigated for.

The extent of road planings should be rationalised to the minimum area required rather than shown as a surface up to paddock hedge boundaries.

New planting is required to meet policy GP5 vi, this should be locally native and in line with the countryside character. Planting type, species, size, density should be submitted.

Please reconsult if there are highway issues.