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THIS IS A MEETING WHICH THE PUBLIC ARE ENTITLED TO ATTEND

26th February 2021

Dear Sir/Madam

PLANNING, REGULATORY & GENERAL LICENSING COMMITTEE

A meeting of the Planning, Regulatory & General Licensing Committee will be held in *Virtually Via Microsoft Teams* (if you would like to attend this meeting live via Microsoft Teams please contact committee.services@blaenau-gwent.gov.uk) on Thursday, 4th March, 2021 at 2.00 pm.

Yours faithfully

Michelle Morris
Managing Director

AGENDA

Pages

1. APOLOGIES

To receive.

We welcome correspondence in the medium of Welsh or English. / Croesawn ohebiaith trwy gyfrwng y Gymraeg neu'r Saesneg.

Municipal Offices
Civic Centre
Ebbw Vale
NP23 6XB

Swyddfeydd Bwrdeisio!
Canolfan Dinesig
Glyn Ebwy
NP23 6XB

a better place to live and work
lle gwell i fyw a gweithio

2. **DECLARATIONS OF INTEREST AND DISPENSATIONS**

To consider any declarations of interest and dispensations made.

3. **SIMULTANEOUS TRANSLATION**

You are welcome to use Welsh at the meeting a minimum notice period of 3 working days is required should you wish to do so. A simultaneous translation will be provided if requested.

4. **APPEALS, CONSULTATIONS AND DNS UPDATE: MARCH 2021**

5 - 6

To consider the report of the Service Manager Development and Estates.

5. **LIST OF APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 19TH JANUARY, 2021 AND 18TH FEBRUARY, 2021**

7 - 12

To consider the report of the Senior Business Support Officer.

6. **PLANNING APPLICATIONS REPORT**

13 - 56

To consider the report of the Team Manager Development Management.

7. **AREAS FOR MEMBER BRIEFINGS/TRAINING**

To consider.

8. EXEMPT ITEM

To receive and consider the following report which in the opinion of the proper officer is/are an exempt item taking into account consideration of the public interest test and that the press and public should be excluded from the meeting (the reason for the decision for the exemption is available on a schedule maintained by the proper officer).

9. ENFORCEMENT CLOSED CASES BETWEEN 17TH SEPTEMBER, 2020 TO 23RD FEBRUARY, 2021

57 - 66

To consider the report of the Service Manager Development.

To: Councillor D. Hancock (Chair)
Councillor W. Hodgins (Vice-Chair)
Councillor D. Bevan
Councillor G. L. Davies
Councillor M. Day
Councillor J. Hill
Councillor C. Meredith
Councillor K. Pritchard
Councillor K. Rowson
Councillor T. Smith
Councillor B. Thomas
Councillor G. Thomas
Councillor D. Wilkshire
Councillor B. Willis
Councillor L. Winnett

All other Members (for information)
Manager Director
Chief Officers

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Agenda Item 4

Report Date: 22nd February 2021

Report Author: Katherine Rees

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning, Regulatory and General Licensing
Report Subject	Appeals, Consultations and DNS Update March 2021
Report Author	Service Manager Development & Estates
Report Date	22nd February 2021
Directorate	Regeneration & Community Services
Date of meeting	4th March 2021

1.0	Purpose of Report
1.1	To update Members in relation to planning appeal and related cases.
2.0	Present Position
2.1	The attached list covers the “live” planning appeals and Development of National Significance (DNS) caseload.
3.0	Recommendation/s for Consideration
3.1	That the report be noted.

	Application No Appeal Reference Case Officer	Site Address	Development	Type Procedure	Sit Rep
1	C/2020/0202 APP/X6910/D/21/3266321 Jane Engel	51 Tynewydd, Nantybwich, Tredegar	Proposed garage to front garden	Refusal of planning permission Written	Questionnaire Submitted Awaiting Decision

Agenda Item 5

Report Date: 22 February 2021

Report Author: Kath Rees

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning, Regulatory and General Licensing
Report Subject	List of applications decided under delegated powers between 19th January 2021 and 18th February 2021
Report Author	Senior Business Support Officer
Report Date	22nd February 2021
Directorate	Regeneration & Community Services
Date of meeting	4th March 2021

1.0 Purpose of Report
1.1 To report decisions taken under delegated powers.
2.0 Scope of the Report
2.1 The attached list deals with the period 19 th January 2021 and 18 th February 2021.
3.0 Recommendation/s for Consideration
3.1 The report lists decisions that have already been made and is for information only.

Application No.	Address	Proposal	Valid Date Decision Date
C/2019/0313	Land adj and to the north of Llys Glyncoed, College Road Ebbw Vale	Application to vary condition 1 - revised plans to reflect changes to design and site layout; condition 3 - to consider revised drainage details; condition 10 - to consider boundary treatments, landscaping and ancillary structures of planning permission C/2017/0338	13/11/2019 20/01/2021 Approved
C/2020/0198	Land at Howdens Waun y Pound Industrial Estate Ebbw Vale	Retention of the relocation of a mobile catering unit	20/08/2020 26/01/2021 Refused
C/2020/0212	The Badminton, Beaufort Terrace, Ebbw Vale	To retain the change of use from club to PH (A3). Demolition of the existing entrance lobby and toilets with construction of a new three storey annexe comprising entrance lobby, toilets (ground floor), kitchen, toilets (first floor) and 3rd storey function room.	15/09/2020 17/02/2021 Approved
C/2020/0288	The Venue Commonwealth Road, Garnlydan, Ebbw Vale	Retention & completion of change of use of part of Ground Floor of the Venue public house (A3) to a shop (A1).	07/12/2020 02/02/2021 Approved
C/2020/0298	Land adjoining No.8 Graig Ebbw, Rassau, Ebbw Vale	Erection of dwelling	22/12/2020 09/02/2021 Approved

C/2020/0284	Berrycroft, Harford Street, Sirhowy, Tredegar	Single storey rear extension with alterations	02/12/2020 25/01/2021 Lawful Development Certificate Granted
C/2020/0271	46 & 46A Bethcar Street, Ebbw Vale	Convert existing residential accommodation (first & second floors) to 2 no. flats and 2 no bedsits, demolish rear extensions and construct new external landings & stairways, and associated alterations.	18/11/2020 03/02/2021 Approved
C/2020/0295	7 & 8 Armoury Terrace Ebbw Vale	Replacement shopfront with concealed shutterboxes and roller shutters	17/12/2020 05/02/2021 Approved
C/2020/0272	36 Harford Gardens, Sirhowy, Tredegar	Removal of existing rear conservatory and replacement of single storey utility room.	18/11/2020 08/02/2021 Approved
C/2020/0256	Unit 28 Tafarnaubach Industrial Estate, Tredegar	Construction of new unit for the installation of a biomass boiler and associated infrastructure	06/11/2020 20/01/2021 Approved
C/2020/0289	125 Gurnos Estate, Brynmawr	Erection of two storey side extension	09/12/2020 29/01/2021 Approved

C/2020/0204	Rhyd y Blew, Bryn Serth Road, Ebbw Vale	Application for Discharge of Condition 4 (Construction Environmental Management Plan (CEMP)) Condition 5 (Intrusive site investigation works) and Condition 6 (Ground gas & groundwater monitoring) Condition 9 (Reptile Method Statement) Condition 10 (Ecological & management plan) of planning permission C/2018/0310 (Erection of a 4955 sqm (50,000sq.ft) employment unit for B1,B2 or B8 uses with highway & site access, car parking, service area, sub-station along with footpath and cycleway provision, drainage & landscaping).	21/08/2020 01/02/2021 Condition Discharged
C/2020/0291	21 Adam Street, Abertillery	Rear single storey kitchen/bathroom extension	09/12/2020 29/01/2021 Approved
C/2020/0277	Medhurst Court, Farm Road, Nantyglo, Brynmawr	Proposed detached garage with first floor amenity room	26/11/2020 20/01/2021 Refused
C/2020/0170	Site of former sheltered housing at Glanffrwd Court and adjacent land at Cae Melyn and Rhiw Wen, Ebbw Vale	Application for Discharge of Condition: 3 (Intrusive site investigation details), 5 (Assessment of the nature & extent of any site contamination) & 7 (Construction Method Statement) of planning permission C/2019/0346 (Affordable housing development of 23 dwellings) including new access road, landscaping and associated engineering and drainage works)	30/07/2020 04/02/2021 Condition Discharged

C/2020/0296	Blaina Community Centre, High Street, Blaina	Installation of canopy to southern elevation	18/12/2020 09/02/2021 Approved
C/2021/0005	Land adjacent to 1 Rising Sun Court, Cwmtillery, Abertillery	Application for Non-material amendment to insert a set of patio doors to the ground floor southern side elevation, drop garage floor level and amend driveway gradient and steps, extend front canopy and insert window in front and rear elevation of planning permission C/2016/0217 (The construction of a new detached house with integral garage)	07/01/2021 27/01/2021 Approved
C/2020/0268	Former Bethel Church, Beaufort Hill, Ebbw Vale	Outline planning permission for residential development	17/11/2020 05/02/2021 Approved
C/2021/0019	Ebbw Vale Institute, Church Street, Ebbw Vale	Discharge of Condition 5 of Listed Building Consent (roof sample) C/2013/0206 (Retention of alterations to institute roof and proposed works including hall fire escape doors, hall bar with balustraded technical area above served by new access stair, ground floor north wing internal partitioning arrangements, relocation of external refuse bin storage area and rebuilding of rear bank retaining wall incorporating new seating area)	20/01/2021 02/02/2021 Condition Discharged
C/2020/0299	8 Walnut Close, Bedwellty Gardens, Tredegar	Change of use from agricultural to domestic garden including 1.8m timber boundary fence (retention)	22/12/2020 05/02/2021 Approved

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BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning, Regulatory and General Licensing
Report Subject	Planning Applications Report
Report Author	Team Manager Development Management
Report Date	22nd February 2021
Directorate	Regeneration & Community Services
Date of meeting	4th March 2021

Report Information Summary

1. Purpose of Report	
To present planning applications for consideration and determination by Members of the Planning Committee.	
2. Scope of the Report	
Application No.	Address
C/2020/0290	Garden Land of 46 Surgery Road, Blaina, NP13 3AZ
C/2021/0001	Unit 21 Rising Sun Industrial Estate, Blaina, NP13 3JW
C/2020/0287	Garden of the Nag's Head, Merthyr Road Tafarnaubach Tredegar NP22 3AP
C/2020/0282	Maes y Dderwen, Charles Street, Tredegar NP22 4AF
3. Recommendation/s for Consideration	
Please refer to individual reports	

Planning Report

Application No: C/2020/0290	App Type: Outline
Applicant: Mr G Grail 46 Surgery Road Cwmcelyn NP13 3AZ	Agent: Mr T Morgan Clifton House Westside, Blaina NP13 3DD
Site Address: Garden Land of 46 Surgery Road, Blaina, NP13 3AZ	
Development: Development for one dwelling (outline)	
Case Officer: Joanne White	



Applicant's property

Application Site

1. Background, Development and Site Context

1.1 The site currently forms part of the garden of 46 Surgery Road and measures approximately 13.5m wide x 41.5m long. The topography is such that the site is predominantly level towards the front of the plot with the land falling away gently towards the rear. The site currently benefits from an existing disused garage and access gate located at the rear of the plot which leads onto a rear access track. Beyond the access track is vegetation. A low level stonework wall fronts the site whilst a blockwork wall forms the side boundary with the adjacent bungalow known as Ger-Y-Mynydd Bungalow (to the south-east). Access into the site is currently gained off Surgery Road via the existing driveway serving number 46.

1.2 The street comprises a mixture of two-storey terraces and bungalows; terraces to the north-west and bungalows to the south-east. The application site sits directly between a 2-storey dwelling and a bungalow.

Application Site



Fig 1 (above): Street scene looking north.

1.3 This application seeks outline permission for one dwelling. With the exception of a new access off Surgery Road, all other matters are reserved for future consideration. Outline permission was originally granted for a dwelling on the site in April 2003 (ref C/2003/0071).

1.4 Indicative plans have been submitted that identify the proposed dwelling being set back from the road, in line with the adjacent bungalow. A new access is

proposed off Surgery Road, to the south-east corner (adjacent to the boundary with Ger-Y-Mynydd Bungalow) with tandem parking for 3 cars. Revised scale parameters have been submitted that indicate a 2-storey dwelling with minimum dimensions of 8m wide x 11m x 7.9m high and maximum dimensions of 9.5m wide x 14m x 8.9m high.

1.5

Fig 2 (below): Application site showing proposed access. 46 Surgery Road and existing driveway to the right, adjacent bungalow to the left.



Proposed Access

Fig 4 (below): Indicative Block Plan

1.6

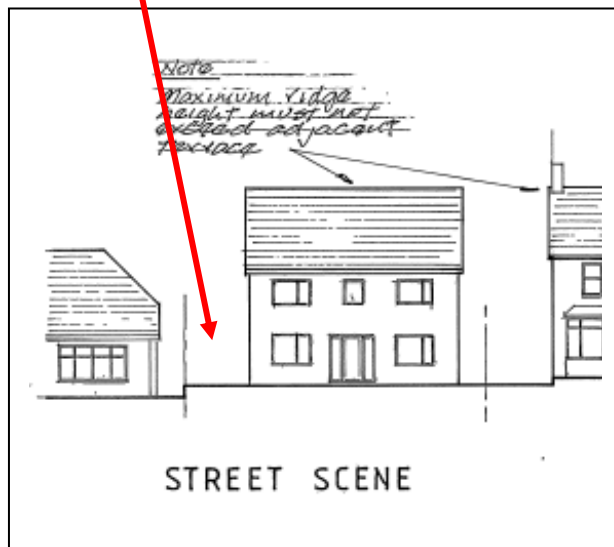
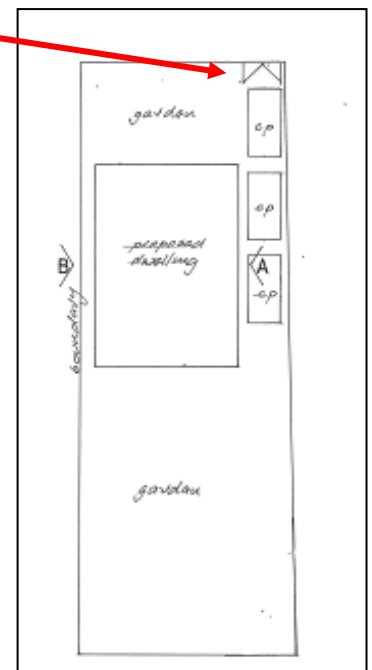


Fig 3: Indicative Street Scene.



2. Site History			
	Ref No	Details	Decision
2.1	C/2003/0071	Dwelling (out) – Land adj to 46 Surgery Road	Approved 29.04.03
3. Consultation and Other Relevant Information			
3.1	<u>Internal BG Responses</u>		
3.2	<u>Team Leader Building Control:</u> Building Regulations not required at this stage as this is an outline application.		
3.3	<u>Service Manager Infrastructure:</u> Highways: No objections subject to conditions requiring visibility splays and that parking spaces are retained.		
3.4	Ground Stability: No response received to date.		
3.5	<u>Service Manager Public Protection:</u> No objection. Recommend unforeseen land contamination condition added.		
3.6	<u>External Consultation Responses</u>		
3.7	<u>Town / Community Council:</u> No objection but would like to make note of the pre-application comments that recommended that the site is more suitable for one dwelling or two modest dwellings. Also concerns in respect of the access to the site over a footpath.		
3.8	<u>Welsh Water:</u> Capacity exists within the public sewerage network to receive the domestic foul only flows from the proposed development site. Surface water drainage will be subject to SAB approval.		
3.9	<u>Western Power:</u> Identified apparatus in the vicinity		
3.10	<u>W&W Utilities:</u> Identified apparatus in the vicinity		
3.11	<u>Coal Authority:</u> No objection. The submitted Coal Mining Risk Assessment identifies the presence of recorded ironstone workings beneath the site. The report recommends that intrusive investigations are carried out to further qualify the risk posed by these workings. It is for the LPA to consider the risks posed by the ironstone mining along with the recommendation of the submitted report in its wider assessment of ground conditions.		
3.12			

Public Consultation:

- 5 letters to nearby houses
- 2 site notices
- website public register of applications
- ward members by letter
- all members via weekly list of applications received
- ~~other~~

3.13

Response:

3.14

2 objections have been received; 1 from a resident and 1 from a resident who is also a local ward member. The issues raised are summarised below:

3.15

- The two storey property will be located approximately 3m from the adjacent bungalow and will be overbearing;
- The side entrance and window will overlook our property, impacting our privacy;

3.16

- Tandem parking for 3 cars will cause problems. The bus stop is often used to park cars as there is insufficient on-street parking. Neighbours drives are often blocked by vehicles parking on double-yellow lines. If an access is put in this will remove 2 parking spaces on the highway.

3.17

- Access to the driveway will be hazardous as vehicles parked either side will cause poor visibility of oncoming traffic.

3.18

- Tandem parking will result in the moving of vehicles onto the highway (i.e. if the car at the rear needs to get out it will require the moving of the 2 vehicles in the front two spaces) which creates more hazards on the highway;

3.19

- Moving vehicles close to the side boundary will create disturbance and noise with engines starting, doors opening and closing in close proximity to us

3.20

- The rear lane cannot be taken into consideration when looking at the parking and safety issues as the rear lane as it is not an adopted highway and has severe pot holes in it.

3.21

- A two storey dwelling is not in keeping with the segment of the road which is primarily bungalows.

3.22

The ward member has requested that the application be presented to the Planning Committee on the grounds that it will cause considerable highway issues, will be overbearing upon the adjacent bungalow and will not be in keeping with this section of the road.

4. Planning Policy

- 4.1 LDP Policies:
- DM1 New Development
 - DM2 Design and Placemaking
 - SB1 Settlement Boundaries
 - SP4 – Delivering Quality Housing
- 4.2 Supplementary Planning Guidance
Access, Car parking and Design (March 2014)
- 4.3 PPW & TANs:
Planning Policy Wales 10 (December 2018)

5. Planning Assessment

- 5.1 The site falls within the settlement boundary within which new development is normally acceptable subject to policies in the Local Development Plan (LDP) and other material considerations.
- 5.2 There are two main considerations in determining this application; whether the principle of residential development is acceptable (including scale parameters) and the adequacy of the proposed access. All other matters are reserved for future consideration.
- 5.3 Principle of Development
It is worth noting that outline planning was previously granted for a dwelling on the site in 2003 and site circumstances do not appear to have significantly changed. The site currently forms part of a residential curtilage within an established residential area.
- 5.4 Whilst only indicative, the block plan clearly illustrates that the site is large enough to accommodate a dwelling with sufficient amenity space for both the proposed dwelling and the resultant garden of number 46.
- 5.5 As such, the principle of development is considered to be compatible with surrounding uses and complies with LDP Policies DM1(2) and d.
- 5.6 Notwithstanding that the application is for outline only, scale parameters are required as a validation requirement. Scale parameters indicate that the dwelling will be two storey in height; to align with the adjacent terrace. Given that the local vernacular is mixed in form and style, and the site sits centrally between the transition from houses to bungalows, I am of the opinion that the site could accommodate either a bungalow or a two storey dwelling in this location without upsetting the visual appearance of the street scene.

5.7	<p><u>Access</u></p> <p>The proposed new access off Surgery Road will be located to the south-east corner, adjacent to Ger-Y-Mynydd Bungalow. To facilitate the proposed access part of the front boundary wall will need to be removed. The Highways Manager has confirmed that he has no objection to the proposed development subject to conditions requiring visibility splays of 2.4m x 43m and that parking provision is provided in accordance with the requirements of the adopted SPG for 'Access, Car Parking and Design'.</p>
5.8	<p>The indicative plans illustrate off-road parking provision for 3 cars. The application does not specify the number of bedrooms proposed, but the maximum spaces required in accordance with the SPG is 3. As such, the development can adequately accommodate the necessary off-road parking.</p>
5.9	<p>Having regard to comments that the proposed access and parking will be hazardous due to poor visibility and maneuvering, the Highways Manager has confirmed that there are several existing driveways within the vicinity (including the existing property at number 46) that have set an acceptable precedent for vehicle access onto Surgery Road. The Highways Manager has further advised that the required vision splays can be achieved in accordance with highway standards. As such, I do not consider that highway safety would be compromised by the creation of a new driveway access off Surgery Road.</p>
5.10	<p>I acknowledge that 1-2 on-street parking spaces may be lost as the result of the proposed new access. However, the Highways Manager has raised no concern in regards to highway capacity issues and I do not consider the provision of a new access would have such a detrimental impact upon the highway network in this location to warrant refusal of the application.</p>
5.11	<p><u>Neighbour Amenity</u></p> <p>In response to comments regarding the potential overbearing impact and overlooking from the dwelling upon the adjacent bungalow, I am mindful that the ridge height of the proposed dwelling would sit approximately 2m – 3m above the ridge of the bungalow. However, the indicative layout shows that the dwelling would sit away from the side boundaries and would respect the building lines of the bungalow. Given that the proposed dwelling would sit parallel to the existing bungalow, and there are no windows in the side elevation of the bungalow (with the exception of a velux window in the roof plane), I do not consider that it would have an unacceptable overbearing impact. Furthermore, the dwelling would be located to the north of the bungalow, thus avoiding unacceptable levels of overshadowing.</p>

5.12

In reference to any overlooking, the positioning of windows would be subject to a reserved matters application; members are reminded that this application is only considering the principle of a dwelling and the proposed access. Nevertheless, I do not consider that windows at ground floor level on the side elevation of the proposed house would give rise to any overlooking and any first floor windows on this elevation could be controlled by condition. The development site is already residential curtilage and currently has views into the neighbouring garden. Thus I do not consider that the neighbour's privacy will be compromised by the addition of a dwelling in this location.

5.13

Fig 5 (below): Indicative plot layout



Fig 6 (below): Side elevation of adjacent property.



5.14

Concerns have also been raised that moving vehicles close to the side boundary will create noise and disturbance. However, I do not consider that any noise from a vehicle entering the site (which benefits from a blockwork side boundary wall) will be significantly different to a vehicle parking on the public highway, as is the current situation. Furthermore, any disturbance from a vehicle entering the site is likely to be brief and not considered to have an adverse impact upon the amenity of the neighbouring occupiers.

5.15

In considering the impact upon 46 Surgery Road, I am satisfied the development is acceptable. I acknowledge that the indicative dwelling footprint may cause some overshadowing into the applicant's resultant garden. However, I do not consider it would cause such a significant impact to warrant refusal. As discussed above, the design of the proposed dwelling and window positions can be considered at reserved matters stage and there are no windows on the pine end of 46 to cause concerns of overlooking.

5.16	<p>The impact upon the bungalows opposite the site (in excess of 25m away) is considered to be negligible. Having considered the impact upon the neighbouring amenity, I am satisfied that the development has due regard to LDP Policy DM1(2)c.</p>
5.17	<p><u>Other Matters</u> Comments in relation to the rear access lane/track are not applicable or a material to the determination of this application as the applicant does not propose any new access from the rear.</p>
5.18	<p>The application has been supported by a Coal Mining Risk Assessment. The findings suggest that an intrusive site investigation is carried out to further qualify the risk posed by the identified ironstone workings. A condition to this effect will therefore be imposed.</p>
5.19	<p><u>Drainage</u> The development will fall under the remit of SuDS and will therefore require approval from the SuDS approving body (SAB) for the treatment of surface water drainage. An informative note will be added to inform the applicant of their duty to apply for SuDS through the SAB.</p>
5.20	<p>Welsh Water have confirmed that capacity exists within the public sewerage network to receive foul only flows from the proposed development. To ensure adequate drainage is proposed for the site in line with current standards, a condition can be added requiring details of foul drainage.</p>
5.21	<p><u>Conclusion</u> Having considered the development against the relevant LDP Policies SB1, DM1(2)a,c,d, DM1(3)a and DM2(a), I consider that the principle of residential development and the proposed access is acceptable, subject to the approval of reserved matters. I therefore recommend approval accordingly.</p>
<p>6. Legislative Obligations</p>	
6.1	<p>The Council is required to decide planning applications in accord with the Local Development Plan unless material considerations indicate otherwise. The planning function must also be exercised in accordance with the principles of sustainable development as set out in the Well-Being of Future Generations (Wales) Act 2015 to ensure that the development and use of land contributes to improving the economic, social, environmental and cultural well-being of Wales.</p>
6.2	<p>The Council also has obligations under other legislation including (but not limited to) the Crime and Disorder Act, Equality Act and Human Rights Act. In</p>

presenting this report, I have had regard to relevant legislation and sought to present a balanced and reasoned recommendation.

7. Conclusion and Recommendation

7.1 Outline planning permission be **GRANTED** subject to the following condition(s):

1. Details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: These reserved matters have not been submitted for the approval of the Local Planning Authority.

2. The application for the approval of reserved matters must be in accordance with the details contained in the following plans and documents:

- Site Location Plan, stamped received 30.11.2020;
- Scale Parameters (only) as listed on Revised Indicative Elevations, dwg no. 353/3 Rev B, received 04.02.21

unless otherwise specified or required by conditions 3-8 listed below.

Reason: To clearly define the scope of this permission.

3. This approval does not relate to the illustrative plan(s) submitted in support of this application.

Reason: In the avoidance of doubt and to clearly define the scope of the permission.

4. Approval of the following details shall be obtained from the Local Planning Authority prior to the commencement of development :-

- a) existing and proposed site levels including cross section drawings through the site showing the relationship of the development with adjacent land and buildings;
- b) details of foul water drainage;
- c) position, height and materials of walls/fences and other enclosures;
- d) minor structures such as refuse storage facilities.

The development hereby approved shall not be brought into use until all works are implemented in accordance with such details as may be approved in writing by the Local Planning Authority.

Reason: To ensure an acceptable form of development.

5. No development shall take place until details of the intrusive site investigation works recommended in the Coal Mining Risk Assessment Report (Terra Firma, Job no.16362 dated October 2020) have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall not be brought into beneficial use until the recommendations of any site investigation report which is approved by the Local Planning Authority are implemented and the Authority receives a validation report completed by a suitably qualified person that certifies that such measures and/or works have been fully implemented.

Reason: To ensure adequate regard has been given to ground conditions in carrying out development.

6. Visibility splays of 2.4 metres by 43 metres at the point of access onto the public highway shall be provided before the commencement of the development. These splays shall be kept free of any obstruction exceeding 0.9 metres in height at all times.

Reason: In the interests of highway safety.

7. Any gates provided shall not open over the highway.

Reason: To safeguard highway interests.

8. All applications for the approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the requirements of Section 92 of The Town and Country Planning Act 1990.

	<p><u>Informatives</u></p> <ol style="list-style-type: none">1. In considering the design of the proposed dwelling (to be submitted as part of a reserved matters application) the applicant is advised that careful consideration should be given to the position of windows to avoid any unacceptable overlooking into neighbouring properties.2. The applicant/developer should note that the development hereby approved also requires SuDS approval before work commence. Further guidance can be found at https://www.blaenau-gwent.gov.uk/en/resident/planning/how-to-apply-for-planning-permission/permission-for-drainage/ On such basis any surface water drainage details submitted as part of your application have not been considered. Should it be necessary to amend your development to meet the requirements of the SAB (SuDS Approval Body) you should seek further advice from the Local Planning Authority.3. The site is located in an area overlain with made up ground associated with historical industrial works. If during the course of development any evidence of contamination is found the developer is advised to cease works and contact the Council's Environmental Health section on 01495 355509 for further advice.
8. Risk Implications	
8.1	None

Planning Report

Application No: C/2021/0001	App Type: Full
Applicant: Leanne Jones Blackwood Engineering Glandwr Industrial Estate Aberbeeg NP13 2LN	Agent: Richard Whitaker Architects Ltd 43 Plas Saint Andresse Penarth Haven Penarth CF64 1BW
Site Address: Unit 21 Rising Sun Industrial Estate, Blaina, NP13 3JW	
Development: Installation of 2no external exhaust stacks to serve 2no internal spray booth ovens.	
Case Officer:	Joanne White



1. Background, Development and Site Context

1.1 The site is located within an established industrial estate known as Rising Sun Industrial Estate, Blaina. Blackwood Engineering currently occupy the site, along with their main unit located at Glandwr Industrial Estate, Aberbeeg. The Aberbeeg site will remain as the main production site with the Blaina site being used for specific products and overspill. The manufacturing company produce castings and counterweights for global suppliers of heavy machinery.

1.2 The site is surrounded by industrial units to the south and west whilst vacant employment land, also within the control of Blackwood Engineering, is situated to the north. A dense band of trees bound the site to the east, separating the site from residential properties beyond. The topography is such that the site is located at a lower level comparative to the residential properties to the east.

1.3 Two production buildings occupy the site; the main 2 storey building located centrally within the site and a smaller production building located to the south-east corner.



Fig 1: Site Layout

1.4 Planning permission is sought for physical alterations to the building comprising the installation of two external stacks/flues to the rear (east) elevation of the main 2 storey building. The stacks will have a galvanised finish and will serve two internal spray booth ovens. The stacks will exit the building

just below the eaves and will then extend vertically by approximately 6m. Consequently, the stacks will protrude approximately 3m above the ridge height of the building. The stacks are round in profile with a diameter of 0.9m. Two steel supporting rods will sit diagonally to support each stack.

1.5 Planning permission was previously granted in 2013 (ref C/2012/0467) for a single stack on the southern elevation of the same height as that proposed. Fig 2 below shows the previously approved stack in place. This stack is no longer in place.

1.6 Fig 2 (below): Previously approved stack as viewed from the road.



1.7 It is important to note that planning permission is only required for the external physical alterations to the building i.e. the stacks. The building already benefits from a permitted B2 use (general industrial) and therefore the use of the building (including installation of internal spray booths) does not require planning permission.

1.8 Notwithstanding the above, the applicant has provided supporting information with the application as to how the spray booths would operate. Production at the site would be 5 days per week; Monday – Thursday 7am-5pm and Friday 7am – 1pm. Estimated spraying time would be 4-6 hours per week using the same processes and paints as currently used at the Aberbeeg site. Details of filtration have been provided along with a D1 stack height calculation and estimates of chemical consumption. The stack height calculation is used to identify how high the stacks need to be to allow for adequate dispersion of emissions. In this case, the required height is 11m above ground level and 3m above ridge level.

Fig 3 (below): Proposed Front Elevation



Fig 4 (below): Proposed Rear Elevation

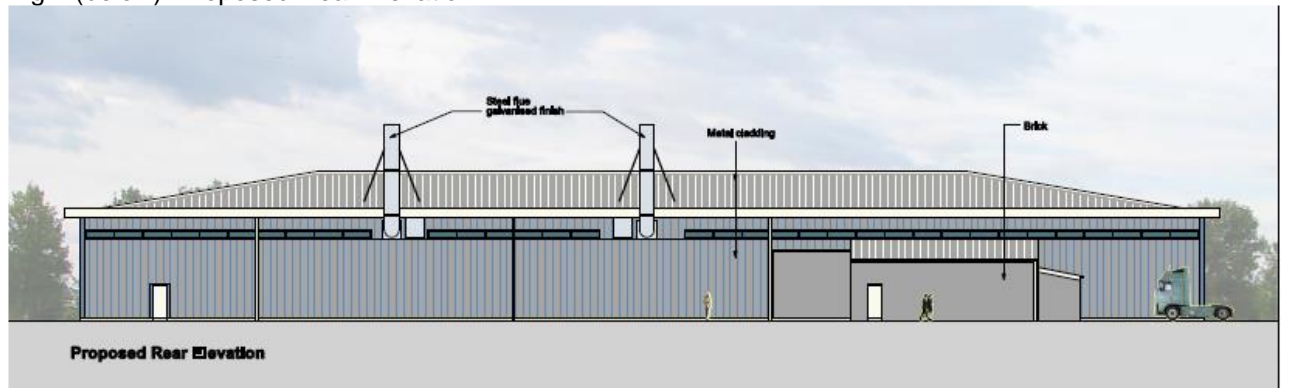


Fig 5 (above): Proposed side elevation as viewed from the north, looking south

2. Site History

	Ref No	Details	Decision
2.1	C/2012/0467	Retention of exhaust stack & storage unit	Approved 07.02.13
2.2	C/2015/0172	Operation of a 20MW gas fired standby power plant comprising of 14 generators within an existing building & erection of 14 exhaust flues	Withdrawn 28.07.15

		& provision of ancillary equipment consisting of radiator compound, gas reception kiosk, main transformer compound, DNO meter house, step up transformer compound & car parking	
2.3	C/2016/0133	Application for removal of condition 10 of planning permission C/1997/0317 (no materials, products or refuse of any kind shall be stored in the open on the site)	Approved 02.06.16
2.4	C/2017/0021	Steel framed wood store & dry goods store	Approved 12.05.17
2.5	C/2017/0065	Extend site storage area (retention)	Approved 12.05.17

3. Consultation and Other Relevant Information

3.1	<u>Internal BG Responses</u>
3.2	<u>Team Leader Building Control:</u> Building Regulations required.
3.3	<u>Service Manager Infrastructure:</u>
3.4	Ecology: No objection. There are no ecological concerns in relation to species such as nesting birds and bats. The tree and vegetation lines at the rear of the site provide dark and shaded corridors for more light intolerant species of bat to forage and commute, with these potentially offering suitable linkages and connectivity to other habitats. The installation of the 2 external stacks will not have a direct impact.
3.5	There are no designated sites in close proximity to the site. Given the scale of the proposed development, and the lack of likely impacts beyond the site boundary, the nearest designated sites (i.e. Trevor Rowson Local Nature Reserve and Cwmcelyn Local Nature Reserve) are sufficiently well separated so that no impacts on their designated features are anticipated as a result of the works.
3.6	<u>Service Manager Public Protection:</u> No objection.
3.7	Air Quality – A D1 stack height calculation has been provided which has identified that the stack heights need to be 11m from ground level to for the adequate dispersion of pollutants. I am satisfied with the height of the stacks proposed.
3.8	The applicant has confirmed that their site at Glandwr Industrial Estate, Aberbeeg will remain as their main production site (they hold a Part B

	<p>Environmental Permit from the Council for that site) and the premise at Rising Sun Industrial Estate will be used for limited specific products. The proposed operational production weekly spray times are low as is the annual solvent/chemical usage figures that have been provided, which are also well below the threshold for the requirements of an environmental permit.</p>
3.9	<p>The applicant has confirmed that they will use the same filter abatement technology in the spray booths at the premise at the Rising Sun Industrial as they do in Glandwr Industrial Estate and they will operate to the same environmental standards in relation to chemical & waste storage at the new premise. They have also agreed to provide annual chemical consumption figures to allow us to know if they reach levels where they would require an environmental permit. They have also confirmed they will be using the same type of paints/ solvents etc as at their main production site at Aberbeeg which are checked annually to ensure that they are suitable for use.</p>
3.10	<p>As a result, there are not objections to the proposed development.</p>
3.11	<p>Noise & Odour - No objection in principle. Request conditions requiring a noise impact assessment in accordance with BS4142 and details of odour management are submitted for approval.</p>
3.12	<p><u>External Consultation Responses</u> <u>Town / Community Council:</u></p>
3.13	<p>Object until a wider public consultation is carried out by BGCBC.</p>
3.14	<p><u>Welsh Water:</u> No objections</p>
3.15	<p><u>South Wales Fire Safety Officer:</u> The applicant should consider the need for provision of adequate water supplies on site for firefighting purposes and access for emergency firefighting appliances.</p>
3.16	<p><u>Public Consultation:</u></p> <ul style="list-style-type: none">● 16 letters to nearby residents/businesses● 2 site notices● website public register of applications● ward members by letter● all members via weekly list of applications received● other

3.17	<p><u>Response:</u> 1 objection has been received from a local ward member who has also requested the application be presented to this committee. The issues raised refer to the environmental impact upon the nearby residents and the nature reserve and residents at Cwmcelyn.</p>
3.18	<p>The ward member has specified that local residents close to the site are already overwhelmed with smells from the sauce factory and that this application will be extracting paint thinners into the air. The ward member further raises concern that due to the topography of the ward the fumes will be released above the homes near the site and will be more in line with the nature reserve and residents of Cwmcelyn. They conclude that these toxins should not be released from the location of this factory into the environment.</p>
4. Planning Policy	
4.1	<p><u>LDP Policies:</u></p> <ul style="list-style-type: none"> • DM1 New Development • DM2 Design and Placemaking • SB1 Settlement Boundaries
4.2	<p><u>PPW & TANs:</u> Planning Policy Wales 10 (December 2018)</p>
5. Planning Assessment	
5.1	<p>The site lies within the settlement boundary as defined by the Council's adopted Local Development Plan (LDP). The principle of development is therefore considered acceptable subject to the satisfaction of policies contained within the LDP.</p>
5.2	<p>In considering the merits of this application there are two main issues to consider; the visual impact of the stacks upon the neighbouring amenity and wider landscape, and the environmental impact of any emissions or odours from the stacks. Members are reminded that consideration of this application is limited to the physical alterations of building i.e the stacks. The use of the building is an authorised B2 use and thus is not under consideration.</p>
5.3	<p><u>Visual Impact</u> Whilst the flues will be located to the rear of the building, they will extend approximately 3m above the ridge height of the building and will therefore be visible from the industrial estate road at the front of the site. However, given that the site is located within an established industrial estate and there are other buildings within the estate that already benefit from large flues, I do not</p>

consider that these flues will be out of context with the surrounding area. Furthermore, due to the dense tree planting around the periphery of the industrial estate (Fig 5), the flues will be largely screened from the wider landscape.

5.4 Fig 6 (Below): Industrial estate bound by dense tree planting



5.5 In terms of the visual impact upon the residential properties to the east and north-east, I acknowledge that these residents may have restricted views of the flues through the vegetation during winter months. However, given that the building is located at a lower level than the properties and is in excess of 65m away from the nearest property (Westwood View) I do not consider the impact will be so significant to warrant refusal of the application. No neighbour objections have been received in respect of the application.

5.6 As such, I consider the application accords with LDP Policies DM1(2)a,b and DM2(a).

5.7 Environmental Impact
LDP Policy DM1(2)g requires that proposals do not result in airborne emissions that would have an unacceptable effect on health, amenity or the natural environment of the surrounding area, taking into account cumulative effects of other proposed or existing sources of air pollution in the vicinity.

5.8 Concerns have been raised by a local ward member regarding the release of emissions and odours from the flues and their associated impact upon the local residents and Cwmcelyn nature reserve. The ward member has also

	identified that residents already experience nuisance odours from the existing sauce factory to the west of the application site.
5.9	Cwmcelyn Local Nature Reserve (LNR) is located in excess of 775m away to the south-east. The Council's ecology officer has been consulted on the application and has confirmed that she has no concerns of the impact of the development upon this nature reserve nor the Trevor Rowson LNR, which is located in excess of 800m to the north. Due to the minor nature of the development, it does not fall within the requirements to consult Natural Resources Wales (NRW).
5.10	In reference to odours, the Environmental Health team have advised that sporadic complaints have been made in the past regarding odours from the existing sauce factory. However, the Environmental Health team have been unable to fully investigate the complaints as no information has been provided by the complainant(s) in order to progress the case (e.g. return of diary sheets etc). Nevertheless, Members should note that the sauce factory is a completely separate unit and user to the application site.
5.11	In order to mitigate any potential odour nuisance as a result of this development, the Environmental Health team have requested a condition be imposed requiring an odour management plan to be submitted. As such, I am satisfied that the proposed development will not adversely exacerbate any alleged existing odour nuisance from existing industrial units.
5.12	Members are reminded that this application should not be prejudiced by alleged existing issues when adequate controls via planning condition and separate Environmental Health legislation can be used to mitigate any potential nuisance from this development.
5.13	Furthermore, in order to safeguard the level of noise from the stacks, a condition can be imposed requiring a noise impact assessment to be carried out in accordance with BS4142 and any necessary mitigation provided prior to installation of the flues.
5.14	Having regard to airborne emissions, the Environmental Health Team have confirmed that the stacks are proposed at an appropriate height to allow for adequate dispersion of pollutants and the proposed filter abatement technology is considered to be sufficient. They have further confirmed that the proposed annual solvent/chemical usage is considered to be low and well below the threshold for the requirements of an environmental permit. In the event that the development was to exceed chemical consumption thresholds then emission monitoring and dispersion modelling would be required from an

<p>5.15</p> <p>5.16</p> <p>5.17</p>	<p>air quality perspective. An environmental permit would also be required if production ever reached that stage. These requirements would all be controlled by Environmental Health Legislation.</p> <p><u>Other Matters</u> Nantyglo and Blaina Town Council have objected to the application ‘until wider public consultation has taken place’. The application has been publicised in accordance with the Adopted Publicity Policy (PAN 5), details of which are listed above in paragraph 3.16. I am therefore satisfied that appropriate consultation has taken place.</p> <p><u>Conclusion</u> Having carefully considered the above, I consider that the proposed development for 2 external flues on this industrial building will not be out of context with the surrounding area. Furthermore, I am satisfied that they will not cause unacceptable visual harm to nearby residents or the wider landscape in compliance with LDP Policies DM1(2)a,b and DM2(a). The Environmental Health team have no objections to the development subject to conditions and have confirmed that due to the predicted low levels of production proposed at the site, the development is not considered to pose a risk to human health and the environment. I concur with their professional opinions and am satisfied that there will be no unacceptable adverse impact upon the amenity of residents or the natural environment in accordance with LDP Policies DM1(2)c and g.</p> <p>I therefore recommend that the development is approved, subject to conditions.</p>
<p>6. Legislative Obligations</p>	
<p>6.1</p> <p>6.2</p>	<p>The Council is required to decide planning applications in accordance with the Local Development Plan unless material considerations indicate otherwise. The planning function must also be exercised in accordance with the principles of sustainable development as set out in the Well-Being of Future Generations (Wales) Act 2015 to ensure that the development and use of land contributes to improving the economic, social, environmental and cultural well-being of Wales.</p> <p>The Council also has obligations under other legislation including (but not limited to) the Crime and Disorder Act, Equality Act and Human Rights Act. In presenting this report, I have had regard to relevant legislation and sought to present a balanced and reasoned recommendation.</p>

7. Conclusion and Recommendation

7.1 Planning permission be **GRANTED** subject to the following condition(s):

1. The development shall be completed in full accordance with the following approved plans and documents:
 - Site Location Plan, scale 1:1250 received 21.12.2020;
 - Site Plan, dwg no. 517 ES 01, received 21.12.2020;
 - General arrangement of workshop, dwg no. BEL-BL-004A, received 21.12.2020;
 - Proposed Elevations, dwg no. 517 PE 01, received 21.12.2020;
 - Proposed Elevations, dwg no. 517 PE 02, received 21.12.2020;
 - Revised Stack Height Calculation, received 25.01.2021;
 - Flue Specification, received 06.01.2021;
 - Supporting Email dated 13.01.21 from the applicant with production estimation details.

unless otherwise specified or required by condition 2-3 listed below.

Reason: To clearly define the scope of this permission.

2. Prior to commencement of development, a Noise Impact Assessment in accordance with BS4142 shall be submitted to and approved in writing by the Local Planning Authority. The stacks hereby approved shall be installed, operated and maintained in accordance with such details and recommendations as approved.

Reason: To safeguard residential amenity.

3. Prior to the installation of the stacks hereby approved, an odour management plan shall be submitted to and approved by the Local Planning Authority. The stacks shall be installed, operated and maintained in accordance with the approved details as long as the use continues.

Reason: To safeguard residential amenity.

4. ST1 – Standard Time Limit

	<p>Informative Notes:</p> <ol style="list-style-type: none">1. The applicant should consider the need for provision of adequate water supplies on site for firefighting purposes and access for emergency firefighting appliances.
8. Risk Implications	
8.1	None.

Planning Report

Application No: C/2020/0287	App Type: RSB
Applicant: Mr Mark Harris Nags Head Merthyr Road Tredegar NP22 3AP	Agent: Mr Adrian Drew 14 Thornhill Close Brynmaur NP23 4SA
Site Address: Garden of the Nag's Head Merthyr Road Tafarnaubach Tredegar NP22 3AP	
Development: New house build	
Case Officer:	Jane Engel

Follow Up Report

1. Background, Development and Site Context	
1.1	This application was presented to Planning Committee on 4 th February 2020. The officer recommendation was for refusal if planning permission due to concerns relating to design of the proposed house.
1.2	The report noted that in all other respects the proposed was considered acceptable and any outstanding matters could be addressed by condition.
1.3	Member discussed the site and proposed development in detail and it was noted that Members considered that the design of the proposal was for the applicant. Discussions also took place regarding the potential of obscure glazing of windows overlooking the beer garden. Members concluded that such matters should be for the occupier of the house to decide.
1.4	Members therefore resolved to grant planning permission subject to appropriate conditions. Authority as delegated to officers to compile a list of relevant planning conditions and present those conditions to this Committee for consideration.
2 Conclusion and Recommendation	
2.1	That planning permission be <u>GRANTED</u> subject to the following conditions and reasons:

1. The development hereby approved shall be completed in full accordance with the following approved documents

Unless otherwise specified by conditions 2 - 3 listed below.

- 2 No development shall commence until an assessment of the nature and extent of any site contamination is undertaken in accordance with a methodology which must first be submitted to and approved in writing by the Local Planning Authority. Such an assessment shall include details of :-

- a) the nature, extent and type of any contamination and their impacts on land and controlled waters, and details of all potential source, pathway and receptor linkages;
- b) in instances where a desk top assessment has demonstrated it to be necessary, the results of an intrusive site investigation report; and
- c) any measures identified as necessary to treat/remove the contamination to ensure the site is fit for the proposed use.

The development hereby approved shall not be brought into use until all the measures identified as necessary to decontaminate the site, as contained in a report that is approved in writing by the Local Planning Authority, are implemented and the Authority is provided with a validation report signed by a suitably qualified person that confirms that such measures and/or works have been fully implemented.

Reason: The Local Planning Authority is advised that the site may be affected by contamination and considers it appropriate to assess the significance of such contamination before development can proceed.

- 3 Prior to the occupation of the dwelling details of the permeable finish of the driveway areas shall be submitted for approval of the Local Planning Authority. The dwelling hereby approved shall not be occupied until the 3 car parking spaces have been completed in accordance with the approved details. The areas provided shall be kept available for their designated purposes at all times.

	<p>Reason: To ensure that the access and parking needs of the development are adequately met and the development does not prejudice highway safety</p> <p>4 Prior to the demolition of the garage an asbestos survey should be undertaken and submitted for the written approval of the LPA. The works to demolish the garage should be undertaken in accordance with such details as approved. Reason: To identify any asbestos containing materials to be removed and prevent contamination of the land.</p> <p>5 Notwithstanding the details on the approved plans the surface water drainage proposals details are not hereby approved Reason: To define the scope of this permission</p> <p>6 No boundary treatments exceeding 0.9 metres in height shall be provided within the driveway vision splays. Such splays shall be kept free of obstructions at all times as long as the development exists Reason: In the interest of highway safety</p> <p>7 The development shall begin not later than five years from the date of this decision notice. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.</p> <p>Informative advice</p> <p>1 Prior to the commencement of development, the developer is advised to contact Welsh Water for advice regarding the position of public sewers on, and within the vicinity of the development site and to secure any agreements that may be required in this regard</p> <p>2 The developer is reminded that the development hereby approved also requires SuDS approval before work commences. Further guidance can be found at https://www.blaenau-gwent.gov.uk/en/resident/planning/how-to-apply-for-planning-permission/permission-for-drainage/ . On this basis any surface water drainage details submitted as part of your application have not been considered. Should it be necessary to amend your development to meet the requirements of the SAB (SuDS Approval Body) you should seek further advice from the Local Planning Authority.</p>
3	None

Planning Report

Application No: C/2020/0282	App Type: Full
Applicant: Mr D Richards Shaw Healthcare 1 Links Court Links Business Park Cardiff CF3 0LT	Agent: Asbri Planning Ltd. Pete Sulley Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS
Site Address: Maes y Dderwen Charles Street Tredegar NP22 4AF	
Development: 5 bedroom supported living unit and associated works	
Case Officer: Jane Engel	



Figure 1

1. Background, Development and Site Context

- 1.1 The development site sits within the grounds of the existing Maes y Dderwen, a 24 bed care home owned and operated by the applicant.
- 1.2 It is proposed to provide a 5 bedroom two storey supported living unit for residents with mental health disabilities to the east of the car park serving Maes y Dderwen.
- 1.3 The proposed unit is a two storey building adjoining the footpath which runs between the site and the adjoining Coach and Horses Public House. A small staff room, kitchen/dining room/utility room and living room are provided at ground floor and 5 en-suite bedrooms are provided at first floor.
- 1.4 The property is set back slightly behind the front building line of the Coach and Horses and in line with the forward projection of Maes y Dderwen to the west. Three car parking spaces are provided to the rear of the property with vehicular access gained via the existing car park for Maes y Dderwen. None of the existing parking spaces serving Maes y Dderwen will be lost as a result of the development.
- 1.5 A small garden will be provided, and it is also indicated that the residents will have access to the existing gardens of Maes y Dderwen. See figure 2 below

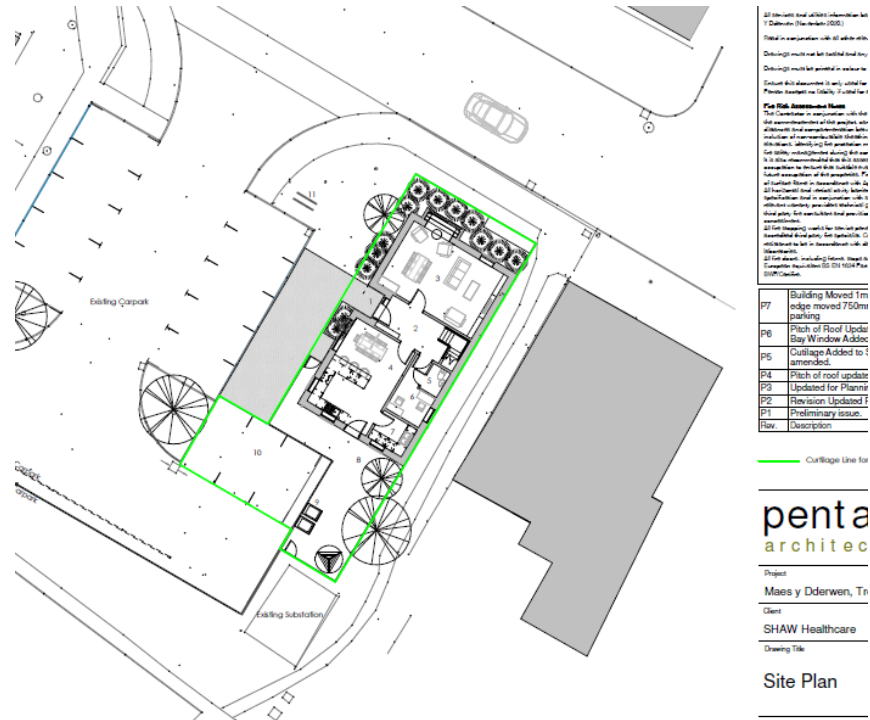
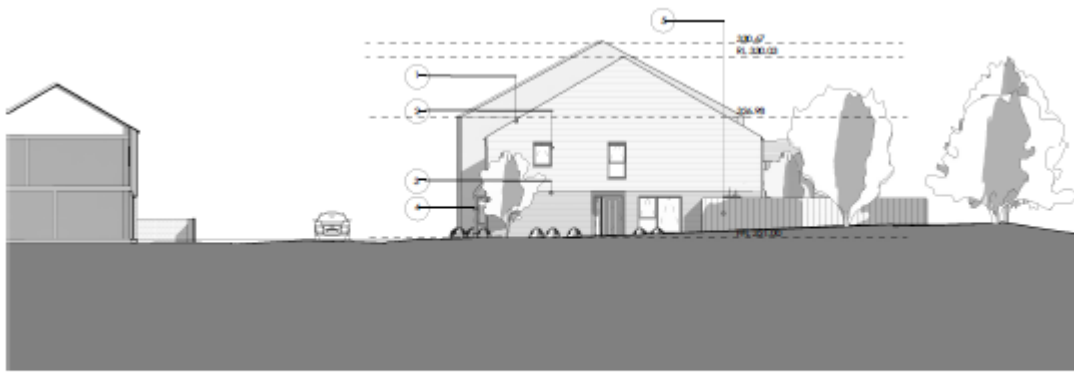


Figure 2

1.6

There were concerns over the design of the proposal when the application was initially received, Discussions took place with the agent and amended details were submitted. It is these amended plans which form the basis of my report. Figure 3 below shows the front elevation onto Charles Street and the side elevation as view from with the car park serving Maes y Dderwen



Elevation A
1 : 200



Elevation B
1 : 200

Figure 3

2. Site History

	Ref No	Details	Decision
2.1	8573	Nursing home for elderly mentally ill	Approved 22/06/1990

3. Consultation and Other Relevant Information

3.1	<u>Internal BG Responses</u>		
3.2	<u>Team Leader Building Control:</u> Building Regulation Required		

3.3	<p><u>Service Manager Infrastructure:</u> Highways: No objections subject to a condition requiring the 3 new parking spaces to be fully constructed prior to the facility becoming operational</p>
3.4	<p>Drainage: Advised that the development proposed would require approval from the SAB (Sustainable Urban Drainage Approval Body).</p>
3.5	<p>Landscape: No objections subject to a detailed landscape plan</p>
3.6	<p>Ecology: No objections subject to detailed biodiversity enhancements within the landscape plans</p>
3.7	<p>Arboriculture: No objection subject to agreed landscape scheme that mitigates for identified loss and tree protection measures being implemented during the course of the development.</p>
3.8	<p>Rights of Way: No objections</p>
3.9	<p><u>Service Manager Public Protection:</u> No objections to the proposal but would advise that a land contamination condition be attached to any permission.</p>
3.10	<p><u>External Consultation Responses</u></p>
3.11.	<p><u>Town / Community Council:</u> Object to the proposal in respect of parking as the building is full to maximum capacity and already experienced issues with parking which impacted on Charles Street and Church Street, and this would be further exacerbated.</p>
3.12	<p><u>Welsh Water:</u> Confirm that capacity exists within the public sewerage system. Advises that the site is crossed by a public sewer. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.</p>

3.13	<u>Western Power:</u> Standard advice applies
3.14	<u>W&W Utilities:</u> Standard advice applies
3.15	<u>Gwent Police</u> No response at the time of preparing my report
3.16	<u>Public Consultation:</u> Strikethrough to delete as appropriate <ul style="list-style-type: none">• 17 letters to nearby houses• site notice(s)• press notice• website public register of applications• ward members by letter• all members via weekly list of applications received• other
3.17	<u>Response:</u> Ten emails/letters were received following the initial consultation with a further 6 emails/letters received following the reconsultation on the amended plans. These letters/emails raised objections to the proposal on the following grounds <ul style="list-style-type: none">• Design of proposed building• Impact on parking in the street• More deliveries causing issues on traffic• Busy road used by speeding lorries and buses• Loss of privacy to properties opposite• Loss of light• Obstruction of view• It is alleged that residents (of existing premises) have a history of criminal behaviour and issues with drugs and alcohol which affect their mental health• Will the new development pose a risk?• Residents of existing facility trying to attract the attention of residents of the street• Residents of existing facility wander unaccompanied

3.18	<ul style="list-style-type: none"> • Where will the existing refuse facilities be relocated to • Existing problems of men urinating, off road biking, drugs associated with the footpath alongside the Coach and Horse Pub. The proximity of the unit will create an antisocial hotspot • Loss of wildlife • Loss of green open space • Current staff park in street • Cars being scratched and damaged which it is believed to be users of Maes y Dderwen • Increase of crime • Lack of care of patients • Depreciation in value of objector's property • Compatibility of use • There is already a similar facility in the street • Queries regarding the use of existing facility • There is an existing support living facility on Charles Street – how many are needed. <p>A Ward member requested that the application be presented to Planning Committee for consideration due to concerns relating to parking</p>
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4. Planning Policy

4.1	<p><u>Team Manager Development Plans:</u> <u>LDP Policies:</u> SP1 – Northern Area Strategy SP4 - Delivering Quality Housing SP5 - Spatial Distribution of Housing SP6 - Ensuring Accessibility SP9 - Active and Healthy Communities DM1 - New Development DM2 - Design and Place making DM11 - Protection of Community and Leisure Facilities DM14 - Biodiversity Protection and Enhancement SB1 - Settlement Boundaries</p> <p>Supplementary Planning Guidance Access, Car Parking and Design (March 2014)</p>
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5. Planning Assessment

- 5.1 The Blaenau Gwent Local Development Plan (LDP) indicates that the proposed site lies within the settlement boundary (Policy SB1) within which development is generally permitted provided it meets the requirements of the relevant LDP policies and satisfies other material considerations. The site is not the subject of any designations or constraints according to the LDP Proposals map and Constraints Map.
- 5.2 The proposal is to construct a two storey building to provide a 5 bedroom supported living unit to house persons that require support with their day to day living needs. Such a use falls into Class C3b of the Use Classes Order. Class C3b is defined as a dwelling which allows up to six people living together as a single household and receiving care. On such basis the development is considered compatible with surrounding land uses and compliant with Policy DM1 2a of the adopted LDP.
- 5.3 Local Authorities are required to ensure sufficient land is available to provide a 5 year supply to meet the housing needs of the County Borough (Planning Policy Wales (PPW) ED 10 para 4.2.15 refers). Through the planning process, Local Authorities must encourage a wide range of housing types to meet the identified needs of its communities. In this case the provision of a unit where care and support for residents is provided, should be encouraged to allow persons to live with independence and in relative safety as noted in para 4.2.11 of PPW ED 10.
- 5.4 Policy SP4 of this Council's adopted LDP supports the delivery of quality housing to meet the Authorities need over the Plan Period. This Policy supports a mix of dwelling types, sizes and tenures for the benefit of the current and future populations of the County Borough. Furthermore Policy SP5 of the adopted Local Development Plan supports the spatial distribution of housing acknowledging the importance of brownfield opportunities to meet housing needs. The development proposal satisfies the requirements of both policies.
- 5.5 Site Layout (including access and parking)
The proposed unit will be accessed over the existing car park serving Maes y Dderwen with 3 parking spaces proposed to the rear of the site. The agent has confirmed that the tenure of the unit is most unlikely to have a car and there will be a maximum of two staff at any one time. The proposed parking provision of one space per member of staff and one space for visitors meets

5.6	<p>highway authority requirements for such proposals. as set out in this Council's adopted Access, Car Parking and Design SPG.</p> <p>A modest garden is proposed for residents and it is noted that residents will also have use of the garden of Maes y Dderwen. The unit will be sited such that its forward building line is in line with that of Maes y Dderwen I therefore consider the development acceptable in terms of site layout.</p>
5.7	<p>Members will note that whilst access to the development will be via the existing car park no parking spaces serving the existing facility at Maes y Dderwen will be lost.</p>
5.8	<p><u>Design/Appearance</u></p> <p>The proposed residential unit is of a standard new build design albeit it is noted that the main entrance will located in the side elevation rather than on the front. However, overall the appearance of the unit is considered in keeping with the new build residential properties in the vicinity of the site. The details indicate that it will be at a slightly lower than the adjoining public house however it is not considered that this difference would result in an adverse impact on the streetscape.</p>
5.9	<p><u>Residential amenity</u></p> <p>The unit is sited on the southern side of Charles Street, opposite which is a row of terraced houses. The details indicate that the property will be in excess of 17.5m away from the frontages of the properties opposite the site separated by the public highway. I consider that this distance is sufficient to ensure that no unacceptable loss of privacy will occur. I also consider that the separation distance is such that development will not overshadow these properties or result in an overbearing impact.</p>
5.10	<p><u>Loss of View/Depreciation in Value</u></p> <p>I note the concerns raised by an objector about the potential for the loss of view due to the development and a resultant loss in value of their house. There is no right to a view in planning terms. Notwithstanding this the distance of the proposed proposal from the properties on Charles Street is such that whilst there may be a change in outlook I am satisfied that this would not be at a proximity that would render it overbearing. The loss of value to existing property prices is not a material planning consideration.</p>
5.11	<p><u>Trees/Ecology</u></p> <p>The plans indicate that an existing hedgerow and two trees are to be removed to facilitate the development. A tree survey submitted with the application indicated that these trees were assessed to be Category C trees and as such are considered low quality. A further two trees are to be</p>

	<p>retained. It is also worth noting that the hedgerow to the rear of the site which is unaffected by the development is to be retained. The Council's Team Manager Natural Environment has confirmed that he has no objections to the removal of the trees subject to an agreed detailed replacement planting scheme.</p>
5.12	<p>The Borough ecologist has advised that there are several records of hedgehogs throughout Charles Street. She has no objections to the proposal subject to biodiversity enhancements including hedgehog passes being incorporated into the landscaping plans.</p>
5.13	<p><u>Third Party Concerns</u> Members will note that from para 3.16 of the report that many of the concerns raised relate to the operation of the existing facility at Maes y Dderwen. Whilst in the same ownership the proposal is a separate entity to Maes y Dderwen with a focus on teaching residents to live independently. These concerns are not material to the consideration of the current application.</p>
5.14	<p>It was noted by an objector that Maes y Dderwen originally cared for elderly residents and that this has changed to residents of all ages. As noted at para 2.1 above planning permission 8573 referred to the care of elderly residents which falls within a Class C2 use. The use of the facility for the care of a mix of ages falls within the same use Class. No planning permission would be required for the change in ages of the residents.</p>
5.15	<p>Concerns have been raised about the effect on car parking and on highway safety due to deliveries to etc. As noted above at para 5.5 the proposed parking arrangement is considered acceptable and will not result in a loss of parking to the existing facility. The agent has confirmed that the existing facility has food delivered twice a week and a refuse collection once a week. The proposed unit is not expected to result in an increase of such traffic. If as residents state that traffic using Charles exceeds the speed limit then this is a police matter and is not material to the consideration of this application.</p>
5.16	<p>Photos were submitted by an objector showing the existing car park at capacity with cars parked outside the parking bays, The Built Infrastructure Team Manager has commented that it is acknowledged that at peak times the car parking demands for the facility exceeds their existing off street parking capacity, He notes that the majority of vehicles are still parked within the site and this is managed by the facility. He further notes that any overflow parking can be safely accommodated on street at this location should it be required by staff or visitors.</p>

5.17	<p>Concerns were initially raised over the design the building. These concerns were shared by myself and amendments sought from the agent. I consider the amended details being considered are more in keeping with the built form of the surrounding residential properties.</p>
5.18	<p>Concerns have also been raised in relation to a loss of privacy, light and obstruction of view of properties opposite the site. As discussed in para 5.9 above the relationship of the proposal to the nearest properties is such that it impact is not considered to unacceptable.</p>
5.19	<p>One of the objectors asked whether the residents of the new development pose a risk. The residents will have mental health disabilities who will be supported by on site staff for 24 hours a day. It is unclear what potential risk is being referred to however the support staff will be on hand to supervise residents which should ensure that if any issues arise that they can be dealt with.</p>
5.20	<p>Concerns have been raised that the proposal will create an antisocial hotspot and result in an increase in crime due to its relationship to the adjoining footpath. I have consulted Gwent police on the application however have not received a response to date. I acknowledge that the positioning of the proposal adjacent to the footpath will screen part of the path from the road. However, this area is already partially screened by the existing trees to the rear of the site, some of which are proposed to be removed as part of this development site.</p>
5,21	<p>Concerns have also been raised over the loss of green space and wildlife. The site forms part of the curtilage of the existing facility at Maes y Dderwen and not open to the public. The hedgerow to the front of the site is an ornamental plant which the Green Infrastructure Manager has advised is of low biodiversity value. The Borough ecologist has raised no objections subject to biodiversity enhancement being incorporated into the landscaping scheme. I propose a condition and advisory note be added to the planning permission.</p>
5.22	<p>The agent has confirmed that the existing refuse compound will be unaffected by the development.</p>
5.23	<p>Residents have advised that there is another similar facility in Charles Street and queries how many the company needed. The agent has confirmed that the existing supported living accommodation will be relocated to the proposed facility.</p>

5.24	<p><u>Drainage</u></p> <p>Welsh Water has confirmed there is capacity within the public sewerage network to accommodate foul waste from the proposed development. It is noted that the site is crossed by public sewers, which traverse the western and eastern ends of the site. There appears to be no built development in the vicinity of these sewers, but the developer will be advised by informative to contact Welsh Water prior to development for advice in this regard.</p>
5.25	<p>The proposed development requires the provision of a sustainable urban drainage system for the disposal of surface water. The developer will therefore be advised to obtain SAB approval prior to the commencement of development.</p>
6. Legislative Obligations	
6.1	<p>The Council is required to decide planning applications in accord with the Local Development Plan unless material considerations indicate otherwise. The planning function must also be exercised in accordance with the principles of sustainable development as set out in the Well-Being of Future Generations (Wales) Act 2015 to ensure that the development and use of land contributes to improving the economic, social, environmental and cultural well-being of Wales.</p>
6.2	<p>The Council also has obligations under other legislation including (but not limited to) the Crime and Disorder Act, Equality Act and Human Rights Act. In presenting this report, I have had regard to relevant legislation and sought to present a balanced and reasoned recommendation.</p>
7. Conclusion and Recommendation	
7.1	<p>The proposal is to provide living accommodation in an established residential area that is designed to make good use of brownfield land as directed by national planning policies.</p>
7.2	<p>It has been designed to accord with site circumstances and is of a scale in keeping with the local settlement pattern.</p>
7.3	<p>The proposal raises no Planning Policy objections, nor objections from other consultees.</p>
7.4	<p>In all other respects it satisfies the requirements of Policies SB1, SP1, SP4, SP5, SP6, SP7, DM1, DM2, and DM11 of the adopted BGCBC Local</p>

Development Plan (November 2012). I therefore recommend that planning permission be **GRANTED** subject to the following condition and reasons(s):

1. The development hereby permitted shall be completed in full accordance with the following approved plans and documents

- Site Plan 3935-PEN-ZZ-00-DR-A-S4-P7 1003 date received
- Building Elevations 3935-PEN-ZZ-ZZ-DR-A-S4-P3 2040 date received
- Street Scene Elevations A+B 3935-PEN-ZZ-ZZ-DR-A-S4-P5 2000 received January 2021
- Street Scene Elevations C+D 3935-PEN-ZZ-ZZ-DR-A-S4-P5 2020 received January 2021
- Site Location Plan 3935-PEN-ZZ-ZZ-DR-A-S4-P5 1001 received January 2021
- Roof Plan 3935-PEN-ZZ-ZZ-DR-A-S4-P6 1002 received January 2021
- Floor Plans 3935-PEN-ZZ-ZZ-DR-A-S4-P6 1004 received January 2021

Unless otherwise specified or required by conditions listed below:

Reason: To define the scope of this permission.

2. The development hereby approved shall not progress beyond slab level until full details of the proposed facing materials have been submitted to and approved in writing by the LPA. The development shall then be completed in full accordance with the approved details.

Reason: To safeguard visual amenity interests

3. The dwelling hereby approved shall not be occupied until the parking areas as indicated on the approved plan are constructed and surfaced in a permeable/porous material. The areas provided shall be retained for their designated purposes at all times.

Reason: To ensure the parking needs of the development are adequately met and to safeguard highway interests

4. No development shall commence until an assessment of the nature and extent of any site contamination is undertaken in accordance with a methodology which must first be submitted to and approved in

writing by the Local Planning Authority. Such an assessment shall include details of :-

- d) the nature, extent and type of any contamination and their impacts on land and controlled waters, and details of all potential source, pathway and receptor linkages;
- e) in instances where a desk top assessment has demonstrated it to be necessary, the results of an intrusive site investigation report; and
- f) any measures identified as necessary to treat/remove the contamination to ensure the site is fit for the proposed use.

The development hereby approved shall not be brought into use until all the measures identified as necessary to decontaminate the site, as contained in a report that is approved in writing by the Local Planning Authority, are implemented and the Authority is provided with a validation report signed by a suitably qualified person that confirms that such measures and/or works have been fully implemented.

Reason: The Local Planning Authority is advised that the site may be affected by contamination and considers it appropriate to assess the significance of such contamination before development can proceed.

5. All tree protection measures as identified in the submitted Arboricultural Report (ArbT dated 1 December 2020) shall be installed prior to development commencing on site. Such measures shall be retained in place during the course of the development

Reason: To ensure the appropriate measures are in place to protect the retained trees on site,

6. The development hereby approved shall not progress beyond slab level until a detailed landscape plan has been submitted to and approved in writing by the LPA. The submitted scheme shall include:
- Details of ground preparation, number and details of species
 - Maintenance details for a minimum period of 5 years and
 - A phased timetable of implementation

Reason to ensure appropriate landscaping of the site.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following occupation of the building, the completion of the development (whichever is the sooner), or any alternative timescale that may be approved in writing by the Local Planning Authority before works commence on site. Any trees, shrubs or plants which within a period of 5 years from implementation of the planting scheme die, are removed or become seriously damaged or diseased, shall be replaced by one of the same species and size in the next available planting season.

Reason: To ensure timely implementation of an appropriate landscaping scheme.

8. The development shall begin not later than five years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

Informative Advice

1. Prior to the commencement of development, the developer is advised to contact Welsh Water for advice regarding the position of public sewers on, and within the vicinity of the development site and to secure any agreements that may be required in this regard.
2. The developer is reminded that the development hereby approved also requires SuDS approval before work commences. Further guidance can be found at <https://www.blaenau-gwent.gov.uk/en/resident/planning/how-to-apply-for-planning-permission/permission-for-drainage/> . On this basis any surface water drainage details submitted as part of your application have not been considered. Should it be necessary to amend your development to meet the requirements of the SAB (SuDS Approval Body) you should seek further advice from the Local Planning Authority.
3. The developer is advised that in preparation of details required for condition 5 above consideration should be given to the use of native species and hedgehog gates
4. The developer is advised of the following legislation:
 - All wild birds, their nests and their eggs are protected under the

	Wildlife and Countryside Act 1981 (as amended). <ul style="list-style-type: none">• Hedgehogs are protected from certain methods of killing or capture under Schedule 6 of the Wildlife and Countryside Act 1981 (as amended).
8. Risk Implications	
8.1	None

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By virtue of paragraph(s) 12 of Part 1 of Schedule 12A of the Local Government Act 1972.

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