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E: committee.services@blaenau-gwent.gov.uk

Contact:/Cysylltwch â: Gwasanaethau Democraidaidd



THIS IS A MEETING WHICH THE PUBLIC ARE ENTITLED TO ATTEND

Dydd Gwener, 31 Rhagfyr 2021 Dydd Gwener, 31 Rhagfyr 2021

Dear Sir/Madam

PWLLGOR CYNLLUNIO, RHEOLEIDDIO A THRWDDEDU

A meeting of the Pwllgor Cynllunio, Rheoleiddio a Thrwyddedu will be held in Siambr y Cyngor, Canolfan Ddinesig on Dydd Iau, 6ed Ionawr, 2022 at 2.00 pm.

Yours faithfully

Michelle Morris
Managing Director

AGENDA

Pages

1. CYFIEITHU AR Y PRYD

Mae croeso i chi ddefnyddio'r Gymraeg yn y cyfarfod, ond mae angen o leiaf 3 diwrnod gwaith o hysbysiad ymlaen llaw os dymunwch wneud hynny. Darperir gwasanaeth cyfieithu ar y pryd os gwneir cais.

2. YMDDIHEURIADAU

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

Derbyn ymddiheuriadau.

3. DATGANIADAU BUDDIANT A GODDEFEBAU

Ystyried unrhyw ddatganiadau buddiant a goddefebau a wnaed.

4. ADRODDIAD CEISIADAU CYNLLUNIO 5 - 22

Ystyried adroddiad y Rheolwr Tîm Rheoli Datblygu.

5. CAIS: C/2021/0179 SAFLE: CWRT GLANYRAFON A THIR CYFAGOS, HEOL RHANDIR, GLYNEBWY. CYNNIG: ADEILADU 15 ANNEDD GYDA Ffordd NEWYDD, LLEOEDD PARCIO, GERDDI, ARDALOEDD TIRLUN CALED A MEDDAL. 23 - 28

Ystyried adroddiad y Rheolwr Gwasanaeth Datblygu a Stadau.

6. APELIADAU, YMGYNGHORIADAU A DIWEDDARIAD DNS, IONAWR 2022 29 - 30

Ystyried adroddiad y Rheolwr Gwasanaeth Datblygu a Stadau.

7. RHESTR CEISIADAU A BENDERFYNWYD DAN BWERAU DIRPRWYEDIG RHWNG 9 TACHWEDD 2021 A 15 RHAGFYR 2021 31 - 40

Ystyried adroddiad y Swyddog Cymorth Busnes.

8. GWYBODAETH PERFFORMIAD CHWARTEROL CHWARTER 4: IONAWR I MAWRTH 2021 41 - 46

Ystyried adroddiad y Rheolwr Gwasanaeth Datblygu a Stadau.

9. GOHIRIO TAN15 NEWYDD 47 - 50

Ystyried adroddiad y Rheolwr Tîm Rheoli Datblygu.

EITEM EITHRIEDIG

Derbyn ac ystyried yr adroddiad dilynol sydd ym marn y swyddog priodol yn eitem eithriedig gan roi ystyriaeth i'r prawf budd cyhoeddus ac y dylai'r wasg a'r cyhoedd gael eu heithrio o'r gyfarfod (mae'r rheswm am yr eithriad

ar gael ar restr a gedwir gan y swyddog priodol).

**10. ACHOSION GORFODAETH HA GAFODD EU CAU
RHWNG 21 HYDREF 2021 I 9 RHAGFYR 2021**

51 - 54

Ystyried adroddiad y Rheolwr Gwasanaeth Datblygu.

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

All other Members (for information)
Manager Director
Chief Officers

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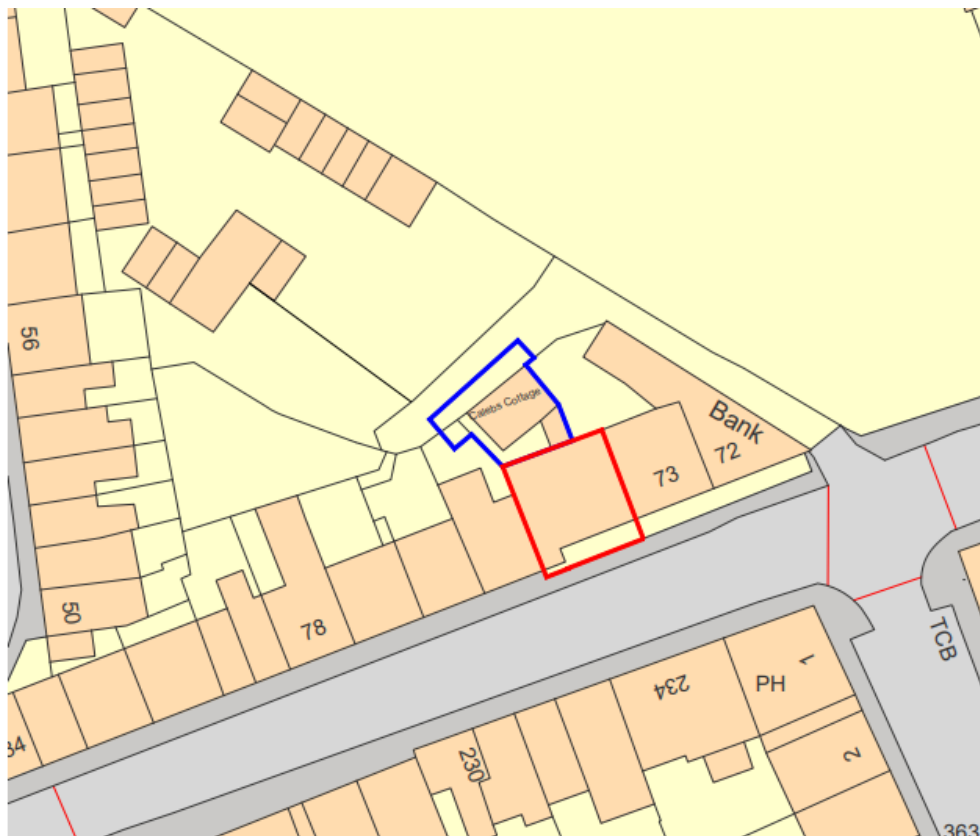
| BLAENAU GWENT COUNTY BOROUGH COUNCIL | |
|---|--|
| Report to | The Chair and Members of Planning, Regulatory and General Licensing |
| Report Subject | Planning Applications Report |
| Report Author | Team Manager Development Management |
| Report Date | 16th December 2021 |
| Directorate | Regeneration & Community Services |
| Date of meeting | 6th January 2022 |

Report Information Summary

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|--|--|
| 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/2021/0306 | 74 KING STREET, BRYNMAWR, NP23 4RG |
| C/2021/0317 | 44 BEAUFORT STREET BRYNMAWR EBBW VALE NP23 4AG |
| | |
| | |
| | |
| 3. Recommendation/s for Consideration | |
| Please refer to individual reports | |

Planning Report

| | |
|--|--|
| Application No: C/2021/0306 | App Type: Full |
| Applicant: Karen Akinci 25 Pentwyn Road Trinant NP11 3LN | Agent: Mr Stephen Traves 4 Rotherwas Close Hereford United Kingdom HR2 6RG |
| Site Address: 74 KING STREET, BRYNMAWR, NP23 4RG | |
| Development: Change of use of ground floor offices and first and second floor living accommodation to single dwelling together with associated external alterations. | |
| Case Officer: | <u>Sara Thomas</u> |



| 1. Background, Development and Site Context | |
|--|--|
| 1.1 | This application seeks to change the use of the property from offices at ground floor with living accommodation at the first and second floor to a single dwelling. The site consists of a mid-terrace, two storey property with |

accommodation provided within the roof slope through 2 pitched roof dormers. The site is within the settlement of Brynmawr.

- 1.2 The ground floor of the property is at a higher level than road level and is accessed via steps to the front elevation. The rear of the site adjoins 'Calebs Cottage' which is also within the same ownership as the application site.



Fig. 1.1 Existing Property

- 1.3 The proposed dwelling provides a lounge and kitchen/diner at ground floor level, 3 bedrooms and a bathroom at first floor level and a bedroom at second floor. The existing dormers are proposed to be increased in size and finished with composite cladding.

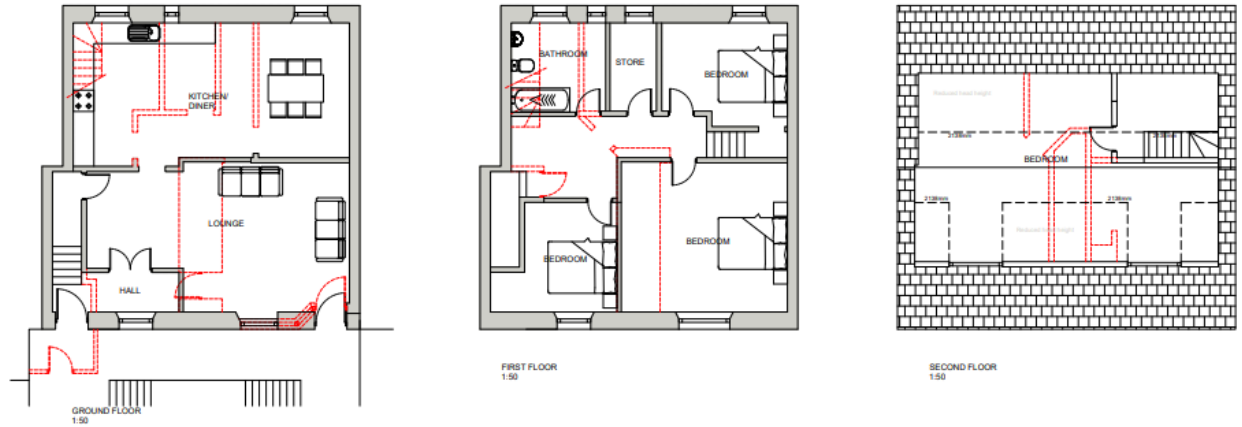


Fig. 1.2 Proposed Floor Plans

- 1.4 There are 2 entrances to the existing property which are proposed to be replaced and finished in stonework to match the existing building. The existing windows are proposed to be replaced with uPVC windows. The stepped entrances and steel balustrading are to remain.

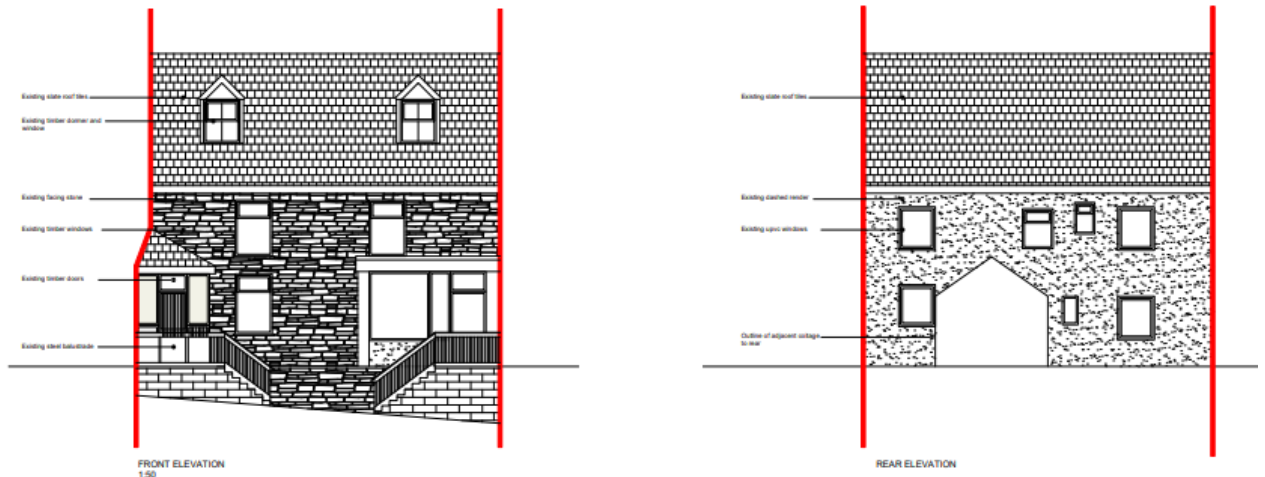


Fig. 1.3 Proposed Elevations

| 2. Site History | | | |
|-----------------|-----------|---|----------|
| | Ref No | Details | Decision |
| 2.1 | 2008/0242 | Change of use from offices to private dwelling | Approved |
| 2.2 | 2004/0168 | Conversion of redundant bld to offices & infill (Rear building) | Approved |
| 2.3 | 2324 | Illuminated sign | Approved |

| 3. Consultation and Other Relevant Information | |
|--|---|
| 3.1 | <u>Internal BG Responses</u> |
| 3.2 | <p><u>Service Manager Infrastructure:</u> Highways: Whilst the property does not benefit from any off-street parking, it is noted that the proposed use would not result in any net increase in parking/traffic movements when compared to the existing use. In view of this information there are no objections.</p> |
| 3.3 | <u>External Consultation Responses</u> |
| 3.4 | <p><u>Welsh Water:</u> Request the applicant contact Dwr Cymru Welsh Water to establish the location and status of the sewer as the presence of such assets may affect the proposal.</p> |
| 3.5 | <p><u>Public Consultation:</u> Strikethrough to delete as appropriate</p> <ul style="list-style-type: none"> • 7 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 |
| 3.6 | <u>Response:</u> |
| 3.7 | A response has been received from a Member stating no objection. |

| 4. Planning Policy | |
|-------------------------------|--|
| 4.1 | <p><u>Team Manager Development Plans:</u></p> <p>The proposal is contrary to Policy DM5 Principal and District Town Centre Management which states that, the change of use of the ground floor units to residential use in the town centre will not be permitted (criterion d).</p> <p>King Street is a predominantly residential street and the property characteristics are more residential than commercial. The recently published Retail and Leisure study prepared as evidence base for the Replacement Local Development Plan (published August 2021) recommends that the property is removed from the town centre boundary. Planning policy accept this recommendation and consider that this could be a material consideration when determining the planning application.</p> <p><u>LDP Policies:</u> SP3 – The Retail Hierachy and Vitality and Viability of the Town Centre SB1 – Settlement Boundaries DM1 – New Development DM2 – Design and Placemaking DM5 – Principal and District Town Centre</p> <p><u>PPW & TANs:</u> Planning Policy Wales Edition 11 (February 2021) Future Wales: The National Development Plan for Wales (February 2021) Technical Advice Note 4: Retail and Commercial Development (November 2016)</p> |
| 5. Planning Assessment | |
| 5.1 | The proposal has been assessed against policies SP3, SB1, DM1 and DM2 of the adopted Local Development Plan (LDP). |
| 5.2 | The application site is situated within the settlement boundary and therefore the principle of changing the use to residential would normally be considered acceptable. However, the site is also situated within the boundary of the Brynmawr (District) Town Centre. Policy DM5 ‘Principal and District Town Centre Management’ states that the change of use of ground floor units to residential uses will not be permitted. The proposed change of use to residential is therefore contrary to this policy. |
| 5.3 | Nonetheless, the application site is situated on the periphery of the town centre and King Street is recognised as a predominantly residential street and the |

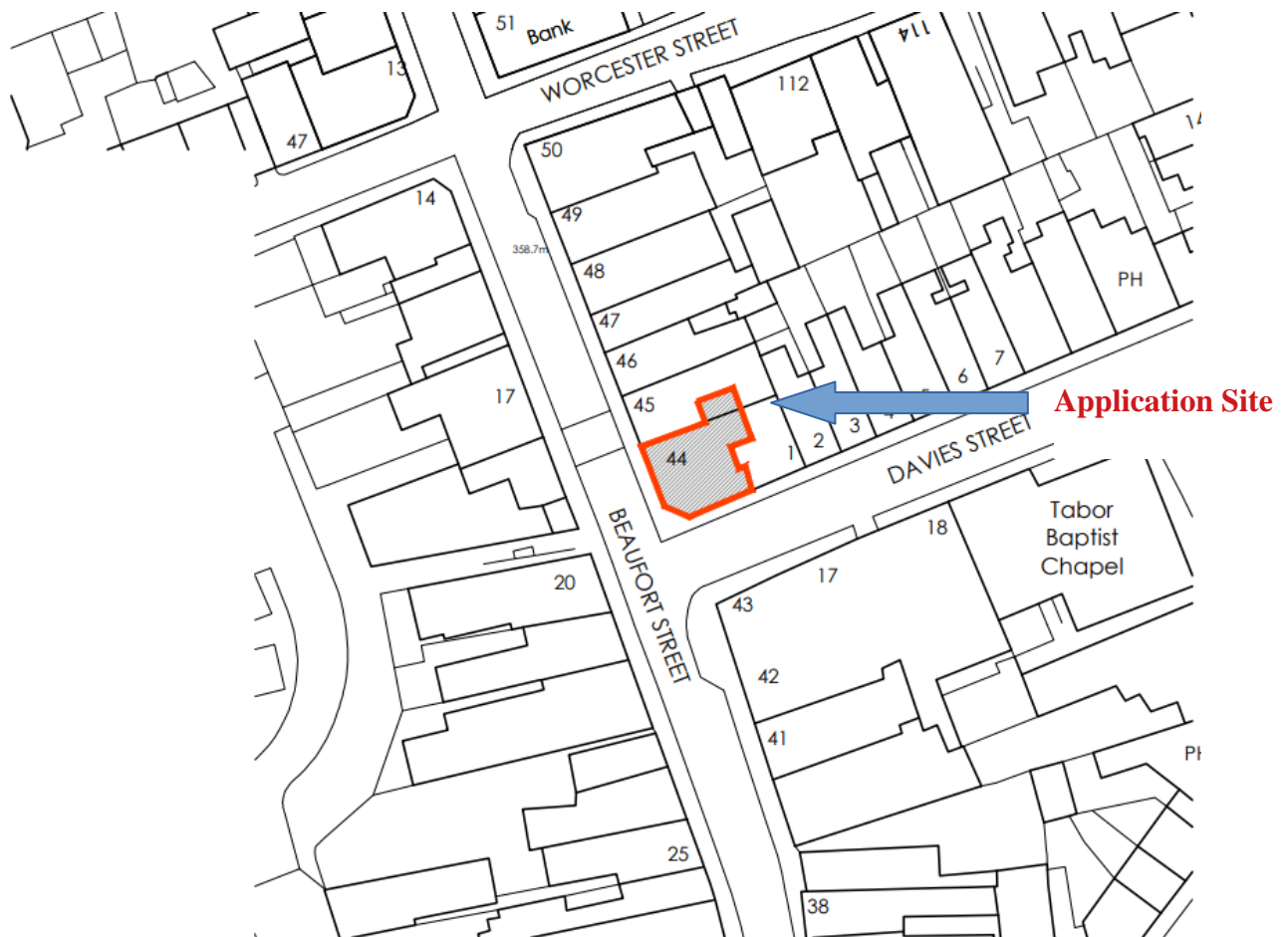
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| | <p>property characteristics are more residential than commercial. Members are also requested to note that the recently published Retail and Leisure study prepared as evidence base for the Replacement Local Development Plan (published August 2021) recommends that the property is removed from the town centre boundary. As a result, the proposed use of residential is considered acceptable in this instance. It is also worth noting that a planning application was granted planning permission in 2008 for the change of use to a dwelling. Whilst a change of use may be considered acceptable in this instance, it does not set a precedent for any future applications which would be determined on their own merits and any future applications involving a proposed residential use at ground floor level could be refused where the circumstances are significantly different.</p> |
| 5.4 | <p>The proposed external alterations to the property are not considered to be significant. There are currently 2 entrances to the property accessed via steps which are proposed to be retained, in addition to the finish of the property and siting of the windows. There is an existing porch, which is proposed to be removed however the design of the porch is not in keeping with the existing property and therefore no concerns are raised to its removal. Alterations are proposed to remove the curved entrance and replace the window, with the finish proposed to match the existing and the siting of the window reflecting the existing first floor window, which is welcomed. The existing dormer windows are proposed to be replaced, however the pitched roof design is retained and even though the replacement dormers are larger in scale, they do not appear excessively large within the roof slope. The dormers are proposed to be finished with composite cladding, however this is not considered to detrimentally affect the character of the existing property or wider street scene.</p> |
| 5.5 | <p>As noted above, the property is within a predominantly residential area and considering the limited alterations proposed, the proposal will not have a detrimental impact on the residential amenity of any neighbouring properties.</p> |
| 5.6 | <p>Policy 2 ‘Shaping Urban Growth and Regeneration’ - Strategic Placemaking’ of the Future Wales The National Plan 2040 states that ‘To create activity throughout the day and enable people to walk and cycle, rather than being reliant on travelling by car, places should have a rich mix of residential, commercial and community uses within close proximity to each other’. There is no off-street car parking proposed to serve the residential use. On-street car parking is also restricted due to its siting within close proximity to the town centre and parking restrictions. Nonetheless, the site is within a sustainable location served by public transport links and facilities within walking distance. No objection is therefore raised to the lack of parking in this town centre</p> |

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| 5.7 | <p>location which has been confirmed by the Highway Manager. Furthermore, the Highways Manager has advised that the proposed use would not result in any net increase in parking/traffic movements when compared to the existing use.</p> <p>In conclusion, the proposal complies with LDP Policies SP3, SB1, DM1, DM2 and DM5 and 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 presenting this report, I have had regard to relevant legislation and sought to present a balanced and reasoned recommendation.</p> |
| <p>7. Conclusion and Recommendation</p> | |
| 7.1 | <p>Planning permission be <u>GRANTED</u> subject to the following condition(s):</p> <ol style="list-style-type: none"> 1. 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. 2. The development shall be completed in full accordance with the following approved plans and documents ‘Site Location Plan’ - Drawing No.A100 R.A dated Sept 21 ‘Proposed Plans and Elevations’ - Drawing No.A102 Rev.B dated Sept 21 ‘Parking Strategy’ Reason: To clearly define the scope of this permission. 3. Notwithstanding any details indicated on the approved plans, no development shall take place until details/samples of all external finishes to the approved dormers are submitted to and approved in writing by the Local |

| | |
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| | <p>Planning Authority. The dormers shall be completed in accordance with the approved details before it is brought into beneficial use.</p> <p>Reason: To safeguard visual amenity interests.</p> <p><u>Informative</u> The applicant is advised to contact Dwr Cymru Welsh Water on 0800 917 2652 to establish the location and status of the sewer. Some public sewers and lateral drains may not be recorded on their maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.</p> |
| <p>8. Risk Implications</p> | |
| <p>8.1</p> | <p>None.</p> |

Planning Report

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|---|---|
| Application No: C/2021/0317 | App Type: Full |
| Applicant: Mr. Julian Frost 35 Bailey Street Brynmawr NP23 4AW | Agent: Creation Design Wales Mr Paul Parsons 88 Bailey Street Brynmawr NP23 4AN |
| Site Address: 44 BEAUFORT STREET BRYNMAWR EBBW VALE NP23 4AG | |
| Development: Proposed Change of use of A1 shop unit to A2 | |
| Case Officer: | Sara Thomas |



| 1. Background, Development and Site Context | |
|--|---|
| 1.1 | This application seeks to change the use of the property from an A1 (retail) use to an A2 use. The site consists of a two storey property which occupies a corner plot bound by Davies Street to the south, Beaufort Street to the west |

and adjoins properties to the north and east. The site is within the settlement of Brynmawr and is also within the Brynmawr Town Centre and within the primary retail area.

- 1.2 The last known use of the property was as a pharmacy at ground floor level and residential at first floor, however both the ground and first floor are currently vacant.



Fig. 1.1 Existing Property

- 1.3 The proposed use provides an A2 use at ground floor for financial and professional services (specifically providing accounting services) consisting of an office area, rest area, meeting room, kitchen and WC. The opening hours are 09.00 to 16.00 hours Monday to Friday and 09.00 hours to 13.00 hours on Saturday. The public entrance is provided from Beaufort Street. The first floor will provide a residential use including 2 bedrooms, an open plan lounge, kitchen and dining room and a bathroom. Access to the residential use is provided from Davies Street. There are no external alterations proposed.

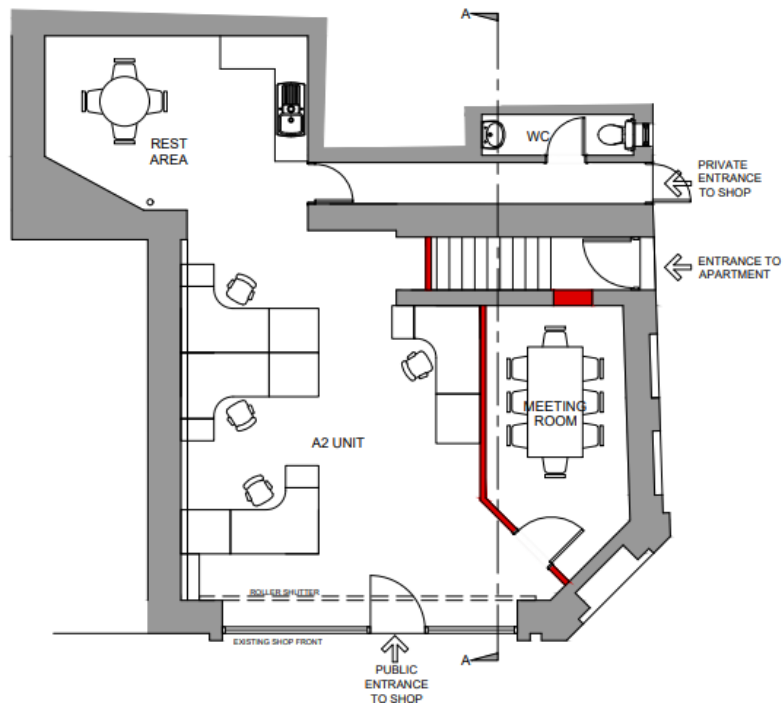


Fig. 1.2 Proposed Ground Floor Plan



Fig. 1.3 Proposed First Floor Plan

| 2. Site History | | | |
|---|--|--|----------|
| | Ref No | Details | Decision |
| 2.1 | 2015/0278 | 2 no. x internally illuminated fascia | Approved |
| 2.2 | 2006/0503 | Two fascia signs & one double sided projecting sign | Approved |
| 2.3 | 2006/0236 | Remove shop front & install new aluminium shop front | Approved |
| 3. Consultation and Other Relevant Information | | | |
| 3.1 | <u>Internal BG Responses</u> | | |
| 3.2 | <u>Service Manager Infrastructure:</u> Highways: No objection. | | |
| 3.3 | <u>External Consultation Responses</u> | | |
| 3.4 | <u>Welsh Water:</u> Request the applicant contact Dwr Cymru Welsh Water to establish the location and status of the sewer as the presence of such assets may affect the proposal. | | |
| 3.5 | <u>Public Consultation:</u> Strikethrough to delete as appropriate <ul style="list-style-type: none"> • 2 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 | | |
| 3.6 | <u>Response:</u> | | |
| 3.7 | 2 responses have been received from Members stating no objection. | | |

| 4. Planning Policy | |
|-------------------------------|--|
| 4.1 | <p><u>Team Manager Development Plans:</u> In order to maintain a high proportion of A1 uses in the Primary Retail Area, Policy DM5 criterion (a) restricts changes of use within the primary retail area of district town centres, such as Brynmawr, to A1 uses only. Therefore, the change of use of this proposal to A2 would conflict with the requirements of policy DM5, and accordingly an objection is raised to this proposal. It is also worth noting that the current use class attached to 44 Beaufort Street is A1 therefore the proposal would result in the loss of an A1 use.</p> <p>However, the town centre survey reveals that the property has been vacant for a number of years and was last recorded as operational as an A1 use (Pharmacy) in October 2017. This is a significant period of time and could be considered as a material planning consideration.</p> <p><u>LDP Policies:</u> SP3 – The Retail Hierachy and Vitality and Viability of the Town Centre DM1 – New Development DM2 – Design and Placemaking DM5 – Principal and District Town Centre</p> <p><u>PPW & TANs:</u> Planning Policy Wales Edition 11 (February 2021) Future Wales: The National Development Plan for Wales (February 2021) Technical Advice Note 4: Retail and Commercial Development (November 2016)</p> |
| 5. Planning Assessment | |
| 5.1 | The proposal has been assessed against policies SP3, DM1, DM2 and DM5 of the adopted Local Development Plan (LDP). |
| 5.2 | The application site is situated within the Brynmawr (District) Town Centre and within the primary retail area. Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the Welsh Government’s objectives in respect of retail and commercial centres being hubs of social and economic activity and the focal point for a diverse range of services which support the needs of local communities. Whilst the objective recognises that a complementary mix of uses contributes to the vibrancy of those centres, the important role of retailing (A1 uses) continues to be acknowledged with a recommendation to define primary shopping areas, where appropriate. |

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| 5.3 | <p>Primary shopping areas are designated to help promote and maintain an effective distribution and balance of uses and activities, and are typically characterised by a high proportion of A1 shopping uses. In order to maintain a high proportion of A1 uses in the Primary Retail Area, Policy DM5 criterion (a) restricts changes of use within the primary retail area of district town centres to A1 uses only. Therefore, the change of use which is proposed to A2 would conflict with the requirements of Policy DM5 and accordingly an objection is raised to this proposal.</p> |
| 5.4 | <p>Notwithstanding this, PPW paragraph 4.3.36 states that ‘...where economic decline is impacting on a retail and commercial centre, emphasis on retaining A1 uses in premises either in primary or secondary areas, which have been vacant for a period of time, may undermine a centre’s viability and vitality. In such circumstances planning authorities should consider how non A1 uses may play a greater role to increasing diversity and reducing vacancy levels’. The Blaenau Gwent Annual Monitoring Report (AMR) monitors the percentage of A1 uses in the primary retail areas. The 2019-21 AMR shows that the percentage of A1 uses in the Brynmawr primary retail area declined by 3% between 2009 and 2020, which is relatively low. Whilst concerns would normally be raised to the loss of the existing A1 use and the proposed provision of an A2 use within this location, it is noted that the latest annual survey indicates that Brynmawr has the lowest vacancy rate when compared to other towns within Blaenau Gwent. Thus, the loss of this A1 use will not significantly contribute to the reduction in A1 uses within Brynmawr and does not raise any concerns. Furthermore, it is noted that the existing unit was last used as an A1 use in October 2017 and therefore has been vacant for a considerable period of time. This application will therefore result in the property being occupied.</p> |
| 5.5 | <p>Taking into account the significant time period the unit has been empty, the relatively low vacancy rates and the success of the existing town centre, the loss of the A1 use and change to an A2 use is considered acceptable in this instance. It is further noted that this does not set a precedent for any future applications which would be determined on their own merits and any future applications involving the loss of an A1 use or changes to uses other than A1 could be refused if there is a significant increase in non-A1 uses.</p> |
| 5.6 | <p>The application also involves the provision of a residential use at first floor level. It appears that the first floor was previously used as residential however is currently vacant. The proposal will provide 2 bedrooms, which is considered acceptable in terms of its size. There is no amenity space serving the flat, however this is not unusual situation for flats within town centre locations. The flat is provided with its own separate access which is encouraged. It is also</p> |

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|---|---|
| 5.7 | <p>noted that the provision of a flat above an A2 use would be permitted development.</p> <p>Policy 2 ‘Shaping Urban Growth and Regeneration’ - Strategic Placemaking’ of ‘Future Wales - The National Plan 2040’ states that ‘To create activity throughout the day and enable people to walk and cycle, rather than being reliant on travelling by car, places should have a rich mix of residential, commercial and community uses within close proximity to each other’. There is no off-street car parking proposed to serve the commercial or residential use. On-street car parking is also restricted due to its siting within the town centre and parking restrictions. Nonetheless, the site is within a sustainable location served by public transport links and facilities within walking distance, no objection is therefore raised to the lack of parking which has been confirmed by the Highway Authority.</p> |
| 5.8 | <p>There are no external alterations proposed and therefore the character of the existing property will not be affected by the proposal. Any signage required would be subject to a separate application. The proposed use providing accountancy services during day time hours will also not have a detrimental impact on the residential amenity of any neighbouring dwellings, including the proposed flat at first floor level.</p> |
| 5.9 | <p>In conclusion, the proposal is considered acceptable and therefore recommend approval accordingly.</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>Planning permission be GRANTED subject to the following conditions:</p> |

| | |
|-----------------------------|---|
| | <p>1. 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>2. The development shall be completed in full accordance with the following approved plans and documents</p> <p>‘Site Location Plan’ - Drawing No.21-135/P/01 dated October 2021 ‘Proposed Ground Floor Plan’ - Drawing No.21-135/P/05 dated October 2021 ‘Proposed First Floor Plan’ - Drawing No.21-135/P/06 dated October 2021 ‘Elevations as Proposed’ - Drawing No.21-135/P/07 dated October 2021 ‘Design and Access Statement’ dated 1st October 2021</p> <p>Reason: To clearly define the scope of this permission.</p> <p>3. The use shall not be carried out outside the hours of 09.00 to 18.00 hours Monday to Friday and 09.00 to 13.00 hours on Saturday. Reason: To safeguard residential amenity</p> <p><u>Informative</u> The applicant is advised to contact Dwr Cymru Welsh Water on 0800 917 2652 to establish the location and status of the sewer. Some public sewers and lateral drains may not be recorded on their maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.</p> |
| 8. Risk Implications | |
| 8.1 | None. |

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| BLAENAU GWENT COUNTY BOROUGH COUNCIL | |
|--------------------------------------|--|
| Report to: | Planning, Regulatory & General Licensing Committee |
| Report Subject: | <i>Application: C/2021/0179</i> <i>Site: Glanyrafon Court and adj grounds, Allotment Road, Ebbw Vale.</i> <i>Proposal: Construction of 15 dwellings with a new road, car parking, gardens, hard and soft landscaped areas.</i> |
| Report Author: | Service Manager Development & Estates |
| Directorate: | Regeneration and Community Services |
| Date of meeting: | 6 th January 2022 |



1.0 Purpose of Report

- 1.1 To consider a suggested reason for refusal to reflect the resolution made at the 24th November 2021 Planning Committee to refuse the above planning application.

2.0 Background & Context

- 2.1 At the 4th November 2021 meeting of this Committee, Members considered a report for a housing scheme at the former Glanyrafon Court site and surrounding area. The officer recommendation was that planning permission be granted.
- 2.2 It was resolved to defer consideration until a site meeting could be convened for Members to view the site.
- 2.3 The site meeting was held on the morning of 24th November. The Planning Committee convened later that day when upon a vote being taken, it was resolved that planning permission be refused due to the unacceptable loss of open space/amenity land.

3.0 Recommendation

- 3.1 Option 1 (Preferred Option).
Members endorse the following reason for refusal that reflects the concern expressed the 24th November Planning Committee.
- 3.2 *A significant proportion of the application site extends beyond the footprint of the former Glanyrafon housing complex. That part of the site is not brownfield but greenfield and it provides a valuable amenity area for the surrounding community. Policy DM13 of the adopted Blaenau Gwent Local Development Plan seeks to protect open space from inappropriate development. It sets out tests to be met if development is located on open space. The Local Planning Authority considered the proposal in light of these tests. It is considered that that the site has intrinsic amenity and recreational value and there is no surplus of such areas in the locality. As the application does not seek to replace this loss nor does the development enhance the area, the development is contrary to Policy DM13. The acknowledged benefit of affordable housing does not outweigh this negative impact.*

3.3 Option 2

Members revise the above reason and/or add others to reflect their reasons for refusing planning permission. In this scenario, the precise amendments to the decision notice must be clearly recorded to enable a decision to be issued.

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8th December 2021

JPR/PH/151604_211208_Post Planning Committee Letter

SENT VIA EMAIL

Development Management
Blaenau Gwent County Borough Council
Municipal Offices
Civic Centre
Ebbw Vale
NP23 6XB

Dear Steph & Steve,

PROPOSED RESIDENTIAL DEVELOPMENT

LAND AT FORMER SHELTERED ACCOMMODATION SITE GLAN YR AFON AND ADJOINING LAND, EBBW VALE

APPLICATION NUMBER: C/2021/0179

We write in reference to the above application.

We understand that as the vote to approve the application was lost (6 - 4), this is considered to be a resolution to refuse and that the reason for refusal will be taken back to members at the 6th January planning committee. We understand that members will not reconsider the application but will vote that the reason for refusal is acceptable and captured their concerns.

Nevertheless, we've been asked to repeat the following points:

- A huge amount of land owned by Tai Calon will be available for use by the community (around 1 hectare) for recreation purposes. The area of land available is equivalent to around 1.4 rugby pitches or around 4 tennis courts and is more than sufficient for all of the activities highlighted during the resident consultation to continue. A copy of the Proposed Site Plan in its full context is attached.
- The area affected by the proposals is low quality grassland and the proposals will enhance the quality and biodiversity of green space, contributing to improvements in people's wellbeing.

We also wish to clarify the following points raised by members during the meeting:

- Diverting the adopted footway - this was a specific request by the local ward members and can be reversed.
- Proposed Mix – this was informed by the Council's own Strategic Housing team to reflect the types of properties most in need.

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REGISTERED IN CARDIFF
REGISTERED NO: 1748850

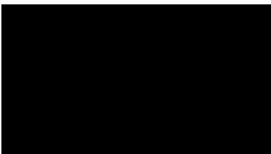
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While it would appear that some members have prioritised the retention of a relatively small area of grass over providing 4 x 2-bedroom affordable homes for those in need, we hope that you will be given the opportunity in the meeting to explain the implications of the contrary decision to members.

This message has also been copied to the Chairperson and Vice Chairperson of the planning committee at the request of our client.

Yours sincerely



Jonathan Pritchard
Associate Town Planner
For
STRIDE TREGLOWN LIMITED

Encl: 151604-STL-XX-XX-DR-A-XXXX-01014-PL07-Proposed Site Context Plan

CC: Councillor Denzil Hancock and Councillor Wayne Hodgins (via email)

Report Date:

Report Author:

| BLAENAU GWENT COUNTY BOROUGH COUNCIL | |
|---|--|
| Report to | The Chair and Members of Planning, Regulatory and General Licensing |
| Report Subject | Appeals, Consultations and DNS Update January 2022 |
| Report Author | Service Manager Development & Estates |
| Report Date | 15th December 2021 |
| Directorate | Regeneration & Community Services |
| Date of meeting | 6th January 2022 |

| | |
|------------|---|
| 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/2020/0227 APP/X6910/A/21/3278965 Les Taylor | Land adjoining Coed Cae Farm House, Rassau, Ebbw Vale | Outline for a single detached dwelling with parking | Refusal of planning permission Written Reps | Decision pending Notification received that Planning Inspector's site visit would take place in the week commencing 8 th November 2021 |
| 2 | C/2021/0182 APP/X6910/A/21/3281080 Les Taylor | Land adjoining Waun Dew, Beaufort Hill, Beaufort, Ebbw Vale | Proposed construction of 2 no. new houses with associated external works | Refusal of planning permission Written reps | Decision pending Notification received that Planning Inspector's site visit would take place in the week commencing 8 th November 2021 |

Agenda Item 7

Report Date: 15 December 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 9th November 2021 and 15th December 2021 |
| Report Author | Business Support Officer |
| Report Date | 15th December 2021 |
| Directorate | Regeneration & Community Services |
| Date of meeting | 6th January 2022 |

| |
|---|
| 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 9 th November 2021 and 15 th December 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/2021/0233 | Swffryd Service Station Swffryd Road Swffryd Crumlin | Alterations and extensions to existing derelict building. Proposed mixed use comprising of A1 Retail and A3 Takeaway at ground floor together with five self-contained at first floor and use of detached building as a store associated with A3 use with new roof and door. | 12/08/21 29/11/21 Approved |
| C/2021/0318 | 173 Alma Street Abertillery | Application for a Lawful Development Certificate to replace existing roof over rear single storey extension. | 26/10/21 10/12/21 Lawful Development Certificate Granted |
| C/2021/0325 | Brynmawr Bus Station Brynmawr | Freestanding digital totem pole with associated pillar box | 02/11/21 07/12/21 Approved |
| C/2021/0289 | 107 Lakeside Way Nantyglo Brynmawr | First floor balcony to rear of house. | 15/09/21 11/11/21 Approved |

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|-------------|---|--|--|
| C/2021/0093 | Tredegar General Hospital, Tredegar Health Centre and Bedwellty Park Park Row Tredegar Gwent NP22 3NG | Application for discharge of condition 8 (retaining wall details) of approved reserved matters (C/2020/0095) relating to planning permission C/2020/0037 (Demolition of Tredegar Health Centre, partial demolition of Tredegar General Hospital and erection of a new Class D1 Health & Wellbeing Centre). | 01/04/21 24/11/21 Condition Discharged |
| C/2021/0254 | Unit 45 Rassau Industrial Estate Rassau Ebbw Vale | Proposed 3 bay extension to western end of existing industrial unit. | 31/08/21 11/11/21 Approved |
| C/2021/0294 | Beaufort Rugby Club Carmeltown Fileds Carmeltown Ebbw Vale | Proposed single storey side extension to provide new toilet block and internal improvements to create 2 disabled toilets. | 28/09/21 10/11/21 Approved |
| C/2021/0331 | 14 Hereford Road Beaufort Ebbw Vale | Dormer to front roof plane, hip to gable loft conversion, second storey flat roof extension (rear), and dormer to rear side roof plane. | 20/10/21 15/12/21 Approved |
| C/2021/0257 | 2-3 Morgan Street Tredegar | Creating two new one bedroom flats by subdividing the existing first floor flat, with a change of use of the ground floor offices into a single one bedroom flat; and a care support office. To include relocating window openings together with dedicated on-site parking. | 25/08/21 22/11/21 Approved |

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|-------------|---|---|--|
| C/2021/0321 | 15 Baillie Smith Avenue Swffryd Abertillery | Proposed new vehicle access to garden with dropped kerb & retention of 1.3m high close barded timber fence. | 02/11/21 10/12/21 Approved |
| C/2021/0283 | Wauntysswg Farm Abertysswg Rhymney Tredegar | Application for Discharge of Condition 13 (Site investigation) of appeal decision APP/X6910/A/20/3257588 (30MW solar park, access and ancillary development) (planning permission C/2019/0280). | 10/09/21 25/11/21 Condition Discharged |
| C/2021/0311 | Wauntysswg Farm Abertysswg Rhymney Tredegar | Application for Discharge of Condition 16 (Construction Environment Management Plan CEMP)) of appeal decision APP/X6910/A/20/3257588 (30MW solar park, access and ancillary development) (planning permission C/2019/0280). | 05/10/21 22/11/21 Approved |
| C/2021/0319 | 58 Beaufort Street Brynmawr | Proposed New shop front and windows. | 08/10/21 23/11/21 Approved |
| C/2021/0213 | 30 Greenland Road Brynmawr | Application for the variation of condition 5 of planning permission C/2016/0207 to extend lifetime of permission. | 16/07/21 24/11/21 Approved |
| C/2021/0266 | Land adjacent to No.3 Aneurin Rise Tredegar | Two storey detached house with integral garage. Site area: 0.03 hectares. | 13/09/21 03/12/21 Approved |

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|-------------|--|--|----------------------------------|
| C/2021/0310 | Ty Bryn Brynhyfryd Terrace Brynithel Abertillery | First floor extension with dormer to front elevation. | 01/10/21 25/11/21 Approved |
| C/2021/0309 | 5 Louvain Terrace Ebbw Vale | Rear first floor extension and alterations. | 28/09/21 17/11/21 Approved |
| C/2021/0292 | 46 & 46A Bethcar Street Ebbw Vale | Convert existing residential accommodation (first & second floors) to 2 no. flats, demolish rear extensions and construct new single and two storey rear extensions, new shopfront, replacement roller shutter & associated alterations. | 28/09/21 09/12/21 Approved |
| C/2021/0295 | 2 Glanrhyd Close Scwrfa Tredegar | Proposed 4m x 4m x 2.5m high outbuilding in rear of garden. | 28/09/21 17/11/21 Approved |
| C/2021/0222 | Dalkeith Rhyd Clydach Brynmawr | Fence to part Western Boundary. | 27/07/21 11/11/21 Approved |
| C/2021/0324 | St Michael's Church (Land Adjacent) Church Street Abertillery | Freestanding digital totem pole with associated pillar box. | 02/11/21 06/12/21 Approved |

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|-------------|--|--|---|
| C/2021/0312 | PCI Pharma Services Unit 23-24 Tafarnaubach Industrial Estate Tredegar | New Sterile Packaging Facility. | 06/10/21 01/12/21 Approved |
| C/2021/0300 | 5 The Dingle Ebbw Vale | Proposed single storey extension to rear of dwelling. | 06/10/21 26/11/21 Approved |
| C/2021/0305 | 51 Part Street Blaina | Two storey extension at rear of dwelling. | 07/10/21 30/11/21 Approved |
| C/2021/0275 | 119 Bournville Road Blaina Abertillery | Demolish existing dilapidated garage and replace with a new garage. | 20/09/21 01/12/21 Approved |
| C/2021/0236 | Fourways Arnold Place Tredegar | Application for Lawful Development Certificate for proposed use for a single occupancy Children's home with 24 hour staffing providing support to a young person towards independence. | 17/08/21 24/11/21 Lawful Development Certificate Granted |

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|-------------|--|--|----------------------------------|
| C/2021/0313 | Land at Rhyd Y Blew Bryn-Serth Road Ebbw Vale | Variation of Conditions 1 (approved plans), 7 (drainage) and 8 (landscaping) of C/2018/0310 – (Detailed application for erection of a 4955 sq.m (50,000 sq.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 at land at Rhyd y Blew, Bryn Serth Road, Ebbw Vale). | 12/10/21 30/11/21 Approved |
| C/2021/0355 | Former NMC Site, 2-4 Lakeside Blaina Road Brynmawr | Application for Non-material amendment of planning permission C/2019/0272 (Variation of Condition 6 (extend delivery hours) of planning permission C/2019/0035 (Full planning application for the provision of 3 retail units (Unit 2 Class A1 Convenience food store; Unit 3 Class A1 Comparison and flexible use for Unit 4 Classes A1/A2/A3) and associated works) to change the colour of doors, windows and curtain wailing frames in Unit 2 from RAL, 7035 (blue) to RAL, 7024 (grey). | 26/11/21 08/12/21 Approved |
| C/2021/0296 | 2 Panteg Glyncoed Ebbw Vale | Single storey extension to rear. | 05/10/21 19/11/21 Approved |
| C/2021/0247 | 3 & 5 Spencer Street Ebbw Vale | Change of use of existing A2 use at ground and first floor to two flats including external alterations(A2 use retained to basement). | 25/08/21 18/11/21 Approved |
| C/2021/0270 | 2 Vale View Tredegar | Proposed extension on top of existing kitchen for additional bedroom. | 13/09/21 29/11/21 Approved |

| | | | |
|-------------|---|---|---|
| C/2021/0323 | 10 Adam Street Abertillery | Two storey rear extension. | 02/11/21 07/12/21 Approved |
| C/2021/0337 | 16 Hereford Road Beaufort Ebbw Vale | Proposed second storey flat roof extension (rear) to provide loft extension. | 12/11/21 15/12/21 Approved |
| C/2021/0293 | 48 Bethcar Street Ebbw Vale | Conversion of first and second floors into 2 flats. | 04/10/21 12/11/21 Approved |
| C/2021/0301 | PCI Pharma Services Unit 6 Tafarnaubach Industrial Estate Tredegar | Application for a Lawful Development Certificate for proposed construction of 2 no. loading bays on the south & east elevations & 4 no. external A/C condenser units on hardstanding. | 20/09/21 18/11/21 Lawful Development Certificate Granted |
| C/2020/0205 | Site of former Glanffrwd Court Beaufort Ebbw Vale | Application for Discharge of condition 14 (Retaining walls/structures) of planning permission C/2019/00346 (Affordable housing development of 23 dwellings including new access road, landscaping and associated engineering and drainage works). | 26/08/20 18/11/21 Condition Discharged |

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|-------------|---|---|----------------------------------|
| C/2021/0314 | Palpung Maitri House (Former Gold Diggers Arms) 122 King Street Brynmawr | Change of use of ground floor of public house (A3) to community facility (D1). | 19/10/21 02/12/21 Approved |
| C/2021/0347 | Units 1- 4 Former NMC Site Lakeside Retail Park Nantyglo Brynmawr | Installation of site signage including; x4 freestanding signs, x2 banner signs, x1 playland sign and x13 dots. signs. | 04/11/21 15/12/21 Approved |
| C/2021/0332 | 186 Mount Pleasant Road Ebbw Vale | Detached garage to rear of property. | 09/11/21 10/12/21 Approved |
| C/2021/0299 | Providence Villa Tillery Road Abertillery | Construct balcony veranda. | 24/09/21 11/11/21 Approved |
| C/2021/0326 | Ebbw Vale Bus Station Ebbw Vale | Freestanding digital totem pole with associated pillar box. | 02/11/21 06/12/21 Approved |
| C/2021/0327 | Ebbw Vale Hospital Lime Avenue Ebbw Vale | Freestanding interactive digital totem display with associated pillar box. | 02/11/21 09/12/21 Approved |

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|-------------|--|---|--|
| C/2021/0344 | Units 1-4 Former NMC Site Lakeside Retail Park Nantyglo Brynmawr | Discharge of Condition F21 (landscaping) of Hybrid Application C/2017/0019 - Outline application for: - Retail unit 2 (Unit 2 Class A1 Convenience food store 1,392sq m retail) - Retail unit 3 (Class A1 Comparison 1631 sq m) - Unit 4 flexible use (Classes A1/A2/A3 121 sq m); A full application for restaurant (Unit 1 Class A3 McDonald's 415sqm). | 04/11/21 14/12/21 Condition Discharged |
| C/2019/0313 | Land adjacent 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. | 13/11/19 26/11/21 Approved |
| C/2020/0270 | Roundhouse Farm, Barn 2, Southern Wing Waen Ebbw Nantyglo Ebbw Vale | Existing barn complex conversion of south wing to form a new bunkhouse accommodation, car parking and picnic area (A LISTED BUILDING). **Related to application C/2020/0269 for Listed Building consent. | 17/11/20 06/12/21 Approved |

| BLAENAU GWENT COUNTY BOROUGH COUNCIL | |
|---|--|
| Report to | Chair & Members of Planning Regulatory & General Licensing Committee |
| Report Subject | Quarterly Performance Information Quarter 4: January to March 2021 |
| Report Author | Service Manager Development & Estates |
| Directorate | Regeneration and Community Services |
| Date of Meeting | January 6th 2022 |
| Key Words | Performance Management Speed and quality of decision making Welsh Government Performance Monitoring |

| 1.0 | Background |
|------------|--|
| 1.1 | Every local planning authority in Wales is required to collect performance information regarding the speed and quality of decision making on all types of planning and related applications. This is submitted to Welsh Government on a quarterly basis. |
| 1.2 | This report considers the most recent data published by WG. The information relates to the final quarter of the last financial year i.e. <u>January to March 2021</u> |
| 1.3 | It was published on the Welsh Government website on 5 th October 2021. |
| 2.0 | Options for Consideration |
| 2.1 | I have included 3 tables to illustrate current performance. |

| | |
|------------------------------------|--|
| | <ol style="list-style-type: none"> 1. Fig 1 - ranks the 25 LPA's in order of speed of determining all applications "on time". This is defined as within the 8-week target period or longer time that may be agreed with the applicant. 2. Fig 2 – ranks the LPA's in Wales and in respect of the average time (in days) taken to determine all applications. 3. Fig 3. – shows decisions taken by Planning Committee that are contrary to the recommendation of its officers. |
| 3.0 Performance Information | |
| 3.1 | <u>Fig 1</u> : this Council decided 91% of all applications in time. This compares to a Welsh average of 80%. |
| 3.2 | The trend over the previous 4 quarters is 93%, 89%, 87%. 90% and now 91%. |
| 3.3 | <u>Fig 2</u> : on average it takes 81 days from registration to decision for this Council to decide each planning application. |
| 3.4 | <u>Fig 3</u> : 25% of Planning Committee decisions were contrary to officer recommendation compared to an all Wales average of 7%. |
| 4.0 Consideration | |
| 4.1 | The data in this quarter is strongly influenced by covid and staffing issues. The returns therefore have to be viewed in that context. They are not necessarily representative of our normal service provision or indeed any other Local Planning Authority. |
| 4.2 | Officers will use the tables in this report and other background data to identify areas where service can be improved during the early part of 2022 as we now have a new structure in place in the Development Management team. |
| 5.0 Recommendation | |
| 5.1 | That the report be noted. |

Fig. 1

Welsh Government Quarterly DM Survey: Q4 2020/2021
Percentage of Planning Applications Determined “On Time”
(Ranked in Order of Performance)

| Welsh Local Planning Authority | | Percentage of All Applications Determined On Time |
|-----------------------------------|----------------------|---|
| | | % Decided in Time |
| 1 | Merthyr Tydfil | 100 |
| 2 | Swansea | 99 |
| 3 | Neath Port Talbot | 97 |
| | Brecon Beacons NP | 97 |
| 5 | Caerphilly | 95 |
| 6 | Vale of Glamorgan | 92 |
| 7 | Blaenau Gwent | 91 |
| | Torfaen | 91 |
| 9 | Conwy | 89 |
| | Ceredigion | 89 |
| 11 | Monmouthshire | 88 |
| 12 | Powys | 87 |
| 13 | Pembs Coast NP | 83 |
| 14 | Rhondda Cynon Taff | 82 |
| | Denbighshire | 82 |
| 16 | Cardiff | 81 |
| 17 | Isle of Anglesey | 78 |
| 18 | Flintshire | 77 |
| 19 | Newport | 70 |
| 20 | Wrexham | 65 |
| 21 | Snowdonia NP | 64 |
| 22 | Pembrokeshire | 61 |
| | Bridgend | 61 |
| 24 | Carmarthenshire | 47 |
| 25 | Gwynedd | 40 |
| WALES AVERAGE | | 80% |

Fig. 2

Welsh Government Quarterly DM Survey: Q4 2020/2021
Average Time to Decide Applications in Days
(Ranked in Order of Performance)

| Welsh Local Planning Authority | | Average No. of Days Taken to Decide An Application |
|---------------------------------------|----------------------|---|
| 1 | Merthyr Tydfil | 51 |
| 2 | Rhondda Cynon Taff | 65 |
| 3 | Swansea | 66 |
| 4 | Conwy | 71 |
| 5 | Bridgend | 72 |
| 6 | Neath Port Talbot | 78 |
| 7 | Cardiff | 80 |
| 8 | Blaenau Gwent | 81 |
| 9 | Vale of Glamorgan | 84 |
| 10 | Denbighshire | 86 |
| 11 | Snowdonia NP | 91 |
| 12 | Caerphilly | 93 |
| | Isle of Anglesey | 93 |
| 14 | Gwynedd | 94 |
| 15 | Pembrokeshire | 96 |
| 16 | Brecon Beacons NP | 99 |
| 17 | Newport | 101 |
| | Pembs Coast NP | 101 |
| 19 | Ceredigion | 102 |
| 20 | Torfaen | 111 |
| 21 | Monmouthshire | 114 |
| 22 | Wrexham | 120 |
| 23 | Flintshire | 129 |
| 24 | Powys | 134 |
| 25 | Carmarthenshire | 195 |
| WALES AVERAGE | | 96 Days |

Fig 3.

Welsh Government Quarterly DM Survey: Q4 2020/2021
Decisions Contrary to Officer Recommendation
(Ranked in Order of Performance)

| Welsh Local Planning Authority | | % Planning Committee Decisions Contrary to Officer Recommendation |
|--------------------------------|----------------------|---|
| 1 | Brecon Beacons NP | 0 |
| | Caerphilly | 0 |
| | Cardiff | 0 |
| | Flintshire | 0 |
| | Gwynedd | 0 |
| | Merthyr | 0 |
| | Monmouthshire | 0 |
| | Neath Port Talbot | 0 |
| | Pembs Coast NP | 0 |
| | Pembrokeshire | 0 |
| | Snowdonia NP | 0 |
| | Swansea | 0 |
| | Torfaen | 0 |
| | Rhondda Cynon Taff | 4 |
| | Newport | 6 |
| | Wrexham | 6 |
| | Carmarthenshire | 8 |
| 18 | Vale of Glamorgan | 9 |
| 19 | Powys | 11 |
| 20 | Bridgend | 12 |
| 21 | Conwy | 14 |
| 22 | Isle of Anglesey | 25 |
| | Blaenau Gwent | 25 |
| 24 | Ceredigion | 33 |
| 25 | Denbighshire | 33 |
| Wales Average | | 7% |

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| BLAENAU GWENT COUNTY BOROUGH COUNCIL | |
|---|--|
| Report to: | Planning, Regulatory & General Licensing Committee |
| Report Subject: | Deferral of new TAN15 |
| Report Author: | Team Manager Development Management |
| Directorate: | Regeneration and Community Services |
| Date of meeting: | 6 th January 2022 |

1.0 Purpose of Report

- 1.1 The purpose of this report is to make Members aware that Welsh Government (WG) have made the decision that the date in which the new TAN 15 and Flood Map for Planning will come into force will be deferred until 1st June 2023. The existing TAN 15, published in 2004, and the Development Advice Map will continue in the meantime as the framework for assessing flood risk.

2.0 Background & Context

- 2.1 Members will be aware that there are a number of Technical Advice Notes (TANs) prepared by WG to guide planning decisions in relation to technical matters.
- 2.2 TAN 15 refers to flood risk and its main purpose is to advise caution in respect of new development in areas at high risk of flooding by setting out a precautionary framework to guide planning decisions.
- 2.3 Members may be aware that Welsh Government (WG) were due to bring a new TAN 15 and Flood Map for Planning into force on December 1st 2021.

- 2.4 The new TAN and Flood Map has been prepared in response to the climate emergency, for which flooding has a significant impact upon in Wales.
- 2.5 The planning system is at the forefront of responding to the climate emergency and ensuring the well-being of current and future generations. The decisions local planning authorities make today will have a considerable impact on how we adapt to climate change now and in the future. The document aims to take Wales in the right direction, towards a more resilient society and economy. It is particularly important that we protect homes from flooding, when the devastating impact it can have on health and well-being is widely known.
- 2.6 The Flood Map for Planning represents a markedly different context for planning decisions compared to the existing framework which must inform the planning system. The new TAN has the potential to impact on a variety of development schemes at different stages of the planning process. These include flood defence schemes and projects that support town centres to recover from the Covid-19 pandemic.
- 2.7 However, following publication of the TAN and Flood Map for Planning on 28th September 2021, concern was raised that very limited consultation of the documents had been undertaken by WG and it did not include all key stakeholders. As a consequence, Local Authorities felt they were denied the right to comment on the details of the proposed Flood Map. The proposed location of medium and high risk zones on the Flood Map in many authorities would have resulted in a profound and potentially damaging effect on future development within these areas. This was particularly relevant to the regeneration of Wales' City Centres following the pandemic and called into question the recovery plans proposed by Welsh Government.
- 2.8 As a result, Councils in Wales called for the deferment of the implementation date of 1st December 2021 to allow Councils to further consider and assess the implications of the new TAN.
- 2.9 WG considered the request and confirmed that they would be suspending the coming into force of the new TAN and Flood Map until 1st June 2023. This was however caveated with the requirement that local planning authorities (LPA) use the

suspension to develop a more detailed understanding of the consequences of flooding, and that every LPA complete work to review, within the next 12 months, the Strategic Flood Consequences Assessments (SFCAs) for their area, either individually or on a regional basis.

- 2.10 Each local authority is also required to, working in partnership with other flood risk management authorities where appropriate to identify a pipeline of priority flood risk management schemes to address flood risk and vulnerability, as well as an assessment and specific assurances on the effective delivery of SuDS Approval Body (SAB) functions. This work must be informed by the Flood Map for Planning and a full range of climate change projections to provide a finer grain assessment of the consequences of flooding, identify appropriate mitigations and to refine the Flood Map through the map challenge process. The outcome of this work should be that every local authority considers options and identifies its preferred ways to adapt to increased flood risks caused by climate change. In addition to the potential need for flood management schemes, local authorities may need to consider relocation of infrastructure, site specific resilience measures or new green infrastructure.
- 2.11 Work is already underway on assessing the impact of the new TAN and Flood Maps on Blaenau Gwent. This work includes assessing our key development sites to see whether they will be affected, to what extent, what potential measures will need to be in place to address any impacts and whether we need to lodge a challenge to the Flood Map with WG. The Council already has a draft SFCA in progress as part of the work for the new LDP and is part of the regional SFCA being undertaken for South East Wales which is also assessing the implications of the new TAN. The Council will continue to work with relevant departments/bodies to get the required assessments completed within a timescale that will be specified by WG.

3.0 Recommendation

- 3.1 Members note the content of this report.

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

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