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THIS IS A MEETING WHICH THE PUBLIC ARE ENTITLED TO ATTEND

28th January 2022

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 on **Thursday, 3rd February, 2022 at 2.00 p.m** (if you would like to observe this meeting via Microsoft Teams please contact committee.services@blaenau-gwent.gov.uk).

Yours faithfully

Michelle Morris
Managing Director

AGENDA

Pages

1. 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.

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

2. **APOLOGIES**
- To receive.
3. **DECLARATIONS OF INTEREST AND DISPENSATIONS**
- To consider any declarations of interest and dispensations made.
4. **PLANNING APPLICATIONS REPORT** 5 - 42
- To consider the report of the Team Manager Development Management.
5. **DEED OF VARIATION OF S106 AGREEMENT OF PLANNING PERMISSION C/2010/0226 FOR THE ERECTION OF 40 AFFORDABLE HOMES WITH ASSOCIATED ACCESS, CAR PARKING, DRAINAGE, AND LANDSCAPING, TOGETHER WITH DEMOLITION OF EXISTING AND PROVISION OF A REPLACEMENT SCOUTS HALL AT FACTORY ROAD, BRYNMAWR** 43 - 46
- To consider the report of the Team Manager Development Management.
6. **APPEALS, CONSULTATIONS AND DNS UPDATE FEBRUARY 2022** 47 - 48
- To consider the report of the Service Manager Development and Estates.
7. **PLANNING APPEAL UPDATE: LAND ADJOINING WAUN DEW, BEAUFORT HILL, BEAUFORT, EBBW VALE** 49 - 54
- To consider the report of the Planning Officer.

8. **LIST OF APPLICATIONS DECIDED UNDER
DELEGATED POWERS BETWEEN 16TH DECEMBER,
2021 AND 21ST JANUARY, 2022**

55 - 64

To consider the report of the Business Support Officer.

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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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	24 th January 2022
Directorate	Regeneration & Community Services
Date of meeting	3 rd February 2022

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/2021/0274	Former Glyncoed Comprehensive School, Badminton Grove, Ebbw Vale, NP23 5UL
C/2021/0253	Premier Club, William Street, Cwm, Ebbw Vale
3. Recommendation/s for Consideration	
Please refer to individual reports	

Planning Report

Application No: C/2021/0274	App Type: Full
Applicant: Blaenau Gwent County Borough Council Floor 1 Municipal Offices Ebbw Vale NP23 6XB	Agent: Blaenau Gwent County Borough Council Floor 1, Municipal Offices Civic Centre Ebbw Vale United Kingdom NP23 6XB
Site Address: Former Glyncoed Comprehensive School Badminton Grove Ebbw Vale NP23 5UL	
Development: New Primary School and Childcare Facility with External Play Areas, Recreational Spaces and Other Associated Infrastructure	
Case Officer:	Joanne White



1. Background, Development and Site Context

1.1 Planning permission is sought to construct a new 360 place primary school and 52 place 'day nursery' childcare facility on the footprint of the former Glyncoed Comprehensive School located off Badminton Grove, Ebbw Vale. The proposed school will be a direct replacement of the existing Glyncoed Primary School, which has fallen into a state of disrepair. It is envisaged that the proposed school would open in 2023 and would provide a range of community and sport facilities which can be segregated from the main school.

1.2 Site Context

The application site relates to a parcel of brownfield land comprising a mixture of hardstanding and scrub. The red line boundary encompasses 3.5 hectares with the developable area being approximately 1.67 hectares. The site is relatively level with Badminton Grove which but rises slightly to the north west corner and slopes steeply down towards Allotment Road along the eastern boundary. Steps lead from Allotment Road up to the application site where they meet an existing footpath/access road which cuts through the site (but does not form part of the developable area).

1.3



Fig 1 -2 (above) Footpath from eastern boundary running through the application site which links to access road at Badminton Grove (to the west)

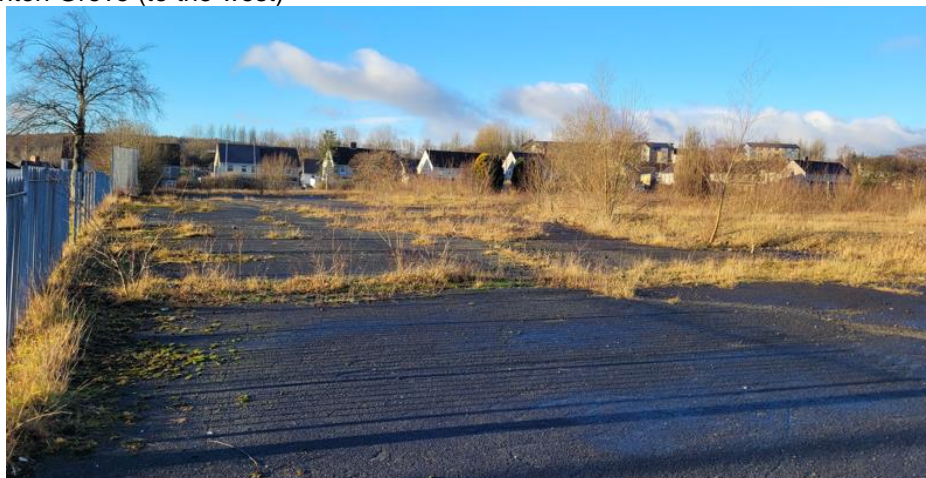


Fig 3 (above) View from within developable site looking towards Badminton Grove

1.4 Ebbw Vale Indoor Bowls Centre occupies the northern end of the site whilst residential properties serving Bevan Crescent and Badminton Grove are located adjacent to the north-west boundary and to the west. Games courts with playing fields are located to the south-east and beyond that is the existing Glyncoed Primary School. There is also an existing children's play area and tarmac games court to the south-west which do not fall within the application site.

1.5



Fig 4 (above) Bowls Centre located to the rear of the site (looking from Badminton Grove)

1.6



Fig 5 (above) showing the existing playground with the access road and developable site beyond. View looking north up Badminton Grove

1.7

Members will note that the red line boundary encompasses the existing bowls club, games court and playing fields. However, the main developable area for the proposed school and childcare facility will be on the footprint of the former comprehensive school, located centrally, as shown in Figure 6 below. As such, the existing bowls club, games courts and playing fields will remain.

1.8



Fig 6 (above) showing main developable area

1.9



Fig 7 showing wider red line boundary footprint of former Glyncoed Comprehensive



Fig 8 showing main area of development of proposed school and childcare facility with access points

1.10

The existing Primary School and Childcare Facility currently provides 305 primary school places, 53 day-nursery childcare places, and employs 29 staff. As such, the development will see a slight increase in pupils and staff at the school (approximately 55 additional primary school pupils and 21 additional staff).

1.11

The proposals include the erection of a single building with a footprint of approx. 1,997m² to serve the primary school and a separate single building with a footprint of approximately 463m² for the childcare facility. A multi-use

games area (MUGA) is also located to the eastern boundary (behind the primary school).

1.12 The primary school building is set well within the site and is irregular in shape. It is largely two storey in height with a single storey element that will sit behind the childcare facility. The building is contemporary in design, featuring a mixture of buff brickwork, cladding and louvre cladding, coloured panels and light grey windows and doors. Solar panels will also feature to the roof.

1.13 The childcare building is also single storey in height and of a contemporary design featuring a green roof and solar panels. The building is located towards the front of the site, albeit it is still set back from the rear of the existing footpath, directly behind a proposed drop-off area.



Fig 9 (above) Proposed Site Layout

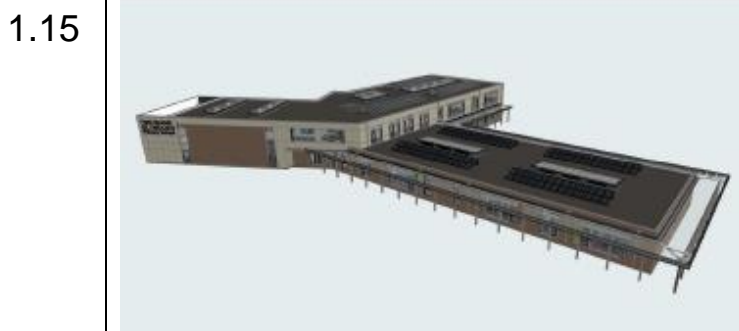


Fig 10 & 11 - 3D Models of Primary School

1.16



Fig 12 (above) Elevation of proposed school (west) showing the two storey and single storey elements

1.17



Fig 13 & 14 - 3D Models of Childcare Facility

1.18

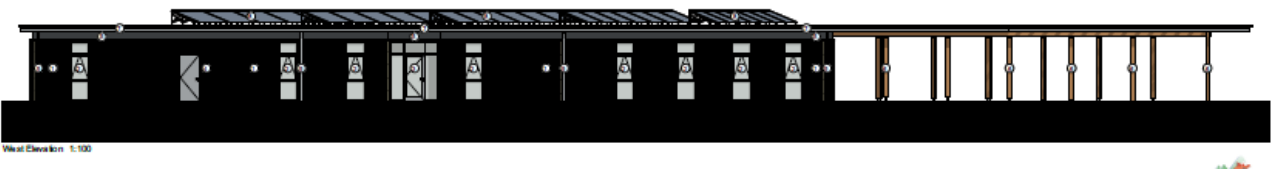


Fig 15 (above) Elevation of childcare facility (west)

1.19

Figs 16-18 (below) showing 3D site views



SITE VIEW 1 - BIRDSEYE VIEW OF THE SITE FROM THE SOUTH

1.20



SITE VIEW 3 - VIEW LOOKING AT THE SCHOOL ENTRANCE AND ACCESS ROAD FROM BADMINTON GROVE

1.21



SITE VIEW 2 - VIEW LOOKING DOWN BADMINTON GROVE

1.22

Access to the site will be from the existing vehicle access off Badminton Grove which currently serves the bowls centre. The access and existing parking areas will be upgraded and extended to provide additional parking areas and a service area. In total, 111 car parking spaces will be provided, of which 40 relate to the existing bowls centre located to the north-east of the site. The remaining 71 spaces will provide staff and visitor car parking; 41 spaces for school staff, 20 spaces for childcare staff and 10 visitor spaces. The spaces include provision for dedicated disabled bays and electrical charging points.

1.23

In addition, a 10-bay drop-off zone will be provided to the site frontage which will be accessed off Badminton Grove. Members may note that works have recently been completed to provide an additional drop-off area located to the east of the site on Allotment Road to serve the existing school. This recently

constructed drop-off area is just over 60m long and can also accommodate up to 10 cars.

1.24

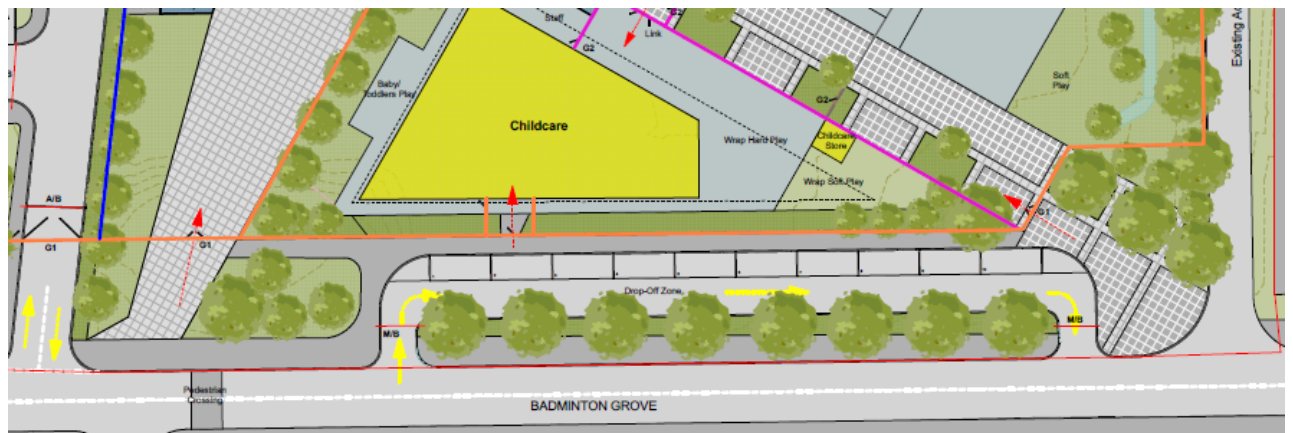


Fig 19 (above) showing proposed drop-off zone to site frontage (Badminton Grove)

1.25



Fig 20 showing recently constructed drop-off zone/bays to the rear of the site at Allotment Road.

1.26

In terms of boundary treatments, the plans indicate a 2m high secure fence to the perimeter with a combination of 1.2m-1.5m high internal separation fences/barriers and a 3m high fencing to the MUGA. Specific details of the fencing types have not been provided at this stage.

1.27

A broad level landscaping scheme has been submitted which includes a tree-lined avenue on the approach to the main building, tree planting between the footpath and drop-off zone, a dense area of 'woodland mix' between the car park and the frontage of the site (and adjacent to the side boundary of no.60 Badminton Grove), together with rain garden planting within the car park areas, tree planting to the southern and eastern boundaries of the school, a secret garden, open lawn and various elements of ornamental planting throughout the site.

1.28

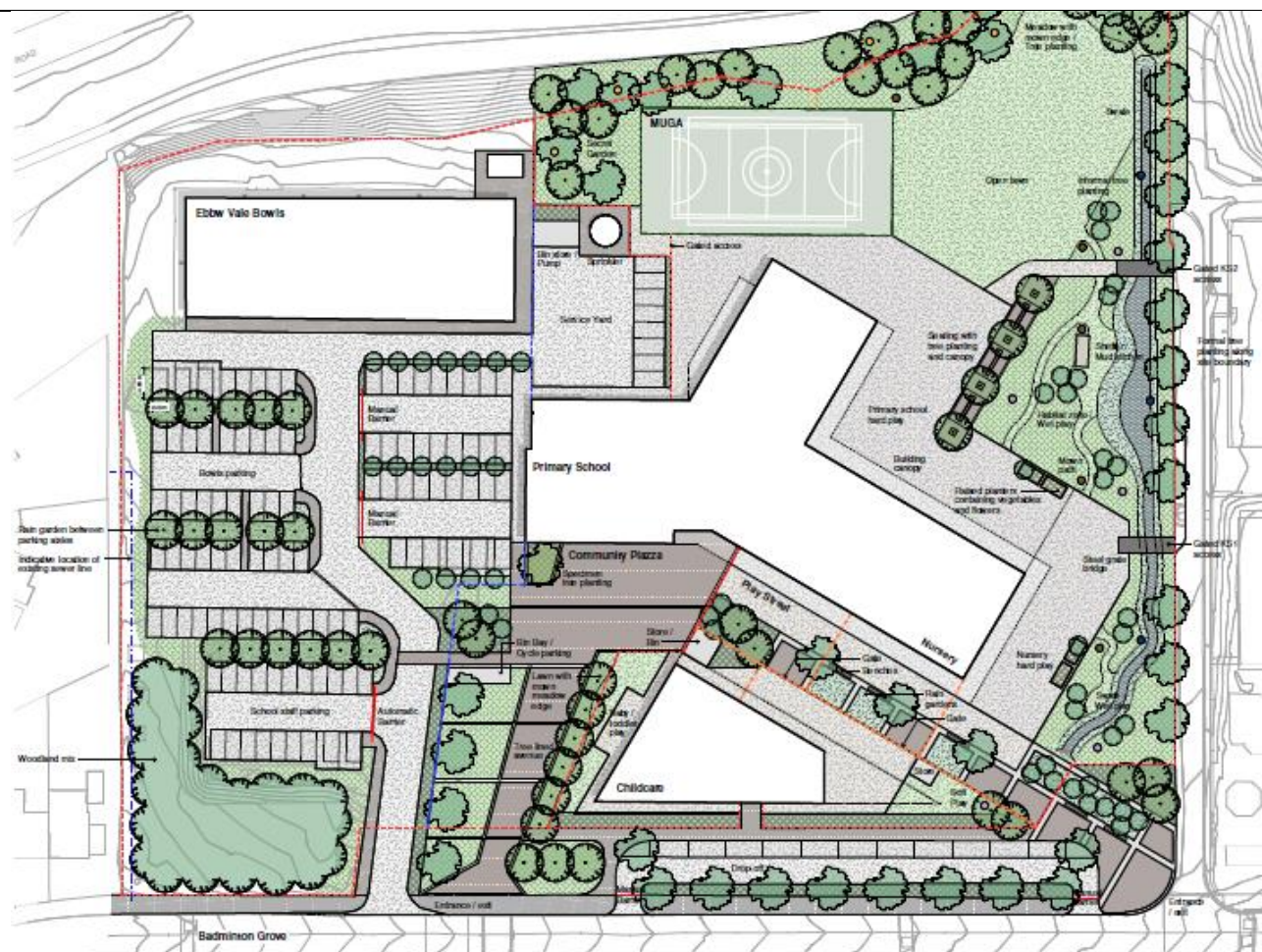


Fig 21 Landscaping layout plan

1.29

In addition to the site layout and building floor and elevation plans, the applicant has submitted a suite of supporting documents which includes a Design and Access Statement, a Preliminary Ecological Appraisal, Reptile Survey, Protected Species (Dingy Skipper) Mitigation Strategy, a Drainage Strategy, a Travel Plan, a Travel Assessment, a BREEAM Flood Risk Appraisal, a Ground Investigation Report and a Coal Mining Report.

1.30

The applicant also undertook pre-application consultation prior to the submission of the planning application, which included publicising a draft of the proposed development and consultation with the community and specialist consultees, including ward members. A related Pre-application Consultation Report has been submitted with the planning application.

1.31

The Local Planning Authority has adopted a screening opinion on the proposed development, indicating that whilst the proposal is considered to fall within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017, it is unlikely to result in significant

	environmental impacts. As such, an Environmental Impact Assessment has not been requested as part of the planning application.		
2. Relevant Site History			
	Ref No	Details	Decision
2.1	C/2013/0081	Proposed COU from comprehensive sports hall to an indoor bowls club, extension & internal alterations	Approved 25.4.13
2.2	C/2013/0224	Application for prior notification of proposed demolition of former Glyncoed Comprehensive School buildings.	Granted 29.10.13
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> <u>Highways:</u> The Highways Manager has no objections to the proposal and is satisfied with the methodology of the Transport Assessment and concurs with the conclusions of the assessment. The development complies with LDP Policy DM 1 (3 a, b, c, d & e). The following highway observations have also been identified:		
3.4	a)	The proposed pedestrian access points and cycle parking provision is acceptable to the highway authority. Pedestrian guardrail features are to be incorporated at the community plaza entrance points on the public highway, this is to ensure the safety of vulnerable road users at key pedestrian desire lines. Details to be submitted for approval prior to works commencing.	
3.5	b)	The proposed vehicular site access and servicing areas are acceptable and it has been demonstrated they can safely accommodate the turning movements of anticipated vehicle use and access to staff and visitor car parks. The parking provisions comply with the Council's 'Access, Car Parking and Design' supplementary planning guidance document.	
3.6	c)	The proposed new access junction arrangement for the 'Drop-off' zone are acceptable - the swept-path analysis demonstrates that the new entry/exit accesses can accommodate the anticipated largest vehicular turning movements. Appropriate signage is to be incorporated to ensure compliance with any proposed entry/exit one-	

	way system and/or access control system. Details are to be submitted for approval prior to works commencing.
3.7	d) Informal pedestrian crossing points (incorporating dropped kerbs with tactile paving) are to be provided across the main vehicular entrance junction of the school, and adjacent to the new proposed drop-off zone access junctions. The existing footway on Badminton Grove along the frontage of the school site is to be resurfaced. Bollards are also to be introduced along this footway to prevent vehicles parking on and causing obstruction issues for vulnerable pedestrians. Details to be submitted for approval prior to works commencing
3.8	e) The existing Zebra type pedestrian crossing on Badminton Grove is to be upgraded to a formal Toucan pedestrian crossing type. Details are to be submitted for approval prior to works commencing.
3.9	f) The methodology and objectives of the submitted Travel Plan are acceptable to the highway authority, these must be fully utilised to encourage Active Travel movements to the facility.
3.10	g) The proposed off-street parking provisions are acceptable to the highway authority and are in accordance with the Authority's 'Access, Car Parking and Design' SPG. The parking areas are to be fully constructed prior to the facility being brought into beneficial occupation and retained there-after.
3.11	h) All identified off-site highway improvements are to be designed and constructed in accordance with the Councils highway design specification.
3.12	<u>Drainage:</u> No response received. However, the development is over 100 square metres in floor area and will therefore separate consent for surface water drainage will be required from the Sustainable Drainage Systems (SuDS) Approval Body (SAB).
3.13	<u>Ground Stability:</u> The Council's Engineer has raised no objection to the proposed development but highlights that a watching brief should be undertaken when excavating norther section of site (Quantum, Aug 2020: Q0215 IR R1).
3.14	The developer must ensure that all recommendations made in the ground investigation reports are adhered to and implemented at design and construction phase of the development.

3.15	<p><u>Landscape:</u></p> <p>The former Service Manager – Green Infrastructure raised no objection to the proposed development which provides a robust green infrastructure approach to create a sense of place that has significant biodiversity value.</p>
3.16	<p>The submitted scheme is acceptable but there is a requirement for a detailed planting specification and 5-year maintenance/management plan.</p>
3.17	<p><u>Trees:</u></p> <p>No objection. The former Service Manager – Green Infrastructure confirmed no important tree specimens would be affected by the proposal and the proposals will ensure that tree and woodland cover will be enhanced.</p>
3.18	<p><u>Ecology:</u></p> <p>No objection subject to conditions requiring implementation of the Dingy Skipper Mitigation Strategy and the landscape management plan to include provision for hedgehog passes.</p>
3.19	<p><u>Service Manager Public Protection:</u></p> <p>The Specialist Environmental Health Officer has highlighted elevated levels of contaminants in the soil identified in the ground investigation report. The report includes remedial recommendations including gas protection measures and therefore there are no objections to the development subject to a standard condition in respect of land contamination.</p>
3.20	<p>A condition restricting construction hours should also be imposed to protect residential amenity.</p>
	<p><u>External Consultation Responses</u></p>
3.21	<p><u>Natural Resources Wales:</u></p> <p>NRW were consulted as part of the Pre-application consultation report (PAC) which confirmed they have no objections in respect of contamination, flooding, protected species, waste and pollution.</p>
3.22	<p><u>Welsh Water:</u></p> <p>Confirmed that capacity exists within the public sewerage network in order to receive the foul flows only from the proposed development. The site is also crossed by a public sewer. No part of any building will be permitted within 5m either side of the centreline of the sewer.</p>
3.23	<p>A condition is requested that no surface water from any increase in the roof</p>

	area of the building/or impermeable surfaces within the curtilage shall be allowed to drain directly or indirectly to the public sewerage system.
3.24	<u>Western Power and W&W Utilities:</u> The approximate position of apparatus in the vicinity of the application site is highlighted.
3.25	<u>Coal Authority:</u> The Coal Authority has no objections.
3.26	<u>Public Consultation:</u>
3.27	<ul style="list-style-type: none"> • 43 letters to nearby houses/businesses • 3 x site notices • press notice • website public register of applications • ward members by letter • all members via weekly list of applications received
3.28	<u>Response:</u> A letter of objection on behalf of 7 residents has been received. The issues raised are summarised as follows:
3.29	<ul style="list-style-type: none"> • Welcome the anticipated improvement in education and childcare facilities, however the site plan does not appear to address the traffic management concerns expressed during earlier public consultation;
3.30	<ul style="list-style-type: none"> • The suggestion to include an area along Allotment Road to help alleviate traffic concerns has not been included in the application and consequently the single drop-off zone to the front of the childcare facility will be inadequate for safe management of road traffic and will cause significant health and safety issues for residents as experienced from the former school.
3.31	<ul style="list-style-type: none"> • Residents will have access to their properties denied by inconsiderate/illegal parking which will not be curtailed through appropriate enforcement by the Police or the Council. In a worst case scenario, access for emergency vehicles to local residents, or the school, will be denied as a result.
4. Planning Policy	
4.1	<u>Team Manager Development Plans:</u>
	<u>LDP Policies:</u> SP1 Northern Strategy Area

	<p>SP6 Ensuring Accessibility</p> <p>SP7 Climate Change</p> <p>SP9 Active and Healthy Communities</p> <p>SP10 Protection of the Natural Environment</p> <p>DM1 New Development</p> <p>DM2 Design and Placemaking</p> <p>DM3 Infrastructure Provision</p> <p>DM4 Low and Zero Carbon Energy</p> <p>DM14 Biodiversity Protection and Enhancement</p> <p>DM15 Protection and Enhancement of the Green Infrastructure</p> <p>DM16 Trees, Woodlands and Hedgerow Protection</p> <p>SB1 Settlement Boundaries</p> <p><u>PPW & TANs:</u></p> <p>Planning Policy Wales Edition 11 (February 2021)</p> <p>Future Wales The National Plan 2040</p>
5. Planning Assessment	
5.1	<u>Principle of Development</u>
5.2	The development site lies within the settlement boundary (Policy SB1) within which development is normally permitted subject to other policies in the LDP and material planning considerations.
5.3	The site is a brownfield site that formerly housed a comprehensive school and is located within the Northern Strategy Area where there is a focus on regenerating the area. Policy SP1 requires proposals to, amongst other things, deliver regeneration schemes that will benefit the area. The proposal will provide for a modern replacement school with improved facilities in line with the 21 st Century Schools Programme. Furthermore, the community use of the existing playing fields, games area, children's playground and existing accesses will not be compromised by the proposal.
5.4	Future Wales – the National Plan 2040 (February 2021), Policy 1 promotes continued growth and regeneration in the area. Policy 2 supports a rich mix of residential, commercial and community uses within close proximity to each other and to create activity throughout the day to enable people to walk and cycle rather than being reliant on travelling by car. As such, the development complies with these policies.
5.5	Having regard to policy SP1 the proposed development is considered to be a compatible land use and accords with LDP Policy DM1(2)a.

5.6	<p><u>Layout, Scale and Appearance</u></p> <p>The submitted Design and Access Statement (DAS) demonstrates that a number of layout and design concepts were considered. The proposed scheme was submitted by the agent on the basis that it provides the most efficient use of space in terms of providing outdoor space, building positions, orientation, access and approach.</p>
5.7	<p>Having considered the proposed layout, I consider it to be broadly acceptable given the constraints of the site. The position of the childcare building and the tree-lined avenue from the main entrance allow for a direct visual sightline to the main school building. It is also acknowledged that due to the different operational times of the childcare building to the main school, more direct and frequent access is required to this building hence the rationale for locating it at the front of the site.</p>
5.8	<p>In terms of scale, the two storey element of the main school building will be a maximum of 10m high to correspond with the adjacent bowls centre. The single storey element will be 4m in height to match the childcare facility. Given the proximity of the buildings relative to each other I consider that the form and scale of the buildings have been carefully designed to provide a harmonious transition from single storey at the front of the site rising to two storey at the rear.</p>
5.9	<p>Materials are considered to be broadly acceptable subject to a condition requiring samples. It is also noted that the buildings incorporate green roofs and solar panels. Given that the childcare facility will be highly visible from residential properties along Badminton Grove, the green roof will assist in softening the visual impact of the building whilst providing biodiversity benefits.</p>
5.10	<p>I consider that the scale, layout and appearance of the proposed development, subject to conditions, is acceptable and complies with the relevant criteria contained in DM1 and DM2.</p>
5.11	<p><u>Highways</u></p> <p>The submitted Transport Assessment (November 2021) concludes '<i>that the site, by virtue of its location and the opportunities for access by a variety of means of transport, is accessible, sustainable and in accordance with national, regional and local policy. The development proposal will result in a negligible uplift in vehicle trips which can be accommodated on the local highway network. It is therefore concluded that the proposed development is acceptable in terms of highways and transport.</i>' The Highways Manager has</p>

	confirmed that he agrees with the conclusion of the Transport Assessment (as do I) and raises no objection to the development subject to conditions requiring tactile paving, guardrails, footway resurfacing, introduction of bollards, upgrading the zebra crossing and the parking areas to be fully constructed.
5.12	I acknowledge the comments raised by objectors in terms of potential congestion at peak times during school drop-off/pick-up times. In response to those comments the Highway Authority have raised no concerns in relation to the development in terms of both vehicular movements or parking provision. Members should also note that there is already a primary school located approximately 110m to the south of the site and as such the impact of the proposed replacement school is unlikely to exacerbate the current situation in terms of congestion at peak times. Moreover, the proposed development will have the benefit of a 10-bay drop off zone located to the front of the site together with the recently constructed drop-off zone located to the rear (east) at Allotment Road which will assist in reducing the level of on-street parking.
5.13	In response to comments regarding inconsiderate and/or illegal parking, this is a matter for the Police and cannot be controlled via the planning system. As discussed above, there will be two drop-off points which is over and above the current provision for the existing primary and indeed the situation that was experienced when there was both a primary and comprehensive school in the area. Furthermore, the Highways Manager has requested that bollards are introduced along the footway of Badminton Grove (along the school frontage) to prevent vehicles parking on the footpath and causing obstruction for vulnerable pedestrians.
5.14	I am satisfied on such basis that the highway network is capable of serving the development, parking provision is appropriate and suitable access can be provided for both pedestrians and vehicles that the development accords with LDP Policy DM3.
5.15	It is also worth noting that existing pedestrian links from Badminton Grove to Allotment Road will be retained together with new gated access points provided into the site from the south.
5.16	<p><u>Ground Conditions</u></p> <p>A Ground Investigation Report has been submitted with the application which identifies elevated levels of contaminants in the soil at the site. The report includes remedial recommendations including gas protection measures together with a watching brief to be undertaken when excavating the northern section of the site. Such measures are common to many developments in the</p>

	<p>Borough and are controlled by Building Regulations. Both the Geotechnical Engineer and Environmental Health Officer are satisfied with the findings of the report and have not raised any objections to the development. I am therefore satisfied that subject to a condition requiring compliance with the recommendations of the report and a standard condition in respect of land contamination that the development complies with policies DM1(2)i and j.</p>
5.17	<p><u>Drainage</u></p> <p>A Flood Risk Assessment has been submitted in support of the application which confirms that the NRW flood maps show no flood risk to the site. The mapping further indicates that the majority of the site is at very low risk of surface water flooding, albeit there is a limited area located centrally within the site that has a high risk of surface water flooding. However, the report concludes that with the implementation of ground re-profiling to prepare the land for development together with a surface water drainage strategy, the risk of surface water flooding is assessed as being 'low'.</p>
5.18	<p>It is noted that the landscape strategy incorporates measures such as rain gardens and swales to assist with surface water drainage. Nevertheless, since 7th January 2019 any development proposals that have a hard surface area exceeding 100m² require separate SAB approval to deal with surface water drainage. This development exceeds that threshold and accordingly will require approval of Sustainable Drainage Systems (SuDS). An informative note will be added to ensure the developer is aware of their responsibility to obtain the necessary SAB consents to deal with surface water drainage.</p>
5.19	<p>In terms of foul drainage, a full drainage strategy has been submitted with the application which confirms that as the former comprehensive school occupied the site, a local foul sewer connection has previously been established. The proposed development will therefore utilize this connection point. Welsh Water have further confirmed that capacity exists within the public sewerage network in order to receive the foul flows only from the proposed development.</p>
5.20	<p><u>Landscaping/Ecology</u></p> <p>A landscaping scheme has been submitted with the application which includes provision for a tree planting, green open spaces, 'secret garden', swales, planters to grown flowers and vegetables, rain gardens and habitat zones featuring a number of bug hotels, butterfly houses, bat/bird boxes and amphibian habitats.</p>
5.21	<p>Future Wales 2040, Policy 9 seeks to maintain and enhance biodiversity and to maximise the provision of green infrastructure.</p>

5.22	The former Service Manager Green Infrastructure indicated that he was satisfied that the landscape information demonstrates a robust approach to the use of green infrastructure to create a sense of place that has significant biodiversity benefits. However, a condition is required to secure a detailed planting specification and a 5-year management plan.
5.23	I concur with the officer's comments and am satisfied the development complies with Future Wales Policy 9.
5.24	In terms of ecology, the initial Preliminary Ecological Appraisal carried out in November 2019 advised that part of the site had the potential to support reptiles and as a consequence a reptile mitigation plan was carried out in January 2020 to identify the survey methods that would be used to identify whether or not reptiles are present on the site. In May 2020 a reptile survey was carried out on site which confirmed no reptiles were present. It did however identify the presence of Dingy Skippers. Dingy Skippers are butterflies that are listed as being a priority species (Environment Wales Act, 2016) and need to be considered during development works.
5.25	A subsequent Dingy Skipper mitigation strategy was therefore produced in September 2021 which proposes to translocate the habitat to a new receptor area. Subject to implementation of the strategy the Council's Ecologist has no objections to the development.
5.26	The Council's ecologist has also requested conditions that require the detailed landscape and management plan to include provision for hedgehog passes, together with a reptile methodology statement.
5.27	Based on the above I am satisfied that subject to conditions the proposal complies with policies DM2, DM1(f), DM14, DM15 and DM16 in respect of landscape and ecology.
5.28	<p><u>Neighbouring Amenity</u></p> <p>The proposed school buildings are located in excess of 80m from the nearest properties at Bevan Crescent and no.60 Badminton Grove with the childcare facility in excess of 32m from properties opposite (143-153 Badminton Grove). It is also worth noting that the childcare facility is single storey in height and will be partially screened by the tree planting to the drop-off zone in front of it. As such, there are no concerns of any unacceptable overbearing, overshadowing or overlooking impact upon these properties. Members are</p>

	also reminded that the site previously housed a secondary school in this location.
5.29	It is acknowledged that the provision of a school may cause some disruption at peak drop-off/pick up times, however, this has been discussed above in paragraphs 5.11-5.13.
5.30	Having considered the impact upon the neighbouring amenity, I am satisfied that the development accords with LDP Policy DM1(2)c.
5.31	<u>Net Zero Carbon</u> Members may be aware of the announcement by Welsh Government in November 2021 requiring new school buildings to be net zero carbon from 1 st January 2022 as part of the 21 st Century Schools Programme. Net Zero Carbon means producing zero or negative carbon emissions as part of their operational energy. However, the 1 st January target does not relate to existing 21 st Century schemes, which includes this proposal.
5.32	Whilst the application of Net Zero Carbon is not required as part of this development, the Council's education department have confirmed that Welsh Government will look to commit 100% funding where the application to existing schemes under development is possible.
5.33	The project team are currently assessing the potential application of Net Zero Carbon, along with the associated implications and impact from both a programme and financial profiling perspective. This is being explored further via the tender process, and will be progressed accordingly in line with contractor appointment.
6. Legislative Obligations	
6.1	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.
6.2	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.
7. Conclusion and Recommendation	
7.1	<p><u>Conclusion</u></p> <p>In conclusion, the proposed replacement primary school with childcare facility is considered to be acceptable in land use terms and would not have an unacceptable impact upon the character and appearance of the surrounding area nor have an adverse impact upon the neighbouring amenity or highway network.</p> <p>It is considered that the development proposal is acceptable subject to conditions and complies with relevant policies contained within the LDP.</p> <p>Planning permission be <u>GRANTED</u> subject to the following condition(s):</p> <ol style="list-style-type: none"> 1. Condition listing approved plans and documents. 2. SAB not approved as part of application. 3. Condition requiring compliance with recommendations of ground investigation report. 4. Condition requiring existing and proposed site levels and finished floor levels. 5. Standard condition in the event of unforeseen contamination. 6. No surface water to drain directly or indirectly to public sewerage system. 7. Condition requiring construction management plan, including hours of operation (08:00-18:00 Monday – Friday, 08:00- 13:00 Saturdays). 8. Condition requiring details of boundary treatments, external hard landscape finishes, bin stores and cycle parking 9. Condition requiring full details/samples of external finishes/materials 10. Condition requiring detailed planting specification and 5-year maintenance/management plan 11. Details of on-site and off-site highway improvement works to be submitted. 12. Condition requiring the implementation of protected species (Dingy Skipper) Mitigation Strategy 13. Standard Time Limit (Full Application) <p>Informative Notes:</p> <ol style="list-style-type: none"> 1. Informative advising applicant of SAB requirements

	<ul style="list-style-type: none"> 2. Use of advanced specimen trees and shrub stock (extra heavy standards and semi mature specimens) should be included in the planting specification to ensure functional and visual impact upon delivery of the scheme. 3. Native planting that considers pollinators should also be used in the landscaping together with hedgehog passes in the boundaries. 4. Informative advising applicant that all wild birds, bats and reptiles protected under Wildlife and Countyside Act 1981 (as amended) and Habitats Regulations.
8. Risk Implications	
8.1	None

Planning Report

Application No: C/2021/0253	App Type: Full
Applicant: Mr Alan Phipps 1 Jubilee Road Six Bells Abertillery	Agent: Mr Adrian Drew 14 Thornhill Close Brynmawr NP23 4SA
Site Address: Premier Club, William Street, Cwm, Ebbw Vale	
Development: Conversion of ex social club into 2 no dormer bungalows including removal of extensions and outbuildings, rebuilding of front elevation and increasing height of building to create upper floor and new roof structure.	
Case Officer:	Lesley Taylor



1. Background, Development and Site Context

- 1.1 The development site is a detached single storey building with annexes to the front, side and rear. It is orientated to face north west with one side elevation facing William Street and the other side facing the River Ebbw. The rear of the building faces a parcel of land that houses a community hall.



- 1.2 The building has a parking area on the north side (front) and a small garden on the east side.

- 1.3 Mature trees overhang the site on both the north and west boundaries.



- 1.4 This application seeks planning permission to change the building to a pair of semi-detached dwellings. To facilitate this, works will include removing existing front, side and rear annexes, rebuilding the elevation fronting William Street (proposed side elevation), increasing the height of existing walls and forming a new pitched roof.

- 1.5 A small porch will be constructed on the front elevation of each dwelling. New windows will be installed at ground floor level in the front, and side elevations. The rear elevations will feature a window and French doors.

- 1.6 Dormer windows and roof lights will be installed in front and rear roof planes to serve the attic rooms.

1.7

All elevations will be finished in smooth, painted render and the porches in grey Bradstone. The roof covering will be Cambrian slate with matching ridge tiles and all windows, doors soffits and rain water goods will be manufactured in white UPVC.



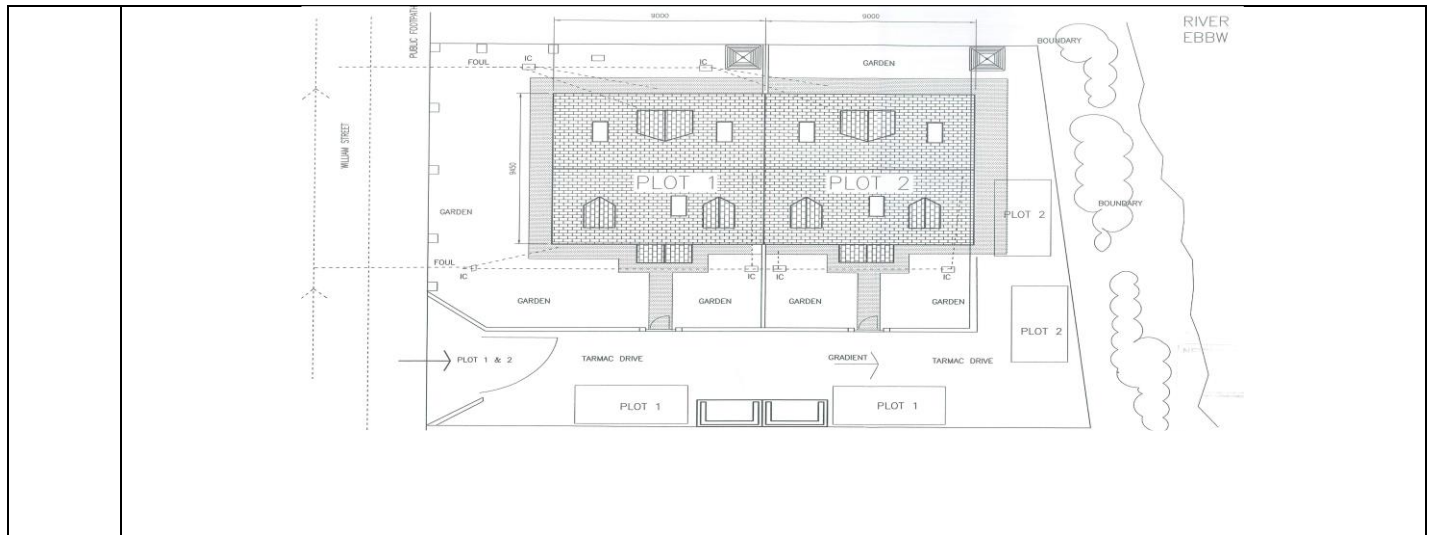
1.8

The ground floor of each dwelling will provide a lounge/dining room, kitchen, bedroom and wc. The new roof/attic spaces will each provide 2 bedrooms and a bathroom.



1.9

The area to the front (north) side of the building will be laid out to provide gardens and drive. Plot 1 will have additional garden land to the side (William Street) and Plot 2 will have garden land to the rear and side (adj River Ebbw). Two parking spaces, a bin store and drying facilities will be provided for each dwelling.



2. Site History

	Ref No	Details	Decision
2.1	None		

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> Highways: No objections subject to the proposed driveway parking areas being fully constructed prior to the occupation of the dwellings and retained thereafter; and driveway vision splays of 2.4m x 33m being retained at all times for driveway access.		
3.4	<u>Drainage:</u> No response at the time of preparing this report.		
3.5	<u>Landscape (Revised comments)</u> Plot lies directly adjacent Special Landscape Area ENV2.6 and SINC. The development is to consider how adjacent SLA & SINC are to be retained/protected during development.		
3.6	<u>Ecology:</u> (Revised Comments) Ecology matters can be reasonably addressed by conditioning an Ecological CEMP and robust landscape scheme. There should also be an advisory note that in the event that bats are encountered whilst making alterations to the		

	roof, works should stop immediately and advice sought from an experienced bat licensed ecologist.
3.7	<p><u>Arboriculture:</u> (Revised Comments)</p> <p>Large mature trees directly adjacent to the development plot and the tarmac drive is proposed in root zone of trees protected by TPO. It must be demonstrated how development can be achieved without severing roots or compacting soil around tree roots. The Tree Survey must show trees in relation to design, demolition and construction. It must include tree categorisation and constraints. Plans must show all trees impacted/adjacent development and root protection zones and include recommendations to demonstrate how development can be achieved without loss/detrimental impact upon existing trees worthy of being retained and how these are to be protected during development.</p>
3.8	<p><u>Service Manager Public Protection:</u></p> <p>No objection subject to a condition restricting the hours within which development can be carried out.</p>
3.9	<u>External Consultation Responses</u>
3.10	<p><u>Welsh Water:</u></p> <p>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>
3.11	<p><u>National Resources Wales:</u></p> <p>The planning application proposes highly vulnerable development (housing). Development Advice Map (DAM confirms the site to be within Zone C1. Section 6 of TAN 15 requires the LPA to determine whether the development at this location is justified, and refer the LPA to the tests outlined in Section 6.2 of TAN 15. If the LPA considers the proposal meets tests (i) and (ii) then the final test (iv) is for the applicant to demonstrate through the submission of an FCA that the potential consequences of flooding can be managed to an acceptable level.</p>
3.12	Notwithstanding the above, NRW has concerns because of the inadequate information that has been provided in support of the proposal and further information should be sought or NRW would object to the development.

3.13	<p><u>Public Consultation:</u></p> <ul style="list-style-type: none"> • 9 letters to nearby houses and buildings • 3 site notices displayed near the site • website public register of applications • ward members by letter • all members via weekly list of applications received
3.14	<p><u>Response:</u></p> <p>No responses were received as a result of neighbour notification, other than a request to provide a copy of plans for viewing.</p>
3.15	<p>Upon notifying Ward Members that it was officer's intention to refuse to grant planning permission under delegated powers on grounds of flood risk, an email was received requesting that the application be reported to Committee on the basis that the building is in the middle of a street where the flood risk is no different to the other homes that have been there for many years and have never flooded.</p>
4. Planning Policy	
4.1	<p><u>Team Manager Development Plans:</u></p> <p><u>LDP Policies:</u></p> <p>SB1 Settlement Boundaries</p> <p>SP4 Delivering Quality Housing</p> <p>SP5 Spatial Distribution of Housing Sites</p> <p>SP7 Climate Change</p> <p>DM1 New Development</p> <p>DM2 Design and Place making</p> <p>DM16 Trees, Woodlands and Hedgerow Protection</p>
4.2	<p><u>PPW & TANs:</u></p> <p>Planning Policy Wales Edition 11 (February 2021) chapter 3 para 3.9</p> <p>Future Wales: The National Plan 2040 (Policies 1, 2 and 8)</p> <p>Technical Advice Note (TAN) 15 Development and Flood Risk (2004)</p>
4.3	<p><u>Principle of Development:</u></p> <p>The Blaenau Gwent Local Development Plan (LDP) indicates that the proposed site lies within the settlement boundary (Policy SB1). The land is not subject to any designations according to the Local Development Plan Proposals Map. The Natural Resource Wales (NRW) DAM Map shows that the whole site is located within flood zone C1.</p>

4.4	Future Wales - the National Plan 2040 was published on the 24 th February, and therefore is relevant to this application as it now forms part of the Development Plan. Policy 8 – Flooding identifies that flood risk is a constraining factor to development, especially as many of our towns and cities are on the coast or located alongside major rivers. The Welsh Government therefore has a robust planning policy that directs development away from areas at risk of flooding.
4.5	The Local Development Plan Policy SP7 Climate Change also aims to provide a framework for sustainable growth by promoting development that mitigates the causes of climate change and which is able to adapt to its likely effects. Criterion 2 b. is relevant to this proposal as it states that new development is to be directed away from those areas which are at high risk of flooding.
4.6	The proposal is for a change of use from a social club to two residential properties that would result in the application moving from less vulnerable development to highly vulnerable development (TAN 15 (2004) para 11.20, figure 7). The policy reflects the requirement of TAN 15 which states in paragraph 6.2 that highly vulnerable development should be directed away from zone C and towards suitable land in zone A.
4.7	TAN 15 (2004) classifies flood zone C1 as an area of the floodplain which is developed and served by significant infrastructure, including flood defenses (see Figure 1, page 5). Section 6 of TAN 15 requires the Local Planning Authority to determine whether the development at this location is justified. The proposal is to meet the tests set out in paragraph 6.2 of TAN 15 criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate, through the submission of an FCA, that the potential consequences of flooding can be managed to an acceptable level.
4.8	Test (i) is relevant to this proposal as the second test relates to employment. The first test states that: Development will only be justified if it can be demonstrated that its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement. There is no local authority regeneration initiative for Cwm. The LDP identifies a settlement hierarchy where Cwm is not identified as one of the principal/district hubs. This proposal is for a small development which would convert a building into two dormer bungalows and would therefore not sustain an existing settlement but instead would bring a single vacant property back into use.
4.9	It is therefore considered that the development cannot be justified by test (i). Test (iii) which relates to previously developed land is not relevant due to the development failing to meet the first justifications tests. In this case, the

	applicant would not be required to submit an FCA due to not meeting the first tests.
4.10	<p><u>Other Planning Considerations that are relevant:</u></p> <p>Policy DM1 New Development is a general development management policy that sets out criteria for new development. Policy DM1 2 criterion c will be relevant to this proposal in terms of amenity.</p>
4.11	DM2 Design and Place making - Criteria b, c and g will be relevant to this proposal where good design reinforces local character.
4.12	Policy DM16 Trees, Woodlands and Hedgerow Protection - there are a number of trees located in close proximity to the north, west and southern boundary of the site which could be impacted by development, therefore view from Green Infrastructure will be important in this regard.
4.13	Planning Policy object to the proposed development on the basis that the proposal is located in flood zone C1 and the development fails to meet the justification tests.
4.14	<p><u>Additional Response</u></p> <p>Planning Policy also responded in light of the revised TAN 15 which had been due to come into effect on 1st December 2021, and new NRW Flood Risk Maps to be considered alongside the new TAN. Comments are summarised as follows:</p>
4.15	According to the new maps, the proposed development is located in Flood Zone 3, an area of the floodplain which has a greater than 1 in 100 (1%) chance of flooding in any given year. The TAN advises that within Flood Zone 3, the flooding consequences associated with highly vulnerable development are not considered acceptable. Flood Consequence Assessments (FCA's) should not be prepared as there is no requirement for NRW to provide advice.
4.16	Para 14.11 states that when assessing a change of use and conversion proposals for any location outside Zone, decision makers should apply the Section 11 Test to satisfy themselves that the consequences of flooding have been considered and are acceptable. An FCA commensurate with the scale and nature of the proposal will be required to enable the planning authority to reach its decision. If the proposed change of use or conversion is not resilient and there is an unacceptable risk from flooding to people, the planning application must be refused.

4.17	When considering Section 11, 11.1 states that if the planning authority is satisfied that a development proposed in a flood risk area has met the tests outlined in section 10, a full understanding of the potential risks and consequences will be required to inform decision making and to demonstrate section 10 has been satisfied. However, section 10 reiterates that highly vulnerable developments must not be permitted in Zone 3, and there are Planning Policy objections in relation to the development due to flood risk.
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 subject to policies in the Plan and other material considerations.
5.2	The land is not subject to any designations according to the Local Development Plan Proposals Map. However, the Natural Resources Wales (NRW) Development Advice Map (DAM) shows that the whole site lies within Flood Zone C1 and the development proposal must therefore be considered in light of the requirements of Technical Advice Note (TAN) 15 Development and Flood Risk (2004), Policy 8 of Future Wales The National Plan 2040, Planning Policy Wales (PPW) Edition 11 (February 2021) and Policy SP7 of the adopted Blaenau Gwent Local Development Plan. Also relevant to the determination of this application are Policies SP4, SP5, DM1, DM2, DM14, DM16 and EV3.28 of the adopted LDP, and other relevant policies outlined in PPW and Future Wales.
5.3	<p><u>Flood Risk</u></p> <p>Para 5.2 of TAN 15 categorises development types according to vulnerability in terms of flood risk. As a club, the existing building is deemed to be a less vulnerable use, whereas the proposed residential use is classed as highly vulnerable.</p>
5.4	<p>Para 6.2 of TAN 15 states that all new development should be directed away from Zone C to Zones A and B where river or coastal flooding would be less of an issue. It also states that highly vulnerable development should not be permitted within Zone C2. In Zone C1, development should only be permitted where the Local Authority considers it can be justified. In doing so, it must be demonstrated that the development meets one of the following tests:</p> <ul style="list-style-type: none"> • Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; OR

	<ul style="list-style-type: none"> • Its location in Zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region.
5.5	The development proposal to change a vacant building to two dwellings fails to meet either of these tests. The LDP identifies a settlement hierarchy where Cwm is not identified as one of the principal/district hubs. Whilst the development would bring a vacant building back to beneficial use, it cannot be argued such a proposal is necessary to sustain an existing settlement. Furthermore, the proposal would make no contribution to key employment objectives.
5.6	Having failed tests i and ii, the initial tests for development proposals in Zone C, applying test iii (the aims of PPW and its definition of previously developed land) or test iv (requiring an assessment of potential flood risk as outlined in Section 7 of TAN 15) cannot be justified. This view is shared by Planning Policy who object to the development.
5.7	NRW had raised concerns, stating that inadequate information has been provided in support of the proposal. The Flood Report and Flood report map submitted do not meet the technical requirements of an FCA as set out in A1.17 of TAN 15. In any case, it is for the LPA to determine in the first instance whether the development meets the tests outlined in 6.2 of TAN 15 and only then apply the final test to establish whether, through the submission of an FCA, can the potential of flood risk be managed to an acceptable level. On the strength of the details submitted, and if a submitted FCA fails to demonstrate the consequences of flooding cannot be managed then NRW object to the development.
5.8	In addition to the above, Policy 8 - Flooding of Future Wales recognises flood risk as a constraining factor to development. It notes that the Welsh Government has a robust planning policy that directs development away from areas at risk of flooding. It recognises that national and regional growth areas allow authorities to take a strategic approach to selecting areas to develop. However, the development site is not such an area as noted above.
5.9	PPW (para 6.6.22) states that Authorities should adopt a precautionary approach of 'positive avoidance' of development in areas of flooding from sea or rivers. At 6.6.24 it advocates the use of Development Advice Maps and the Policies outlined in TAN 15 to enable Authorities to take a strategic approach to flood risk and notes in 6.6.26 that even where mitigation measures are put in place, development in flood risk areas remain at risk.

5.10	The Council's adopted LDP (Policy SP7) criterion 2b states that development must be directed away from those areas which are at high risk of flooding.
5.11	In addition to the requirements of the current TAN 15 and the relevant DAM maps, consideration must also be given to the new Flood Risk Maps (FMfP) that will accompany the new TAN 15 and the advice given in that document.
5.12	Advice recently received from NRW advises Local Authorities that the DAM maps in place at the time this application was submitted are out of date, and that the Flood Risk Maps (FMfP) are a material consideration in the determination of current planning applications.
5.13	The FMfP show the development lies in an area defined as Zone 3. Whilst provision is made within the new TAN for local authorities to consider a change of use in Zone 3 in light of an acceptable FCA, this is over-ridden by the fact that Section 10 of the new TAN expressly advises against highly vulnerable development in Zone 3. Furthermore, the new FMfP indicates that the development will be at greater risk to flooding than shown at present i.e. a 1 in 100 (1%) change in any year.
5.14	Based on the above, I am strongly of the view that the conversion of a vacant building (low vulnerability) to two dwellings (high vulnerability) is contrary to both national and local planning policies and granting planning permission cannot be justified on this basis.
5.15	Notwithstanding this, the report will have regard to other relevant policies and material planning issues.
5.16	<p><u>Landscape/Arboriculture/Ecology</u></p> <p>As noted above, the west boundary of the site lies adjacent to the embankment of the River Ebbw, where there are a number of mature trees whose crown spread overhang the roof of the existing building.</p>
5.17	Furthermore, there are mature trees located on the north side of the site. These lie outside the boundary, but given their maturity, the root protection zones (RPZ's) encroach on the development site.
5.18	For the reasons outlined above, the applicant was requested to provide a Tree Survey. I had initially considered whether this was reasonable given that the recommendation would be to refuse to grant planning permission on the basis of flood risk, but planning legislation says that a decision cannot be issued without such a survey if there is likely to be impact on trees.

5.19	The Tree Survey received on 6 th December 2021, takes account of trees on the west side of the site, but makes no reference to those on the north side whose root protection zones will extend to the development area.
5.20	This, and a request for further information was noted in a revised response received from the Council's Arborist. In his response he refers to the trees on the northern boundary as being the subject of a TPO. In an email received on 10 th January 2022, he explained that a Tree Preservation Order was served in October 2019, but is awaiting an appeal, as it is likely to be challenged by the land owner who wishes to have those trees felled.
5.21	Notwithstanding this information, this application must be considered on current site circumstances i.e. the development should not impact on existing trees that make a positive contribution to the character, biodiversity and visual amenity of the surrounding area.
5.22	Given that the development proposal conflicts with local and national planning policies in terms of flood risk, and on such basis my recommendation must be for refusal, I have not requested an amended tree survey, and as such have included the lack of information as a reason for refusal as the development conflicts with Policy DM16 of the adopted LDP.
5.23	Given the proximity of proposed development to the river corridor, the Council's Ecologist initially raised concerns that the development has the potential to impact on the SINC during the construction phase as a result of materials/pollutants entering the watercourse. In addition, the development needs to take account of biodiversity enhancements and to ensure there is no loss in connectivity in order to accord with the requirements of PPW (6.4.3 and 6.4.4) and to comply with LDP policies SP10 c and f, DM14 2 and ENV3. Such matters have been discussed, and in a revised response received on 27 th October 2021, the Ecologist confirmed that should planning permission be granted, such considerations could be the subject of a condition.
5.24	However, in its current form the development offers no biodiversity enhancements, nor does it contain any information that demonstrates it can be carried out without adverse impact on the adjacent river corridor and SINC. Whilst it is a requirement for all development proposals to include enhancements in accordance with PPW (Edition 11) and the Environment (Wales) Act 2016, the Council's Ecologist has advised that such measures could be secured by condition should permission be granted.
5.25	<p><u>Land Use</u></p> <p>The development site lies in an area where there are two storey, terraced residential properties on one side, and a number of single storey, detached</p>

	community use building on the other. Given this mix, I am satisfied that the provision of two dwellings would be compatible in land use terms.
5.26	Furthermore, the proposal accords with LDP policies SP4 and SP5 which seek to ensure that during the lifetime of the LDP, provision will be made for a mix of dwelling types to meet local housing needs and that these are spatially distributed within the County Borough. I also note that in principle, residential development satisfies the requirements of Policy 2 of Future Wales, that promotes the growth of sustainable communities and urban neighbourhoods that are compact and walkable.
5.27	However, such considerations do not outweigh the risks associated with development within a Flood Zone.
5.28	<u>Design</u>
	The proposed dwellings, as described in full in Design and Development Description are modest in scale. Works to the walls and the creation of a new roof will result in a ridge height 0.6m higher than that of the existing building. This is compatible with ridge heights of nearby residential properties, and whilst the dwellings will be higher than community buildings nearby, those properties are located sufficiently far away in their own plots for the new dwellings not appear overbearing or out of keeping.
5.29	The palette of materials is acceptable and in keeping with residential properties in William Street.
5.30	I note that due to the orientation of the building, the dwelling known as Plot 1 will present a newly constructed gable end to the street. Whilst it would be preferable to have a front elevation over-looking the street to present an active frontage, I am not overly concerned in this location given that buildings on the same side of William Street largely have a gables facing this way.
5.31	This gable end will contain two ground floor windows (lounge/dining room). I have considered how this may impact on dwellings opposite and am satisfied that overlooking and loss of privacy will be minimal. In fact, such an arrangement will have a lesser impact on privacy and overlooking than the existing building that has three large windows facing residential properties. In any case existing and proposed dwellings will be separated by the road and footways.
5.32	In my view overlooking or loss of privacy is not an issue for community buildings to the north and south of the site. Indeed, the proposed dwellings will provide natural surveillance for those properties when they are unoccupied.

5.33	Given the above, I am satisfied that the proposed dwellings comply with Policies DM1 2 a, b and c and Policy DM2 a and b of the adopted LDP.
5.34	<p><u>Drainage</u></p> <p>The plans show it is proposed to connect both foul and surface water drainage to the existing public network. Welsh Water has not commented on the discharge of foul water drainage and I must therefore assume there are no objections to this. They have noted however that any increase in surface water will not be allowed to connect to the public sewerage network.</p>
5.35	As an existing building and with no increase in footprint, the developer would not be required to seek SAB approval. Furthermore, there will be very little increase in surface water run-off and subsequent impact on the public sewerage network. I would not require the submission of a comprehensive drainage scheme in this case but would recommend that the developer be directed to Welsh Water for advice in this regard (by informative).
5.36	<p><u>Highway Considerations</u></p> <p>The proposed dwellings will be accessed off a new private driveway (tarmac finish) where two spaces are allocated for each dwelling. There is also ample space on site for additional parking. Boundary walls will be splayed at the point of access and there are currently dropped kerbs in place.</p>
5.37	Highways have raised no objections and advise only that the spaces are fully constructed prior to the occupation of the dwelling and that visibility splays of 2.4m x 33m are retained at all times. On the strength of the details provided I am satisfied that the development complies with Policy DM1 3 a, c and d of the LDP and the Council's Access, Design and Car Parking SPG.
6. Legislative Obligations	
6.1	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.
6.2	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.
7. Conclusion and Recommendation	
7.1	To summarise, I am mindful that the proposed development would, if planning permission is granted, bring a vacant building into beneficial use, and increase the housing stock of the local area.
7.2	Whilst the detailed aspects of the proposed development have been found to be compliant with relevant LDP policies and policies outlined in Future Wales and PPW, it has been clearly established that the proposed development conflicts with both local and national planning policies in terms of flood risk. Such harm and conflict are not outweighed by those elements that are deemed to be acceptable.
7.3	Indeed, the fact that the proposal represents highly vulnerable development within Zone C1, and that it fails to meet the tests outlined in TAN 15 is a compelling reason why planning permission should not be granted. Furthermore, the inclusion of the site in Zone C3 on the new Flood Risk Maps, and the requirements of the emerging TAN, indicate that the development site is at greater risk of flooding (1% in any given year).
7.4	The approach being taken for this application is consistent with the increasing importance placed on flood risk by the Welsh Government.
7.5	With insufficient evidence to prove whether the development would impact on trees within the vicinity of the site, particularly those located on the northern boundary, I would recommend accordingly. Planning permission be <u>REFUSED</u> for the following reasons: 1. The development site is located within a C1 Flood Zone, as defined by the Development Advice Maps (DAM) associated with Technical Advice Note 15: Development and Flood Risk (2004) (TAN 15), and within Flood Zone 3 as shown on the current Flood Risk Maps (FMfP – NRW 2021). The proposed residential use represents highly vulnerable development that according to para 6.2 of TAN 15 should not be permitted in Zone C unless it meets the tests outlined therein. The development fails to meet the relevant tests, and permitting such development would therefore be in direct conflict with Technical Advice Note 15: Development and Flood Risk (2004) (TAN 15) and Policy SP7 of this Council's adopted Local Development Plan.

	2. Insufficient information has been provided to demonstrate the impact the proposed development would have on trees located on the boundary of the development site, by virtue of its effect on crown spread and root protection zones. The potential loss of such trees, resulting from inappropriate development would have a negative impact on the biodiversity and landscape character of the area. As such the development does not accord with the requirements of Policy DM16 of this Council's adopted Local Development Plan.
8. Risk Implications	
8.1	None

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to:	Planning, Regulatory & General Licensing Committee
Report Subject:	Deed of Variation of S106 agreement of planning permission C/2010/0226 for the erection of 40 affordable homes with associated access, car parking, drainage, and landscaping, together with demolition of existing and provision of a replacement scouts hall at Factory Road, Brynmawr
Report Author:	Team Manager Development Management
Directorate:	Regeneration and Community Services
Date of meeting:	3 rd February 2022

1.0 Purpose of Report

- 1.1 To seek Member approval to agree a “Deed of Variation” (DoV) to amend the s106 agreement relating to the residential development at Factory Road, Brynmawr.

2.0 Background & Context

- 2.1 Planning permission was granted on 27th July 2011 by the Planning Inspectorate for the erection of 40 affordable homes with associated access, car parking, drainage, and landscaping, together with demolition of existing and provision of a replacement scouts hall at Factory Road, Brynmawr. This permission was accompanied by a legally binding planning agreement which secured the provision of the replacement scouts hut (this has been provided) and to ensure that the affordable units remained as neutral tenure which would allow them to be retained as affordable units including shared equity and/or rented

accommodation. The affordable units have been provided and are being managed by Melin Homes.

- 2.2 The legally binding planning agreement is signed by Welsh Ministers, land owners at the time of signing and Melin Homes.
- 2.3 Melin Homes have now submitted a DoV request to vary the wording of the original agreement. Such variations are relatively common and have been undertaken on a number of other development sites within the Borough. They take account of changes since the original grant of planning permission. If signed, a DoV is legally binding and changes/replaces relevant wording/clauses in the original agreement.
- 2.4 This DoV seeks to change the wording of the original agreement to build in suitable safeguards (that weren't included on the original agreement) to enable the land subject to this agreement to be more readily easily charged or mortgaged in-line with current practice and values of the properties. In simple terms Melin wish to add a clause to the legal agreement to make it easier for a lender (a mortgagee or charge) to obtain full reimbursement of its loan in the highly unlikely event of a default by Meline Homes. In turn this enable Melin Homes to obtain the best loan value based on current market values to be released against the freehold scheme, which the existing agreement does not do.
- 2.5 The obligation to retain the houses as affordable units will remain unaffected.
- 2.6 The proposed variation is a positive one in being able to allow Melin to borrow more money against the properties inline with current market values. This matter is only being presented to Planning Committee because the scheme of delegation does not authorise officers to vary legal agreements without specific Member approval.
- 2.7 I have obtained legal advice and it has been confirmed that the changes proposed fully accords with the regulations that govern s106 agreement.
- 2.8 There are no costs implications for the Council in varying the s106, any legal costs will be met by Melin.

3.0 Recommendation

- 3.1
1. That Planning Committee approve the principle of the Deed of Variation as set out above.
 2. Planning Committee authorise officers to complete the agreement subject to suitably worded draft prepared by Melin.

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BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning, Regulatory and General Licensing
Report Subject	Appeals, Consultations and DNS Update February 2022
Report Author	Service Manager Development & Estates
Report Date	10th January 2022
Directorate	Regeneration & Community Services
Date of meeting	3rd February 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	Response to third party representations and list of recommended planning conditions submitted. Planning Inspectors site visit scheduled for week commencing 27/09/2021
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 received Appeal Dismissed Refer to separate report on this agenda

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning, Regulatory and General Licensing
Report Subject	Planning Appeal Update: Land adjoining Waun Dew, Beaufort Hill, Beaufort, Ebbw Vale
Report Author	Lesley Taylor
Directorate	Regeneration and Community Services
Date of meeting	3rd February 2022

1. Purpose of Report

- 1.1 To advise Members of the decision of the Planning Inspectorate in respect of a planning appeal against the refusal to grant full planning permission for the construction of two detached, five bedroom houses with associated external works on a parcel of land at the corner of Waun Dew with Beaufort Hill (planning application ref C/2021/0182).

2.0 Scope of the Report

- 2.1 Planning permission was refused under delegated powers on 4th August 2021. The decision notice included 2 reasons for refusal:
- a) The need to remove a beech tree that is the subject of a TPO and the significant impact on other trees that are the subject of the same Order. Additionally, it was considered that the loss of other trees and hedgerows within the site would have a detrimental impact on the local biodiversity and landscaped character of the area;
 - b) By virtue of design, scale and orientation, the dwellings were considered out of character with the surrounding area, and

would have an overbearing visual impact on other dwellings. Furthermore, the dwellings would overlook neighbouring dwellings, resulting in a loss of privacy and residential amenity.

- 2.2 In reaching his decision, the Inspector noted that the site has the benefit of outline planning permission for a single dwelling, but concurred that the proposal for two dwellings of the scale and design proposed would have harmful consequences for protected trees on the site, and that such a proposal would unacceptably detract from local biodiversity, the visual amenity, character and appearance of the area. As such he noted that the development conflicted with this Council's adopted LDP policies DM1 2b and DM2 b.
- 2.3 The Inspector did not agree that the design, scale and orientation of the dwellings would harm the character and appearance of the area, but concluded that extensive areas of full length glazing included in the design of the dwellings would give rise to an unacceptable degree of overlooking of the dwelling to the east of the site (no.1 Church View) to the detriment of the living conditions of its occupant. On such basis, he noted that the development conflicted with this Council's adopted LDP policy DM1 2 c.
- 2.4 The Inspector accordingly DISMISSED the appeal.

3. Recommendation/s for Consideration

- 3.1 That Members note for information the appeal decision for planning application C/2021/0182 as attached at **Appendix A**.



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 9.11.2021

gan Alwyn B Nixon BSc (Hons) MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 06/01/2022

Appeal Decision

Site visit made on 9.11.2021

by Alwyn B Nixon BSc (Hons) MRTPI

an Inspector appointed by the Welsh Ministers

Date: 06/01/2022

Appeal Ref: APP/X6910/A/21/3281080

Site address: Land adjoining Waun Dew, Beaufort Hill, Beaufort, Ebbw Vale, NP23 5QW

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Gareth Silcox against the decision of Blaenau Gwent County Borough Council.
 - The development proposed is construction of 2 no. houses with associated external works.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - The effect of the development on protected trees within the site
 - The effect of the development on the character and appearance of the area
 - The development's effect on neighbouring properties in terms of visual impact and overlooking.

Reasons

Effect on protected trees

3. The appeal site is a plot on the corner of Waun Dew and Beaufort Hill. It evidently was occupied in former years by small cottages, the remains of which are still present. The site now possesses a variety of mature trees and shrubs, principally along its frontages with Waun Dew and Beaufort Hill. Five specimens are protected by a Tree Preservation Order. The trees on the site make a significant contribution to the street scene and to the character and visual amenity of the locality.
 4. The proposal is to erect two five-bedroom detached dwellings on the site. One of the protected trees, a mature beech tree, would be felled to accommodate the footprint of the more northerly of the two proposed dwellings. In addition, the construction of this dwelling and its associated access, driveway and parking and turning area would involve construction works within much of the root and canopy spread areas of a protected mature sycamore (annotated as a cypress on some drawings). Notwithstanding the use of
-

construction methods aimed at reducing the effect of development on the tree's viability, I consider that the extent to which the tree's root system would be compromised would seriously threaten its well-being and be highly likely to lead to its premature demise. Moreover, this tree's canopy would be extremely close to the dwelling's front elevation, such that I consider that pressure from future occupiers to remove it, or undertake major works to reduce its presence, would be almost inevitable.

5. The construction works to erect the dwelling on plot 2 and its associated access, driveway and parking/turning area would also involve significant construction works within the root spread areas of protected trees on the site. In addition, the design and orientation of this dwelling is such that on-going pressure from future occupiers to carry out works to the protected trees would again be likely.
6. In the light of the above I consider that the development would have seriously harmful consequences for the protected trees on the site. The resulting loss in the amenity value of protected trees would have a harmful effect on local biodiversity and the character of the locality, and accordingly the proposal conflicts with policy DM16 of the adopted Blaenau Gwent Local Development Plan (LDP).

Character and appearance

7. The site lies within a built-up area characterised by dwellings of a variety of styles and sizes. Whist the development would present a gable end towards the Beaufort Hill road frontage, this is a corner plot with two road frontages; the main elevations of the two dwellings would face the minor cul-de-sac of Waun Dew, I do not regard this arrangement as inherently harmful to the character and appearance of the locality. Although the southern gable of the dwelling on plot 2 would project further forward towards the Beaufort Hill road frontage than the building line of the adjacent dwellings to the east, the dwellings on the western side of the entrance to Waun Dew are positioned close to the road frontage. The southern gable of the plot 2 dwelling would thus occupy an intermediate position between the respective building lines either side; moreover the retained hedgerow vegetation on the Beaufort Hill frontage would soften the development's presence in the street scene.
8. Site levels fall from east to west, such that the introduction of a lower ground floor level to the west-facing elevation of the dwellings can be achieved by setting the dwellings into the slope and maintaining appropriate ridge heights relative to surrounding development. The positioning and orientation of the dwellings, coupled with the presence of boundary screening, is such that I do not regard their external appearance as harmful to the character and appearance of the area.
9. Notwithstanding these considerations, however, in the light of my earlier conclusions concerning the harm that would be caused to the protected trees on the site, which make a significant contribution to the locality's amenity and character, I conclude that the proposed development would result in harm to the character and appearance of the area, contrary to LDP policies DM1 2b and DM2 b.

Neighbouring living conditions

10. The two dwellings would feature extensive areas of full-height fenestration to living areas in both the front and rear elevations. I consider that there would be an unacceptable degree of overlooking of the adjacent dwelling and its curtilage located to the east, to the detriment of the living conditions of its occupants. I consider that properties to the north and west of the site would retain adequate levels of privacy and would not be unacceptably dominated by the proposed development, due to factors such as the relative orientations of the dwellings concerned, distance and/or the level of intervening screening

which could be retained. However, this does not alter my conclusion in relation to the adjacent dwelling to the east.

11. I conclude on this issue that the proposed development would unacceptably harm the living conditions of occupiers of the dwelling to the east of the site by way of overlooking and that the development therefore would fail to accord with LDP policy DM1 2c.

Other Matters

12. In reaching my decision I have considered all other matters raised. I recognise that the site has outline permission for the erection of a single dwelling. However, this proposal for two dwellings would involve a substantially greater amount of development and give rise to the unacceptable adverse effects I have identified. I consider that the harmful effects I have identified could not be alleviated by the imposition of conditions. I find nothing sufficient to outweigh the considerations which have led me to conclude that planning permission should be withheld.

Conclusion

13. Overall, I conclude that the proposed development would have harmful consequences for the protected trees on the site, which would unacceptably detract from local biodiversity and the visual amenity, character and appearance of the locality. The development would also result in unacceptable overlooking of the dwelling on the eastern side of the site. These matters render the proposal contrary to the adopted development plan. There are no matters sufficient to indicate a determination other than in accordance with the development plan.
14. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle, given the proposal's failure to contribute adequately towards the Welsh Ministers' well-being objectives concerning making our cities, towns and villages even better places in which to live and work and embedding our response to the climate and nature emergency in everything we do.
15. For the reasons given, and having taken account of all matters raised, I dismiss the appeal.

Alwyn B Nixon

Inspector

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Agenda Item 8

Report Date: 24 January 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 16th December 2021 and 21st January 2022
Report Author	Business Support Officer
Report Date	24th January 2022
Directorate	Regeneration & Community Services
Date of meeting	3rd February 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 16 th December 2021 and 21 st January 2022.
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/2021/0370	41 Cambridge Gardens Ebbw Vale	Proposed rear and side double storey extension with single storey rear extension and alterations to existing garage roof.	06/12/21 21/01/22 Approved
C/2021/0135	The Fir Tree Inn Poplar Road Tredegar	Proposed new access stairs and associated works.	12/10/21 17/12/21 Approved
C/2021/0297	Steelworks Road Tyllwyn Ebbw Vale	Discharge of condition application to discharge condition 2 Foul water, condition 3 finished floor levels, condition 4 external finishes, condition 5 boundary treatments, condition 6 landscape scheme, condition 15 further site investigation, condition 16 contamination, condition 19 SuDs details and condition 20 construction method statement of planning permission 2020/0201 (proposed residential development and associated works).	30/09/21 11/01/22 Condition Discharged
C/2021/0334	Bill Harry Court Charles Street Tredegar	Conversion, refurbishment improvement and alterations to the existing community hall to accommodate a new independent living unit.	25/10/21 23/12/21 Approved

C/2021/0359	Cwmrhdderch Court Cwm Ebbw Vale	Application for Prior Notification of proposed Demolition of Cwmrhydderch Court, Cwm, Ebbw Vale.	26/11/21 17/12/21 Prior Approval Required
C/2021/0357	Flats 1-12 Darby Crescent Hilltop Ebbw Vale	Prior notification of demolition of two storey buildings of 12 flats.	26/11/21 16/12/21 Prior Approval Required
C/2021/0260	28 Castle Street Tredegar	To provide a retractable awning to the existing shop front.	08/09/21 24/12/21 Approved
C/2021/0367	Princes Court Flats Newtown	Application for Prior Notification of proposed Demolition of Princes Court Flats, Newtown, Ebbw Vale. The two buildings are flat roof buildings, four storeys tall with associated garges; which were built in the 1970's as social housing. The buildings no longer complies with the appropriate residential standards by Ty Calon Community Housing Limited.	26/11/21 17/12/21 Prior Approval Required
C/2021/0358	23 & 24 Stocktonville Tredegar	Application for Prior Notification of proposed Demolition of 23 & 24 Stocktonville, Tredegar.	26/11/21 22/12/21 Prior Approval Required

C/2021/0287	Land at Northgate Steelworks Road Ebbw Vale	Application for Discharge of Conditions 8 (Scheme for protection of trees) and 9 (Reptile survey & Method statement) of planning permission C/2020/0201 (Proposed residential development & associated works).	28/09/21 23/12/21 Condition Discharged
C/2021/0259	Land adjacent to No.1 Rising Sun Court Cwmtillery Abertillery	Application for discharge of conditions: 2A (finished floor levels), 3 (details/samples of external finishes), 4 (scheme for comprehensive & integrated drainage), 5 (walls, fences or retaining wall), 6 (access & parking), 7 (scheme of landscaping) of planning permission C/2016/0217 (The construction of a new detached house with integral garage).	07/09/21 11/01/22 Condition Discharged
C/2021/0328	Llanhilleth Train Station Llanhilleth	Freestanding double sided digital totem information display with associated pillar box.	02/11/21 22/12/21 Approved
C/2021/0376	Former Briery Hill School Woodside Crescent Ebbw Vale	Application for Non-material amendment to vary the plans approved under planning permission C/2017/0280 (Construction of 35 residential units & associated works) to regularise design changes to the development to partly change the schedule of accommodation, remove chimneys and some parking spaces, add PV panels and windows to plots 28-19, and indicate adequate storage space to accommodate a cylinder and potential MVHR	09/12/21 23/12/21 Approved

C/2021/0286	Wauntysswg Farm Abertysswg Rhymney Tredegar	Application for Discharge of Condition 10 (Routes of underground cabling) of appeal decision APP/X6910/A/20/3257588 (30MW solar park, access and ancillary development) (planning permission C/2019/0280).	08/09/21 23/12/21 Condition Discharged
C/2021/0340	99 Queen Street Nantyglo Ebbw Vale	Single storey double garage to be built on an existing hardstand slab to the rear.	15/11/21 16/12/21 Approved
C/2021/0353	1 Station Road Brynmawr Ebbw Vale	Change of use from first floor store room to a one bed flat with new access stair and 1.2m palisade fencing.	24/11/21 11/01/22 Approved
C/2021/0242	Land & Garage at Garth Dan-Y-Bryn Beaufort Ebbw Vale	Retention and completion of garage.	24/08/21 06/01/22 Approved
C/2021/0361	1-6 Llangynidr Road Ebbw Vale	Application for Prior Notification of proposed Demolition of 1 - 6 Llangynidr Rd, Beaufort, Ebbw Vale.	26/11/21 17/12/21 Prior Approval Required
C/2021/0377	Carn Ingli Allotment Road Ebbw Vale	Application for a Lawful Development Certificate for a proposed single storey extension to the rear of dwelling.	08/12/21 14/01/22 Lawful Development Certificate Granted

C/2021/0371	Cae Orchid Quarry Row Blaina Abertillery	Application for Non-Material Amendment regarding planning permission C/2020/0025 (detached garage) to move garage 400mm to the right, construct roof in grey slate and remove rear window.	07/12/21 06/01/22 Approved
C/2021/0269	Abertillery MOT & Tyre Centre Bridge Street Abertillery	Canopy to MOT bays and revised parking layout.	02/12/21 13/01/22 Approved
C/2021/0364	10 Dyffryn Road Waunlwyd Ebbw Vale	1st floor extension.	29/11/21 05/01/22 Approved
C/2021/0342	10 Bethel Place Nantyglo Ebbw Vale	Conversion of loft to create a new bedroom including construction of rear dormer.	02/11/21 14/01/22 Approved
C/2021/0373	8 Inkerman Terrace Tredegar	Construct a new garage to replace the old damaged garage.	01/12/21 21/01/22 Approved

C/2021/0322	2 Bryn Gardens Brynithel Abertillery	Proposed balcony extension.	18/10/21 06/01/22 Approved
C/2021/0375	3 Canning Street Cwm Ebbw Vale	Conversion of ground floor from a betting shop to a self-contained residential flat, with retention of self-contained flat at the first floor.	08/12/21 14/01/22 Approved
C/2021/0363	70 High Street Blaina Abertillery	Change of use to the ground floor shop from class A1 use to class A3 use (ground floor only); to remove & replace pilaster roller shutters and box over the shop front.	29/11/21 19/01/22 Approved
C/2021/0352	46 Alexandra Road Six Bells Abertillery	Change of use of the ground floor from retail into a flat.	23/11/21 14/01/22 Approved
C/2021/0374	Ben Wards Fields Brynmawr	Discharge of condition application to discharge condition 3 - additional planting schedule and maintenance of planning permission C/2021/0172: Retention of earthworks including importation of material, re-profiling of existing contours, temporary ancillary works including welfare facilities & parking areas with restoration to grass land with hedgerows & drainage features, for grazing and nature.	08/12/21 21/01/22 Condition Discharged

C/2021/0351	1 Station Road Brynmawr Ebbw Vale	Replacement shopfronts.	23/11/21 05/01/22 Approved
C/2021/0341	45 Alexandra Street Blaina	Proposed two storey extension at rear of dwelling and single storey element.	05/11/21 17/12/21 Approved
C/2021/0348	23 Bush Bach Nantybawch Tredegar	Single storey side extension.	19/11/21 05/01/22 Approved
C/2021/0333	5 Prince Edward Crescent Garden City Ebbw Vale	Single storey rear extension to dwelling.	21/10/21 20/12/21 Approved
C/2021/0356	18 Louvain Terrace Ebbw Vale	Retention of surfaced area for parking and fence.	25/11/21 06/01/22 Approved

C/2021/0330	Ty Croeso Whitworth Terrace Lower Georgetown Tredegar	Variation of condition number '1' (approved plans - Plot 1) for planning permission C/2020/0121, which is for 2 detached dwellings with detached garages, new access & associated works.	04/11/21 17/01/22 Approved
C/2020/0269	Roundhouse Farm Barn 2 Southern Wing Waen Ebbw Nantyglo Ebbw Vale	Application for Listed Building Consent for conversion of south wing of existing barn complex to form new bunkhouse accommodation, car parking and picnic area. **Related to planning application C/2020/0270.	17/11/20 17/12/21 Approved

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