

COUNTY BOROUGH OF BLAENAU GWENT

**REPORT TO: THE CHAIR AND MEMBERS OF THE PLANNING,
REGULATORY & GENERAL LICENSING
COMMITTEE**

**SUBJECT: PLANNING, REGULATORY & GENERAL LICENSING
COMMITTEE - 3RD MARCH, 2022**

REPORT OF: DEMOCRATIC & COMMITTEE SUPPORT OFFICER

PRESENT: COUNCILLOR D. HANCOCK (CHAIR)

Councillors W. Hodgins (Vice-Chair)
D. Bevan
G. L. Davies
J. Hill
C. Meredith
K. Pritchard
K. Rowson
T. Smith
B. Thomas
D. Wilkshire
B. Willis
L. Winnett

WITH: Team Manager Development Management
Team Leader Development Management
Team Manager - Built Environment
Planning Officer
Solicitor

AND: Public Speakers

Application No. C/2021/0372
154 Gainsborough Road, Cefn Golau, Tredegar
Councillor H. Trollope, Ward Member

C/2021/0386
Land to Southern end of Lime Avenue,
Ebbw Vale NP23 6GL
Mr. J. Hurley, Director, Asbri Planning Ltd.

DECISIONS UNDER DELEGATED POWERS

ITEM	SUBJECT	ACTION
No. 1	<u>SIMULTANEOUS TRANSLATION</u> It was noted that no requests had been received for the simultaneous translation service.	
No. 2	<u>APOLOGIES</u> The following apologies for absence were received from:- Councillor M. Day Councillor G. Thomas	
No. 3	<u>DECLARATIONS OF INTEREST AND DISPENSATIONS</u> The following declaration of interests were raised:- Councillor D. Bevan <u>Item No. 5 - C/2021/0253</u> <u>Premier Club, William Street, Cwm, Ebbw Vale</u> Councillor J. Hill <u>Item No. 5 - C/2021/0253</u> <u>Premier Club, William Street, Cwm, Ebbw Vale</u> D. Hancock <u>Item No. 5 - C/2021/0253</u> <u>Premier Club, William Street, Cwm, Ebbw Vale</u> G.L. Davies <u>Item No. 5 - C/2021/0253</u> <u>Premier Club, William Street, Cwm, Ebbw Vale</u>	

No. 4

PLANNING APPLICATIONS REPORT

C/2021/0372

154 Gainsborough Road, Cefn Golau, Tredegar NP22 3TL

Proposed Shed

A Member proposed that the application be approved with delegated powers given to officers in terms of the materials and finishes to be used on the proposed shed. This proposal was seconded.

Upon a vote being taken, 11 Members voted in favour of the proposal and 1 Member voted in favour of the officer's recommendation. It was thereupon,

RESOLVED that planning permission be **APPROVED.**

The Chair did not take part in the vote.

C/2021/0386

Land to Southern end of Lime Avenue, Ebbw Vale NP23 6GL

Construction of employment units for B1, B2, and B8 uses, new access road and junction off Lime Avenue, drainage, landscaping, car parking, and associated works

RESOLVED that planning permission be **APPROVED.**

No. 5

APPLICATION: C/2021/0253 PREMIER CLUB, WILLIAM STREET, CWM, EBBW VALE

Consideration was given to the report of the Planning Officer.

RESOLVED that the report be accepted and the inclusion of the following conditions on the planning permission to be issued for the development:-

1. The development hereby approved shall be carried out in full accordance with the following plans and details:-

- Site location plan (scale 1:1250) received 5th August 2021;
- Drg ref 21/AP/105 – Proposed elevations received 5th August 2021;
- Drg ref 21/AP/104 – Proposed floor plan layouts received 5th August 2021;
- Drg ref 21/AP/103 – Proposed site location plan (scale 1:125) received 5th August 2021;
- Drg ref 21/AP/106 – Proposed refuse enclosures received 22nd June 2021,

Unless otherwise specified by conditions 2 to 7 below.

REASON: To clearly define the scope of this permission. 2.

2. No development shall take place until details of the flood risk measures to be incorporated within the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such measures as may be approved shall be implemented in full before the dwellings are occupied.

REASON: To ensure the development is carried out in a safe and satisfactory manner and to mitigate the risk of flooding to future occupants.

3. No development shall take place (including demolition, ground works or vegetation clearance) until a Construction Environmental Management Plan (Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include details of the following:-

- a risk assessment of any potentially damaging construction activities;
- identification of “biodiversity protection zones”;

- practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction;
- the location and timing of sensitive works to avoid harm to biodiversity features;
- the times during construction when specialist ecologist need to be present on site to oversee works;
- responsible persons and lines of communication;
- the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person; and
- the use of protective fences, exclusion barriers and warning signs.

The CEMP shall be strictly implemented and adhered to throughout the construction period in full accordance with the approved details.

REASON: To protect biodiversity interests and ensure that suitable measures are taken to mitigate any adverse impacts on biodiversity.

4. Notwithstanding the details outlined in the Tree Survey submitted with the application, no development shall take place until a revised tree survey that accords with BS5857 has been submitted to and approved by the Local Planning Authority. The revised survey must have due regard for all trees located within the vicinity of the site, including those to the north west boundary that are the subject of a Tree Preservation Order. It shall include, but is not restricted to the following:-

- full details of excavation methods to be used within the root protection zones of trees;
- details of surfacing materials to be used for the proposed driveway;
- full details of protective measures to retained trees to be in effect for the duration of the development.

REASON: To ensure adequate protection of the landscaped features of the site and the surrounding area, and to ensure no harm occurs to protected trees as a result of the development.

5. Notwithstanding the details shown on the approved plans, none of the dwellings hereby approved shall be occupied until the access, driveway and parking areas are constructed, surfaced and drained in accordance with details which must be submitted to and approved in writing by the Local Planning Authority before works commence on site. The areas provided shall be retained for their designated purposes at all times.

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

6. None of the dwellings hereby approved shall be occupied until all external finishes shown on the approved plans have been applied in full.

REASON: To safeguard visual amenity interests.

7. No development shall take place on site outside of the following hours – 8.00hrs to 17.00hrs Monday to Friday; 8.00hrs to 13.00hrs on Saturdays. No development shall take place on Sundays or Bank Holidays.

REASON: To safeguard the residential amenity of the occupiers of nearby properties.

8. Standard time limit (full planning permission).

<p>No. 6</p>	<p><u>APPEALS, CONSULTATIONS AND DNS UPDATE MARCH 2022</u></p> <p>Consideration was given to the report of the Service Manager – Development & Estates.</p> <p>RESOLVED that the report be accepted and the information contained therein be noted.</p>	
<p>No. 7</p>	<p><u>PLANNING APPEAL UPDATE AND APPEAL DECISION: LAND ADJOINING COED CAE FARM HOUSE, RASSAU, EBBW VALE</u></p> <p>Consideration was given to the report of the Planning Officer.</p> <p>RESOLVED that the report be accepted and the information of the appeal decision for Planning Application C/2021/0182 be noted.</p>	
<p>No. 8</p>	<p><u>LIST OF APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 24TH JANUARY 2022 AND 16TH FEBRUARY 2022</u></p> <p>Consideration was given to the report of the Senior Business Support Officer.</p> <p>RESOLVED that the report be accepted and the information contained therein be noted.</p>	
<p>No. 9</p>	<p><u>ENFORCEMENT CLOSED CASES BETWEEN 10TH DECEMBER 2021 AND 10TH FEBRUARY 2022</u></p> <p>Having regard to the views expressed by the Proper Officer regarding the public interest test, that on balance the public interest in maintaining the exemption outweighed the public interest in disclosing the information and that the report should be exempt.</p> <p>RESOLVED that the public be excluded whilst this item of business is transacted as it is likely there would be a disclosure of exempt information as defined in Paragraph 12, Schedule 12A of the Local Government Act 1972 (as amended).</p>	

Consideration was given to the report of the Service Manager Development Management.

RESOLVED that the report which contained information relating to a particular individual be accepted and the information contained therein be noted.