

**COUNTY BOROUGH OF BLAENAU GWENT**

**REPORT TO: THE PRESIDING MEMBER AND MEMBERS OF THE COUNCIL**

**SUBJECT: PLANNING COMMITTEE - 12TH JANUARY, 2023**

**REPORT OF: DEMOCRATIC & COMMITTEE SUPPORT OFFICER**

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**PRESENT: COUNCILLOR L. WINNETT (CHAIR)**

Councillors D. Bevan (Vice-Chair)  
P. Baldwin  
J. Hill  
W. Hodgins  
G. Humphreys  
J. Thomas  
D. Wilkshire

Councillor John C. Morgan (Cabinet Member  
Place & Regeneration)

**WITH:** Team Leader Development Management (x 2)  
Team Leader Built Environment  
Planning Officer (x 3)  
Solicitor  
Press Officer

**AND: Public Speakers**  
Tim Gent – Agent - Application No. C/2022/0182  
Brett Jones – Applicant - Application No. C/2022/0123

**DECISIONS UNDER DELEGATED POWERS**

| ITEM  | SUBJECT   | ACTION |
|-------|---|--------|
| No. 1 | <b><u>SIMULTANEOUS TRANSLATION</u></b><br><br>It was noted that no requests had been received for the simultaneous translation service. |        |

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| No. 2 | <p><b><u>APOLOGIES</u></b></p> <p>Apologies for absence were received from:-</p> <p>Councillors M. Day and J. Gardner.</p> <p>Service Manager Development &amp; Estates<br/>Team Manager Development Management</p>  |  |
| No. 3 | <p><b><u>DECLARATIONS OF INTEREST AND DISPENSATIONS</u></b></p> <p>There were no declarations of interest and dispensations reported.</p>  |  |
| No. 4 | <p><b><u>AREAS FOR MEMBER BRIEFINGS AND TRAINING</u></b></p> <p>No areas for Members Training/Briefings were raised.</p>   |  |
| No. 5 | <p><b><u>PLANNING APPLICATIONS REPORT</u></b></p> <p>Consideration was given to the report of the Team Manager Development Management.</p> <p><u>Application No. C/2022/0152</u><br/><u>Vivian Street Builders Merchants, Vivian Street, Abertillery</u><br/><u>NP13 2LE</u><br/><u>Demolition of existing workshop and change of use of existing builder's merchants for the construction of 2 no. 2 bed detached dwellings</u></p> <p>Following a discussion, it was unanimously</p> <p>RESOLVED that planning permission be <b><u>GRANTED</u></b>, subject to the conditions detailed in the report.</p> <p><u>Application No. C/2022/0270</u><br/><u>Unit 2, The Walk, Ebbw Vale NP23 6AY</u><br/><u>Change of use from retail unit to health care (dental surgery)</u></p> <p>Following a discussion, it was unanimously</p> <p>RESOLVED that planning permission be <b><u>GRANTED</u></b>, subject to the conditions detailed in the report.</p> <p><u>Application No. C/2022/0182</u></p> |  |

Festival Park Shopping Centre, Victoria, Ebbw Vale NP23 8FP  
Change of use of former shopping mall into a mixed use business centre comprising Use Classes A, B and D, including remodelling of the existing buildings (and some demolition) together with changes to the internal paths and yards and other associated works

Following a lengthy discussion, it was unanimously

RESOLVED that planning permission be **GRANTED**, subject to the conditions detailed in the report and delegated powers be granted to Planning Officers to amend the wording of conditions 4, 5, 6 and 11 detailed in the report.

Application No. C/2022/0123

Land at Cemetery Road, Ebbw Vale NP23 6YQ

Construction of 13 no. self-build houses, with associated external works

Following a discussion, it was unanimously

RESOLVED that planning permission be **GRANTED**, subject to the conditions detailed in the report.

Application No. C/2022/0301

Springfield Cottage, Queen Victoria Street, Tredegar NP22 3QA

Retain bungalow and parking area and modified access

Following a lengthy discussion, it was unanimously

RESOLVED that planning permission be **REFUSED** for the reason detailed in the report.

No. 6

**LIST OF APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 24TH OCTOBER 2022 AND 18TH DECEMBER 2022.**

Consideration was given to the report of the Senior Business Support Officer.

The Team Leader Development Management reported an error on the report. Application No. C/2022/0234 67 Marine Street, Cwm, Ebbw Vale - Conversion of existing dwelling to create 4 self-contained flats should read 'Refused'.

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|              | RESOLVED, subject to the foregoing, that the report be accepted and the information contained therein be noted.  |  |
| <b>No. 7</b> | <p><b><u>APPEALS, CONSULTATIONS AND DNS UPDATE JANUARY 2023</u></b></p> <p>Consideration was given to the report of the Service Manager – Development &amp; Estates.</p> <p>RESOLVED that the report be accepted and the information contained therein be noted.</p>   |  |
| <b>No. 8</b> | <p><b><u>DEVELOPMENTS OF NATIONAL SIGNIFICANCE APPLICATIONS UPDATE</u></b></p> <p>Consideration was given to the report of the Service Manager – Development &amp; Estates.</p> <p>RESOLVED that the report be accepted and the information contained therein be noted.</p>  |  |
| <b>No. 9</b> | <p><b><u>ENFORCEMENT CLOSED CASES BETWEEN 27TH OCTOBER 2022 AND 15TH DECEMBER 2022</u></b></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> <p>Consideration was given to the report of the Service Manager Development.</p> <p>RESOLVED that the report which contained information relating to a particular individual be accepted and the information contained therein be noted.</p> |  |