

COUNTY BOROUGH OF BLAENAU GWENT

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

SUBJECT: PLANNING COMMITTEE - 20TH APRIL, 2023

REPORT OF: DEMOCRATIC & COMMITTEE SUPPORT OFFICER

PRESENT: COUNCILLOR L. WINNETT (CHAIR)

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

WITH: Service Manager Development & Estates
Team Manager Development Management
Team Manager Development Plans
Team Leader Development Management (x 2)
Team Leader Built Environment
Planning Officer (x 3)
Compliance Officer
Solicitor
Communications, Marketing and Customer Access Manager

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	<p><u>APOLOGIES</u></p> <p>There were no apologies for absence reported.</p>	
No. 3	<p><u>DECLARATIONS OF INTEREST AND DISPENSATIONS</u></p> <p>The following declarations of interests were raised:-</p> <p><u>Councillor W. Hodgins</u> Item No. 5 – Planning Applications Report – Application No. C/2023/0012 - Units 2 & 3A (Home Bargains & Peacocks) Lakeside Retail Park Nantyglo Brynmawr NP23 4SL - Installation of a mezzanine floor within Units 2 and 3A.</p> <p>It was reported that Councillor Hodgins would not take part in the discussion or vote.</p> <p><u>Councillor W. Hodgins</u> <u>Exempt Item No. 8 – Enforcement Prosecution Update Report</u></p> <p>It was reported that Councillor Hodgins would not take part in the discussion for one of the sites mentioned in the Report.</p>	
No. 4	<p><u>AREAS FOR MEMBER BRIEFINGS AND TRAINING</u></p> <p>No areas for Members Training/Briefings were raised.</p>	
No. 5	<p><u>PLANNING APPLICATIONS REPORT</u></p> <p>Consideration was given to the report of the Team Manager Development Management.</p> <p><u>Application No. C/2023/0004</u> <u>The Kings Arms, Newchurch Road, Ebbw Vale NP23 5BD</u> <u>Change of use of public house with letting bedrooms (A3)</u> <u>to Hotel (C1)</u></p> <p>A Member proposed that a Register of Attendance Book for visits no longer than a 28 day period be added to the Planning conditions. This proposal was seconded.</p> <p>Upon a vote being taken it was unanimously</p> <p>RESOLVED that planning permission be <u>GRANTED</u>, subject to</p>	

the conditions detailed in the report with the inclusion of the additional condition of a Register of Attendance book for visits no longer than a 28 day period.

Application No. C/2023/0012

Units 2 & 3A (Home Bargains & Peacocks) Lakeside Retail Park Nantyglo Brynmawr NP23 4SL

Installation of a mezzanine floor within Units 2 and 3A

The Planning Officer informed Members of two amendments within the report. Firstly paragraph 1.8 should read 'for retail purposes' at the end of the paragraph and secondly paragraph 1.19 for Unit 3A should read 'with mezzanine floor for storage only'.

RESOLVED accordingly.

Upon a vote being taken it was unanimously

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

Councillor Hodgins did not take part in the discussion or vote.

Application No. C/2022/0309

Land to the south of Fair View, Ashvale, Tredegar

Residential development and associated works

Team Manager Development Management joined the meeting at this juncture.

Following discussion it was unanimously

RESOLVED that planning permission be **GRANTED** and delegated powers be granted to Planning Officers to make amendments to the conditions detailed in the report.

Application No. C/2022/0117

The Willows Club, Church Street, Tredegar, NP22 3DS

Demolish existing social club and erect (2 x pairs) of semi-detached, 3 bed dwellings with off road parking

Upon a vote being taken, 6 Members voted in favour of the officer's recommendation, 3 Members voted against the officer's recommendation and 1 Member abstained from voting. It was

	<p>thereupon,</p> <p>RESOLVED that planning permission be <u>GRANTED</u>, subject to the conditions detailed in the report.</p> <p><u>Application No. C/2023/0055</u> <u>74A & Caleb Cottage, King Street, Brynmawr, NP23 4RG</u> <u>Application for variation of conditions 2 and 4 to amend parking provision of planning permission C/2022/0186 (Change of use of ground floor offices and first and second floor living accommodation to create two dwellings plus conversion and change of use of Calebs cottage to one dwelling together with associated external, creation of garden and provision of parking)</u></p> <p>Following discussion it was unanimously</p> <p>RESOLVED that planning permission be <u>GRANTED</u> and delegated powers be granted to Planning Officers to make amendments to condition 4 detailed in the report.</p>	
No. 6	<p><u>APPEALS, CONSULTATIONS AND DNS UPDATE APRIL 2023</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>	
No. 7	<p><u>LIST OF APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 25TH FEBRUARY 2023 AND 3RD APRIL 2023.</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>	
No. 8	<p><u>ENFORCEMENT PROSECUTION UPDATE REPORT</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</p>	

<p>interest in disclosing the information and that the report should be exempt.</p>	
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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).

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

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