

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



## **1.0 Purpose of Report**

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

## **2.0 Background & Context**

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

## **3.0 Recommendation**

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

### 3.3 Option 2

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