

8th December 2021

JPR/PH/151604_211208_Post Planning Committee Letter

SENT VIA EMAIL

Development Management
Blaenau Gwent County Borough Council
Municipal Offices
Civic Centre
Ebbw Vale
NP23 6XB

Dear Steph & Steve,

PROPOSED RESIDENTIAL DEVELOPMENT

LAND AT FORMER SHELTERED ACCOMMODATION SITE GLAN YR AFON AND ADJOINING LAND, EBBW VALE

APPLICATION NUMBER: C/2021/0179

We write in reference to the above application.

We understand that as the vote to approve the application was lost (6 - 4), this is considered to be a resolution to refuse and that the reason for refusal will be taken back to members at the 6th January planning committee. We understand that members will not reconsider the application but will vote that the reason for refusal is acceptable and captured their concerns.

Nevertheless, we've been asked to repeat the following points:

- A huge amount of land owned by Tai Calon will be available for use by the community (around 1 hectare) for recreation purposes. The area of land available is equivalent to around 1.4 rugby pitches or around 4 tennis courts and is more than sufficient for all of the activities highlighted during the resident consultation to continue. A copy of the Proposed Site Plan in its full context is attached.
- The area affected by the proposals is low quality grassland and the proposals will enhance the quality and biodiversity of green space, contributing to improvements in people's wellbeing.

We also wish to clarify the following points raised by members during the meeting:

- Diverting the adopted footway - this was a specific request by the local ward members and can be reversed.
- Proposed Mix – this was informed by the Council's own Strategic Housing team to reflect the types of properties most in need.

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While it would appear that some members have prioritised the retention of a relatively small area of grass over providing 4 x 2-bedroom affordable homes for those in need, we hope that you will be given the opportunity in the meeting to explain the implications of the contrary decision to members.

This message has also been copied to the Chairperson and Vice Chairperson of the planning committee at the request of our client.

Yours sincerely



Jonathan Pritchard
Associate Town Planner
For
STRIDE TREGLOWN LIMITED

Encl: 151604-STL-XX-XX-DR-A-XXXX-01014-PL07-Proposed Site Context Plan

CC: Councillor Denzil Hancock and Councillor Wayne Hodgins (via email)