

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning
Report Subject	Planning Appeal Update: 2 Market Street, Abertillery, NP13 1AH.
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Directorate	Regeneration and Community Services
Date of meeting	15th June 2023

1. Purpose of Report

- 1.1 To advise Members of the decision of the Planning Environment and Decisions Wales (PEDW) in respect of a planning appeal against the refusal of planning permission (Ref: C/2022/0199). The development was for the conversion of dwelling into 2 no. apartments.
- 1.2 The application was refused by delegated powers on 31st August 2022.

2.0 Scope of the Report

- 2.1 The application was refused on the grounds that the lack of parking provision proposed would have a detrimental impact on the safe, effective, and efficient use of the highways network.
- 2.2 The property is a two-storey dwelling on the corner of Market Street and King Street, Abertillery. The property is in a dense, built-up area that is characterised by a mix of uses including commercial and residential. The property is outside of but adjacent to Abertillery town centre boundary.

- 2.3 The Inspector determined that the main issue to be considered is the effect of the proposal on highway safety, having regard to the demand for car parking.
- 2.4 Whilst noting the Council's reference to the on-street parking pressures within the vicinity of the appeal property and the extensive use of the existing car parks, the inspector noted that the appeal proposal would be modest in scale that would not result in any material change to existing car parking.
- 2.5 The inspector concluded that the proposed development would not have an adverse effect on highway safety, having regard to the demand for car parking. The proposal would comply with the relevant accessibility criteria in Policy DM1 of the Blaenau Gwent LDP.
- 2.3 The Inspector accordingly ALLOWED the appeal.

3. Recommendation/s for Consideration

- 3.1 That Members note for information the appeal decision for planning application C/2022/0199 as attached at **Appendix B**.