

DRAFT AGENDA

ID	2328
Committee	Pwllgor Cynllunio, Rheoleiddio a Thrwyddedu
Date	02/09/2021
Attendees	<p>Cynghorwyr Denzil Hancock (Cadeirydd)</p> <p>Cynghorwyr Wayne Hodgins (Is-gadeirydd)</p> <p>Cynghorwyr Derrick Bevan (Aelod Pwyllgor)</p> <p>Cynghorwyr Gareth L. Davies (Aelod Pwyllgor)</p> <p>Cynghorwyr Malcolm Day (Aelod Pwyllgor)</p> <p>Cynghorwyr John Hill (Aelod Pwyllgor)</p> <p>Cynghorwyr Clive Meredith (Aelod Pwyllgor)</p> <p>Cynghorwyr Keith Pritchard (Aelod Pwyllgor)</p> <p>Cynghorwyr Keri Rowson (Aelod Pwyllgor)</p> <p>Cynghorwyr Tommy Smith (Aelod Pwyllgor)</p> <p>Cynghorwyr Brian Thomas (Aelod Pwyllgor)</p> <p>Cynghorwyr Godfrey Thomas (Aelod Pwyllgor)</p> <p>Cynghorwyr David Wilkshire (Aelod Pwyllgor)</p> <p>Cynghorwyr Bernard Willis (Aelod Pwyllgor)</p> <p>Cynghorwyr Lisa Winnett (Aelod Pwyllgor)</p> <p>Steve Smith (Swyddog)</p> <p>Eirlys Hallett (Swyddog)</p> <p>Mark Hopkins (Swyddog)</p> <p>Steph Hopkins (Swyddog)</p> <p>Gemma Wasley (Swyddog)</p> <p>Justin Waite (Swyddog)</p> <p>Lynda Healy (Swyddog)</p> <p>Paul Samuel (Swyddog)</p> <p>Louise Bishop (Swyddog)</p> <p>Sean Scannell (Swyddog)</p> <p>Andrea Jones (Swyddog)</p> <p>Steve Berry (Swyddog)</p> <p>Sally-Ann Evans (Swyddog)</p> <p>Ceri Edwards Brown (Secretary)</p> <p>Pob Cynghorydd (Monitor)</p> <p>Gwasanaethau Democrataidd (Monitor)</p>

Item ID	5239
Item Title	Cyfieithu ar y Pryd
Summary	Mae croeso i chi ddefnyddio'r Gymraeg yn y cyfarfod, mae angen o leiaf 3 diwrnod gwaith o hysbysiad ymlaen llaw os dymunwch wneud hynny. Darperir gwasanaeth cyfieithu ar y pryd os gwneir cais.

Item ID	5240
Item Title	Ymddiheuriadau
Summary	Derbyn ymddiheuriadau.

Item ID	5241
Item Title	Datganiadau Buddiant a Goddefebau
Summary	Ystyried unrhyw ddatganiadau buddiant a goddefebau a wnaed.

Item ID	5263
Item Title	Adroddiad Ceisiadau Cynllunio
Summary	Ystyried adroddiad y Rheolwr Tîm Rheoli Datblygu.

Item ID	5259
Item Title	Apeliadau, Ymgynghoriadau a Diweddariad DNS, Medi 2021
Summary	Ystyried adroddiad y Rheolwr Gwasanaeth Datblygu a Stadau.

Item ID	5260
Item Title	Diweddariad Apêl Gorfodaeth: 1 Hawthorne Glade, Tanglewood, Blaenau
Summary	Ystyried adroddiad y Swyddog Cynllunio.

Item ID	5261
Item Title	Diweddariad Apêl Cynllunio: Tir yng nghefn Stryd Newall, Abertyleri
Summary	Ystyried adroddiad y Swyddog Cynllunio.

Item ID	5262
Item Title	Rhestr ceisiadau a benderfynwyd dan bwerau dirprwyedig rhwng 12 Gorffennaf 2021 a 20 Awst 2021
Summary	Ystyried adroddiad yr Uwch Swyddog Cymorth Busnes.

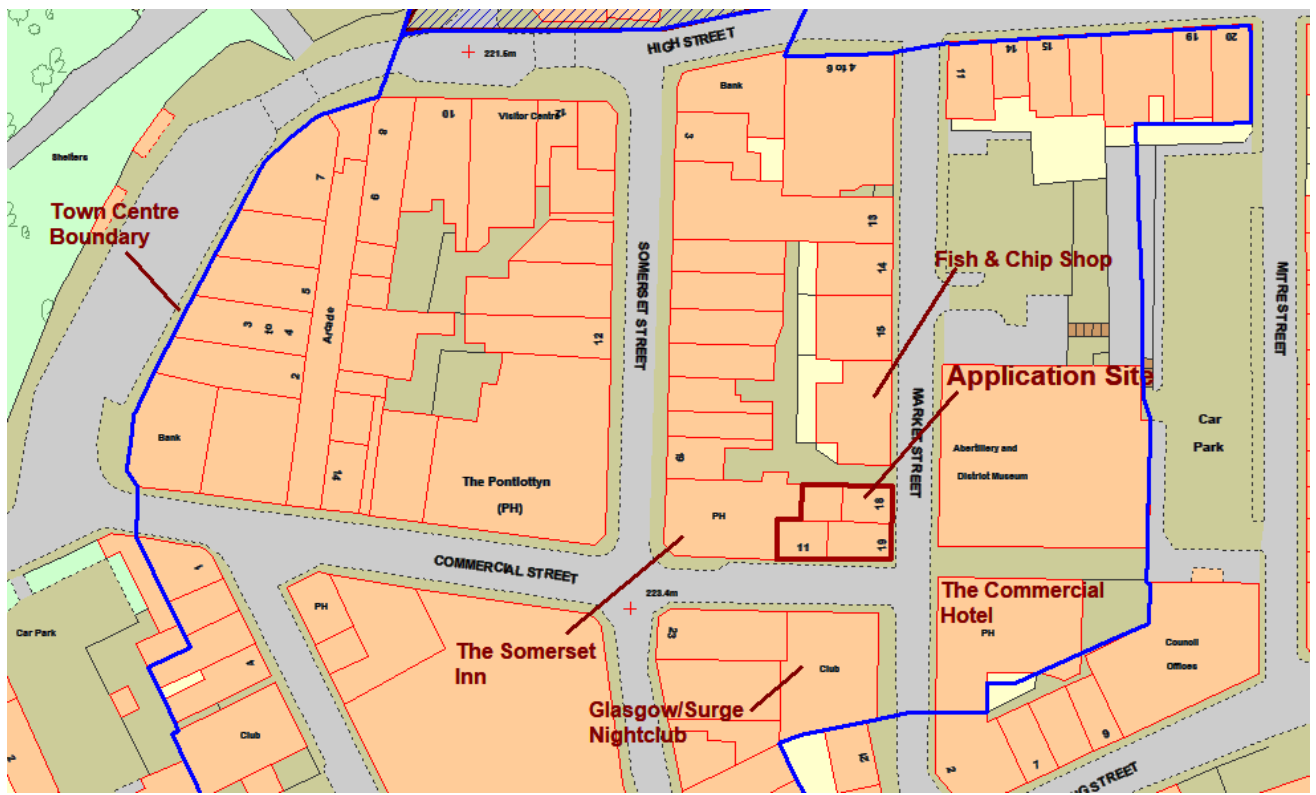
BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning, Regulatory and General Licensing
Report Subject	Planning Applications Report
Report Author	Team Manager Development Management
Report Date	23rd August 2021
Directorate	Regeneration & Community Services
Date of meeting	2nd September 2021

Report Information Summary

1. Purpose of Report	
To present planning applications for consideration and determination by Members of the Planning Committee.	
2. Scope of the Report	
Application No.	Address
C/2021/0168	18 & 19 Market Street, Abertillery
C/2021/0196	Endsleigh, Alma Terrace, Brynmawr, Ebbw Vale
C/2021/0103	Former Job Centre, Coronation Street, Tredegar
C/2021/0197	Former Pochin Works Site Newport Road Tredegar
3. Recommendation/s for Consideration	
Please refer to individual reports	

Planning Report

Application No: C/2021/0168	App Type: Full
Applicant: Mr J Harvey 2 Coed Hafod Six Bells Gwent	Agent: Mr Adrian Drew 14 Thornhill Close Brynmaur NP23 4SA
Site Address: 18 & 19 Market Street, Abertillery	
Development: Change of use to Wine Bar and associated external alterations.	
Case Officer:	Joanne White



1. Background, Development and Site Context

1.1 The property is a split level building occupying a corner plot between Market Street and Commercial Street, Abertillery. Due to the steep topography of the area, the property is two storey when viewed from the front (Market Street) but appears 3 storey in height when viewed from the side (Commercial Street).



Left: Fronting Market Street

Right: Fronting Commercial Road

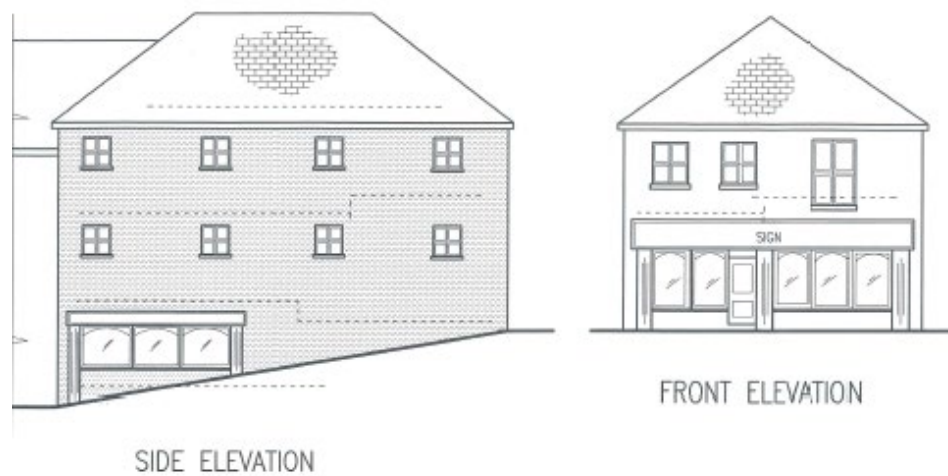


The application building has been vacant for a number of years with the last known use at ground floor as A3. The building also incorporates a small unit fronting Commercial Street, which was formerly used as a butcher shop (11 Commercial Street). The plans indicate that there will be no access from the property onto Commercial Street; with the entrance/exit being via Market Street.



Fig 1 (above): Existing Elevations fronting Commercial St and Market Street

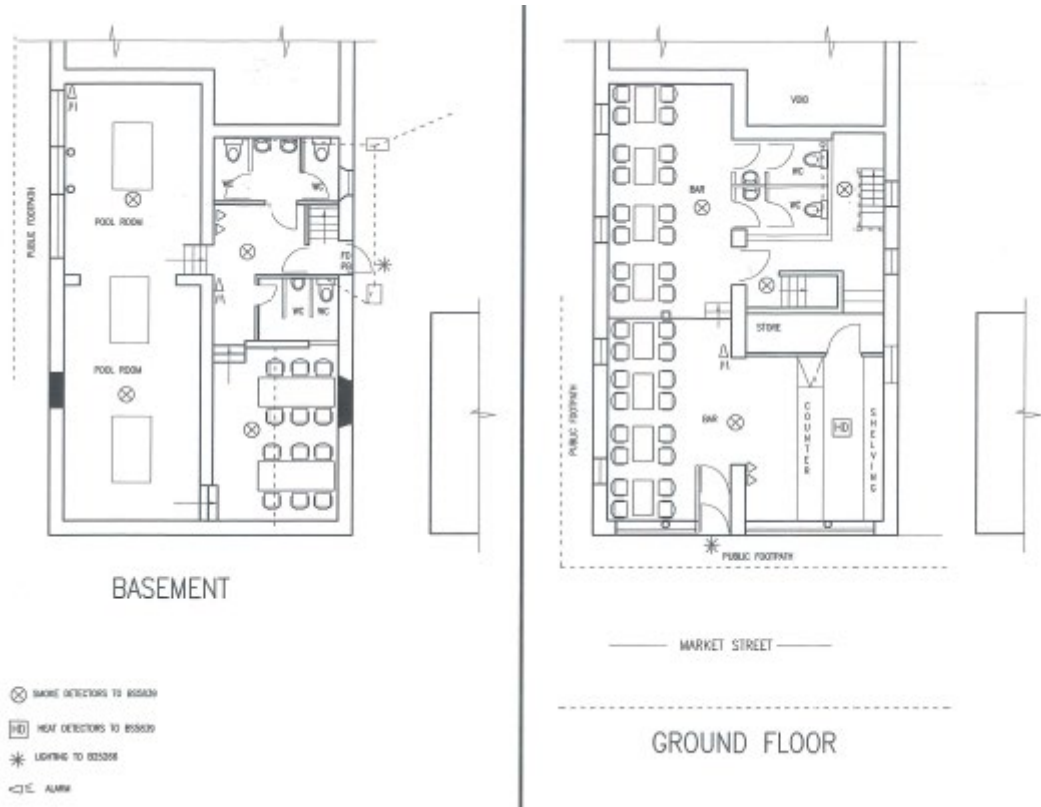
Fig 2 (below): Proposed Elevations fronting Commercial Street and Market Street



The units have all been vacant for a number of years and the building is in a poor state of repair.

A narrow access lane separates the building from the neighbouring property at 16-17 Market Street (Market Street Fish & Chip Shop at ground floor with vacant flats above) whilst the rear of Abertillery Museum and the rear of The Metropole Theatre are located directly opposite the site. Further along Market Street on the opposite side of the road is The Commercial Hotel and to the south is the former Glasgow/Surge Nightclub which is separated from the site by Commercial Road. To the rear, is The Somerset Inn, which fronts onto Somerset Street.

Planning permission is sought to create a wine bar (A3 use) at ground floor and basement, together with associated external alterations. The development site would effectively become one planning unit. Initially, the application also sought permission for new roller shutters, but an e-mail from the agent dated 11th August 2021 confirmed that no shutters are proposed and as such have been omitted from the proposal.



The existing and proposed plans indicate a flat at first floor. However, there is no evidence to suggest that the first floor has ever been used as a flat and as such this application does not assess such a proposed use. The applicant has been made aware of this.

No details of opening hours have been provided.

2. Site History

	Ref No	Details	Decision
2.1	C/1996/0311	19 Market St - Change of Use to A3 to be used in conjunction with no.18 which already has benefit of A3 use.	Approved 18.12.1996

3. Consultation and Other Relevant Information

3.1

Internal BG Responses

Team Leader Building Control: No response received

Service Manager Infrastructure:

Highways:

The traffic generated by the submitted proposal is comparable to the existing use. The property is well serviced by public transport, local facilities and public car parks. In view of this information this application complies with Policy DM 1 (3b), there are no objections from a highways stand-point.

Service Manager Public Protection:

No comments on this application. However, it is recommended that if the first floor is converted to a flat then the sound insulation of the ceilings between the residential and commercial aspects should be of a higher standard than Building Regulations approved document E as approved document E is for residential to residential not residential to commercial.

External Consultation Responses

Town / Community Council: No response received

Welsh Water:

No objection to foul water in terms of capacity concerns. Any existing drainage should be utilised where possible to avoid the need to make any new connections to the public sewer.

Gwent Police: No response received.

Public Consultation:

~~Strikethrough to delete as appropriate~~

- 8 letters to nearby properties
- 1 x site notice
- website public register of applications
- ward members by letter
- all members via weekly list of applications received

Response:

No objections have been received.

4. Planning Policy

4.1	<p><u>Team Manager Development Plans:</u> Concerns that the change of use of this property to a wine bar would result in a clustering of A3 uses contrary to the Food and Drink SPG. Nevertheless, considerations were highlighted which might be taken into account when determining the application:</p> <ul style="list-style-type: none"> • The Commercial Hotel although located on Market Street, is separated from the proposed site via a cross section of road at Commercial Street. The Glasgow PH is located opposite the site and further along Market Street and is also physically separated by the above road. Therefore, these two A3 uses could be deemed as not being adjacent to the proposal (adjacent refers to the properties being next door to each other) and therefore not representing a cluster of A3 uses. • 19 Market Street Abertillery has been a long standing vacant unit for many years, indeed since the start of the Local Development Plan in 2006. Development of this property would therefore improve the vitality and viability of the town centre and support Policy SP3. <p><u>LDP Policies:</u> SP3 The Retail Hierarchy and Vitality and Viability of the Town Centres DM1 New Development DM5 Principal and District Town Centre Management SB1 Settlement Boundaries</p> <p>SPG Shopfronts and Advertisements (November 2015) SPG Hot Food and Drink Uses in Town Centres (October 2014)</p> <p><u>PPW & TANs:</u> Planning Policy Wales Edition 11 (February 2021) chapter 3 para 3.9 Future Wales The National Plan 2040 (policy 6)</p>
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5. Planning Assessment

5.1	<p>The planning assessment falls into two distinct parts; first and foremost, the land use, and secondly, all other material planning considerations.</p> <p><u>Land Use</u> This application relates to a vacant property located within the Abertillery Town Centre but outside the Primary Retail Area. The application which seeks permission to use the premises as a wine bar is to be considered against</p>
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Policy DM5 of the LDP and the further advice contained in the Council's Hot Food and Drink Uses Supplementary Planning Guidance (SPG).

Policy DM5 of the LDP (which applies to the Principal Town of Ebbw Vale and the District Town Centres of Brynmawr, Tredegar and Abertillery) seeks to manage the uses of ground floor premises within defined town centres and primary retail areas.

The adopted SPG sets out how the Local Planning Authority will consider planning applications for A3 uses in town centres and the issues that are considered in the determination of such applications. The purpose of the SPG is to ensure there is an appropriate balance of hot food and drink businesses with other uses to support the retail function.

The SPG highlights that *"...in Blaenau Gwent, food and drink uses are dispersed. However, there are pockets where there is a concentration of such uses, including premises such as public houses and hot food takeaway establishments, which have a distinctive character and late night opening. In order to minimise the impact on vitality and viability, concentrations or clusters of hot food and drink uses should be avoided as they often have an adverse impact on the character of the area."*

For this purpose, LDP Policy DM5 specifies that *"A3 uses will not be permitted where they harm the vitality, and viability and retail mix of the area as a result of a proliferation of this type of use"*.

The two guidelines advocated in the SPG as a mechanism to assess whether proposals are acceptable in this regard are the numbers of such units (as a percentage) and the clustering of A3 uses. The SPG advises as follows:-

Guideline 1:

In the Principal and District Town Centres, the number of A3 uses (including vacant buildings with former A3 use) outside the primary retail area should be no greater than 25% of the total number of retail units / buildings outside the Primary Retail Area. Within Primary Retail Areas, only A1 uses will be permitted.

The planning policy team carry out an annual town centre survey which amongst other things, identifies the number of A3 uses. The latest survey, carried out in October 2020, identified 19 x A3 units outside the primary retail area in Abertillery, which equates to 22%. On this basis, there is sufficient capacity to accommodate a further A3 use in accordance with the SPG. As such, there are no policy concerns in this regard.

Guideline 3

To maintain a diverse and active shopping street not dominated by groups or individual A3 uses, it is recommended that no more than two A3 uses should be adjacent to each other in the Principal, District and Local Town Centres. 'Adjacent' refers to the properties being next door to each other.*

I acknowledge that in this instance there are a number of A3 Uses within close proximity to the application site which could give rise to concerns of a proliferation of A3 uses; The Commercial Hotel, The Glasgow/Surge Nightclub (which is now vacant), Market Street Fish & Chip Shop and The Somerset Inn. However, (with the exception of The Somerset Inn), the other A3 uses are all physically separated from the site by Market Street, Commercial Street and an access lane. Members will appreciate that whilst it could be argued that these properties are not strictly 'adjacent' to the site in terms of the requirements of the SPG, they are nevertheless in very close proximity to each other. In practice this could give rise to the same issues and impacts that a proliferation of A3 uses located 'adjacent' to each other could have, a situation which the current policy seeks to avoid.

That said, it is worth noting that although The Somerset Inn physically backs onto the application site, its frontage and relationship is directed towards Somerset Street and is therefore not read in the context of the application street scene which is to be accessed off Market Street.

Notwithstanding this, in reality, if applying a strict interpretation of the policy, the application property might be interpreted as the fourth or fifth unit (excluding or including Somerset Street), that would be used for A3 purposes which significantly exceeds the limit of two indicated by the Guideline.

Members are also advised that at least part of the application building, 18 Market Street is understood to have been historically used as an A3, and 19 Market Street was historically also granted permission for an A3 use (to be used as one unit with number 18), albeit the entire building has been vacant for a number of years and it is not known whether the A3 permission for number 19 was ever implemented. If the permission for number 19 was implemented, then essentially the whole of the ground floor of units 18 and 19 might already benefit from an A3 use and it could be argued that withholding permission for this development solely on the basis of the proposal to incorporate the basement level (namely 11 Commercial Street) into the unit might be viewed as an overly strict and harsh application of the SPG. However, if the permission for number 19 was never implemented then essentially, only half of the ground floor area at Market Street level would benefit from an extant A3 use.

	<p>Notwithstanding the above, I consider the re-use of this neglected building would improve the vitality and viability of the town centre in accordance with LDP Policies SP3 and DM5 and would potentially outweigh policy concerns regarding the clustering of A3 uses in this particular part of the town centre.</p> <p><u>Neighbouring Amenity</u></p> <p>The area is characterised by commercial uses at ground floor level and I do not consider that the proposed use will cause an unacceptable nuisance to neighbouring properties within this town centre location. On this basis, I am satisfied that the application has due regard to LDP Policy DM1(2)c. Should the developer wish to provide a flat at first floor in the future, this will require planning permission and the impact of the A3 use would be considered as part of any future application.</p> <p><u>Hours of opening</u></p> <p>These are covered by the Council in its role as the Licensing Authority. It is the long established practice of the Planning Authority not to control the hours of operation of A3 premises under planning.</p> <p><u>Anti-social behavior</u></p> <p>The police receive a copy of the Weekly Planning List and have not raised any concerns in relation to the proposal. The Licensing Authority also considers such matters when determining whether a license should be granted.</p> <p><u>External Alterations</u></p> <p>I noted during my site visit that some works to improve the fabric of the building are already underway i.e. replacement roof covering. The proposed shopfront and associated external alterations will further improve the appearance of this derelict building thus positively contributing to the overall appearance of the street scene. Proposed materials include cream render to the walls, grey ceramic tiles to the shopfront stallriser and stained timber to the shopfront. These are considered acceptable and such development accords with the adopted SPG for Shopfronts and Advertisements and LDP Policy DM1(2)b.</p>
<p>6. Legislative Obligations</p>	
<p>6.1</p>	<p>The Council is required to decide planning applications in accord with the Local Development Plan unless material considerations indicate otherwise. The planning function must also be exercised in accordance with the principles of sustainable development as set out in the Well-Being of Future Generations (Wales) Act 2015 to ensure that the development and use of land contributes to improving the economic, social, environmental and cultural well-being of Wales.</p>

6.2 The Council also has obligations under other legislation including (but not limited to) the Crime and Disorder Act, Equality Act and Human Rights Act. In presenting this report, I have had regard to relevant legislation and sought to present a balanced and reasoned recommendation.

7. Conclusion and Recommendation

7.1 This is a finely balanced case with arguments for and against the development. Whilst strict interpretation of the SPG would suggest the development does not comply with Guideline 3 and should be refused for a policy related reason, the possible extant use of a significant part of the building as A3 and the fact that nearby A3 uses could be considered as not strictly being 'adjacent' might justify approving the application.

Furthermore, I note that one of the 'adjacent' buildings referred to in my report - the former Glasgow/Surge nightclub - is currently vacant and a planning condition restricts its use to that of a public house rather than it having the benefit of an open A3. Based on this fact should a public house wish to operate from the building in the future they could do so without the need for permission. Nevertheless, the regeneration benefits that might derive from re-using the large vacant application building and the visual benefits to be secured for the area from the physical improvements proposed to the building could be legitimately argued as outweighing the potential negative impacts of clustering of A3 uses. Furthermore, there are no issues in terms of amenity.

On balance, I consider there are justified reasons to support this proposal. In my opinion, this derelict building is an eyesore that currently has a negative visual impact upon the street scene. The re-use of the building will potentially bring the building back into use and will positively contribute to the vitality and viability of the town centre in accordance with LDP Policy SP3. In this instance I feel there are specific locational factors for accepting that the positive impacts of this development would outweigh concerns regarding potential clustering of A3 uses. The development does not raise issues in terms of the number of units within the town centre (outside the primary retail area) in accordance with the SPG and is not considered to have an adverse detrimental impact upon the neighbouring area in this town centre location which is dominated by commercial uses. Furthermore, given that Market Street does little to contribute to the retail offering of the town centre, it is questionable whether a building of this size in this location would be suited for alternative (non A3) uses. Having carefully considered the application, I recommend approval subject to conditions.

Planning permission be **GRANTED** subject to the following condition(s):

	<p>1. The development shall be completed in full accordance with the following approved plans and documents:</p> <ul style="list-style-type: none"> • Revised Site Location Plan, received 06.07.2021; • Proposed Floor Plan, dwg no 21/JH/102 received 25.05.2021 • Proposed Elevations, dwg no. 21/JH/103 received 25.05.2021 • Proposed Section, dwg no. 21/JH/106 received 25.05.2021 • Email from agent confirming materials, dated 13.08.2021 <p>unless otherwise specified or required by condition 2-3 listed below.</p> <p>Reason: To clearly define the scope of this permission.</p> <p>2. This permission does not relate to the proposed residential use at first floor.</p> <p>Reason: To define the scope of the permission.</p> <p>3. All external finishes of the development hereby approved shall be completed in accordance with the approved plans within 3 months of beneficial use or substantial completion (whichever occurs soonest), unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To safeguard visual amenity interests</p> <p>4. Standard Time Limit</p> <p>Informative Notes:</p> <p>1. For the avoidance of doubt, this permission does not grant permission for the roller shutters as indicated on the approved plans. Nor does it provide consent for any adverts that may require separate Advertisement Consent. For advice in this regard, please contact planning@blaenau-gwent.gov.uk</p>
8. Risk Implications	
8.1	None

Planning Report

Application No: C/2021/0196	App Type: Tree Preservation Order Consent
Applicant: Mr Daniel Phillips Endsleigh Alma Terrace Brynmawr NP23 4DR	Agent: Mr Daniel Phillips Endsleigh Alma Terrace Brynmawr NP23 4DR
Site Address: Endsleigh, Alma Terrace, Brynmawr, Ebbw Vale NP23 4DR	
Development: Complete removal of sycamore tree (T1) covered by TPO No. BG120	
Case Officer: Justin Waite	



1. Background, Development and Site Context

- 1.1 The application seeks consent to fell a sycamore tree, which is covered by Tree Preservation Order (TPO) No. BG120. The reason provided for the proposed felling of the sycamore tree relates to the tree's root system causing structural damage to the side (western) boundary wall of the property and adjacent steps, path and gate pillar. As a result, the boundary wall has become unstable and the site has been secured via the erection of heras fencing which has been in place since October 2019. The applicant has also advised that Welsh Water has had to carry out works to the sewer due to a blockage caused by the tree's roots.
- 1.2 The site relates to the front garden of the residential property known as Endsleigh located on the corner of the junction between Alma Terrace and Darren Felin Road. The sycamore tree is located adjacent to the side (western) boundary wall on area of lawn which sits above the adjacent highway (See Photograph 1 below). As a result of its prominent corner location, the sycamore tree is visible within the street scenes of Alma Terrace, Alma Street, Darren Felin Road and Greenland Road.



Photograph 1 - View towards sycamore tree from Greenland Road

2. Site History			
	Ref No	Details	Decision
2.1	C/2020/0160	30% crown reduction of sycamore tree (T1) covered by TPO No. BG120	Undetermined at the time of writing
2.2	C/2018/0156	Reduction of approximately 40% of Sycamore tree that is covered by TPO no. BG120.	Consent Refused 17/04/2018
3. Consultation and Other Relevant Information			
3.1	<u>Internal BG Responses</u>		
3.2	<u>Team Leader Building Control:</u> Confirmed that the boundary wall has been recorded as a dangerous structure and immediate area has been made secure via the erection of heras fencing. File notes indicate that the movement in the wall appears to be historic and caused by the adjacent tree.		
3.3	<u>Service Manager Infrastructure:</u> Arboriculture: The Council's Arboricultural Officer has objected to the felling of the sycamore tree on the basis that the submitted tree report does not demonstrate an adequate level of arboricultural knowledge and no attempt has been made to consider alternative engineering solutions that would enable the tree to be retained. Examples of the latter include bridging the tree roots with a lintel in a newly constructed wall and installing a root bridge where the roots are in conflict with steps/paving.		
3.4	<u>External Consultation Responses</u> <u>Town / Community Council:</u> Brynmawr Town Council has raised no objection to the felling of the sycamore tree.		
3.5	<u>Public Consultation:</u> Strikethrough to delete as appropriate <ul style="list-style-type: none"> ● One letter to neighbouring house ● One site notice ● press notice ● website public register of applications ● ward members by letter ● all members via weekly list of applications received ● other 		

3.6	<p><u>Response:</u> A ward member has responded to the consultation indicating that the tree should be removed as it is far too large for its position and reducing the crown will do nothing to prevent the tree's root system causing further damage to the fairly high boundary wall. He is also of the view that if no action is taken it's just a matter of time before the wall collapses, which could still cause injury to passers-by in spite of the heras fencing placed along the wall.</p>
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4. Planning Policy

4.1	<p><u>LDP Policies:</u> The LDP written statement indicates that proposals to undertake works to trees covered by TPOs should be considered against national planning policy and guidance (paragraph 7.85).</p>
4.2	<p><u>PPW & TANs:</u></p> <ul style="list-style-type: none"> • Planning Policy Wales (Edition 11, February 2021) – the most relevant requirements are considered to be found in paragraphs 6.4.24, 6.4.25 and 6.4.27. • Technical Advice Note (Wales) 10 – Tree Preservation Orders (1997)

5. Planning Assessment

<p><u>Amenity Value and Health and Safety of the Tree</u></p>	
5.1	<p>A Tree Preservation Order is used to protect trees whose removal would have a significant impact on the environment and its enjoyment by the public. The substantial amenity value of the sycamore tree is therefore recognised by the mere fact that it is protected by a TPO and its removal would unquestionably have a detrimental impact on the character and amenity of the local area.</p>
5.2	<p>The undertaking of works to, or the felling of, a protected tree is typically justified by concerns relating a tree's health or safety (e.g. whether is it is suffering from disease or whether it might break or fall). Such concerns must be based on evidence provided by an assessment undertaken by suitably qualified tree professional and documented within a tree report. The submitted tree report does not provide an assessment of the tree's health in this instance, and no safety issues with the tree itself have been identified. The Council's Arboricultural Officer has also raised no concerns in relation to the sycamore tree's health or safety and as such, there is no justification to remove the tree on these grounds.</p>
5.3	<p>It is noted that, among other things, the submitted tree report indicates that previous works to the crown of the tree have been badly undertaken and</p>

should be rectified by carrying out severe crowning of the sycamore tree. However, such proposed works to the crown of sycamore tree are not currently under consideration as they form part of a separate application (see application C/2020/0160 above).

Structural Damage to the Boundary Wall, Steps, Path and Gate Pillar

5.4 Structural damage is also a reason commonly given for the felling of protected trees and the tree report states that it is evident that the tree's root system has caused considerable structural damage to the boundary wall and also the steps and path within the grounds of the property and the pillar supporting the gate. The boundary wall was also recorded as dangerous structure by the Authority in October 2019 and a temporary heras fence has been in situ since this time to limit the health and safety risk to members of the public using the adjacent highway (see photograph 1 above).

5.5 The structural damage to the boundary wall is not in dispute with the movement in the wall most likely to be the result of physical pressure exerted by the tree's root system. Evidence of this structural damage is shown in photographs 2 and 3 below and it is accepted that the wall will need to be demolished (at least in part) and rebuilt.



Photograph 2 – Evidence of crack in boundary wall



Photograph 3 – Evidence of cracks and movement in boundary wall

- 5.6 The tree report recommends that if the sycamore tree is to remain, the boundary wall would need to be rebuilt at least two metres away from its current position which would result in it moving further out into the adjacent highway. The Council’s Highway Engineer has indicated that the adjacent highway is adopted and would object to its enclosure into the curtilage of the application property. In addition, there is potential for service infrastructure to be located in this area beneath the highway and a “stopping up order” would need to be applied for. If the latter was successful, the land beneath the public highway would automatically transfer to the previous land owner, which may not be the applicant. The applicant was provided with this information at a site meeting with officers and subsequently chose to submit this application to fell the sycamore tree. This approach follows the advice in the tree report which recommends that the sycamore tree be removed if the boundary wall cannot be rebuilt further away from the tree.
- 5.7 The Council’s Arboricultural Officer has challenged the adequacy of the tree report and indicated that there are engineering solutions available that would allow the sycamore tree to be retained and the wall to be rebuilt in situ whilst also removing the conflict between the tree’s root system and the boundary wall. The example given is bridging over the tree roots with a lintel in a newly constructed wall (see photograph 4 below). Similarly, root bridge systems are also recommended to remove the conflict between the tree’s roots and garden paving and steps (see root bridge illustration below). The applicant was

advised that these alternative engineering solutions where available. No further supporting information which considered and discounted these alternatives was, however, provided by the applicant.



Photograph 4 – Example of wall bridge over tree roots

- 5.8 The Council's Arboricultural Officer has therefore raised an objection to the proposed felling of the sycamore tree on the basis that it is of substantial amenity value within the local area and there are alternative engineering solutions that would overcome the conflict between the tree's root system and adjacent structures and enable its retention.



Illustration of root bridge (Source - Green Grid Systems via <https://www.externalworksindex.co.uk/> 19/08/2021)

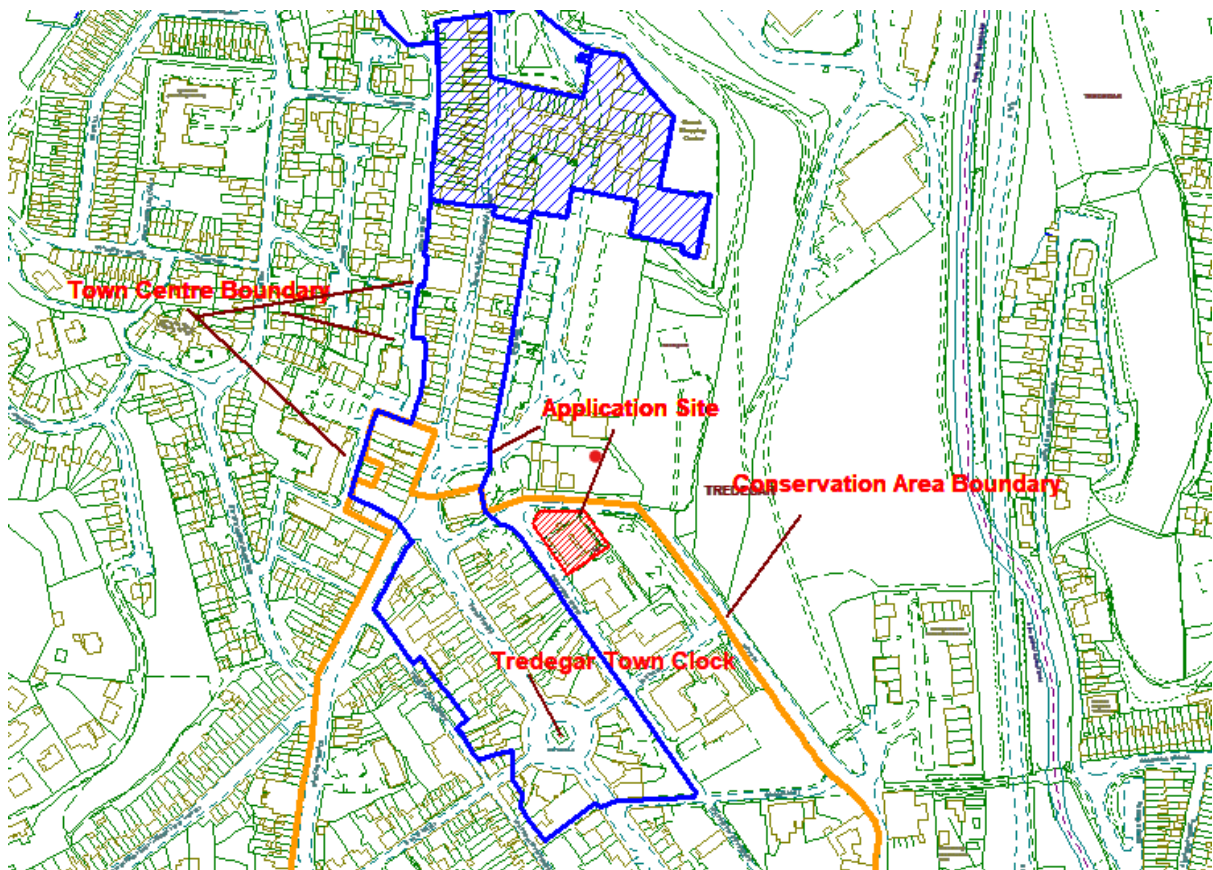
Conclusion

- 5.9 The protected sycamore tree has significant amenity value and its removal would have a detrimental impact on the character and appearance of the local area. In addition, no justification has been provided for the removal of the tree based on its health and safety. Whilst it is accepted that the tree's root system is causing structural damage to the boundary wall and paving and steps within the garden, alternative engineering solutions appear to be available that would overcome the conflict between the tree's roots and the adjacent structures, allowing the tree to be retained. The submitted tree report has not considered or discounted these alternative engineering solutions and I am of the opinion that insufficient justification has been provided to allow the removal of the protected sycamore tree. Accordingly, the proposal is considered to be contrary to paragraphs 6.4.24, 6.4.25 and 6.4.27 of Planning Policy Wales (Edition 11 February 2021).
- 5.10 Notwithstanding the above, if Members are minded to approve the removal of the sycamore tree contrary to officer recommendation, consideration should be given to the imposition of a condition that would secure the planting of a suitable replacement tree within the site but not necessarily in the same location.

6. Legislative Obligations	
6.1	The Council is required to decide planning applications in accord with the Local Development Plan unless material considerations indicate otherwise. The planning function must also be exercised in accordance with the principles of sustainable development as set out in the Well-Being of Future Generations (Wales) Act 2015 to ensure that the development and use of land contributes to improving the economic, social, environmental and cultural well-being of Wales.
6.2	The Council also has obligations under other legislation including (but not limited to) the Crime and Disorder Act, Equality Act and Human Rights Act. In presenting this report, I have had regard to relevant legislation and sought to present a balanced and reasoned recommendation.
7. Recommendation	
7.1	<p>Consent be <u>REFUSED</u> for the following reason(s):</p> <p>The proposed removal of the sycamore tree, protected by TPO No. BG120, lacks adequate justification given that alternative engineering solutions are available that would allow the tree to remain in situ whilst removing the conflict between the tree's root system and adjacent structures. Moreover, the sycamore tree has significant amenity value and its removal would have a detrimental impact on the character and appearance of the local area. Accordingly, the proposed removal of the sycamore tree conflicts with paragraphs 6.4.24, 6.4.25 and 6.4.27 of Planning Policy Wales (Edition 11 February 2021).</p>
8. Risk Implications	
8.1	<p>Members should note that if a person establishes that loss or damage has been caused or incurred in consequence of the refusal of consent he/she shall be entitled to compensation from the Authority. No claim may, however, be made:</p> <ul style="list-style-type: none"> • if more than 12 months has elapsed since the date of the Authority's decision or, where such a decision is subject to an appeal to the Secretary of State, the date of the final determination of the appeal; or • if the amount in respect of which the claim would otherwise have been made is less than £500.

Planning Report

Application No: C/2021/0103	App Type: FULL
Applicant: Mr Ashraf Rahman Maes y Coed Guest House Pontmorlais West Merthyr Tydfil CF47 8WY	Agent: Plans Drawn Mr Anthony Collins 21 Park Place Pontmorlais Merthyr Tydfil CF47 0DJ
Site Address: Former Job Centre, Coronation Street, Tredegar NP22 3RJ	
Development: Conversion of former offices into 11 rooms bed & breakfast facility with residential unit, associated parking provision; with internal & external alterations & decking.	
Case Officer: Jane Engel	



1. Background, Development and Site Context

- 1.1 This application seeks planning permission for the conversion of the former Job Centre at Coronation Street Tredegar to an eleven room bed and breakfast facility with residential unit, associated parking provision, internal and external alterations and decking area.
- 1.2 The building is a single storey brick faced building located to the north of Tredegar Fire Station. It lies within Tredegar Conservation Area and east of the town centre.
- 1.3 The plans indicate that the building will provide 11 en-suite guest rooms and a 3 bedroom manager's accommodation. Decking will be provided along the north eastern elevation overlooking the existing public car park. Eight car parking spaces are proposed on land to the north of the building.
- 1.4 Changes will be made to the existing windows and a set of bi-fold doors provided to the manager's living room. The plans indicate that the building will be rendered and have elements of stone cladding on three elevations.
- 1.5 The proposal will require the removal of existing cherry trees on the site and the plans indicate that replacement planting will be provided.



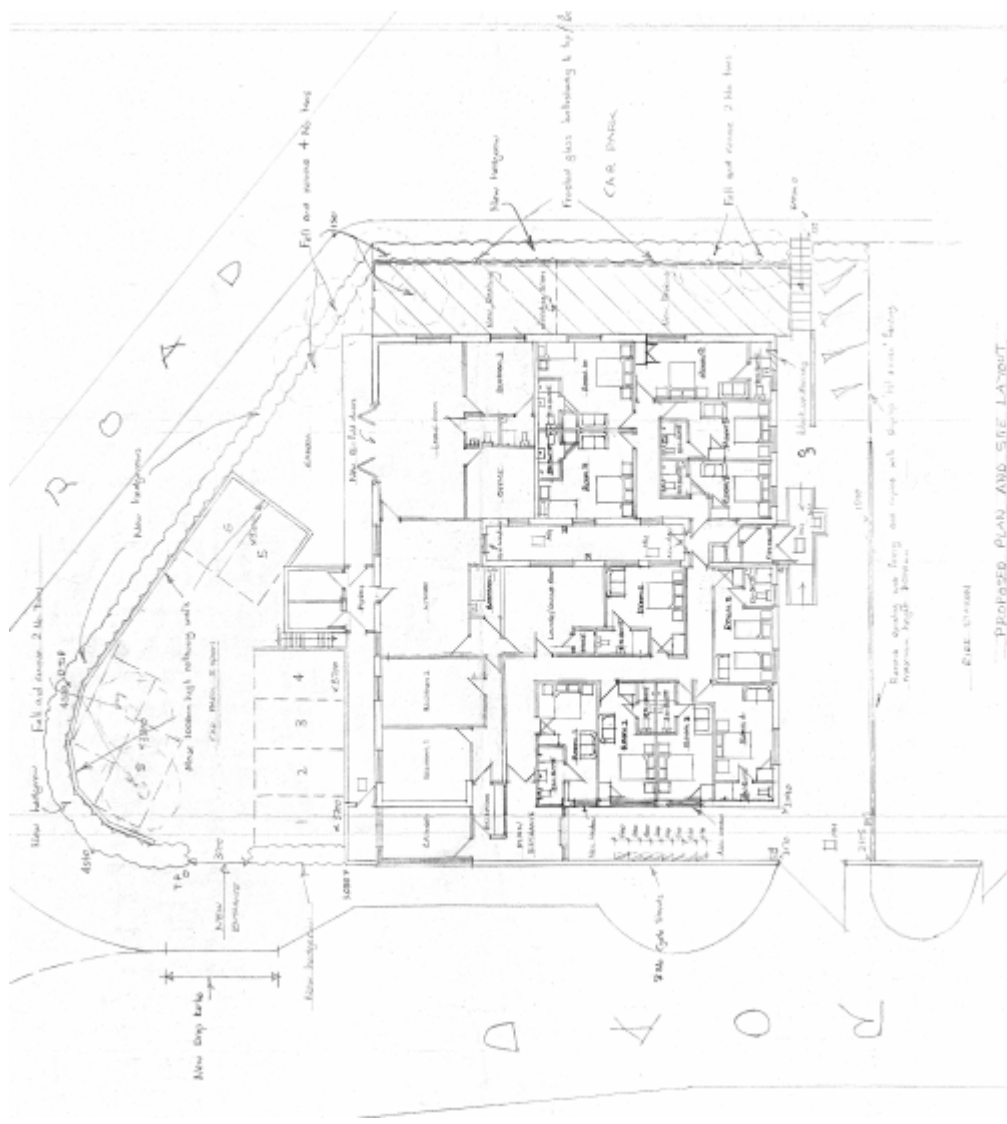


Figure 1 Block Plan

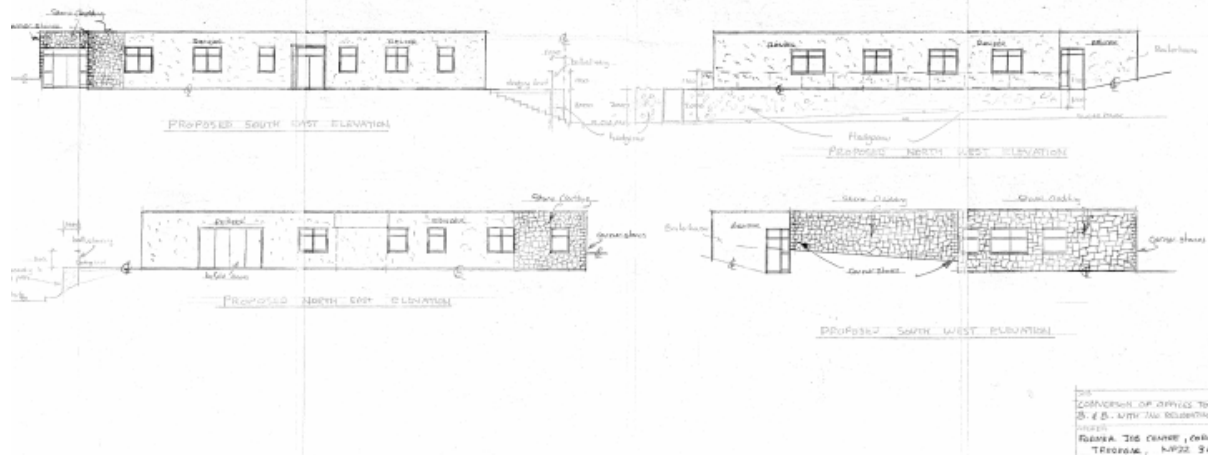


Figure 2 Proposed Elevations

2. Site History

	Ref No	Details	Decision
2.1	C/2020/0186	Change of use of offices to single dwelling with internal adaptations and external alterations	Withdrawn 24/11/2020
2.2	C/2019/0113	Change of use from offices to 8 room bed and breakfast, 3 bed residential unit with associated parking provision, internal and external alterations and decking.	Withdrawn 17/07/2019

3. Consultation and Other Relevant Information

3.1	<p><u>Internal BG Responses</u> <u>Team Leader Building Control:</u> Building Regulations Required</p>		
3.2	<p><u>Service Manager Infrastructure:</u> <u>Highways:</u> The submitted application complies with Policy DM1 (3 a. b. c. & d). The property is in a sustainable location that is well served by public car parks, public transport links and close to local facilities. There are no objections subject to the following:</p> <ol style="list-style-type: none"> 1. The car parking areas are to be fully constructed prior to the facility being operational and retained thereafter. 		
3.3	<p><u>Drainage:</u> Car parking area exceeds 100sqm therefore SAB approval is required.</p>		

3.4	<p>Landscape: Robust landscaping scheme required to compensate for the loss of existing trees on site,</p>
3.5	<p>Ecology: Initially advised that a bat survey was required. Following receipt of the bat survey which identified that the building is assessed as having low potential for bat use the ecologist confirmed that the details provided were acceptable. Requested a condition requiring the recommendations proposed mitigation outlined in the submitted survey to be implemented.</p>
3.6	<p><u>Service Manager Public Protection:</u> No objections</p>
	<p><u>External Consultation Responses</u></p>
3.7	<p><u>Town / Community Council:</u> No response to date</p>
3.8	<p><u>Welsh Water:</u> Confirm that there is sewerage capacity within the public network. Advised that no surface water from any increase in the roof area of the building/or impermeable surfaces within its curtilage will be allowed to drain to the public sewerage system.</p>
3.9	<p><u>Public Consultation:</u> Strikethrough to delete as appropriate</p> <ul style="list-style-type: none">• 3 letters to nearby properties• 2 site notice(s)• press notice• website public register of applications• ward members by letter• all members via weekly list of applications received• other
3.10	<p><u>Response:</u> Two letters of objection have been received one of which claims to have been written on behalf of 12 businesses in the area. The objections received relate to:</p> <ul style="list-style-type: none">• The addition of this type of residential dwelling within this street is unwarranted and would add to the volume of traffic using this minor back road

3.11	<ul style="list-style-type: none"> • The additional traffic entering and leaving the street would exacerbate problems already experienced by the fire station • Vehicle congestion reducing the availability for parking for firefighters • Questioning the need for another guest house • The conversion of the building is unlikely to be fit for purpose • The site is close to a film school which is funded by Children in Need. Many students are vulnerable some with additional needs. There is a worry that if people have been released from prison who have been responsible for violent or sexual convictions a halfway house could potentially put young people at risk. • Concerns that the premises will become a hotspot for anti-social behaviour thereby threatening the livelihoods of local businesses and potentially put established funded projects in jeopardy <p>Correspondence from a Ward Member requesting that the application be presented for consideration by Planning Committee. The reason stated relate to:</p> <ul style="list-style-type: none"> • Design not suitable for conversion • Design of building not in keeping with intended use. • Not in keeping with the area. • Impact on Town Centre. • The area has more than enough of places of multi occupancy also we have vulnerable adults in the area.
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4. Planning Policy

4.1	<p><u>Team Manager Development Plans:</u></p> <p><u>LDP Policies</u> SB1 Settlement Boundary SP1 Northern Strategy Area – Sustainable Growth and Regeneration SP8 Sustainable Economic Growth DM1 New Development DM2 Design and Placemaking DM5 Principal and District Town Centre Management DM14 Biodiversity Protection and Enhancement</p>
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5. Planning Assessment	
5.1	The site lies within the settlement boundary as defined by policy SB1 of the Adopted Blaenau Gwent Local Development Plan (LDP) within which development proposals are considered acceptable provided they meet the relevant criteria contained within the LDP.
5.2	The key considerations for such a proposal are compatibility of the proposed use, impact upon amenity, visual impact, parking provision, loss of trees and biodiversity interests.
5.3	<u>Compatibility of use</u> The property lies just outside the town centre boundary and the majority of surrounding uses are commercial (there may be some residential flats above the retail properties in the Town Centre). The proposed use as a B & B is considered compatible with surrounding land uses and compliant with policy DM1 2a of the LDP.
5.4	<u>Impact on amenity</u> It is not envisaged that the proposed use would have any significant impact on the amenity of neighbouring occupiers given the commercial nature of the surrounding premises. In terms of the amenity of the people staying at the proposed guesthouse there may be some impact in terms of noise given its proximity to the fire station, scrap yard and public car park. However, it would be a decision of guests whether to stay at a guesthouse in this location.
5.5	<u>Visual Impact</u> It is proposed to render and clad the building in stone. Given that stone is a feature within the vicinity of the site I consider the proposed finishes acceptable. However, I propose a condition requiring further details of the stone to ensure that the proposed cladding is acceptable.
5.6	<u>Parking Provision</u> The details submitted indicate 8 parking spaces within the site and 8 no cycle stands. The Highway Authority have advised that given the sustainable location of the development the parking provision is sufficient. There is therefore no objection from the highway authority from a parking perspective. I note the concerns raised in relation to congestion and the impact on the adjacent fire station. However, no objections have been received from the fire authority and the highway authority have confirmed that they have no objections to the proposal.

5.7	<p><u>Trees</u> The Green Infrastructure Team Leader has confirmed that whilst the removal of the existing cherry trees on the site is regrettable he recognises that they are coming to the end of their life. He accepts that the plans indicate replacement planting however has requested that further details be submitted for approval.</p>
5.8	<p><u>Biodiversity.</u> The Borough Ecologist has confirmed that she is satisfied with the findings of the submitted bat survey and requested details of the bat boxes and bird bricks recommended within the bat survey be submitted for approval.</p>
5.9	<p><u>Third Party Objections</u> I note the objections received and would respond as follows. As set out above the proposal is for a B & B use which falls within Class C1 as defined by the Town and Country Planning Use Classes Order. Such a use is considered compatible in this location. The need for such a facility is not a consideration in planning terms, market forces will determine whether such a facility is required. Competition with existing business is not a material planning consideration and there are no adopted planning policies that might justify withholding consent for such use in this location.</p>
5.10	<p>I am also unclear as to how such a use could result in antisocial behaviour</p>
5.11	<p>It has been suggested that the B & B will be used as a facility to house ex-offenders. Such a use would fall under a different use class and further planning permission would be required for such a use. Such issues cannot therefore form the basis of my consideration of this application.</p>
5.12	<p>Whilst I acknowledge that the building has little architectural merit, it is an existing building. Therefore, any concerns as to whether it is in keeping with the area are difficult to justify. The changes to finishes will help to improve the appearance of the building. The conversion works will be subject to Building Regulations and will this should ensure that any conversion works meet current day requirements.</p>
5.13	<p>I consider that its use as a B & B could be a benefit to the town centre. Hopefully any clients will make use of the town centre and visit its attractions.</p>
6. Legislative Obligations	
6.1	<p>The Council is required to decide planning applications in accord with the Local Development Plan unless material considerations indicate otherwise. The</p>

6.2	<p>planning function must also be exercised in accordance with the principles of sustainable development as set out in the Well-Being of Future Generations (Wales) Act 2015 to ensure that the development and use of land contributes to improving the economic, social, environmental and cultural well-being of Wales.</p> <p>The Council also has obligations under other legislation including (but not limited to) the Crime and Disorder Act, Equality Act and Human Rights Act. In presenting this report, I have had regard to relevant legislation and sought to present a balanced and reasoned recommendation.</p>
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7. Conclusion and Recommendation

7.1	<p>Having regard to the details submitted and the issues covered in my report I consider the proposed conversion of the building for use as a B & B is acceptable in planning terms. I therefore recommend that:</p> <p>Planning permission be <u>GRANTED</u> subject to the following condition(s):</p> <ol style="list-style-type: none"> 1 The development shall be completed in full accordance with the following approved plans and documents <ul style="list-style-type: none"> • Proposed block Plan: plan 2 of 3 dated March 2021 • Proposed elevation: Plan no 3 of 3 dated Match 2021 • Site location plan <p>unless otherwise specified or required by any conditions listed below.</p> <p>Reason: To clearly define the scope of this permission</p> 2 Notwithstanding the details on the approved plans prior to their application details of the proposed finishes shall be submitted for the approval of the Local Planning Authority. All works subsequently implemented shall be undertaken in full accordance with approved details before the use hereby approved is implemented. <p>Reason: I the interests of visual amenity</p> 3 The parking areas as indicated on the approved plan shall be provided prior to the development hereby approved being brought into beneficial use and shall be retained in perpetuity. <p>Reason:</p> 4 Notwithstanding the details on the approved plans a detailed landscape plan showing replacement planting shall be submitted for the approval of the LPA prior to the occupation of the building. Such details shall include:
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	<ul style="list-style-type: none"> • Details of ground preparation, planting plans, number and details of species • Maintenance details for a minimum period of 5 years; and • A phase timescale of implementation <p>Reason To ensure submission of an appropriate landscaping scheme and to secure a development that makes a positive contribution to the landscape and visual amenities of the area,</p> <p>5 Prior to occupation of the building details and positioning of the proposed bird bricks and bat boxes shall be submitted for the approval of the Local Planning Authority. The development shall be completed in accordance with such details as approved. Reason: In the interest of biodiversity enhancements</p> <p>6 Notwithstanding the details on the approved plans the surface water proposals are not hereby approved Reason: To define the scope of this permission.</p> <p>7 The development shall begin not later than five years from the date of this decision notice. Reason: To comply with the requirements of Section 91 of The Town and Country Planning Act 1990.</p> <p><u>Informative Advice</u> The applicant should note that the development hereby approved also requires SuDs approval before work commence in relation to the construction of any hard surfaced areas. Further guidance in relation to such requirements can be found at: Blaenau Gwent CBC: Permission for Drainage (blaenau-gwent.gov.uk)</p> <p>On such basis any surface water drainage details submitted as part of your application have not been considered. Should it be necessary to amend your development to meet the requirements of the SAB (SuDS Approval Body) you should seek further advice from the Local Planning Authority</p>
8. Risk Implications	
8.1	None

Planning Report

Application No: C/2021/0197	App Type: RVC
Applicant: Mr Andrew Jenkins Rhyd Developments School House Llanellen Abergavenny NP7 9HT	Agent: FTAA Ltd Mr Roger Field 6 High Street Crickhowell NP8 1BW
Site Address: Former Pochin Works Site Newport Road Tredegar	
Development: Variation of condition '1' which requires submission of reserved matters within 3 years of planning permission application C/2014/0238 to allow additional time for submission. C/2014/0238: Outline planning permission for construction of dwellings.	
Case Officer:	Jane Engel

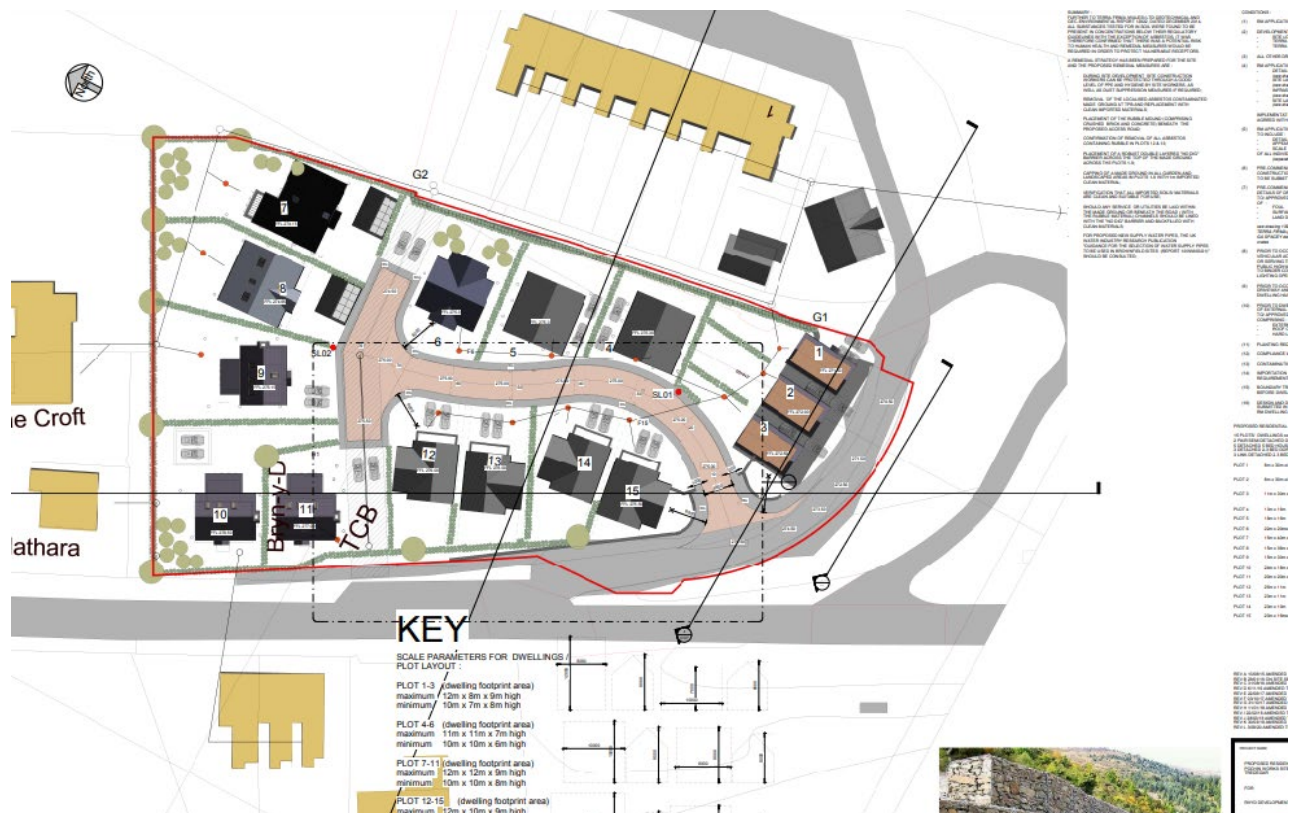


1. Background, Development and Site Context

1.1 Outline planning permission with all matters reserved was originally granted in 2017 for the construction of dwellings of the former Pochin Works Site, Newport Road, Tredegar (C/2014/0238 refers). The original permission was approved subject to conditions and the completion of a S106 agreement.

The S106 contains obligations to secure a commuted sum towards the provision of affordable housing,

Members should note that the current application does not propose any changes to the scheme to develop the site for residential purposes; it only seeks to vary condition 1 of the approved outline planning permission to allow further time from the date of approval for the submission of the Reserved Matters and consequently extend the life of the outline planning permission.



Layout figure: 1

The site road has been constructed under the earlier reserved matters approval (C/2017/0249) which also approved the site/plot layout. The site will be subdivided into 14 plots. Eleven of the plots would be accessed off the new estate road and three which would be accessed directly off an improved adopted highway leading down to Pochin Houses.

	<p>Approval was also given for infrastructure landscaping and road drainage under this Reserved Matters.</p> <p>A further two reserved matters applications for individual dwellings on plots 6 & 7 have also be approved.</p> <p>The applicants have confirmed that they do not wish to vary the terms of the original S.106 agreement and agree to carry the obligations forwards to a new planning permission.</p>
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2. Site History

	Ref No	Details	Decision
2.1	2014/0238	Outline planning permission for construction of dwellings	Approved 12.4.17
2.2	2017/0249	Reserved matters application following an outline application for site access road, site layout and all infrastructure/site landscaping	Approved 18.5.18
2.5	2018/0110	Application for Non Material Amendment of planning permission C/2014/0238 - Amendment required condition 7 to be reworded as: no drainage works development shall commence on site until details are submitted to/approved in writing by Local Planning Authority of a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with	Approved 17.5.18
2.7	2018/0111	Discharge of Conditions: 6 - Construction Method Statement, 11 - Timescale for landscaping works of planning permission C/2014/0238	Conditions discharged 18/07/18
2.9	2019/0116	Construction of highway soakaway facility – adjacent to site	Approved 25.2.2021

2.11	2019/0125	Approval of reserved matters for appearance, layout and scale pursuant to outline planning permission C/2014/0238 – plot 7	Approved 30.9.19
2.13	2019/0126	Approval of reserved matters for appearance, layout and scale pursuant to outline planning permission C/2014/0238 – plot 6	Approved 30.9.19
2.15	2019/0135	Application for Discharge of Condition 16 (Design Brief) of planning permission C/2014/0238 (Outline planning permission for construction of dwellings)	Approved 27.9.19

3. Consultation and Other Relevant Information

3.1	<p><u>Internal BG Responses</u></p> <p><u>Team Leader Building Control:</u> No objections</p> <p><u>Service Manager Infrastructure:</u> Highways: No objections</p> <p>Drainage: No objections</p> <p>Landscape: No objections</p> <p>Ecology: No objections</p> <p><u>External Consultation Responses</u></p> <p><u>Town / Community Council:</u> No objections</p> <p><u>Welsh Water:</u> No objections</p> <p><u>Western Power:</u> No objections</p> <p><u>W&W Utilities:</u> No objections</p> <p><u>Coal Authority:</u> No objections</p>
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	<p><u>Public Consultation:</u> Strikethrough-to delete as appropriate</p> <ul style="list-style-type: none"> • 18 no letters to nearby houses • 1 site notice(s) • press notice • website public register of applications • ward members by letter • all members via weekly list of applications received • other <p><u>Response:</u> None received</p>
<p>4. Planning Policy</p>	
<p>4.1</p>	<p><u>Team Manager Development Plans:</u></p> <p><u>LDP Policies:</u> SB1 Settlement boundaries H1 Housing Commitments DM1 New development DM2 Design and Placemaking DM7 Affordable Housing</p> <p><u>PPW & TANs:</u> Planning Policy Wales 11th Edition SPG Planning Obligations September 2011 SPG Access, Car Parking and Design April 2014</p>
<p>5. Planning Assessment</p>	
<p>5.1</p>	<p>Welsh Government Circular 016/2014: The use of Planning Conditions for Development Management states that as general rule applications for the renewal of planning permission should only be refused where:</p> <ul style="list-style-type: none"> • There has been some material change in planning circumstances since the original planning permission was granted: • Continued failure to begin the development will contribute unacceptability to uncertainty about the future pattern of development in the area; or • The application is premature because the permission still has a reasonable time to run:

Referring to any possible change in planning circumstances, the previous permission was granted on 12th April 2017 and considered in light of planning policies contained within the Blaenau Gwent Local Development Plan which are still in force. There have been no changes to planning policies or site circumstances and no alterations to the overall scheme since approval of the 2014 application.

However the regime for the disposal of surface water has changed in the interim. The drainage for the layout road has already been approved under Reserved Matters Application C/2017/0249. However, any individual dwellings constructed pursuant to reserved matters applications relative to the approval of this outline application will require approval from the SuDS approving body (SAB) for the treatment of surface water. An informative note will be added to the planning permission to inform the applicant of their duty to apply for SuDS through the SAB.

With reference to bullet point 2 above there are no issues in this regard. The development has already commenced in terms of the access road works have started. The only reason for this application is that the timescales for the submission of further reserved matters for additional plots has expired.

Prematurity, again is not an issue. Whilst an outline permission remains extant for 5 years the standard period for the submission of the reserved matters is 3 years from the decision date. In this instance the three-year period expired on the 11th April 2020 hence any future reserved matters applications for individual plots would fall outside the prescribed period. Hence the decision to submit this application to extend the life of the outline approval.

In conclusion there have been no significant changes in local or national policy since planning permission was previously approved in 2017. I consider the proposed development to be in accordance with relevant LDP policies. Moreover, there can be no argument that there have been successive failures to develop the site nor that the current application has been submitted prematurely. Approval of this application will facilitate the delivery of this site and is to be welcomed.

There are no planning concerns in relation to the approval of this application – the only reason for it being reported to Planning Committee is that any approval will require the applicant to enter a deed of variation in relation to the previously signed Section 106 agreement. The current officer delegation agreement does not cover allowing officers to issue decisions involving such changes without reference to Planning Committee. Members should also note that the recommended conditions of approval have been amended from those

	imposed on the 2017 approval in order to take account of plans and documents approved and legislation and guidance changes introduced in the intervening period.
6. Legislative Obligations	
6.1	The Council is required to decide planning applications in accord with the Local Development Plan unless material considerations indicate otherwise. The planning function must also be exercised in accordance with the principles of sustainable development as set out in the Well-Being of Future Generations (Wales) Act 2015 to ensure that the development and use of land contributes to improving the economic, social, environmental and cultural well-being of Wales.
6.2	The Council also has obligations under other legislation including (but not limited to) the Crime and Disorder Act, Equality Act and Human Rights Act. In presenting this report, I have had regard to relevant legislation and sought to present a balanced and reasoned recommendation.
7. Conclusion and Recommendation	
7.1	<p>A That the applicant be invited to enter into a deed of variation to the S106 relative to the planning approval C/2014/0238</p> <p>B Following the completion of Recommendation A above that outline planning permission be granted subject to the following conditions:</p> <p>1 All applications for the approval of reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission. The development shall begin either before the expiration of five years from the date of his permission or before the expiration of two years from the date of approval of the last of the reserved matters</p> <p>Reason: To comply with the requirements of Section 92 of The Town and Country Planning Act 1990.</p> <p>2 The development shall be completed in full accordance with the following approved plans and documents unless otherwise specified or required by conditions listed below:</p> <ul style="list-style-type: none"> • Site location plan Drawing No:

- Geotechnical and Geo Environmental Report Proposed residential development former Pochin Factory Site Tredegar by Terra Firma (Wales) Ltd, Report No. 12922, dated December 2014
- The Terra Firma Remediation Strategy – Proposed Residential Former Pochin Factory Site Tredegar February 2017 Job No. 12922/RS – V2

Reason: To clearly define the scope of this permission

3 The site access road, site layout and all infrastructure/site landscaping hereinafter called the “site reserved matters” shall be carried out in accordance with the following approved details:

- Site Sections Drawing No 1396/PLN/06 Rev K
- Proposed site highway details drawing No. 1396/PLN/05 Rev K
- Proposed site highway layout Drawing No 1396/PLN/04 Rev K
- Proposed site drainage layout Drawing No 1396/PLN/03 Rev K
- Proposed site landscaping Drawing No 1396/PLN/02 Rev K
- Proposed site layout Drawing No 1396/PLN/01 Rev K
- Highway sections Drawing No’ 1386/PLN/07 Rev K

Reason: To clearly define the scope of this permission

4 Details of the siting, appearance and scale of all individual dwellings hereinafter called ‘plot reserved matters’ shall be submitted to and approved in writing by the Local Planning Authority before any works relating to the construction of such dwellings are commenced. All works subsequently implemented shall be completed in full accordance with such details as may be approved before the dwelling(s) to which they relate are occupied.

Reason: These reserved matters have not been submitted for the approval of the Local Planning Authority

5 The development shall be carried out in accordance with the Construction Method Statement received 16th July 2018 and plan no 1396/PLN/01.

	<p>Reason: To safeguard local amenity interests and to ensure that the impacts of the construction phase of the development are adequately addressed.</p> <p>6 No drainage works in relation to individual plots shall commence until details are submitted to and approved in writing by the Local Planning Authority how foul water, drainage will be dealt with. Such foul drainage works as may be approved shall be implemented before the dwelling to which it relates is occupied.</p> <p>Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system.</p> <p>7 No dwelling erected on the site shall be occupied until the means of vehicular access and footway fronting and/or or serving that dwelling from the public highway has been laid out and constructed to a minimum of binder course level and any street lighting to be provided has been erected and energised in full accordance with such site access details as may be approved in writing by the Local Planning Authority relative to Condition No 4 of this outline permission</p> <p>Reason: To ensure suitable vehicular and pedestrian access to the site and to safeguard highway and pedestrian safety</p> <p>8 No dwelling hereby approved shall be occupied until the access to the driveway and parking areas relating to that dwelling are constructed, surfaced and drained in full accordance with details which must be submitted to and approved in writing by the Local Planning Authority before works relating to that property commence on site. The areas provided shall be retained for their designated purposes at all times</p> <p>Reason: To ensure the parking needs of the development are adequately met and to safeguard highway interests</p> <p>9 No works relating to the construction of any dwelling shall take place until details/samples of all external facing, roofing and hard landscaping finishes of that property have been submitted to and approved in writing by the Local Planning Authority. Such dwelling shall not be brought into beneficial use until all external finishes are completed in full accordance with such details as may be approved in writing by the Local Planning Authority.</p> <p>Reason To safeguard the visual amenities of the area</p>
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10 All works undertaken shall be implemented in full accordance with the recommendations contained in the Geo-Technical & Geo-Environmental Report, Proposed Residential Development Former Pochin Factory Site Tredegar, by Terra Firma (Wales) Ltd, Report No. 12922, dated December 2014, received 02.12.2014, and the recommendation of The Terra Firma Remediation Strategy - Proposed Residential Development Former Pochin Factory Site Tredegar February 2017 Job No 12922/RS - V2 received 16th February 2017 hereby approved. The development shall not be brought into use until the Local Planning Authority is provided with a validation report, signed by a suitably qualified person that confirms that all such recommendations, measures and/or works have been fully implemented

Reason: To ensure that the development is implemented in a manner that gives due regard to ground stability and ground contamination issues

11 If, during the course of development, any contamination is found which has not been identified in the site investigation submitted with this application additional measures for the remediation of this source of contamination in the form of a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate all approved additional measures and shall be completed before the development hereby approved is brought into beneficial use.

Reason: To ensure that any unexpected contamination issues are adequately addressed and that suitable mitigation measures are implemented.

12 Prior to the importation of any aggregate (other than virgin quarry stone) or recycled aggregate material to the site, the aggregate shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation that shall be approved in writing by the Local Planning Authority. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the Welsh Local Government Association guidance 'Requirements for the Chemical Testing Imported Materials for Various End Uses'. Sampling of the material received at the development site shall be undertaken by a suitably qualified person in accordance with the approved scheme to verify that the imported soil is free from contamination.

Reason: To ensure that the development is implemented in a manner that gives due regard to ground contamination issues.

- 13 All approved boundary treatments shall be provided before the dwelling to which they relate is occupied and shall be retained as such at all time

Reason: To protect residential amenity interests and to safeguard the visual and landscape amenities of the area

- 14 All works shall be implemented in full accordance with the principles and design details contained in the approved Design and Development Brief Revision C received 27th September 2019.

Reason: To ensure any unified and coordinated approach to the design and appearance of dwellings erected on the site and to minimise the impact of the development on the residential amenities of existing and future residents and the visual and landscape amenities of the area

Informative advice

- 1 The applicant/developer is advised to have regard to the advice received from statutory consultees as detailed in copies of correspondence received from Western Power Distribution, Wales and West Utilities and Welsh Water
- 2 The developer is reminded of their legal responsibilities under wildlife legislation. If reptiles are found to be present on site during construction works then work must cease and a qualified ecologist must be consulted.
- 3 The applicant and all developers are advised that recommendations of the approved geotechnical and environmental report and the remediation strategy and the requirements of other related conditions may involve works that may be licensable notifiable activity to the Health and Safety Executive and might require the submission of a detailed method statement. Developers are advised to liaise directly with the HSE in relation to such matters particularly as failure to adhere to approved recommendations could cause difficulties in discharging the requirements of condition No 12 of this approval.
- 4 Asbestos material at the site is likely to fall under the Control of Asbestos Regulations (CAR) 2012, and specifically Regulation 4. This will require a written plan that shows where the asbestos contaminated

	<p>material is located and how it will be managed to prevent exposure to asbestos. Therefore the full extent and location of the materials which remain will need to be fully surveyed, documented and retained. This will also be a requirement under the CDM Regulations. The developer also needs to consider whether a maintenance/inspection schedule needs to be included to ensure that the capping layer is maintained at the agreed thickness for the lifetime of the use of the area</p> <p>5 In relation to the provision of new water supply pipes the developer is advised to consult the UK Water Industry Research publication 'Guidance for the Selection of Water supply Pipes to be used in Brownfield Sites (Report 10/WM/03/21)'</p> <p>6 The applicant/developer is advised that the details of the individual access and parking arrangements for each plot will be required to meet the standards and advice contained in the Council's adopted Access, Car Parking and Design SPG March 2014</p> <p>7 The maximum gradient of the new access road must not exceed 1:12, longitudinal sections along the access road must be provided to confirm that these gradients can be achieved. Cross-falls of the access road must not exceed 1:40. A new street lighting scheme must be incorporated along the whole length of the new access road linking into the junction with Newport Road. These works must be completed at the expense of the developer to the Authority's design specification and approval</p> <p>8 The developer is reminded of his/her obligation under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 to give notification of initiation of development to the Local Planning Authority and to display a notice at all times when the development is being carried out</p> <p>9 The 'plot reserved matters' required relative to condition No 4 should include information in relation to the following :- i) Finished floor levels of each property relative to adjacent plots; ii) position, height and materials of walls/fences and other enclosures; iii) construction and finish details of all retaining walls in excess of 1.5 metres (including structural calculations); and iv) minor structures such as refuse storage facilities</p>
8. Risk Implications	
8.1	None

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Report Date:

Report Author:

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning, Regulatory and General Licensing
Report Subject	Appeals, Consultations and DNS Update September 2021
Report Author	Service Manager Development & Estates
Report Date	20 August 2021
Directorate	Regeneration & Community Services
Date of meeting	2nd September 2021

1.0	Purpose of Report
1.1	To update Members in relation to planning appeal and related cases.
2.0	Present Position
2.1	The attached list covers the “live” planning appeals and Development of National Significance (DNS) caseload.
3.0	Recommendation/s for Consideration
3.1	That the report be noted.

	Application No Appeal Reference Case Officer	Site Address	Development	Type Procedure	Sit Rep
1	CO/2019/000101 APP/X6910/C/21/3268852 Jonathan Brooks	1 Hawthorne Glade Tanglewood Blaina	Without planning permission, the construction of steel framed raised decking	Enforcement Notice Written Reps	Decision received Appeal Dismissed Refer to separate report on this agenda
2	C/2021/0033 APP/X6910/A/21/3273885 Joanne White	Land rear of Newall Street & Gelli Grug Road, Abertillery	Outline for new build	Refusal of planning permission Written Reps	Decision received Appeal Dismissed Refer to separate report on this agenda
3	C/2020/0282 APP/X6910/A/21/3276988 Jane Engel	Maes y Dderwen Charles Street Tredegar	5 Bedroom supported living unit and associated works	Refusal of planning permission Written Reps	Awaiting Decision
4	C/2020/0227 APP/X6910/A/21/3278965 Les Taylor	Land adjoining Coed Cae Farm House, Victoria, Ebbw Vale	Outline for a single detached dwelling with parking	Refusal of planning permission Written Reps	Questionnaire submitted.

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning, Regulatory and General Licensing
Report Subject	Enforcement Appeal Update: 1 Hawthorne Glade, Tanglewood, Blaina
Report Author	Joanne White
Directorate	Regeneration and Community Services
Date of meeting	September 2021

1. Purpose of Report

- 1.1 To advise Members of the decision of the Planning Inspectorate in respect of an enforcement appeal against an enforcement notice (Ref: CO/2019/0101). The breach of planning alleged is for the construction of steel framed raised decking.
- 1.2 The notice was issued on 18th January 2021. The requirements of the notice are to remove the unauthorised steel framed raised decking with a compliance period of 3 months from the date the notice takes effect.
- 1.3 The appellant appealed on ground (a) – that planning permission should be granted.
- 1.4 The main issues are the effect of the development on the character and appearance of the area and the living conditions of neighbours.
- 1.5 The Inspector’s decision is based solely on the unauthorised works that have already taken place i.e. the section along the southern boundary that fronts the highway, and does not include future proposed works as indicated on the plans submitted by the

applicant i.e. decking wrapping around the rear of the garden adjacent to number 15 Tanglewood Drive.

2.0 Scope of the Report

- 2.1 The rear garden steeply falls away towards the highway and rear boundary. As such, the decking sits above the boundary fence line.
- 2.2 The Inspector recognised that the decking reads as a substantial and imposing structure when viewed from the public realm and looks out of place in the context of the surrounding area. Furthermore, the Inspector goes on to state that the decking appears to be awkward and contrived and agrees that it has a harmful effect on the character and appearance of the area.
- 2.3 Despite the appellant's argument that the mature landscaping between the decking and highway would eventually provide screening (and could be supplemented with additional planting), the Inspector did not consider that screening would adequately mitigate the visual harm associated with the decking.
- 2.4 Whilst the Inspector acknowledged that the finished decking (as shown the submitted plans) would give rise to unacceptable levels of overlooking upon No. 15 Tanglewood Drive, she confirmed that the part of the development being considered under this appeal i.e. the section fronting the highway, does not. As such, the existing decking does not conflict with LDP Policy DM1 or the SPG in respect of the impact upon the neighbour's living conditions.
- 2.5 The Inspector also acknowledged that the topography of the site renders it difficult to improve and make better use of the sloping part of the garden, but did not consider that these matters outweigh the harm to the character and appearance of the area caused by the decking.
- 2.6 Finally, the Inspector did not dispute that due to the topography of the area, there is a degree of overlooking between neighbouring properties over and above that normally expected. However, the appeal was determined on its own merits and other elevated decking structures within the wider estate (or how they

came into being) do not justify what is considered an unacceptable form of development.

2.7 In conclusion the Inspector refused to grant planning permission on the application and the Enforcement Notice is upheld.

2.8 The Inspector accordingly DISMISSED the appeal.

2.9 The 3-month compliance period in the initial notice will now run from the date of the appeal decision i.e. 3 months from 27th July 2021.

3. Recommendation/s for Consideration

3.1 That Members note for information the appeal decision as attached at **Appendix A**.

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Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 25/05/21

gan **Melissa Hall, BA (Hons), BTP, MSc, MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 27/7/21

Appeal Decision

Site visit made on 25/05/21

by **Melissa Hall, BA (Hons), BTP, MSc, MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 27/7/21

Appeal Ref: APP/X6910/C/21/3268852

Site address: 1 Hawthorne Glade, Tanglewood, Blaina, Gwent, NP13 3JT

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
 - The appeal is made by Mr Jamie Davies against an enforcement notice issued by Blaenau Gwent County Borough Council.
 - The enforcement notice was issued on 18 January 2021.
 - The breach of planning control as alleged in the notice is '*Without planning permission, the construction of steel framed raised decking*'.
 - The requirements of the notice are '*Remove the unauthorised steel framed raised decking*'.
 - The period for compliance with the requirements is 3 months from the date the Notice takes effect.
 - The appeal is proceeding on the grounds set out in section 174(2)(a) of the Town and Country Planning Act 1990 as amended.
-

Decision

1. I dismiss the appeal, uphold the Enforcement Notice (the EN) and refuse to grant planning permission on the application deemed to have been made.

Procedural Matters

2. The appellant has submitted drawings with the appeal which show the raised decking wrapping around the side and rear garden, adjacent to the boundaries with the highway and the garden of 15 Tanglewood Drive. At my site visit, I observed that it is only the area of decking along the southern side boundary adjacent to the highway that has been constructed and it stops short of the common boundary with No 15. Hence, the drawings clearly show prospective works that go beyond the remit of my consideration under ground (a) which is limited to the unauthorised works that have already taken place.
 3. The appellant states that the red line drawn on the Plan which accompanies the EN is incorrect. I note from the submitted drawings that the appellant's land ownership extends up to the back edge of the footway and includes the existing area of landscaping between the footway and the fence line. However, I am satisfied that the Plan that accompanies the EN clearly identifies the area of land upon which the unauthorised works have taken place.
-

The appeal on ground (a) / deemed planning application

4. An appeal on ground (a) is that planning permission should be granted. The main issues are the effect of the development on the character and appearance of the area and on the living conditions of neighbours.

Character and appearance

5. The appeal site is located within a modern residential estate. The property is positioned on the corner of Hawthorne Glade with its side and rear garden facing the estate's main access road of Tanglewood Drive and the side property boundary of 15 Tanglewood Drive, respectively.
6. The garden of the appeal site slopes steeply from an area of lawn that is level with the rear and side of the dwelling down to the existing fence line. Thus, the raised decking extends from the part of the garden that is at a higher ground level, creating a void underneath the steel frame where the land drops away. The effect of these works is that the decking is elevated above the fence which runs along the original ground level of the side property boundary. A further fence is positioned on top of the decking parallel with the side property boundary. Consequently, the void, the steel structure, the decking and the fencing atop can be seen from public vantage points along the highway.
7. That is, it reads as a substantial and imposing structure when viewed from the public realm and looks out of place in the context of its surroundings. Its elevated position above the line of the boundary fence appears awkward and contrived. It therefore has a harmful effect on the character and appearance of the area, in conflict with Policy DM1 of the adopted Blaenau Gwent Local Development Plan (LDP) 2012 which *inter alia* requires new development to have no unacceptable adverse visual impact. It would also be at odds with the thrust of the Council's adopted Supplementary Planning Guidance Note 7 '*Raised Decks, Balconies and Retaining Walls*' 2016 (SPG) insofar as its scale and massing fails to respect the appearance of the street scene.
8. I note the appellant's contention that there is an existing area of mature landscaping between the decking and the highway which would eventually provide screening and could be supplemented with further planting if required. Be that as it may, I do not consider that screening would satisfactorily mitigate the visual harm associated with the development.

Living conditions

9. I observed that the raised decking overlooks the front garden of No. 15 at a closer proximity and at an elevated vantage point (approximately in line with the first floor level of the neighbouring property) compared to that associated with the original ground levels of the garden. The Council acknowledges that the window in the side elevation of the neighbouring property facing the appeal site may not be a habitable room window.
10. Whilst I agree that the finished decking shown on the submitted plans would give a direct view of the private amenity space to the rear of the neighbouring property from an unacceptably close distance, exacerbating the degree of overlooking currently experienced, the part of the scheme that I am considering under this appeal does not. Rather, the decking is adjacent to the front garden of No. 15, which is open to the highway and thus affords its occupants a lesser degree of privacy than is the case with the enclosed garden to the rear. Although the decking is elevated to a height somewhere in line with the first floor, the habitable room windows on the front

elevation of No. 15 are positioned at an oblique angle relative to the decking and the structure does not currently extend up to the common boundary. Hence, I do not consider that the development, as constructed, has an unacceptable impact on the neighbours' living conditions that could justify the refusal of planning permission on this basis. Accordingly, I do not find conflict with LDP Policy DM1 or the SPG in respect of this matter.

Other matters

11. The appellant makes reference to the objective in the LDP of new developments meeting the needs of families. I also appreciate that the site's topography renders it difficult to improve and make better use of the sloping part of the garden and that the materials used in the construction of the decking are of high quality. Be that as it may, these matters do not outweigh the harm to the character and appearance of the area in the balance of acceptability.
12. I also do not dispute the appellant's contention that owing to the topography of the surrounding area, there is a degree of overlooking between neighbouring properties over and above that normally expected in modern residential estates such as this. I saw examples of raised decking of varying scale and form in the wider estate, albeit I am not aware of the circumstances which resulted in their coming into being or whether planning permission has been granted in each case. However, I am required to determine the appeal on its own merits and these matters do not justify what is otherwise an unacceptable form of development for the reasons I have already given.

Conclusion

13. In conclusion, the appeal is unsuccessful on ground (a) and the EN is upheld. I refuse to grant planning permission on the deemed application.
14. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of making our cities, towns and villages even better places in which to live and work.

Melissa Hall

INSPECTOR

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BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning, Regulatory and General Licensing
Report Subject	Planning Appeal Update: Land Rear of Newall Street, Abertillery
Report Author	Joanne White
Directorate	Regeneration and Community Services
Date of meeting	2nd September 2021

1. Purpose of Report	
1.1	To advise Members of the decision of the Planning Inspectorate in respect of a planning appeal against the refusal of planning permission (Ref: C/2021/0033). The development was for outline permission for a single dwelling.
1.2	The application was refused under delegated powers on 29 th March 2021.
2.0 Scope of the Report	
2.1	The application was refused on 2 grounds; <ul style="list-style-type: none"> a) The impact upon the character and appearance of the area. It was considered that the dwelling would have no relationship to the pattern of development or surrounding built form and would fail to contribute to the street scene; b) Highway safety grounds. Access to the site would add traffic movements to a highway that is considered to be sub-standard in design and unviable as a primary access for a new dwelling.
2.2	The site is located to the rear of terraces along Newall Street and Gelli Crug Road. The terraces back onto access/service roads

lined with garages. The Inspector agreed that the proposed dwelling would pay no regard to the surrounding area or pattern of development and would appear as an incongruous feature. He further agreed that the dwelling would have an adverse impact upon the character and appearance of the area.

2.3 The Inspector did not dispute the Highway Authority's claim that the junctions of the access/service road at Newall Street and Gelli Crug Road do not meet visibility requirements and are not wide enough to accommodate two-way traffic. Indeed, the Inspector agreed that the development would increase vehicle movements along a narrow, sub-standard route with poor visibility at the detriment to the safety of drivers and pedestrians.

2.4 The Inspector accordingly DISMISSED the appeal.

3. Recommendation/s for Consideration

3.1 That Members note for information the appeal decision for planning application C/2021/0033 as attached at **Appendix A**.



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 05/07/21

gan Mr A Thickett, BA (Hons) BTP Dip
RSA MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 26/7/21

Appeal Decision

Site visit made on 05/07/21

by Mr A Thickett, BA (Hons) BTP Dip RSA
MRTPI

an Inspector appointed by the Welsh Ministers

Date: 26/7/21

Appeal Ref: APP/X6910/A/21/3273885

Site address: Land rear of Newall Street and Gelli Crug Road, Abertillery

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr D Bull against the decision of Blaenau Gwent County Borough Council.
 - The application Ref: C/2021/0033 dated 1 February 2021, was refused by notice dated 29 March 2021.
 - The development proposed is outline for new build. All matters are reserved for subsequent approval.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. Although the application form does not specify the type or amount of development, scale parameters and indicative plans submitted in support of the application show a single, two storey dwelling. I have considered the appeal on that basis.

Main Issues

3. The main issues are the impact of the proposed development on the character and appearance of the area and highway safety.

Reasons

Character and appearance

4. The appeal site comprises a rough overgrown piece of land to the rear of terraces on Newall Street and Gelli Crug Road. The terraces back on to rear service roads lined by garages. The area is characterised by tight knit terraced streets. I acknowledge that the nature of the site is such that it is unlikely any new development could match the prevailing built form and urban grain. However, that does not mean that good design and place making principles should be put aside or relaxed.
 5. The proposal to erect a single dwelling here pays no regard to the site's surroundings, it would be at odds with the pattern of development and stick out as an incongruous feature. I conclude that the proposed development would have an adverse impact on
-

the character and appearance of the area and conflicts with Policies DM1(2) and DM2 of the Blaenau Gwent County Borough Council Local Development Plan up to 2021, adopted 2012 (LDP).

Highway safety

6. The site is served by a service road with access to Gelli Crug Road and Newall Street. As stated above, the service road is lined by garages to the rear of properties on Newall Street and Gelli Crug Road. The appellant does not dispute the Highway Authority's assertion that the junctions of the service road with Newall Street and Gelli Crug Road do not meet minimum visibility requirements, (2.4m x 43m) and are not wide enough to accommodate opposing two-way traffic. Nor, from my observations do I have any reason to take a different view. The proposed development would increase vehicle movements along a narrow, sub-standard route with poor visibility at its junctions with the highway, to the detriment of the safety of drivers and pedestrians alike.
7. The Council disputes the appellant's claim that he has rights of access to Gelli Crug Road to the north of the site. Whatever the legal position, the shared boundary with Gelli Crug Road is lined by walls. Nothing is submitted to show that an access could be created with the necessary visibility splays and Gelli Crug Road is only a single lane width at this point. I conclude that the proposal would be detrimental to highway safety and conflicts with Policy DM1(3) of the LDP.

Conclusions

8. For the reasons given above and having regard to all matters raised, I conclude that the appeal should be dismissed.
9. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of building better environments.

Anthony Thickett

Inspector

Agenda Item 8

Report Date: 23 August 2021

Report Author: Kath Rees

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning, Regulatory and General Licensing
Report Subject	List of applications decided under delegated powers between 12th July 2021 and 20th August 2021
Report Author	Senior Business Support Officer
Report Date	23rd August 2021
Directorate	Regeneration & Community Services
Date of meeting	2nd September 2021

1.0 Purpose of Report
1.1 To report decisions taken under delegated powers.
2.0 Scope of the Report
2.1 The attached list deals with the period 12 th July 2021 and 20 th August 2021
3.0 Recommendation/s for Consideration
3.1 The report lists decisions that have already been made and is for information only.

Application No.	Address	Proposal	Valid Date Decision Date
C/2021/0086	Newtown Bridge, Steelworks Road, Ebbw Vale	Application for Listed Building Consent for works to include a) To inject a resinous material and/or ultra-fine lime grout above the masonry ring of the Big Arch to provide a water-resistant barrier. b) To undertake strengthening works to the underside of Big Arch and to remove all loose mortar and delaminating stonework. c) To remove the temporary crash deck and steel frame. d) To remove the vegetation from the both elevations and to clean the stonework of Newtown Bridge. e) To resurface the carriageway above the arch (Newtown Road) with hot rolled asphalt to provide a waterproof surface. The road gullies and storm drainage pipes will also be surveyed and if defective shall be replaced. f) To re-point and apply an invisible waterproof sealant to the block paviers on the north and south elevations of the bridge and to clean out the drainage channels. g) To assess the continuity of the Iron ties at both ends of Big Arch.	01/04/21 21/07/21 Approved
C/2021/0120	St. Mary's Church In Wales Primary School Intermediate Road Brynmaur	Construction of a 17 bay ground level car park on school grounds.	29/04/21 10/08/21 Approved
C/2021/0199	17 Eastville Road, Tyllwyn, Ebbw Vale	Proposed first floor extension.	25/06/21 16/08/21 Approved

C/2021/0195	22 Howards Way Victoria, Ebbw Vale	Proposed single storey rear extension	10/06/21 14/07/21 Lawful Development Certificate Granted
C/2021/0100	Land adjoining Cwmrhydderch Court Cwm, Ebbw Vale	Detached 3 storey house with parking (new build).	16/04/21 04/08/21 Approved
C/2021/0101	Land adjoining Cwmrhydderch Court, Cwm, Ebbw Vale	Detached 3 storey house with parking (x1 new build, 4 bed).	16/04/21 04/08/21 Approved
C/2021/0050	Carno Cottage Reservoir Road, Beaufort, Ebbw Vale	New vehicle gate and fence to existing private access road from public road (Retention)	01/03/21 13/07/21 Approved
C/2021/0180	16 Coed Cae, Rassau, Ebbw Vale	Demolition of existing dwelling and proposed new dwelling	08/06/21 06/08/21 Approved
C/2021/0182	Waun Dew, Beaufort Hill, Beaufort, Ebbw Vale	Proposed construction of 2 no. new houses with associated external works.	10/06/21 04/08/21 Refused
C/2021/0171	24 Bethcar Street, Ebbw Vale	Existing signage to be replaced with a new fascia sign.	18/05/21 13/07/21 Approved

C/2021/0191	3 Little Lane Beaufort Ebbw Vale	Alterations and extensions to replace the existing flat roof dormer & roof balcony with a new front and rear dormer extensions, replacement front porch & fenestration alterations.	14/06/21 05/08/21 Refused
C/2021/0091	Tilers Arms Abertillery Road, Blaina, Abertillery	Application for Discharge of Condition 2 (dormer access point as part of the bat mitigation and implementation timetable) of planning permission C/2016/0334 (Conversion of a disused and derelict Public House and above flat into 5no self-contained-flats).	07/04/21 13/07/21 Condition Discharged
C/2021/0169	Unit A-U (Consel), The Box Units, Lime Avenue, Ebbw Vale	Application for discharge of condition 10 (Installation of electric charging points) of planning permission C/2018/0208 (Provision of office development (A2 & B1) with ancillary facilities constructed from shipping containers with footpaths and parking area)	20/05/21 14/07/21 Condition Discharged
C/2021/0170	No 1-9 The Business Units, Lime Avenue, Ebbw Vale	Application for discharge of condition 13 (Installation of electric charging points) of planning permission C/2018/0152 (Construction of 9 business units (B1) within 3 buildings, with associated parking & new access road)	20/05/21 12/08/21 Condition Discharged
C/2021/0187	96 Oak Street, Abertillery	Proposed First Floor Extension.	14/06/21 19/08/21 Approved

C/2021/0163	The Bridge, Station Approach, Pontygof, Ebbw Vale	Discharge of condition 2 - Detailed flood evacuation plan for planning application C/2020/0148 (Change of use to nursery, bin storage, escape stair, landscaping & associated car park).	26/05/21 05/08/21 Condition Discharged
C/2021/0130	Land North of Regain Building, Mill Lane, Ebbw Vale	Application for Discharge of Conditions: 5 (Ground Investigation Validation Report) of planning permission C/2018/0152 (Construction of 9 business units (B1) within 3 buildings, with associated parking and new access road)	06/05/21 12/07/21 Condition Discharged
C/2021/0178	16 Bryn Oyre Upper Coedcae Nantyglo Brynmawr	First floor balcony to the side elevation, with a new opening from the first floor to the balcony.	03/06/21 19/08/21 Approved
C/2021/0123	Ger-y-Mynydd Bungalow, Surgery Road, Blaina, Abertillery	Proposed off-road parking, boundary walls & gates.	12/04/21 05/08/21 Approved
C/2021/0155	14 Old Blaenavon Road, Brynmawr	Single storey side extension.	18/05/21 05/08/21 Approved
C/2021/0105	4 & 5 High Street, Abertillery	Replacement of shopfront, construction of pitched roof and installation of new external stairs to the rear.	24/06/21 06/08/21 Approved
C/2021/0106	9 & 10 Market Square, Ebbw Vale	Change of use of first floor from offices (B1) to one flat (C3a) and ground floor retail x2 (A1) to A3.	20/04/21 29/07/21 Approved

C/2021/0094	Civic Amenity Site, Roseheyworth Business Park, Roseheyworth, Abertillery	Single storey education building to be used in association with an existing household waste recycling centre.	12/04/21 15/07/21 Approved
C/2021/0158	11 Elmwood Grove, Georgetown, Tredegar	Erection of a single storey rear extension.	25/05/21 20/07/21 Approved
C/2021/0149	70 Charles Street, Tredegar	Two storey side extension.	18/05/21 19/07/21 Approved
C/2021/0210	St Illtyds Church, Church Road, Brynithel, Abertillery	Noticeboard to be located in place of the existing litter bin at the highway verge.	12/07/21 20/08/21 Approved
C/2021/0208	5 Usk Place, Rassau, Ebbw Vale	Application for a Lawful Development Certificate for the replacement of an existing conservatory with a single storey dining room extension to the rear of dwelling.	28/06/21 09/08/21 Lawful Development Certificate Granted
C/2021/0156	Barham House, Badminton Grove, Ebbw Vale	Retention of summer house, raised decking, pergola, boundary wall, fences; and change of use of land.	25/05/21 28/07/21 Approved

C/2021/0165	71 Alexandra Street, Blaina, Abertillery	Replacement detached garage to the rear of property.	16/05/21 20/07/21 Approved
C/2021/0204	13 Western Crescent, Tredegar	Non material amendment application to change roof covering from slate to grey concrete tiles; change colour of face brick to medium grey (with black feature brick); change colour of uPVC windows and doors to medium grey and add stone cladding (grey/black contrast) to porch supporting pillar. (planning permission C/2019/00062 - Replacement detached bungalow).	18/06/21 15/07/21 Approved
C/2021/0173	Regain Building & Basement Garden, Mill Lane, Victoria, Ebbw Vale	Application for non-material amendment of condition 8 of planning permission C/2020/0027 to allow the construction of the building to commence before submission of all details relating to external finishes and materials.	12/05/21 12/07/21 Approved
C/2021/0201	Parkside Garage, Catholic Road, Brynmawr	Application for non-material amendment of planning permissions C/2019/0191 (Demolish & replace vehicle maintenance workshop in association with the existing haulage business) - the two vehicle entrance doors to be replaced with one door and the office building at the side to be removed.	15/06/21 21/07/21 Approved
C/2021/0183	Hillcrest, Penygraig Terrace, Brynithel, Abertillery	Proposed roof terrace and deck to side of annex.	11/06/21 26/07/21 Approved

C/2021/0188	3 Victoria Street, Blaina, Abertillery	Proposed domestic garage at the rear.	25/05/21 13/08/21 Approved
C/2021/0185	5 Somerset Street, Abertillery	Retrospective application - integral illumination and screen to the ATM fascia, internally illuminated free cash withdrawals sign above the ATM and blue LED halo illumination to the surround.	14/06/21 26/07/21 Approved
C/2021/0176	29 Glanffrwd Terrace Beaufort, Ebbw Vale	Proposed first floor extension.	02/06/21 14/07/21 Approved
C/2021/0164	Claerwen, Duffryn Road, Abertillery	Proposed rear single storey extension / orangery	14/05/21 19/07/21 Approved
C/2021/0141	Penrhyn Farm, Trefil Road, Trefil, Tredegar	Formation of a 20m x 40m all-weather outdoor horse arena for private use.	28/04/21 13/07/21 Approved
C/2021/0159	15 Lindsay Gardens, Tredegar	Single storey rear extension.	11/05/21 14/07/21 Approved
C/2021/0161	13 Pant-y-Fforest, Ebbw Vale	Proposed single storey extension at the rear of property.	12/05/21 14/07/21 Approved

C/2021/0192	50 Windsor Road, Six Bells, Abertillery	Replace existing single storey rear extension with a two storey extension.	18/06/21 12/08/21 Approved
C/2021/0181	91 Windsor Road, Brynmawr, Ebbw Vale	Proposed two storey extension at the rear of dwelling with a single storey element.	24/05/21 06/08/21 Approved
C/2021/0190	Unit 26A Rassau Industrial Estate, Rassau, Ebbw Vale	Construction of an access track. Minor re-alignment to the consented access track in relation to planning permission/application C/2015/0420.	17/06/21 04/08/21 Approved
C/2021/0206	10 Maple Way, Rassau, Ebbw Vale	(1) A new single storey entrance porch to front elevation, (2) a new single storey sun room to rear elevation; (3) replacement garage with office space to cut-roof zone, with link connecting to the existing dwelling house.	19/06/21 18/08/21 Approved
C/2021/0184	Somerset Street, Abertillery	Retrospective application for the installation of an ATM.	14/06/21 26/07/21 Approved
C/2020/0151	70 & 72 Arail Street, Six Bells, Abertillery	Change of use of offices to 2 residential dwellings	07/07/20 15/07/21 Approved

C/2020/0297	Former NMC Factory, Blaina Road, Brynmawr	Application for Discharge of Conditions: F3 (walls/fence/gates & retaining walls), F11 (CEMP), F15 part (d) (Remediation note), F20 (Drainage) of planning permission C/2017/0019 (This is an hybrid planning application comprising of: outline application for: retail units 2, 3 and 4 (Unit 2 Class A1 Convenience food store 1,392sqm retail; Unit 3 Class A1 Comparison 1631 sq m, and a flexible use for Unit 4 Classes A1/A2/A3 121 sqm.); and a full application for restaurant (Unit 1 Class A3 McDonald's 415sqm))	21/12/20 15/07/21 Condition Discharged
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