

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	Chair & Members of Planning Committee
Report Subject	Appeal Update Report – Glyn Millwr, Stones Houses, Blaina
Report Author	Enforcement Officer – Paul Samuel
Date of Meeting	10th July 2024
Directorate	Regeneration and Community Services

1. Purpose of the report

To advise Members of an appeal decision against an Enforcement Notice for the unauthorised change of use of land to a residential travellers' site including the siting of caravans and associated vehicles at Glyn Millwr, Stones Houses, Blaina.

2. Scope and Background

1. For information purposes below is a brief chronology of the case:

- Complaints were received in September 2020 regarding several caravans occupying land to the north beyond the already approved Traveller site at Glyn Millwr, Stones Houses, Blaina.
- Subsequent site visit substantiated the allegations and a breach present for the unauthorised change of use of and occupation of land as a traveller site.
- In April 2022 a retrospective planning application was submitted for an extension to the existing traveller site to accommodate an additional 5 pitches including hardstand, parking, toilet, fencing and extension to access drive.

- In October 2022 the retrospective planning application was refused due to the highway serving the site being sub-standard with regards to both highway design and construction in terms of highway safety and capacity grounds. Furthermore, the scale of development was considered to result in a cramped form of development. No appeal was ever submitted against the refusal of planning permission.
- Following the refusal of planning permission the landowners were contacted requesting the unauthorised use of the site ceases and all associated caravans and vehicles vacate the site within 28 days.
- In December 2022 an Enforcement Notice served requiring the use of the land cease, all caravans and associated vehicles be removed. The time period for compliance on the notice was 2 months.
- In January 2023 the recipients of the notice and landowner submitted an appeal to the Planning & Environment Decisions Wales (PEDW). The ground of appeal submitted was that the requirements of the notice are excessive and lesser steps could be taken to resolve the breach.
- On 16th April 2024 **PEDW dismissed the appeal.**
- On 23rd April 2024 the landowner was contacted advising them of the appeal decision and confirming that the enforcement notice has now taken effect from the date of the Inspector's decision and they are required to comply with the notice and vacate the land by 16th June 2024.
- At the time of writing this report the enforcement notice has not been complied with and the caravans and vehicles still occupy the land and remains in use as a traveller site. Members are advised that the LPA are currently in discussion with representatives of the site owners. Officers are considering its next steps. This will likely require instructing external Counsel.

3. Conclusion

That Members note the appeal decision by PEDW (Appendix A) and will be updated with further progress of the case in due course.