

# NANTYGLO & BLAINA TOWN COUNCIL CYNGOR TREF NANT-Y-GLO A BLAENAU

Mrs T Hughes - Town Clerk/RFO

Council Offices, Blaina Institute, High Street, Blaina NP13 3BN  
Swyddfa'r Cyngor, Sefydliad Blaenau, Y Stryd Fawr, Blaenau NP13 3BN

Tel: 01495 292817 E-mail: [clerk@nantygloandblainatc.co.uk](mailto:clerk@nantygloandblainatc.co.uk)

Dear Member,

You are summoned to attend a remote meeting of the Highways and Planning Committee to be held **on Tuesday 11<sup>th</sup> January 2022 at 1.00pm.**

Members of the Council have been provided with instructions on how to join the meeting.

If any member of the public wishes to attend (remotely) the meeting, please contact the Town Clerk at the above e-mail by 12 noon on 11<sup>th</sup> January 2022 for details of how to access the meeting.

Yours sincerely



Town Clerk

**A meeting to which members of the public are entitled to attend.**

## **AGENDA**

### **Declaration of Interest**

Members are invited to declare matters of interest either at the beginning or at any time during the proceedings. Members are reminded that all declarations of interest must be recorded in the book provided.

#### **1. Apologies for absence:**

Members are invited to consider the apologies for absence and to formally resolve to accept.

#### **2. Correspondence:**

Members are invited to consider the listed correspondence, plus with the Chairman's permission, any urgent information that may be received prior to the date of the meeting.

##### **a) One Voice Wales:**

E-mail - Regarding Policy Announcements at the Compulsory Purchase Association (CPA) Wales National Conference 2021 (*For information - Copy attached*)

**3. Planning Applications:**

Members are invited to consider any further applications that may be received prior to the date of the meeting:

- a) Planning Application No. C/2021/0378 – 1 Hawthorne Glade, Tanglewood, Blaina:  
Retention and completion of raised decking area (previous application C/2019/0310)  
(*copy attached*).

**4. Licence Applications:**

Members are invited to consider the application(s):

- a) Applicant's name & address:  
Iain O'Hara – 63 Brynawelon, Nantyglo (name & premise address is the same)  
Application details:  
Application for a Personal Licence (Licensing Act 2003)

**From:** Tracy Gilmartin <tgilmartin@onevoicewales.wales>  
**Sent:** 09 December 2021 15:57  
**To:** Tracy Gilmartin  
**Subject:** Policy Announcements at the Compulsory Purchase Association (CPA) Wales National Conference 2021/ Gyhoeddiadau Polisi'r Gweinidog yng Nghynhadledd Genedlaethol Cymdeithas Prynu Gorfodol Cymru 2021

For your information / Ar gyfer eich gwybodaeth

**From:** [Andrew.Jones2@gov.wales](mailto:Andrew.Jones2@gov.wales) <[Andrew.Jones2@gov.wales](mailto:Andrew.Jones2@gov.wales)> **On Behalf Of** [YstadauCymru@gov.wales](mailto:YstadauCymru@gov.wales)  
**Sent:** 09 December 2021 15:47  
**Subject:** Policy Announcements at the Compulsory Purchase Association (CPA) Wales National Conference 2021/ Gyhoeddiadau Polisi'r Gweinidog yng Nghynhadledd Genedlaethol Cymdeithas Prynu Gorfodol Cymru 2021

Yng Nghynhadledd Genedlaethol Cymdeithas Prynu Gorfodol Cymru (CPA) 2021 a gynhaliwyd ar 6 Rhagfyr, cadarnhaodd y Gweinidog dros y Newid yn yr Hinsawdd dros y chweched Senedd y bydd Llywodraeth Cymru yn parhau i archwilio a gweithredu diwygiadau i broses y Gorchymyn Prynu Gorfodol (GPG) i ddileu rhwystrau i ddefnyddio pwerau prynu gorfodol, gan adeiladu ar ddiwygiadau a gyflwynwyd eisoes dros dymor diwethaf y Senedd.

Amlinellodd y Gweinidog fod Llywodraeth Cymru yn cefnogi defnyddio a diwygio pwerau prynu gorfodol i helpu i gyflawni'r ymrwymadau canlynol yn y Rhaglen Lywodraethu:

- Adeiladu 20,000 o gartrefi cymdeithasol carbon isel newydd i'w rhentu.
- Helpu busnesau bach i symud i siopau gwag.
- Lleihau beichiau gweinyddol ar awdurdodau lleol.

Ailbwysleisiodd y Gweinidog ymrwymiad i gefnogi'r gwaith o uwchsgilio a gwella gwybodaeth a dealltwriaeth awdurdodau lleol o'r broses GPG. Aeth y Gweinidog ymlaen i wneud y cyhoeddiadau canlynol i gyflawni ei hymrwymiad:

- Yn gynnar yn y Flwyddyn Newydd bydd Llywodraeth Cymru yn rhoi gwahoddiadau i bob awdurdod cyhoeddus fynychu digwyddiad lledaenu i ddysgu mwy am gynnwys ei Llawlyfr GPG a sut y gellir ei ddefnyddio'n ymarferol i ddatblygu GPGion.
- Bydd gweithdrefnau ymchwiliadau newydd symlach y GPG yn dod i rym y flwyddyn nesaf a bydd canllawiau cylchlythyr newydd

At the Compulsory Purchase Association (CPA) Wales National Conference 2021 held on 6<sup>th</sup> December the Minister for Climate Change confirmed over the sixth Senedd the Welsh Government will continue to explore and implement reforms to the CPO process to remove barriers to the use of compulsory purchase powers, building on reforms already delivered over the last Senedd term.

The Minister outlined the Welsh Government supports the use and reform of compulsory purchase powers to help deliver the following Programme for Government commitments:

- Building 20,000 new low carbon social homes for rent.
- Helping small businesses move into vacant shops.
- Reducing administrative burdens on local authorities.

The Minister reaffirmed a commitment to support the up-skilling and improvement of local authorities' knowledge and understanding of the CPO process. The Minister went on to make the following announcements to deliver on her commitment:

- Early in the New Year the Welsh Government will issue invitations to all public authorities to attend a dissemination event to learn more about the content of its CPO Manual and how it can be used in practice to take forward CPOs.

<p>Llywodraeth Cymru ac ail argraffiad o Lawlyfr GPG Llywodraeth Cymru yn cael eu cyhoeddi ochr yn ochr â'r rheolau newydd i helpu i'w gweithredu.</p> <ul style="list-style-type: none"> <li>• Cadarnhad bod cofrestr ar-lein Llywodraeth Cymru o benderfyniadau'r GPGion wedi'i chyhoeddi a'i bod yn fyw ar ei <a href="#">gwefan</a>. Amcan cofrestr y GPG yw caniatáu i awdurdodau lleol ddeall yn well: <ul style="list-style-type: none"> <li>➢ sut mae Gweinidogion Cymru wedi cymhwyso polisi,</li> <li>➢ amserlenni dan sylw, a</li> <li>➢ penderfyniadau ar GPGion unigol.</li> </ul> </li> <li>• Cadarnhad bod gwaith ar y gweill i gyflwyno Bil Cynllunio wedi'i Gydgrynhoi yn ystod tymor y Senedd hon i symleiddio a moderneiddio cyfraith cynllunio yng Nghymru gan gynnwys pwerau prynu gorfodol.</li> </ul>	<ul style="list-style-type: none"> <li>• New streamlined CPO inquiry procedures will be coming into force next year and new Welsh Government Circular guidance and a second edition of the Welsh Government's CPO Manual will be published alongside the new rules to aid implementation.</li> <li>• Confirmation that the Welsh Government's online register of CPOs decisions had been published and was live on its <a href="#">website</a>. The objective of the CPO register is to allow local authorities to better understand: <ul style="list-style-type: none"> <li>➢ how Welsh Ministers have applied policy,</li> <li>➢ timescales involved, and</li> <li>➢ decisions on individual CPOs.</li> </ul> </li> <li>• Confirmation that work was underway to bring forward a Planning Consolidated Bill during this Senedd term to simplify and modernise planning law in Wales including compulsory purchase powers.</li> </ul>
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I am sending this e-mail on behalf of the Ystadau Cymru Secretariat to the main board, the Regional Chairs and our Local Government heads of estates mailing lists. Please forward further to those who you feel may benefit.

#### Andrew Jones

Is-adran Tir / **Land Division**

Adran Tai ac Adfywio / **Housing & Regeneration Directorate**

Llywodraeth Cymru / **Welsh Government**

Ffon / 'Phone : **03000 256375**

e-bost /e-mail : [andrew.jones2@gov.wales](mailto:andrew.jones2@gov.wales)



Hapus i gyfathrebu'n Saesneg neu yn y Gymraeg/Happy to communicate in English or Welsh

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

## Tracy

**From:** Davies, Ann 1 <Ann.Davies2@blaenau-gwent.gov.uk>  
**Sent:** 13 December 2021 15:19  
**To:** Clerk  
**Subject:** Planning Consultation | TC | C/2021/0378- 1 Hawthorne Glade  
**Attachments:** 0378-Application Form-Redacted.pdf; Site Location Plan.pdf; 387,2 proposed elev & section.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Email sent on behalf of Joanne White



Planning Ref.: C/2021/0378

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION FOR PLANNING PERMISSION**

Please see attached documents in respect of the planning application below for your comments/observations.

**APPLICATION / PROPOSED DEVELOPMENT: -**

- **LOCATION:** 1 Hawthorne Glade, Tanglewood, BLAINA, Abertillery, Gwent, NP13 3JT
- **PROPOSAL:** Retention and completion of raised decking area (previous application C/2019/0310).

Please forward your response to [planning@blaenau-gwent.gov.uk](mailto:planning@blaenau-gwent.gov.uk) within 21 days of the date of this email quoting the reference number above.

If no communication is received within this period, the application will be determined on the assumption you have no comments to make.

Yours faithfully

Mrs Joanne White Msc  
Team Leader, Development Management

T: 01495 355555  
E: [planning@blaenau-gwent.gov.uk](mailto:planning@blaenau-gwent.gov.uk)

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg a Saesneg a byddwn yn cyfathrebu gyda chi yn eich dewis iaith, dim ond i chi rhoi gwybod i ni pa un sydd well gennych. Ni fydd gohebu yn Gymraeg yn creu unrhyw oedi.

The Council welcomes correspondence in Welsh and English and we will communicate with you in the language of your choice, as long as you let us know which you prefer. Corresponding in Welsh will not lead to any delay.

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu yn y ddwy iaith. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

**Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent**

Floor 1a, Municipal Offices, Civic Centre,  
Ebbw Vale. NP23 6XB  
Tel: 01495 355555 Fax: 01495 355598  
Email: [planning@blaenau-gwent.gov.uk](mailto:planning@blaenau-gwent.gov.uk)

Llawr 1a, Swyddfeydd Bwrdeisiol, Canolfan Ddinesig  
Glyn Ebwy. NP23 6XB  
Ffôn: 01495 355555 Ffacs: 01495 355598  
Email: [planning@blaenau-gwent.gov.uk](mailto:planning@blaenau-gwent.gov.uk)



[www.blaenau-gwent.gov.uk](http://www.blaenau-gwent.gov.uk)

## Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting [www.planningportal.gov.uk/apply](http://www.planningportal.gov.uk/apply)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address	2. Agent Name and Address
Title: <b>MR</b> First name: <b>JAMIE</b>	Title: <b>MR.</b> First name: <b>TERRY</b>
Last name: <b>DAVIES</b>	Last name: <b>MORGAN</b>
Company (optional): <b>—</b>	Company (optional): <b>—</b>
Unit: <b>—</b> House number: <b>1</b> House suffix: <b>—</b>	Unit: <b>—</b> House number: <b>—</b> House suffix: <b>—</b>
House name: <b>—</b>	House name: <b>CLIFTON HOUSE</b>
Address 1: <b>HANTHORN GLADE</b>	Address 1: <b>WESTSIDE</b>
Address 2: <b>TANGLEWOOD</b>	Address 2: <b>BLAINA</b>
Address 3: <b>BLAINA</b>	Address 3: <b>—</b>
Town: <b>ABERTILLERY</b>	Town: <b>ABERTILLERY</b>
County: <b>GWENT</b>	County: <b>GWENT</b>
Country: <b>—</b>	Country: <b>—</b>
Postcode: <b>NP13 3JT</b>	Postcode: <b>NP13 3DD</b>

### 3. Description of Proposed Works

Please describe the proposed works:

**RETENTION AND COMPLETION OF RAISED  
DECKING AREA**

### 3. Description of Proposed Works (continued)

Has the work already started? ☒ Yes ☐ No

If Yes, please state when the work was started (DD/MM/YYYY):

20-07-2019

(date must be pre-application submission)

Has the work already been completed? ☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

### 4. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

### 5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

### 6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

Reference:

Date (DD MM YYYY):   
(must be pre-application submission)

Details of the pre-application advice received:

### 7. Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building? ☐ Yes ☒ No

(ii) alterations or enlargement to your roof? ☐ Yes ☒ No

(iii) the loss of any trees or hedges? ☐ Yes ☒ No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.  
Your local planning authority will be able to advise you further, guidance is also available from the Planning Portal.

### 8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

### 9. Authority Employee / Member

With respect to the Authority, I am:

a) a member of staff  
b) an elected member  
c) related to a member of staff  
d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

## 10. Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal? ☐ Yes ☒ No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required. All tree surveys should accord with BS5837; guidance notes are available on the Planning Portal.

## 11. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRAWG: 387/1 387/2 387/3 387/4  
SITE PLAN REF: 320779. 208269

## 12. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

### Certificate of Ownership – Certificate A


#### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):





24-11-2021

### Certificate of Ownership – Certificate B

#### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

### Certificate of Ownership – Certificate C

#### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

## 12. Ownership Certificates (continued)

### Certificate of Ownership – Certificate D

#### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

## 13. Agricultural Holdings

### Agricultural Holding Certificate

#### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24-11-2021

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

## 14. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Applications for planning permission in Wales must be accompanied by certain additional supporting documents if they exceed certain thresholds. For detailed information please refer to Welsh Government Circular WGC 002/2012 and the guidance available on the Planning Portal website. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The original and 3 copies of a design and access statement where proposed works fall within one of the following designated areas:



- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site



The correct fee:

N/A



The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



### 15. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24-11-2024

(date cannot be pre-application)

### 16. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

### 17. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

### 18. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

**SITE LOCATION PLAN**  
**AREA 2 HA**  
**SCALE 1:1250 on A4**  
**CENTRE COORDINATES: 320779, 208289**

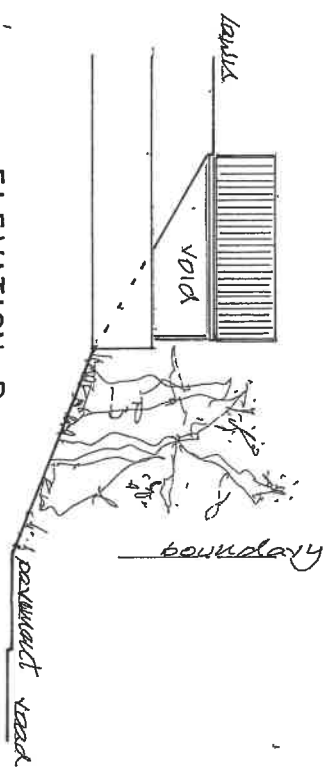


*proposed site*

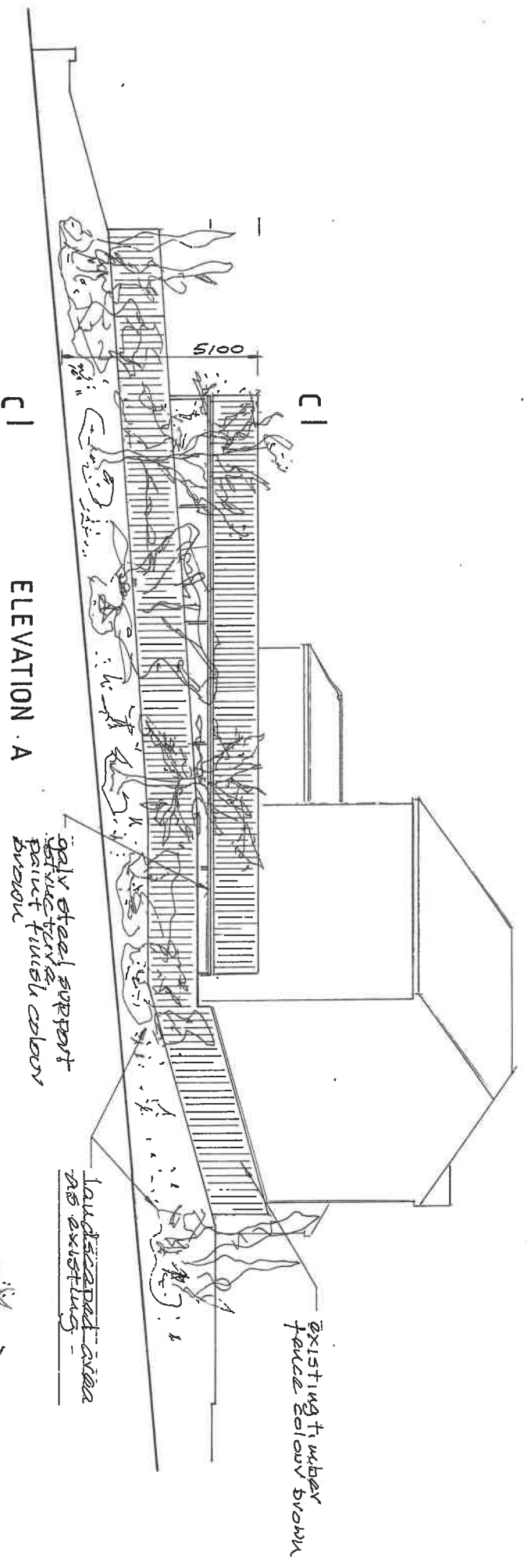


Supplied by Streetwise Maps Ltd  
[www.streetwise.net](http://www.streetwise.net)  
 Licence No: 100047474  
 19/09/2019 10:11

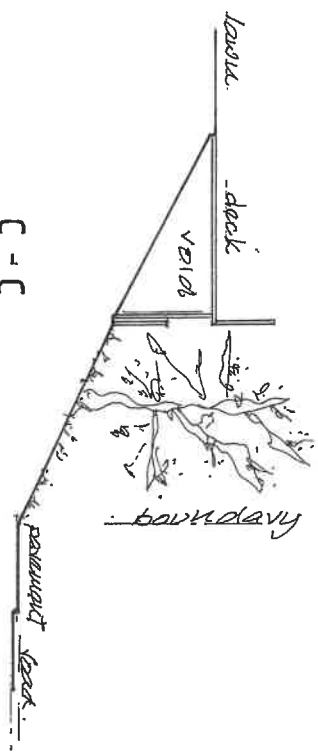
ELEVATION B



ELEVATION A



C - C



Agent		Project	
Isingara		1. Handlown Glade Isingara	
Cliff House		Isingara, proposed refectory	
Isingara		and completion of raised deck	
Elevat		Drawing title	
tel: 01495 890852		Elevations and section	
24/09	22/78	Scale	Drawn
387/2	23-11-21	1:100/1:3	7/4