

Hem 3 ci)

Planning Consultation C/2020/0214 30 Queen Street,
Blaina, BlaenauGwent.

From: Nicola.Ferguson@blaenau-gwent.gov.uk

Sent: Thu, 17 Sep, 2020 at 14:56

To: clerk@nantygloandblainatc.co.uk

image001.jpg (3.6 KB) image002.jpg (3.7 KB)

AC Background Letter 20.04.20.pdf (73 KB)

ApplicationForm Redacted.pdf (2.1 MB) Site location plan.pdf (376 KB)

TAL201801 - site location plan, site plans, floor & elevations.pdf (336.8 KB)

– Download all

NANTYGLO & BLAINA

22 SEP 2020

TOWN COUNCIL

Date: 17 September 2020

Planning Ref: C/2020/0214

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Sharon Matthews, Linc
Cymru Housing Association, 30 Queen Street, Abertillery,
Blaenau Gwent, NP13 3JU

I enclose herewith an application form and location plan in
respect of a planning application for development at the
above site.

Please forward your observations upon the intended
development within 21 days of the date of this letter. If no
communication is received within this time the application
will be determined on the assumption that you have no
comments to make.

Yours faithfully
Joanne White

OBSERVATIONS

-
-
-
-
-
-
-

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

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.

1. Site Details

Number	30
Suffix	
Property name	
Address line 1	Queen Street
Address line 2	
Town/city	Blaina
Postcode	NP13 3JU
Description of site location must be completed if postcode is not known:	
Easting (x)	320086
Northing (y)	208144
Description	

2. Applicant Details

Title	
First name	Sharon
Surname	matthews
Company name	Linc Cymru Housing Association
Address line 1	387 Newport Road
Address line 2	
Address line 3	
Town/city	Cardiff
Country	United Kingdom
Postcode	CF24 1GG

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title

Mr

First name

John

Surname

Griffiths

Company name

Tecta Associates Limited

Address line 1

Blacksmiths Shop

Address line 2

The Forge

Address line 3

Cantref

Town/city

Brecon

Country

United Kingdom

Postcode

LD3 8LR

Primary number

Secondary number

Email

4. Description of Proposed Works

Please describe the proposed works:

Construction of single storey rear extension

Has the work already been started without planning permission?

☐ Yes ☒ No

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

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

6. 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, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

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 hedgerows? ☐ 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 in the help text.

8. 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)

- ☒ The agent
- ☐ The applicant
- ☐ Other person

9. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application? ☐ Yes ☒ No

10. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (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

11. Ownership Certificates

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 seven years left to run) of any part of the land or building to which the application relates.

Person role

- ☐ The applicant
- ☒ The agent

Title	Mr
First name	John
Surname	Griffiths
Declaration date	10/09/2020

☒ Declaration made

12. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

12. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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

Person role

☐ The applicant ☒ The agent

Title

Mr

First name

John

Surname

Griffiths

Declaration Date

10/09/2020

☒ Declaration made

13. 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. ☒

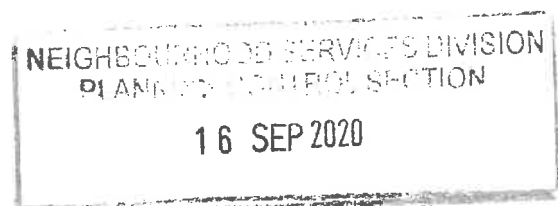
Date (cannot be pre-application)

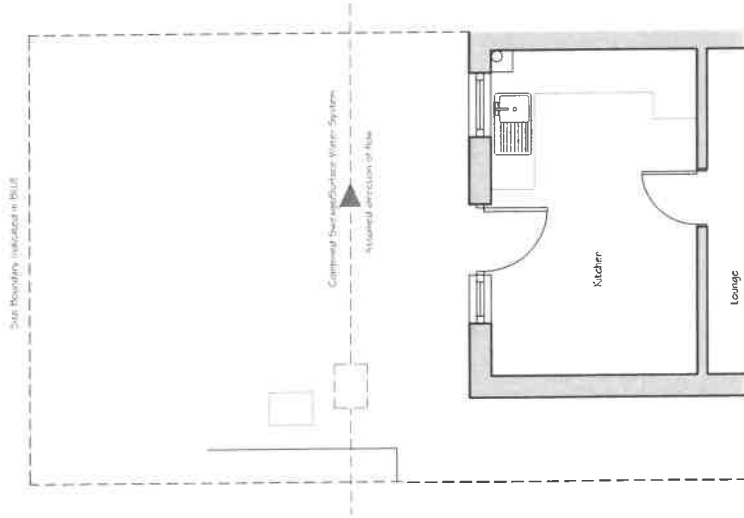
10/09/2020

C/2020/0714

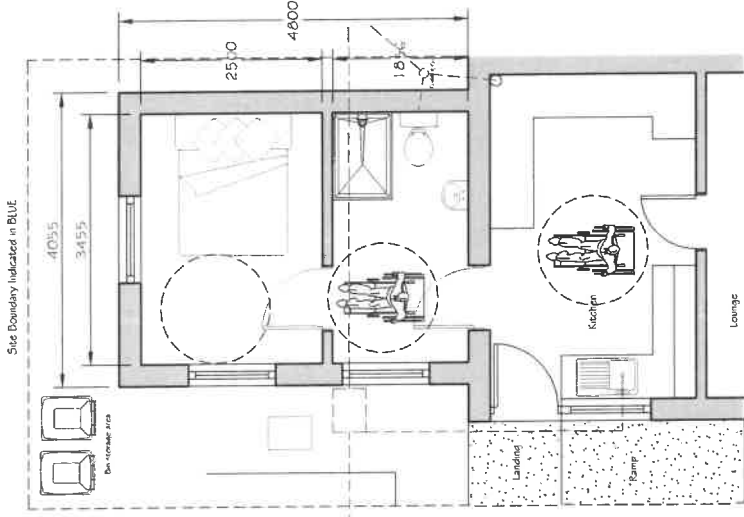


Site Location Plan At 1:1000 Scale

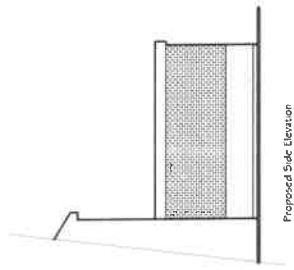
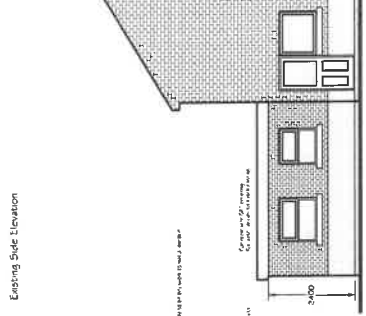
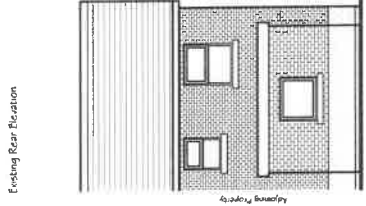
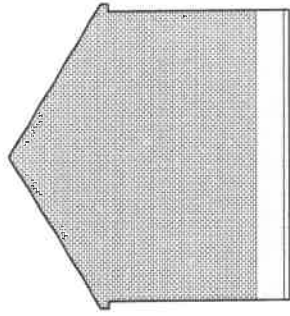
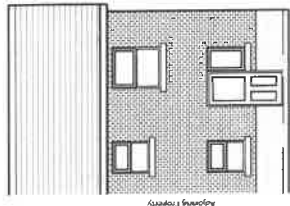
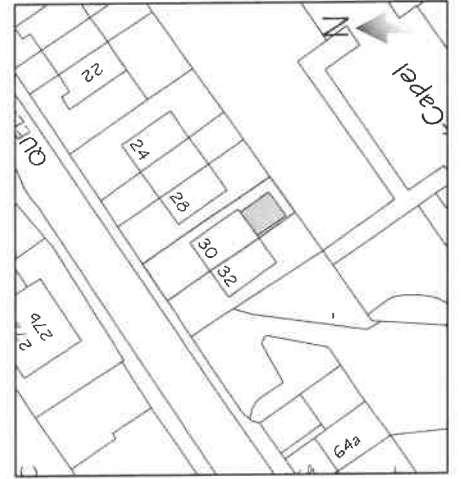
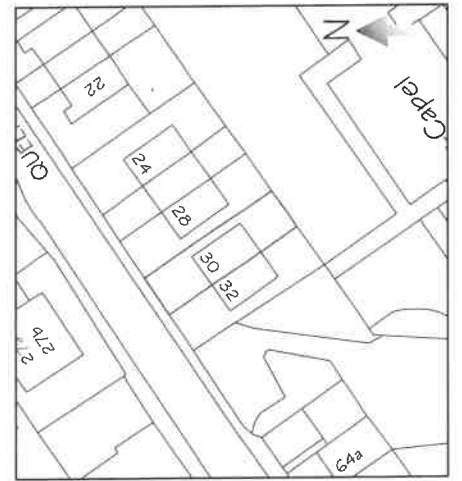
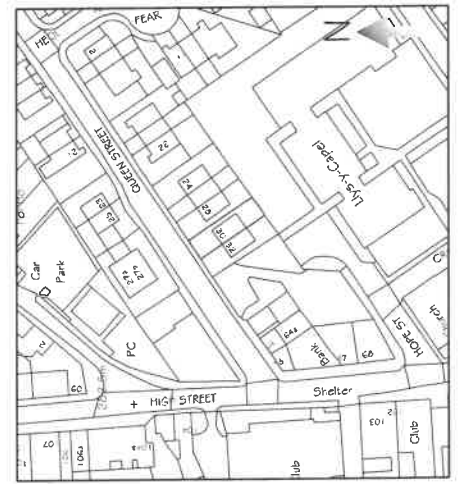




Existing floor Plan



Proposed floor Plan
Option 3



Tecta Associates Ltd

Mobile: - 07765800405
E-mail: - info@tecta-associates.co.uk

Proposed New Rear Extension
30 Queen Street, Blaenau Gwent, NP13 3JU

Client:
Linc Cymru Housing Association
367 Newport Road, Cardiff, CF24 1GG

Title:
Proposed New Rear Extension
30 Queen Street, Blaenau Gwent, NP13 3JU

Date:
Sept 2020

Scale:
1:100
At A2

Number:
TAL2011801

Do not scale from this drawing, all dimensions must be checked on site

© Tecta Associates Limited



GIG
NHS
Wales

Bwrdd Iechyd
Aneurin Bevan
Health Board



Blaenau Gwent Community Resource Team
01495 355550

Sharon Matthews
Linc-Cymru Housing Association
387 Newport Road
Cardiff
CF24 1GG
20 April 2020

Re: Amanda Comer, 30 Queen Street Blaina Gwent NP13 3JU. Telephone Number 07582759216 (Daughter Linsey)

In March 2019, the above lady was referred to Blaenau Gwent Community Resource Team for an assessment in relation to stair transfers due to a deterioration in functional levels by her physiotherapist. Mrs Comer has a rare genetic condition called Anderson-Tawil syndrome this causes episodes of muscle weakness (periodic paralysis), changes in heart rhythm (arrhythmia), and developmental abnormalities. Due to the rareness of the condition it is difficult to say for sure, but given the continual deterioration it is highly likely that Amanda will become wheelchair dependent in the future. She lives with her 26-year-old daughter who also has the same condition, she is in the early stages and lives a relatively independent life at present which includes having a part time job.

Within the initial assessment difficulties were identified with chair, bed, toilet, stair mobility, using the front and back access as well as the kitchen layout also causing difficulties. I discussed rehousing to a more suitable property however, her property is conveniently situated off Blaina high street where she has access to a supermarket, pharmacy etc. Her other daughter lives close by and provides support to both herself and her sister when needed. Site visits with Linc Occupational Therapist Nicola Carlyle were also carried out however she left post before we could come to a conclusion with the case. A stair-lift was initially considered however due to the deterioration in transfers, transfer on/off the stair-lift were not sustainable. Due to daughter also living in the property consideration had to be given to the impact it would have on her when stair-lift transfers were no longer possible, this would result in a bed being positioned downstairs in the living room leaving no living space for daughter. With her daughter being diagnosed with same condition, and discussion with daughter indicating her intention to remain at the property should anything happen to her mum, it was identified that major adaptations would be beneficial to her also therefore resulting in a holistic assessment.

Adapting the current property to allow for a ground floor extension which will house a bedroom and en suite wet room with shower and toilet facilities will allow Amanda to remain at her current property where support networks have easy access, and she will be able to have access to the local community. This will reduce the risk of



GIG
NHS
Wales

Bwrdd Iechyd
Anafuriau Betsi
Health Board

Llesgedd Gwent Frailty



isolation and allow her to maintain her mental wellbeing. Considerations need to be made ensuring space is accessible for a wheelchair user who will need care support in the future.

Yours Sincerely,
Marie Snelgrove

Planning Consultation C/2020/0221 Former School Site, Chapel
Road, Blaina, Blaenau Gwent.

Item 3(cii)

From: Nicola.Ferguson@blaenau-gwent.gov.uk

Sent: Thu, 24 Sep, 2020 at 17:51

To: clerk@nantygloandblainatc.co.uk

image001.jpg (3.6 KB) image002.jpg (3.7 KB) – Download all

A secure file has been sent to you using Egress.

Visit

<https://reader.egress.com/remote.aspx/d477dd599f4146edbb496100a8cbb7b3>
to access it online.

You will need to create an Egress ID and password. This takes
approximately 1 minute and will only be required once.

NANTYGLO & BLAINA

29 SEP 2020

TOWN COUNCIL

Date: 24 September 2020

Planning Ref: C/2020/0221

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Stephen Mayley, Former School Site
Chapel Road, Blaina, Blaenau Gwent, NP13 3BX

I enclose herewith an application form and location plan in respect of a
planning application for development at the above site.

Please forward your observations upon the intended development within
21 days of the date of this letter. If no communication is received within
this time the application will be determined on the assumption that you
have no comments to make.

Yours faithfully
Joanne White

OBSERVATIONS

Blaenau Gwent CBC Planning Control / Rheoli 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

Llawr 1a, Swyddfeydd Swrdeisiol, Canolfan Ddinesig
Glyn Ebwy, NP23 6XB
Ffôn: 01495 355555 Ffacs: 01495 355598
Email: planning@blaenau-gwent.gov.uk



www.blaenau-gwent.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

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.

1. Site Details

Number

Suffix

Property name: Former School Site

Address line 1: Chapel Road

Address line 2

Town/city: Blaenau

Postcode: NP23 3BX

Description of site location must be completed if postcode is not known

Easting (x): 319729

Northing (y): 208488

Description

Former School Site Chapel Road

NANTYGLO & BLAINA

29 SEP 2020

TOWN COUNCIL

2. Applicant Details

Title

First name: Stephen

Surname: Mayley

Company name

Address line 1: Brynllanwen

Address line 2: Castlewood

Address line 3: Tregwain

Town/city: Merthyrtydfil

Country: United Kingdom

Postcode: NP43 7BP

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION

18 SEP 2020

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the site area? 1200.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes No

5. Description of the Proposal

Please describe the proposed development including any change of use

residential development of semi-detached houses

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

no use

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

Former school site

When did this use end (if known)?

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

Application advice

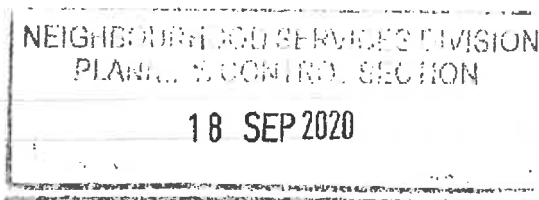
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Previously developed land	0.12



7. Materials

Does the proposed development require any materials to be used in the build?

Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	blockwork and finished in ivory render

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Concrete black tile

Windows	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	White UPVC

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	white UPVC

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Closed board fencing

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Permeable asphalt

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

D69-2020-01
D69-2020-02
D69-2020-03
D69-2020-04
D69-2020-05
D69-2020-06

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION

18 SEP 2020

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding?

Yes No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

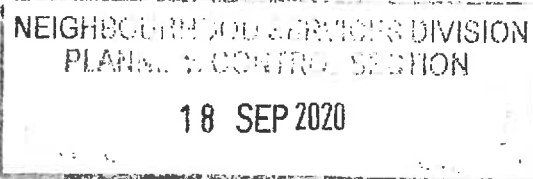
Will the proposal increase the flood risk elsewhere?

Yes No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☒ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake



12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

12. Biodiversity and Geological Conservation

c) Features of geological conservation importance

☒ Yes, on the development site

☒ Yes, on land adjacent to or near the proposed development

☐ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

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.

Your local planning authority will be able to advise on the content of any assessments that may be required.

13. Foul Sewage

Please state how foul sewage is to be disposed of:

☒ Mains Sewer

☐ Septic Tank

☐ Package Treatment plant

☐ Cess Pit

☐ Other

☐ Unknown

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION

18 SEP 2020

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

D69-2020-07

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details

D69-2020-02

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluent or trade waste?

☒ Yes ☐ No

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☒ Yes ☐ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

18. Employment

Will the proposed development require the employment of any staff?

☒ Yes ☐ No

19. Hours of Opening

Are hours of opening relevant to this proposal?

☒ Yes ☐ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

Yes No

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes No

24. 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)

- ☐ The agent
☐ The applicant
☐ Other person

25. Pre-application Advice

Has pre-application advice been sought from the local planning 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):

Officer name:

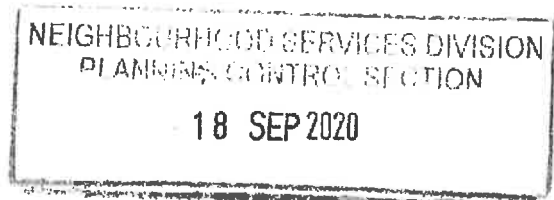
Title	
First name	Joanne
Surname	White
Reference	PA/2020/0046

Date (Must be pre-application submission)

30/03/2020

Details of the pre-application advice received

support of erection of 6 x semi-detached properties.



26. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

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

26. Authority Employee/Member

Do any of these statements apply to you?

Yes No

27. Ownership Certificates

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 seven years left to run) of any part of the land or building to which the application relates.

Person role

- ☐ The applicant
☐ The agent

Title

First name Stephen

Surname Mayley

Declaration date 10/09/2020

☒ Declaration made

28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

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

☐ (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

Person role

☐ The applicant ☐ The agent

Title

First name Stephen

Surname Mayley

Declaration Date 10/09/2020

☒ Declaration made

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION

18 SEP 2020

29. 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. ☒

Date (cannot be pre-
application) 10/09/2020



PROPOSED RESIDENTIAL DEVELOPMENT AT FORMER SCHOOL SITE CHAPEL ROAD			
SITE BOUNDARY AREA			
Drawn by	SLM	Scale	1:200
Check by	SLM	Date	12/08/20
Drawn by	SLM	Date	12/08/20
Check by	SLM	Date	12/08/20

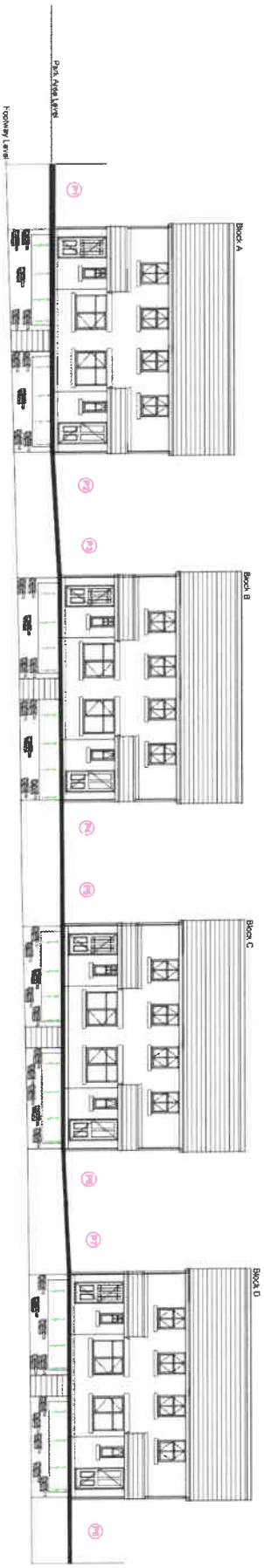
Dwight Atchewson (retiring) will

Z

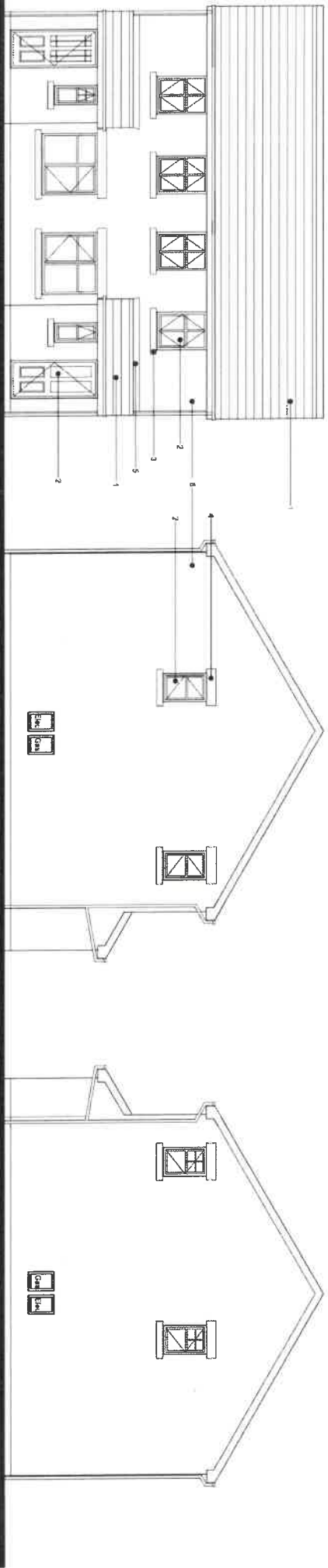
Chapel Road



18.0m
16.0m
13.0m
10.0m
7.0m



PROPOSED RESIDENTIAL SUBDEVELOPMENT AT CORNER BLOCK SITE CHARTER ROAD			
STREET VIEW			
Scale: 1:100	SN	DATE: SEPT 2000	
Drawn by: 08/02/2003			

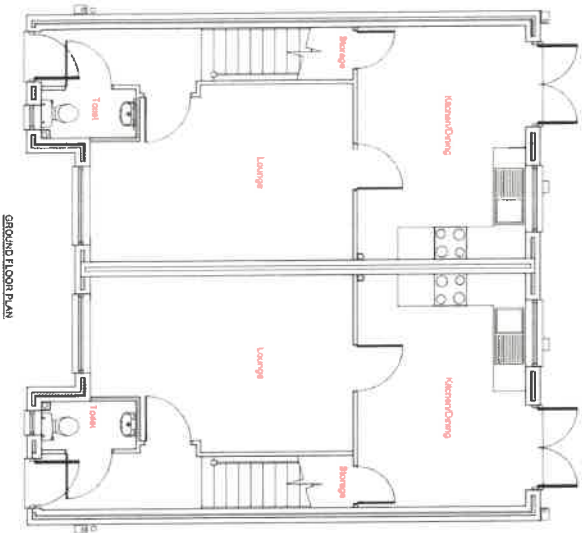


FRONT ELEVATION

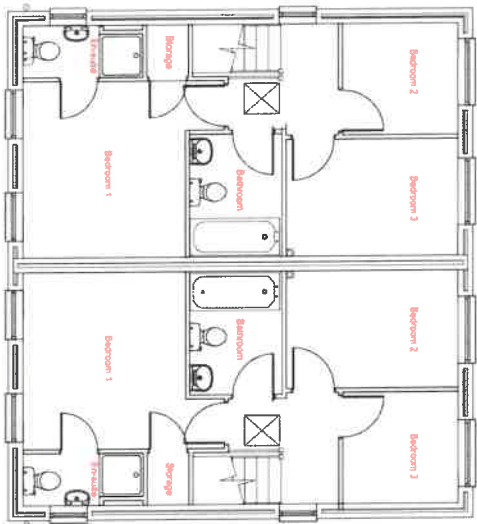
SIDE ELEVATION

SIDE ELEVATION

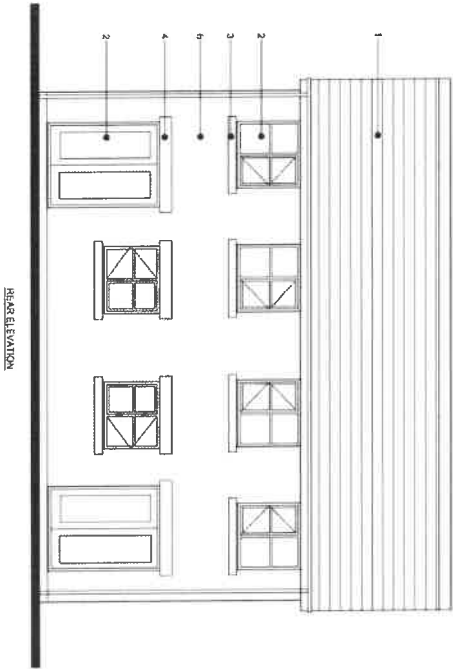
- MATERIALS**
1. Black matching concrete roof lines
 2. White UPVC double glazed windows and doors
 3. stone oil
 4. stone plaster
 5. Code 4 hard staining
 6. Ivory colour render



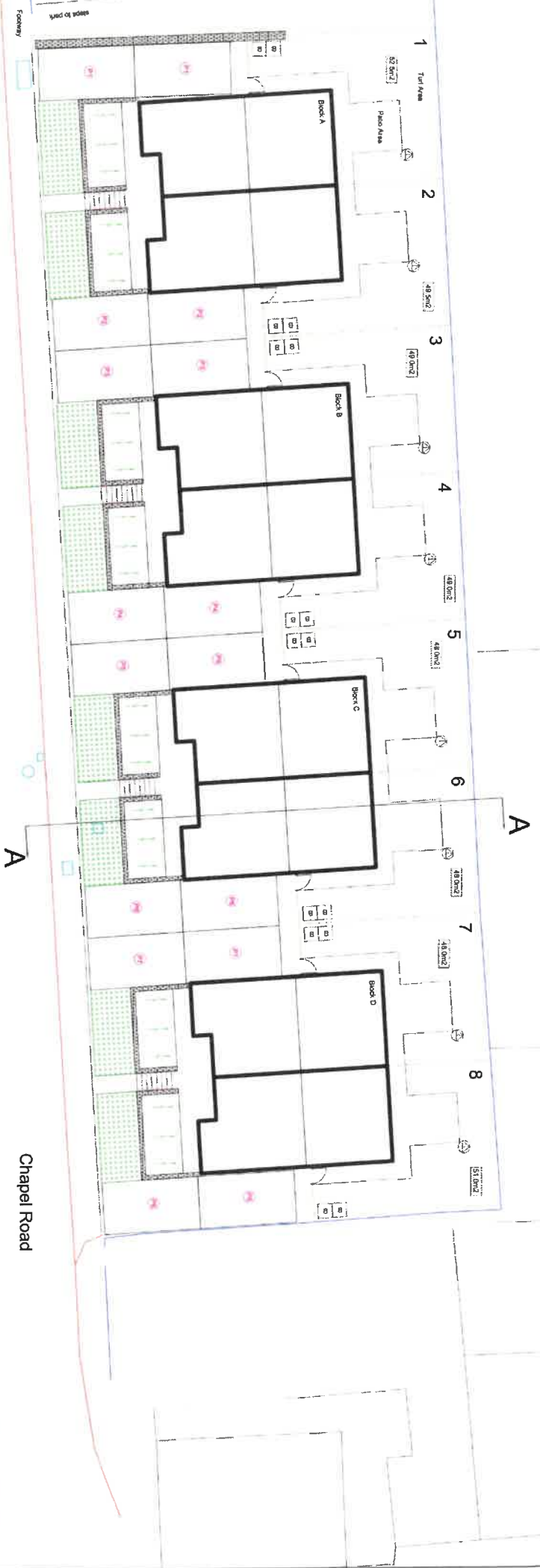
GROUND FLOOR PLAN



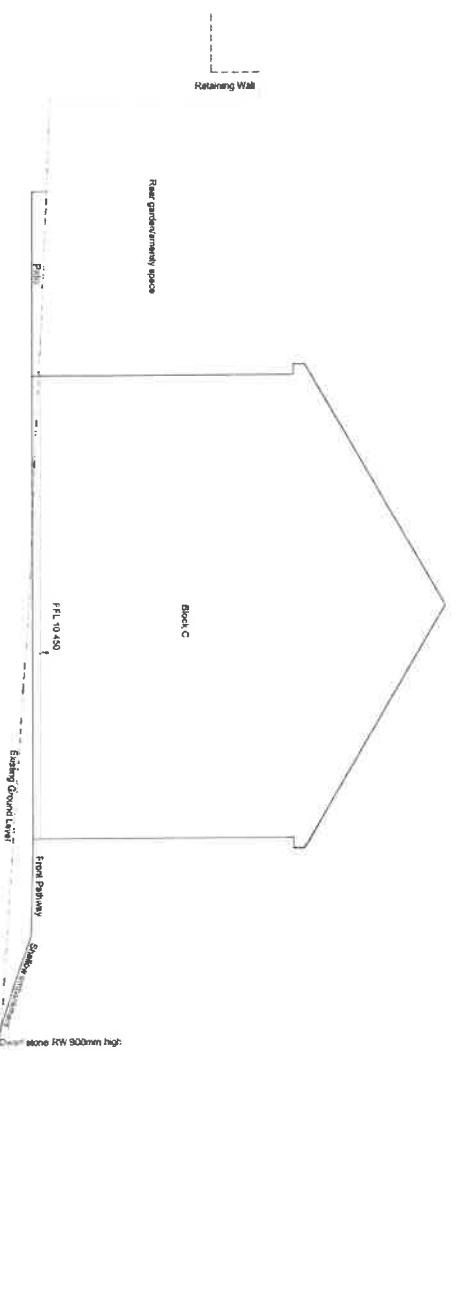
FIRST FLOOR PLAN



REAR ELEVATION



SITE LAYOUT PLAN
SCALE 1:100



SECTION A-A
SCALE 1:50

PROPOSED RESIDENTIAL DEVELOPMENT AT FORMER SCHOOL, SITE CHAPEL ROAD			
SITE SECTION A-A			
Scale	1:50	1:100	1:200
Date	AS SHOWN	AT	SEPT 2020
Drawing No.	099-2020-05		



Chapel Road

Project Name	PROPOSED RESIDENTIAL DEVELOPMENT AT FORMER SCHOOL SITE CHAPEL ROAD
Project Location	FOLDRAM ROAD, CHAPEL ROAD
Project Description	FOLDRAM ROAD, CHAPEL ROAD
Project Status	SLM
Project Date	1.100 @ A1
Project Date	SEPT 2000
Project Date	08/20/2007



Railway Terrace

Chapel Road

Mount Pleasant

Cliffon House

Play Area

N

SITE BOUNDARY AREA

PROPOSED RESIDENTIAL DEVELOPMENT AT FORMER SCHOOL SITE CHAPEL ROAD			
SITE BOUNDARY AREA			
Scale	1:200 @ A1	Date	SEPT 2020
Drawn By	SLM	Check	
Drawn Date	08/09/2020	Drawn	

Item 3ciii

Planning Consultation C/2020/0223 - Garden land to the front of 8&9Gwent Tce

From: Rees, Katherine <katherine.rees@blaenau-gwent.gov.uk>

Sent: Wed, 30 Sep, 2020 at 08:53

To: Nantyglo & Blaina Town Council (clerk@nantygloandblainatc.co.uk)

Application form.pdf (4.4 MB)

Elevations site plan & photos.pdf (2.8 MB)

Site layout plan.pdf (883.5 KB)

Site location plan.pdf (881 KB)

– Download all

Date: 30 September 2020

Planning Ref: C/2020/0223

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Garden Land To Front Of 8 & 9 Gwent Terrace, Cwmcelyn, Blaenau Gwent, NP13 3LG

I enclose herewith an application form and location plan in respect of a planning application for development at the above site.

Please forward your observations upon the intended development within 21 days of the date of this letter. If no communication is received within this time the application will be determined on the assumption that you have no comments to make.

Yours faithfully
Joanne White

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.

Mae'r neges ebost hon, ynghyd ag unrhyw ffeiliau sydd ynghlwm wrthi, yn gyfrinachol ac at ddefnydd yr unigolyn neu sefydliad y cyfeiriwyd hi ato. Pe dderbynioch y neges hon mewn camgymeriad, byddwch mor garedig a rhoi gwybod i'r rheolwr system. Mae'r nodyn hwn hefyd yn cadarnhau bod y neges ebost hon wedi cael ei archwilio am bresenoldeb feirws cyfrifiadurol.

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this e-mail in error please notify the system manager.

NANTYGLO & BLAINA
30 SEP 2020
TOWN COUNCIL



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

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Welsh Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and other relevant items of primary and subordinate legislation.

Please be aware that once you have downloaded this form, Planning Portal and Welsh Government will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

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

Llawr 1a, Swyddfeydd Bwrdeistrol, Canolfan Ddinesig
Glyn Ebwy, NP23 6XB
Ffôn: 01495 355555 Ffacs: 01495 355598
Email: planning@blaenau-gwent.gov.uk



www.blaenau-gwent.gov.uk

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

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

NEIGHBOURHOOD PLANNING DIVISION
PLANNING CONTROL SECTION

22 SEP 2020

1. Applicant Name and Address

Title:	Mr	First name:	Martyn
Last name:	Pagett		
Company (optional):			
Unit:		House number:	9
		House suffix:	
House name:			
Address 1:	Gwent terrace		
Address 2:	Cwmcellyn		
Address 3:	Blaina		
Town:			
County:	Blaenau Gwent		
Country:			
Postcode:	NP23 3L9		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Description of Proposed Works

Please describe the proposed works:

Retention of decking area and shed

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION
24 SEP 2020

Has the work already started?

☒ Yes ☐ No

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

2016

(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):

2017

(date must be pre-application submission)

4. Site Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: GARDEN LAND TO FRONT OF 819

Address 1: Gwent Terrace

Address 2: Cwmcellyn

Town: Blaenau Gwent

County: Blaenau Gwent

Postcode (optional): WF13 3LG

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Easting: Northing:

Description:

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

Is a new or altered vehicle or 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

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION
22 SEP 2020

6. Pre-application Advice

Has pre-application advice been sought from the local planning 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:

Johnathan Brooks

Reference:

C.8/0035

Date (DD MM YYYY):

(must be pre-application submission)

2018

Details of the pre-application advice received:

8. Parking

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

If Yes, please describe:

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.

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

Sean Bennett
(Building control)

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.

NEIGHBOURHOOD SERVICES DIVISION
PLANNING & CONSTRUCTION SECTION

22 SEP 2020

11. 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):

--	--	--

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
Deri Evans	8 Gwent Terrace, Blaenau Gwent NP23 3LG	11/9/20

Or signed - Agent:

Date (DD/MM/YYYY):

		11/9/20
--	--	---------

Certificate of Ownership – Certificate C

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

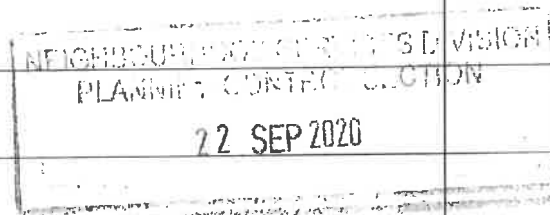
I certify/ The applicant certifies that:

- 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):

--	--	--

11. 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:

	HBORNEHILL COUNCIL DIVISION PLANNING CONTROL SECTION 22 SEP 2020
--	--

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. 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):

		11/9/20
--	--	---------

before
as listed below:

notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was the owner of an agricultural holding on all or part of the land to which this application relates,

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--	--	--

13. 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 work falls within a World Heritage Site

The correct fee:



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 other plans and drawings or information necessary to describe the subject of the application:



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

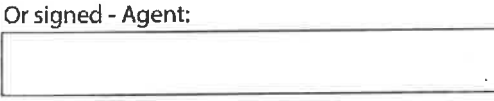


The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



14. Declaration

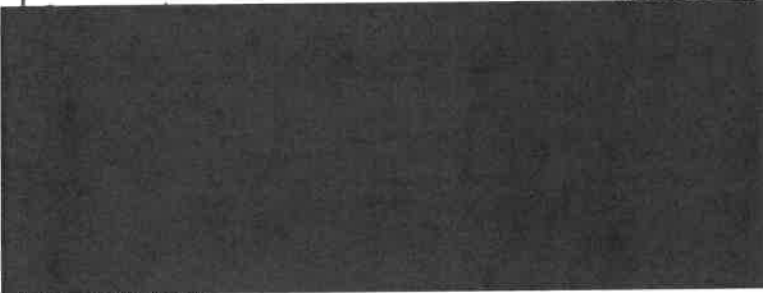
I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed - Agent:  Or signed - Agent:  Date (DD/MM/YYYY): 11/9/20 (date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Extension



16. Agent Contact Details

Telephone numbers

Extension number:

Country code:

National number:

Country code:

Mobile number (optional):

Email address (optional):

17. 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:

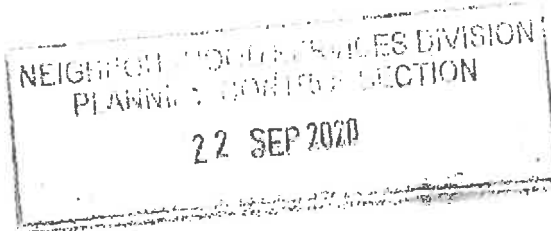
Contact name:

Telephone number:

Martyn Paget

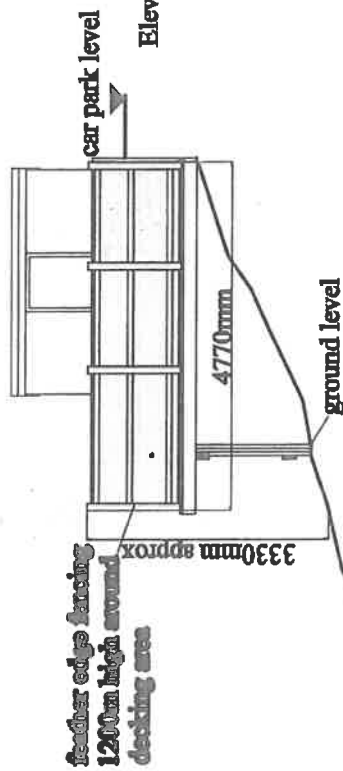
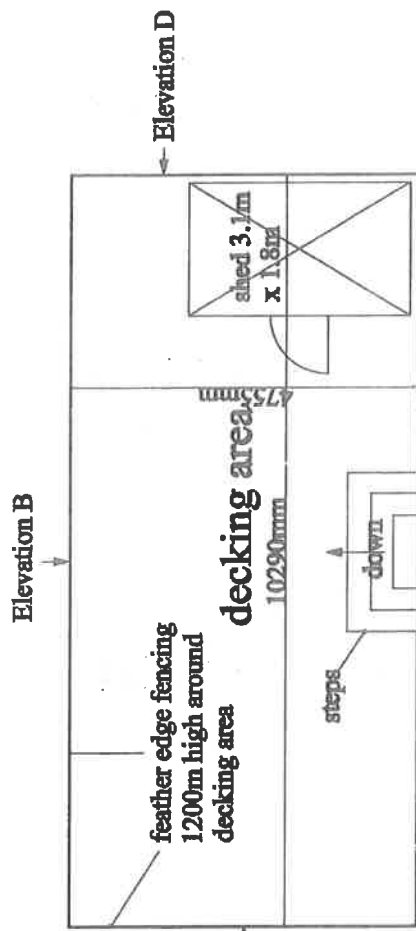
Email address:



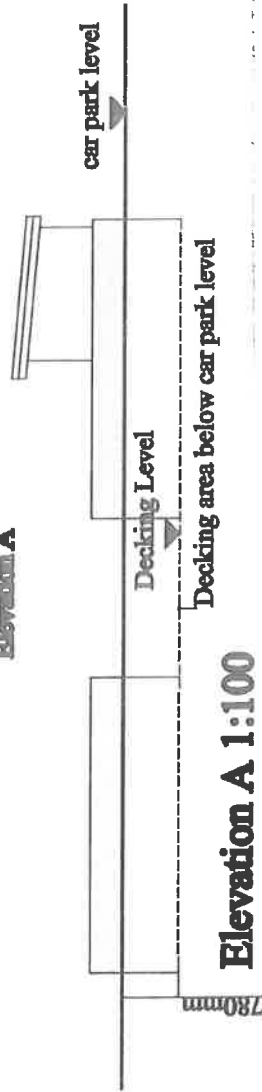


Retention of decking in front of properties No 8 and 9 Gwent terrace, Blaina, Blaenau Gwent

Plan of Decking area 1:100

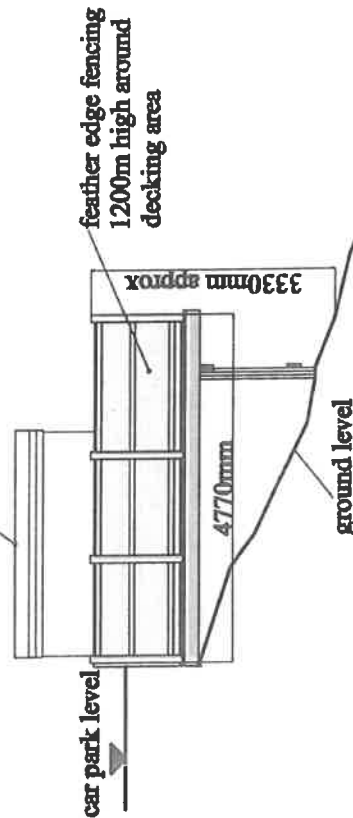


Elevation C 1:100



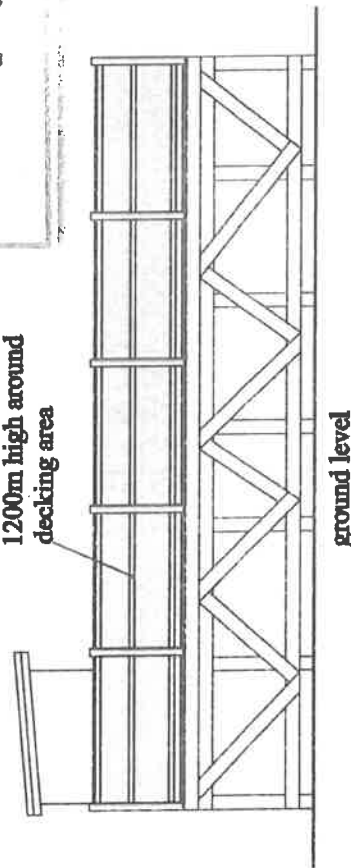
Elevation A 1:100

timber shed with black
rubber roof and single
access door



Elevation D 1:100

feather edge fencing
1200mm high around
decking area



Elevation B 1:100

Drwg No 1 scale 1:100

NEIGHBOURHOOD DESIGN
22 SEP 2020

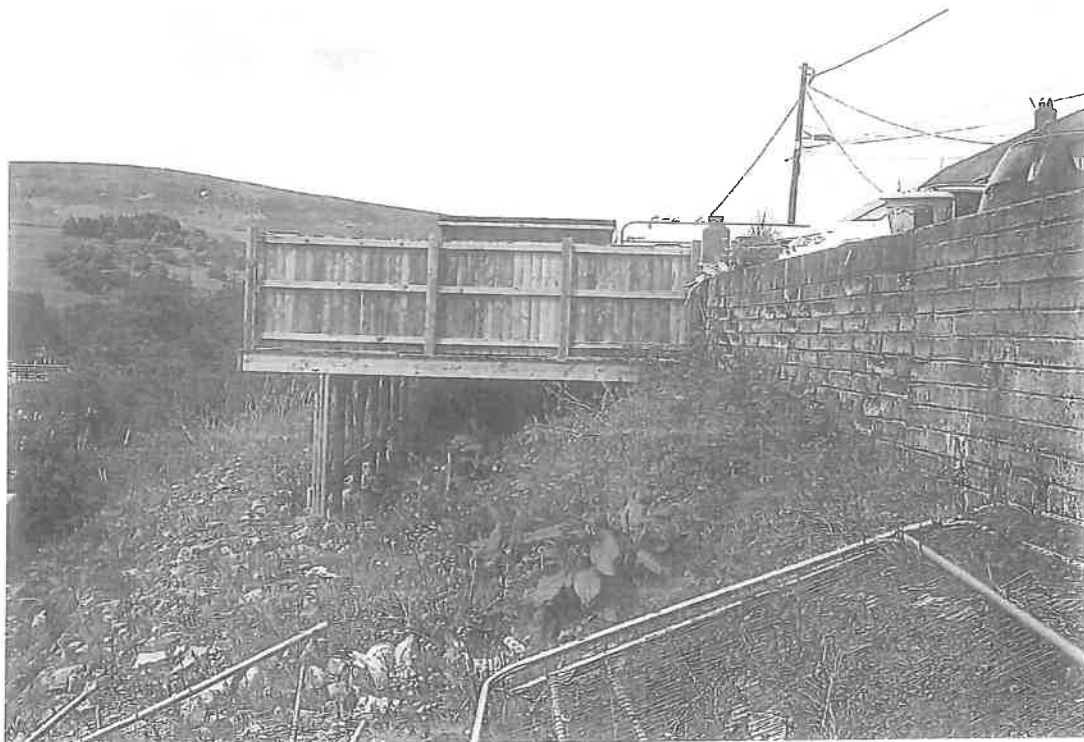


Photo A



Photo B

NEIGHBORHOOD SERVICE DIVISION
 PLANNING & CONTROL SECTION
 22 SEP 2020

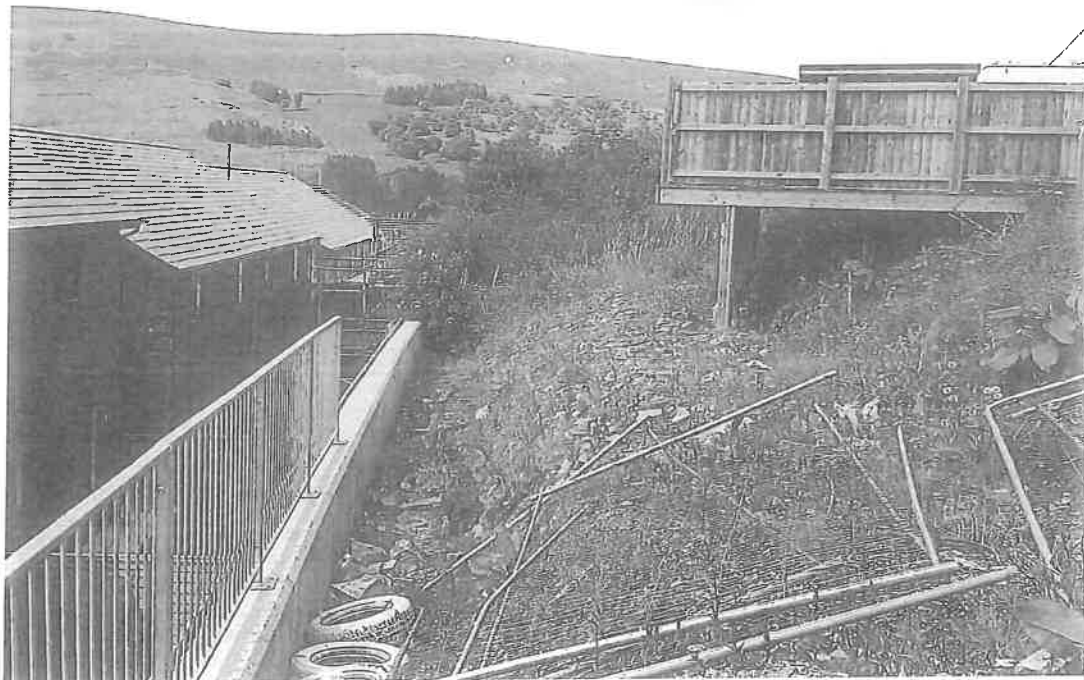


Photo C



Photo D

NEIGHBOURHOOD SERVICES DIVISION
PLANT & CONTROL SECTION

22 SEP 2020

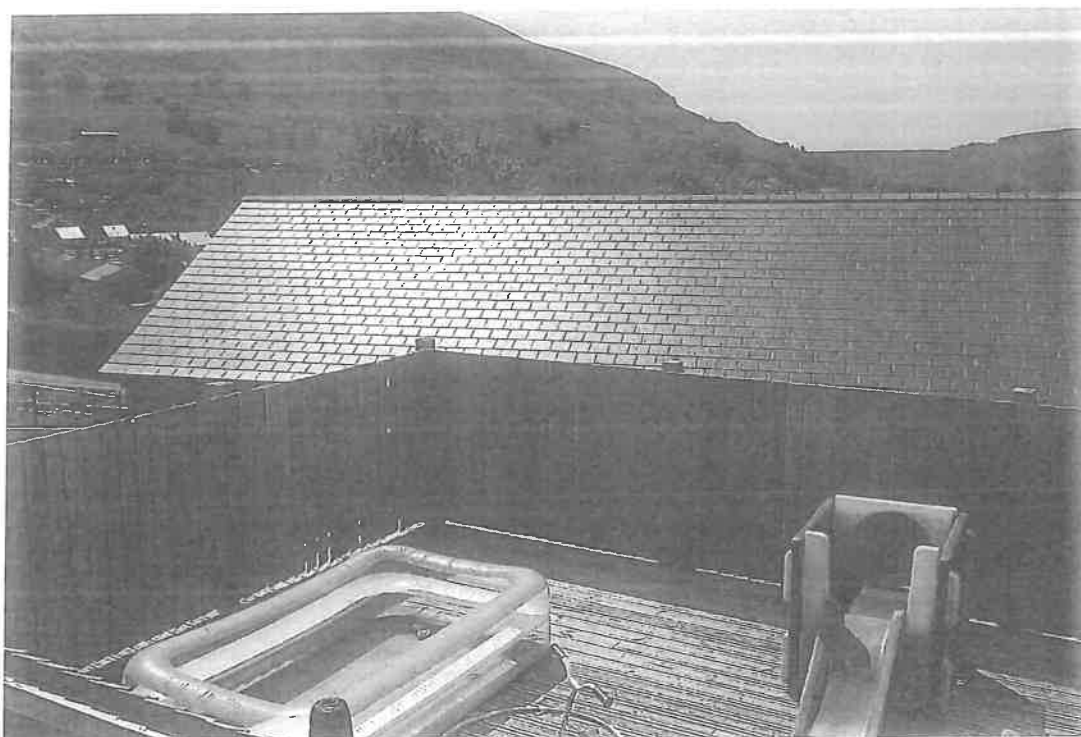


Photo E

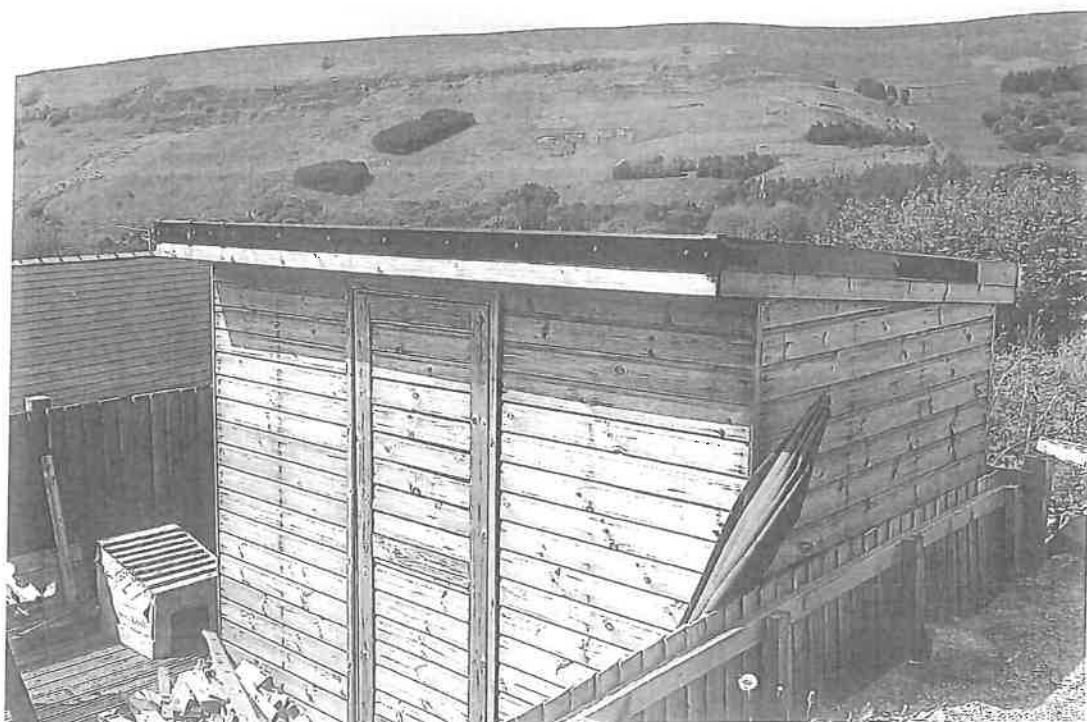


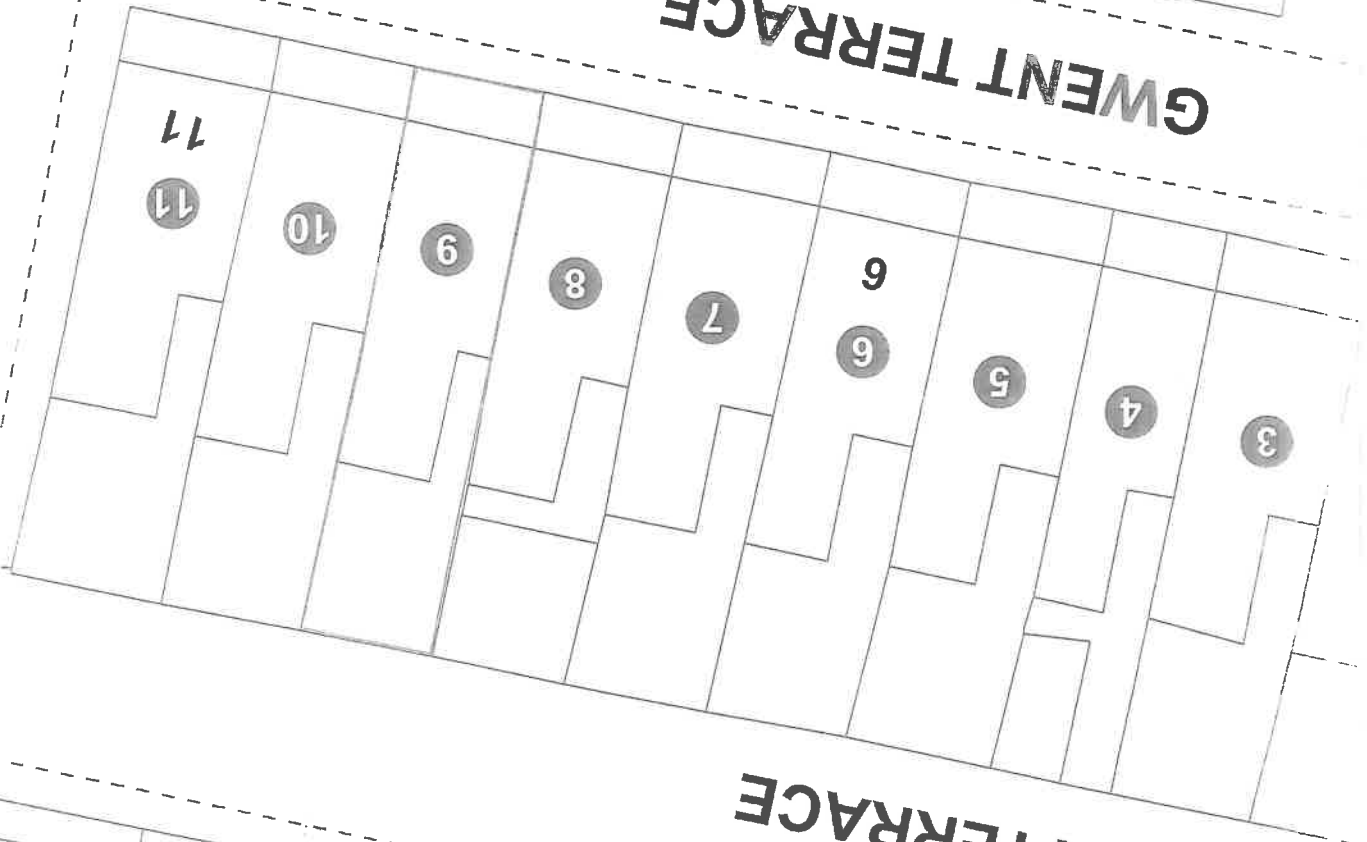
Photo F

NEIGHBOURHOOD SERVICES DIVISION
PLANNING & CONTROL SECTION

22 SEP 2020

GWALIA TERRACE

GWENT TERRACE



Map Reference :
Date : 25/05/2018
Scale : 1:200



NEIGHBOURHOOD PLANNING DIVISION
22 SEP 2020

22 SEP 2020

PROJECT: Location Plan 8/9 Gwent terrace
Retention of decking

TITLE: Location Plan 8/9 Gwent Terrace, Blaina
Blaenau Gwent NP13 3LG

Dyngor Eiddolddol Strol
Blaenau Gwent

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Date : 31/05/2018

Map Reference : SO2008NW

Scale : 1:1250

