

Hem 2019

Richard Crook BSc, DipTP, MBA, MRTPI

Corporate Director Regeneration and Community Services / Cyfarwyddwr Corfforaethol Gwasanaethau Cymunedol ac Adfywio

T: (01495) 355359 DDI: (01495) DX: 43956 Ebbw Vale
F: (01495) E: jessica.norris@blaenau-gwent.gov.uk



Our Ref./Ein Cyf.

Your Ref./Eich Cyf.

Contact:/Cysylltwch â:

Wednesday 15th May 2019

Dear Chairperson of Nantyglo & Blaina Town Council,

RE: Civil Parking Enforcement – Statutory & Public Consultation

As you may be aware Civil Parking Enforcement (CPE) will come into effect in Blaenau Gwent from 1st July 2019. The statutory and public consultation period for CPE is currently in progress, and is due to end on 30th May 2019. During the consultation, map books containing all existing traffic orders within Blaenau Gwent are available to view at the Civic Centre, Municipal Offices, Ebbw Vale NP23 6XB. In addition, a comments box is provided for people to make any comments in relation to CPE and the existing traffic orders.

I have provided some Frequently Asked Questions (FAQs) in relation to CPE on the enclosed document, including the cost of a Parking Charge Notice (PCN) and what traffic contraventions will be enforceable under CPE.

More information on CPE is also provided on Blaenau Gwent CBC's website. To access the CPE page, please use the following link: <https://www.blaenau-gwent.gov.uk/en/resident/civil-parking-enforcement/>

Yours sincerely,

Clive Rogers

Head of Community Services

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

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Civil Parking Enforcement (CPE)

In February 2017, Gwent Police confirmed in writing to all five Gwent Local Authorities that they intended “to withdraw its officers and staff from activities that involve enforcing parking restrictions”.

Gwent is the only area of Wales where the local authorities have not taken on these powers and involves the transfer of powers from the police forces to local authorities.

As a result, Blaenau Gwent, Caerphilly, Monmouthshire, Newport and Torfaen Councils are all in the process of taking on Civil Parking Enforcement (CPE).

The advantages of introducing CPE in the Blaenau Gwent county borough include control over where, when and how parking in the county borough is controlled, therefore enabling more flexible service provision where needed, improving compliance with parking restrictions and reducing congestion.

Your questions answered

What is Civil Parking Enforcement (CPE)?

CPE involves the transfer of powers from the Police to the local authority. Blaenau Gwent County Borough Council is taking over parking enforcement duties from Gwent Police.

When will the change happen?

The Council will take responsibility for CPE from Monday 1st July 2019.

Who is responsible until that date?

Responsibility for parking enforcement will remain with Gwent Police until the changeover date.

Why make the change?

The transfer of powers will allow the Council to provide a coordinated and consistent approach to the enforcement of traffic regulations and will help improve road safety, traffic flow and reduce obstructions.

Does CPE happen in other areas?

Yes - Gwent is currently the only police force area in Wales still responsible for parking enforcement and the transfer of powers to the Council will bring Blaenau Gwent and all other local authorities in Gwent in line with the rest of the country.

Will we see new wardens patrolling the streets?

Yes – new Civil Enforcement Officers, on behalf of the Council, will undertake enforcement duties across the Blaenau Gwent County Borough. Initially we will be deploying 2 officers as we roll out the scheme across the area, but this could change in the future.

What powers will they have?

The Civil Enforcement Officers will be able to enforce all parking related restrictions on the public highway by issuing a Penalty Charge Notice for any vehicle found to be parked unlawfully. These include:

- **Prohibition of Stopping** (i.e. Bus Stops, School Keep Clear markings, Zig-zags on the approaches to pedestrian crossings & rural clearway restrictions)
- **No Waiting, No Waiting & No Loading.**
- **Parking Bays specifically for Limited Waiting, Loading, Taxis, Disabled Persons, Doctors, Police, Funeral Directors Vehicles and Permit holders.**

They will also be able to issue Penalty Charge notices for:

- **vehicles parked across dropped kerbs**
- **vehicles parked more than 50cm away from the kerb**
- **vehicles parked other than in accordance with the car park regulations in Council owned car parks**

Will there be any restrictions that Civil Enforcement Officers can't enforce?

Yes - Gwent Police will continue to enforce the following:

- All moving traffic offences (i.e. weight limits, prohibition of driving except for access, prohibition of right turn/U turn manoeuvres, No Entry, one-way, speed limits etc.) Cases of obstruction to moving traffic (e.g. yellow box junctions).
- Dangerous parking.
- Parking on pedestrian crossing zig-zags where the police can issue a fine resulting in points on your licence. (Please note, our CEOs can also issue PCNs for vehicles parked on pedestrian crossing zig-zags)
- Footway parking where no yellow lines are present.
- Driving over footways.

The Police will also carry out enforcement where security or other traffic policing issues are involved.

How much will the fine be?

The Penalty Charge Notice will be £70, reduced to £35 if paid within 14 days for the most serious contraventions (and is £50 and £25 respectively for lesser contraventions).

What happens to the money?

Legislation states that any surplus money created through Civil Parking Enforcement will be reinvested in the highway and transportation network.

Is there an appeals process?

Yes – If you wish to challenge a Penalty Charge Notice, there will be a formal appeal procedure to follow. Details about this will be communicated at the time of the changeover (and will be available on the PCN itself and on this website)

Will the Civil Enforcement Officers target certain locations?

Civil Enforcement Officers will help to ensure safe, vibrant communities for residents and businesses, so resources will be targeted in key areas such as town centres, outside schools and other known hotspots, as well as residential areas.

Will Civil Enforcement Officers be given target numbers of PCNs to issue?

It is illegal to set targets for the issue of parking tickets, and the resulting enforcement would have a significant adverse impact on the Council's reputation.

Are there any allowances for blue badge holders?

Blue badge holders are permitted to park in any of the following on-street locations for an unlimited period of time, unless signs say otherwise:

- Designated disabled parking bays
- On-street limited waiting parking areas

Blue badge holders are permitted to park on single or double yellow lines (except where there is a ban on loading or unloading) where it would not cause an obstruction or danger to other road users for a period not exceeding three hours.

RE: Civil Parking Enforcement

From: Ian.Cole@blaenau-gwent.gov.uk

Sent: Tue, 21 May, 2019 at 08:59

To: clerk@nantygloandblainatc.co.uk

Cc: Jessica.Norris@blaenau-gwent.gov.uk, Alun.Evans@blaenau-gwent.gov.uk

Morning Tracy,

It is proposed to issue warning tickets, however there are no new regulations. Enforcement will be of existing traffic orders which are already enforceable, unfortunately the police have not been proactive for a considerable time on enforcing parking restrictions. As of the 1st July 2019, it is anticipated that Civil Parking Enforcement will become effective and Blaenau Gwent Council will be responsible for all matters of enforcing parking restrictions. The Police will still be responsible for enforcing obstructive parking.

Should you have any further queries, please do not hesitate to contact me.

Kind regards
Ian

Mr. I.M.Cole
Blaenau Gwent County Borough Council
Engineer -Traffic Management and Road Safety
Community Services
Civic Centre
Ebbw Vale
NP23 6XB

Tel. No. 01495 355373

Email – ian.cole@blaenau-gwent.gov.uk

From: Jessica Norris - Environment
Sent: 21 May 2019 08:36
To: Ian Cole - Environment
Subject: FW: Civil Parking Enforcement

FYI

From: clerk@nantygloandblainatc.co.uk
[mailto:clerk@nantygloandblainatc.co.uk]
Sent: 20 May 2019 09:35
To: Jessica Norris - Environment
Subject: RE: Civil Parking Enforcement

Good morning Jessica,

In respect of the above:

Does the Authority intend to issue advisory tickets to local people parking illegally before this date?

I am led to believe that other local authorities do so in order to give people the opportunity to be aware of the new regulations.

RE: Civil Parking Enforcement

From: clerk@nantygloandblainatc.co.uk <clerk@nantygloandblainatc.co.uk>
Sent: Mon, 20 May, 2019 at 09:34
To: Jessica.Norris@blaenau-gwent.gov.uk

Good morning Jessica,

In respect of the above:

Does the Authority intend to issue advisory tickets to local people parking illegally before this date?

I am led to believe that other local authorities do so in order to give people the opportunity to be aware of the new regulations.

Kind regards

Tracy

Tracy Hughes - Town Clerk
Nantyglo and Blaina Town Council

E-mail: clerk@nantygloandblainatc.co.uk
Tel: 01495 292817

Monday - Thursday: 9am-3pm
Friday: 9am - 1pm

-----Original Message-----

From: Jessica.Norris@blaenau-gwent.gov.uk
Sent: Thursday, 16 May, 2019 09:47
To: n-btowncouncil@hotmail.co.uk
Subject: Civil Parking Enforcement

Dear Chairperson,

As you may be aware, Civil Parking Enforcement is coming into effect in the borough from 1st July 2019.

Please find attached a letter informing Nantyglo & Blaina Town Council of the current consultation for Civil Parking Enforcement in Blaenau Gwent.

If you have any queries, please do not hesitate to get in touch.

Kind regards,

Jessica

Jessica Norris MSc
Blaenau Gwent County Borough Council
Technical Services Division

a: Floor 1A, Civic Centre, Municipal Buildings, Ebbw Vale, NP23 6XB
e: jessica.palfrey@blaenau-gwent.gov.uk
t: 01495 355359

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

Hem 2a.cii)

Richard Grook BSc, DipTP, MBA, MRTPI

Corporate Director Environment and Regeneration / Cyfarwyddwr Corfforaethol yr Amgylchedd ac Adfywio

T: (01495) 355555 DDI: (01495)

DX: 43956 Ebbw Vale

F: (01495) 355598 E: planning@blaenau-gwent.gov.uk

Our Ref./Ein Cyf.

Your Ref./Eich Cyf.

Contact:/Cysylltwch â:



Blaenau Gwent

IMPORTANT – PLEASE READ THIS LETTER

Date as Decision Notice attached



Dear Sir/Madam,

Re: PLANNING PERMISSION

The attached decision notice grants planning permission. It is an important notice that you should keep safe. The Council will charge you for a replacement copy. When work starts there are some important points to remember:

- You must build exactly what was shown on your plans. They are the only works covered by your planning permission and will be stamped "APPROVED". If you wish to make any changes however small, you must contact the Planning Department first. You will either be required to make an application for a non material amendment or submit a new application to seek permission for the differences. It is no longer possible to agree "minor amendments" Any unauthorised works will be revealed on any future Local Property Search. This may cause problems on any future conveyance.
- Your planning permission will usually have conditions attached to it. It is very important that you comply with these conditions. If you are required to provide additional information before work starts e.g. details of materials, you must comply with this request. If you do not, you may invalidate your permission and lead to enforcement action.
- You must ensure that you have all other approvals in place before you start. For example, if you need Building Regulations approval, you must first contact the Building Control Section on 01495 355529 / 355528.

If you are in any doubt, please contact the Planning Department on 01495 355555

Yours faithfully,

Steve Smith
Development Services Manager

Enc

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

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Blaenau Gwent County Borough Council

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

Town and Country Planning Act 1990 *(as amended)*

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

FULL PLANNING PERMISSION FOR DEVELOPMENT

To

Mrs. Tracey Hughes
Nantyglo and Blaina Town Council
Town Council Offices
Blaina Institute
High Street
Blaina

In pursuance of its powers under the above mentioned Act & Order, Blaenau Gwent County Borough Council ("the Council") as Local Planning Authority hereby permits:-

Site World War 1 memorial bench at land front of OAP Hall, Chapel Road, Nantyglo

in accordance with the application submitted to the Council subject to the conditions specified under:-

1. The development shall be completed in full accordance with the following approved plans and documents
 - Site Location Plan, received 29/03/2019
 - Block Plan, received 29/03/2019
 - Photo of proposed bench, stamped received 29/03/2019
 - Streetmaster technical specification, received 29/03/2019
2. The development shall begin not later than five years from the date of this decision notice.

The reasons for attaching the above conditions are:-

1. To clearly define the scope of this permission.
2. To comply with the requirements of Section 91 of The Town and Country Planning Act 1990.

Informative Advice

1. This permission does not convey rights to carry out the development on land that the applicant does not own. The applicant should ensure that any necessary consents are obtained from the landowner prior to carrying out the works. Failure to comply with this advisory note could lead to civil action being brought against the developer by an aggrieved party.

The adopted development plan for this area is the Blaenau Gwent Local Development Plan. This planning permission is issued having regard to policies in that LDP including policies DM1 (2) a,b,c and DM2a

Signed

Service Manager Development

Date: 03/05/2019

IT IS IMPORTANT YOU READ THE NOTES ON THE REVERSE OF THIS NOTICE



Blaenau Gwent County Borough Council

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

Town and Country Planning Act 1990 *(as amended)*

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

FULL PLANNING PERMISSION FOR DEVELOPMENT

To
Mrs. Tracey Hughes
Nantyglo & Blaina Town Council
Town Council Offices
Blaina Institute
High Street
Blaina

In pursuance of its powers under the above mentioned Act & Order, Blaenau Gwent County Borough Council ("the Council") as Local Planning Authority hereby permits:-

Site a World War 1 memorial bench at land to the side of War Memorial, Central Park, Surgery Road, Blaina

in accordance with the application submitted to the Council subject to the conditions specified under:-

1. The development shall be completed in full accordance with the following approved plans and documents
 - Site Location Plan, received 29/03/2019
 - Block Plan, received 29/03/2019
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The adopted development plan for this area is the Blaenau Gwent Local Development Plan. This planning permission is issued having regard to policies in that LDP including policies DM1 (2) a, b, c & DM2a

Signed

Service Manager Development

Date: 03/05/2019

IT IS IMPORTANT YOU READ THE NOTES ON THE REVERSE OF THIS NOTICE

Item 2a ciii)**Planning Application C/2018/0303 - Royal Exchange
Blaina**

From: Eirlys.Hallett@blaenau-gwent.gov.uk

Sent: Mon, 3 Jun, 2019 at 17:26

To: clerk@nantygloandblainatc.co.uk

Dear Tracy

I write with reference to the above with particular reference to the response letters that you recently forwarded to this office from two of your members

I am obliged to inform you however that the matters they raised were essentially relating to the character of those who might occupy the property and antisocial behaviour in the locality.

Hopefully they will appreciate that such matters cannot influence the consideration and determination of planning applications. They must be determined in light of approved development plan policies and other material planning considerations.

However I have noted the queries which have been made regarding the possible involvement of other officers/departments and would suggest that the authors of those responses should be advised to contact the Council's Housing Solutions Team for further information. I must stress however that they may not necessarily have any knowledge or involvement as the applicant/owner may opt to sell/rent the units to be provided without reference to the Council.

Hopefully this will clarify the Planning Sections position however if you have any further queries please don't hesitate to give me a call

Regards
Eirlys

Eirlys Hallett
Team Manager - Development Management
Blaenau Gwent County Borough Council
Civic Centre
Ebbw Vale
NP23 6XB

Rheolwr Tim – Rheolaeth Datblygu
Cynghor Bwrdeistref Sirol Blaenau
Gwent
Canolfan Ddinesig
Glyn Ebwy
NP23 6XB

01495 355511
eirlys.hallett@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.

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

RE: Planning Consultation C/2018/0303 - Ex Royal Exchange, HighStreet, Blaina

From: Eirlys.Hallett@blaenau-gwent.gov.uk

Sent: Tue, 14 May, 2019 at 11:32

To: clerk@nantygloandblainatc.co.uk

image001.jpg (3.6 KB) image002.jpg (3.7 KB) revised plan royal exchange.pdf (922.5 KB) – **Download all**Images not displayed. **SHOW IMAGES** | **ALWAYS SHOW IMAGES FROM THIS SENDER**

Tracy

Further to our e-mails below I write to provide you with an update on where we are with the above mentioned planning application and some information that might respond to the queries raised by the Town Council. In this context I would advise you that the planning history of the property has been checked and the property/application has been the subject of discussion with the applicant and the agent. I have noted in blue below my responses to your queries :-

- **concerns as to the lack of consultation with nearby residents & neighbours.**

I am unclear as to the cause for such concern - individual letters of notification were sent to the owner/occupiers of two adjacent properties and the occupiers of what was then understood to be a flat within the first floor of the property, two site notices were displayed to advise local residents - one on the High Street Frontage and one on a lamp post on Queen Street. I have a plan which confirms where and when these were erected - October 31st 2018. The application details would also have been circulated on the Authority's weekly list of planning applications which is displayed on the Council's web site. The publicity afforded this application is therefore fully compliant with statutory requirements and in accordance with the Authority's current practice in relation to all other planning applications.

- **concerns as to the apparent lack of adequate provisions in respect of car parking.**

Again whilst I note your members concern regarding parking provision I can confirm that the highway authority have been consulted on the application and have advised that the parking spaces provided are acceptable. They have noted that the property is adequately serviced by both public transport and public car parks within Blaina Town Centre and that the proposal complies with Policy DM.1 (3b) of the Local Development Plan.

I would wish to take the opportunity to advise you that the layout plan submitted initially has since been changed slightly and now also includes cycle racks and a refuse enclosure area. I have attached a copy of the amended plan for your reference.

- **Is there any information available as to the planned use of the first floor within the property?**

The issue of the use of the first floor has been investigated and I understand that it is used for some form of multiple occupation. The applicant was given the opportunity to withdraw the current application and submit a new application for entire building however he has asked that the two matters be dealt with separately. On such basis the current application relates only to the ground floor. The potentially unauthorised use of the first floor will therefore be dealt with separately as a compliance/enforcement issue.

- **What is the plan for the property subject to the plans being approved? Will the proposed units be available for rent on the open market or are the units earmarked for other residents e.g. such as homeless people or rehabilitation of offenders etc?**

I cannot confirm what the applicants intentions are with regard to the future residential occupancy of the property if this scheme was approved. Whether the units are for rent or sale or who might occupy them is not a matter that can be legitimately controlled through planning.

I would appreciate if you could now update your Members and let me know whether they have any further comments to make in relation to the application. As this application has been on our books for some considerable time I am eager to determine it as soon as possible - could you therefore please forward any further comments within the next 7 days. If this causes you a problem please don't hesitate to contact me on 01495 355511.

Regards

Eirlys

Eirlys Hallett
Team Manager - Development Management
Blaenau Gwent County Borough Council
Civic Centre
Ebbw Vale
NP23 6XB

Rheolwr Tim - Rheolaeth Datblygu
Cyngor Bwrdeistref Sirol Blaenau went
Canolfan Ddinesig
Glyn Ebwy
NP23 6XB

01495 355511
eirlys.hallett@blaenau-gwent.gov.uk

Planning Consultation C/2019/0115 51 Lakeside Way, Nantyglo

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

Sent: Tue, 21 May, 2019 at 13:10

To: clerk@nantygloandblainatc.co.uk

Item 3a

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



Images not displayed.

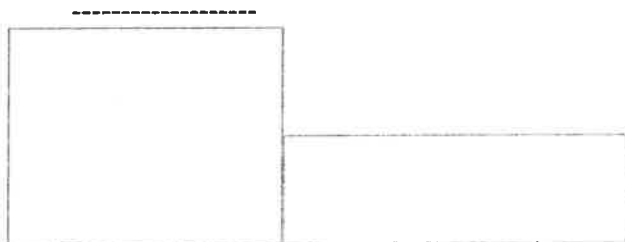
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Visit

<https://reader.egress.com/remote.aspx/3e7094f521644483b962c52d4ca50104>
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.



Date: 21 May 2019

Planning Ref: C/2019/0115

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Mr & Mrs Rebecca Watkins, 51
Lakeside Way, Nantyglo, Ebbw Vale, Blaenau Gwent, NP23 4EN

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 / 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 Bwrdeisiol, Canolfan Ddinesig
Glyn Ebwy. NP23 6XB
Ffôn: 01495 355555 Ffacs: 01495 355598
Email: planning@blaenau-gwent.gov.uk



www.blaenau-gwent.gov.uk

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

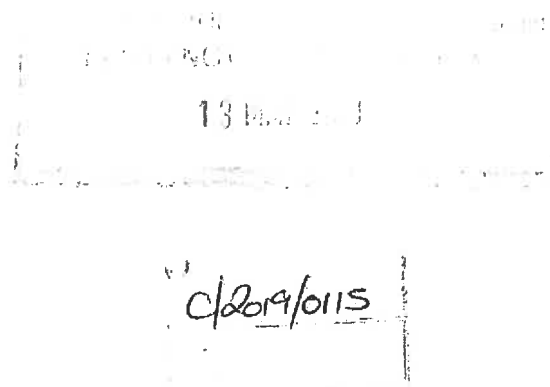
Number	51
Suffix	
Property name	~~Watkins Family Home~~
Address line 1	Lakeside Way,
Address line 2	Nantyglo, Ebbw Vale,
Town/city	Blaenau Gwent.
Postcode	NP23 4EN
Description of site location must be completed if postcode is not known:	
Easting (x)	318584
Northing (y)	211284

Description

~~Proposed development involves extending the first floor to add additional space to existing bedrooms and a ground floor extension to kitchen/dining room to create sun lounge~~

2. Applicant Details

Title	Mr & Mrs
First name	Rebecca
Surname	Watkins
Company name	n/a
Address line 1	~~Watkins Family Home~~ 51
Address line 2	Nantyglo, Ebbw Vale,
Address line 3	
Town/city	Blaenau Gwent.
Country	United Kingdom
Postcode	NP23 4EN



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

ANDY

Surname

NEWELL

Company name

NEWELL DESIGN

Address line 1

51, HOLLY COTTAGE

Address line 2

HIGH STREET

Address line 3

Town/city

NEWBRIDGE

Country

United Kingdom

Postcode

NP11 4FX

Primary number

07545125900

Secondary number

Email

newell.design@me.com

NEWELL
DESIGN

NEWELL
DESIGN

13 MAY 2019

NEWELL
DESIGN

16 MAY 2019

andy.newell.design@gmail.com

4. Description of Proposed Works

Please describe the proposed works:

First floor side extension and 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

ANDREW

Surname

NEWELL

Declaration date

13/05/2019

☒ 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

First name

Surname

Declaration Date

☒ Declaration made

13. Declaration

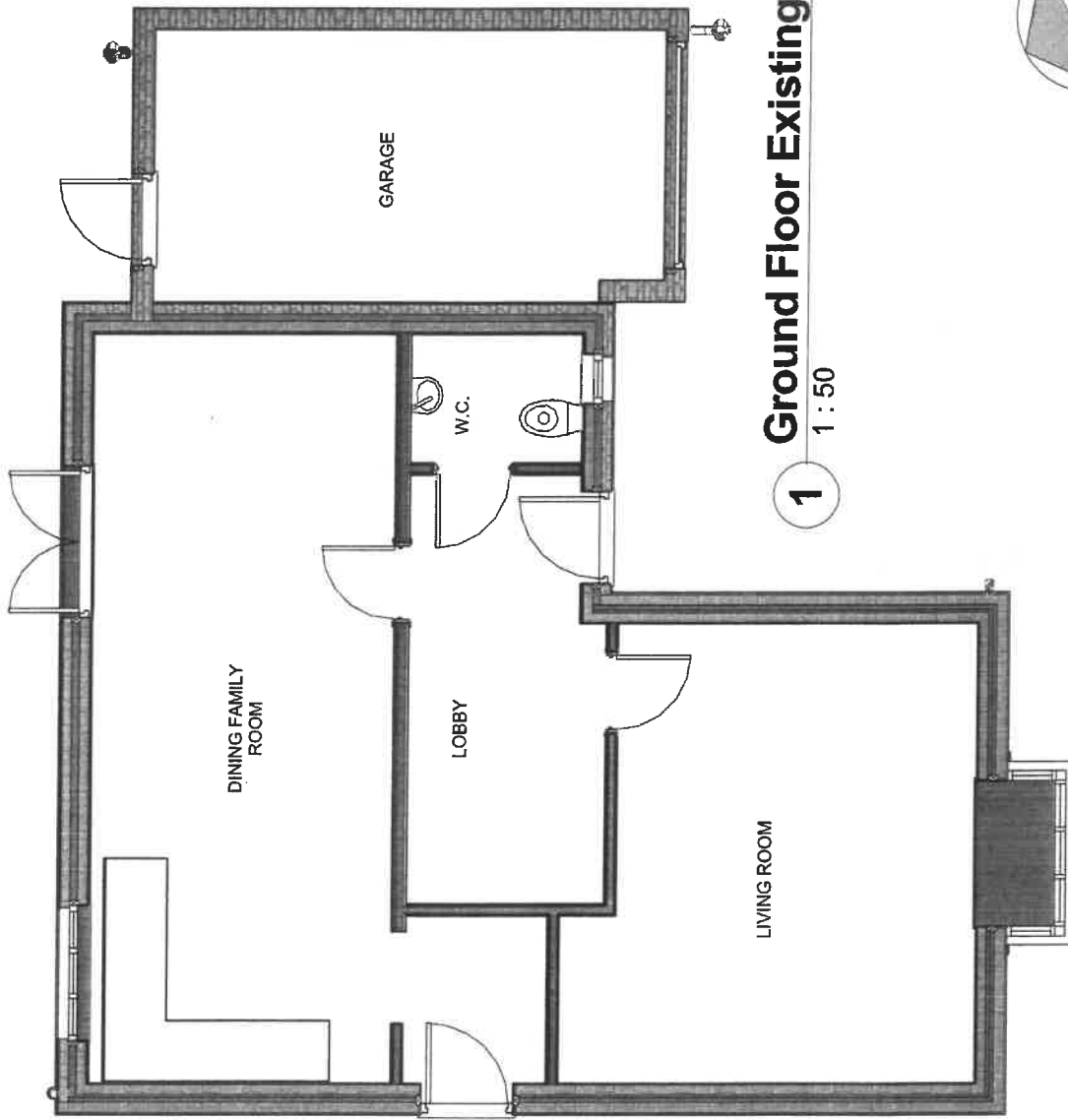
I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)

13/05/2019

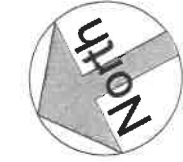
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Notes :



1 Ground Floor Existing

1 : 50

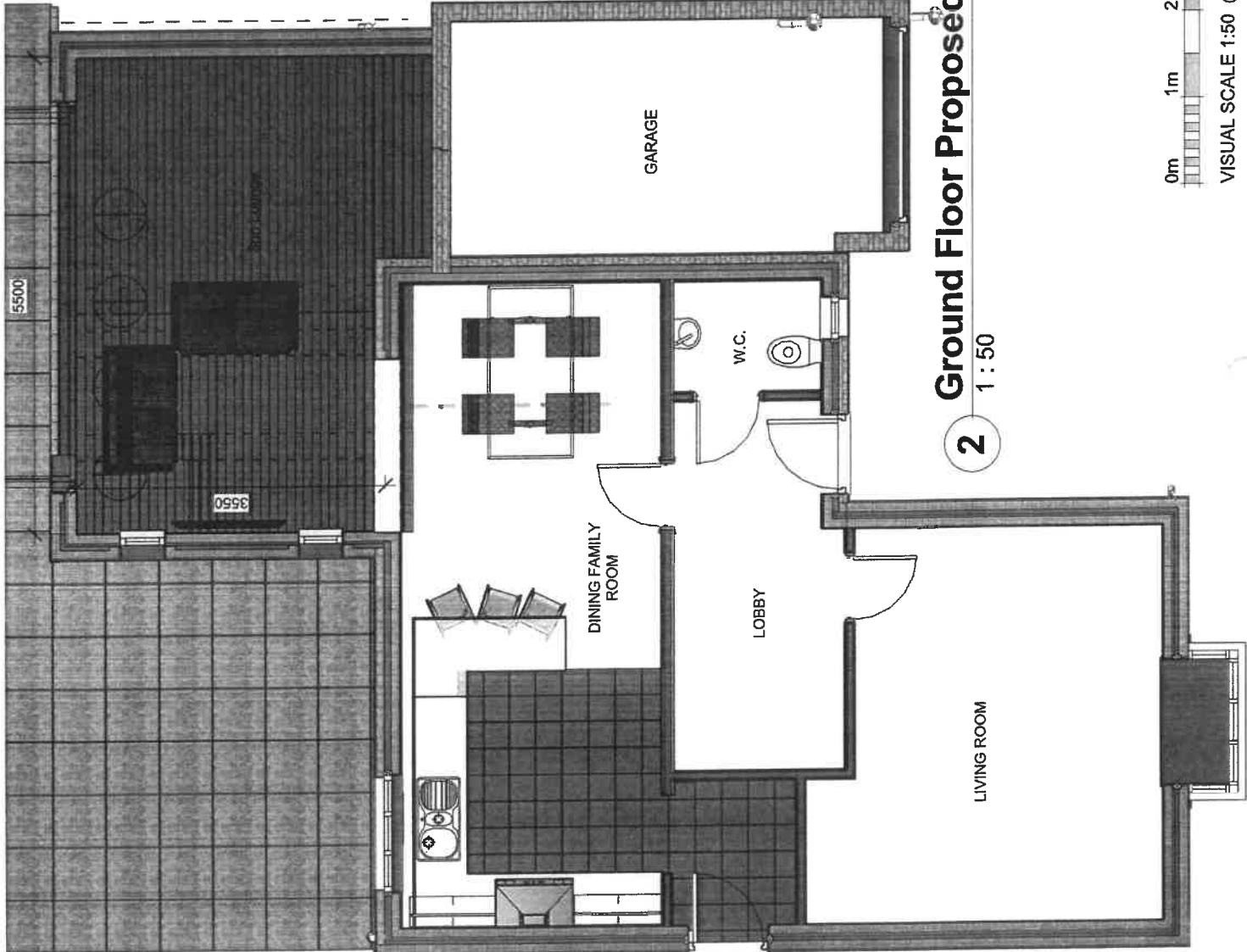


VISUAL SCALE 1:50 @ A3



newell design
high street
newbridge
gwent
np11 4fx

Client	Watkins Family 51, Lakeside Way, Nantyglo, Ebbw Vale, Blaenau Gwent, NP23 4EN	Project Number	ND 548
Drawing Name	GROUND FLOOR Existing	Sheet Number	A100E
Sheet Issue Date	10/05/2019	Revision	H
Drawn by	AJN	Project Status	For Planning
Checked By	RW	Scale	1 : 50
tel: +44(0)7545 125900 newell.design@me.com			



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Notes :

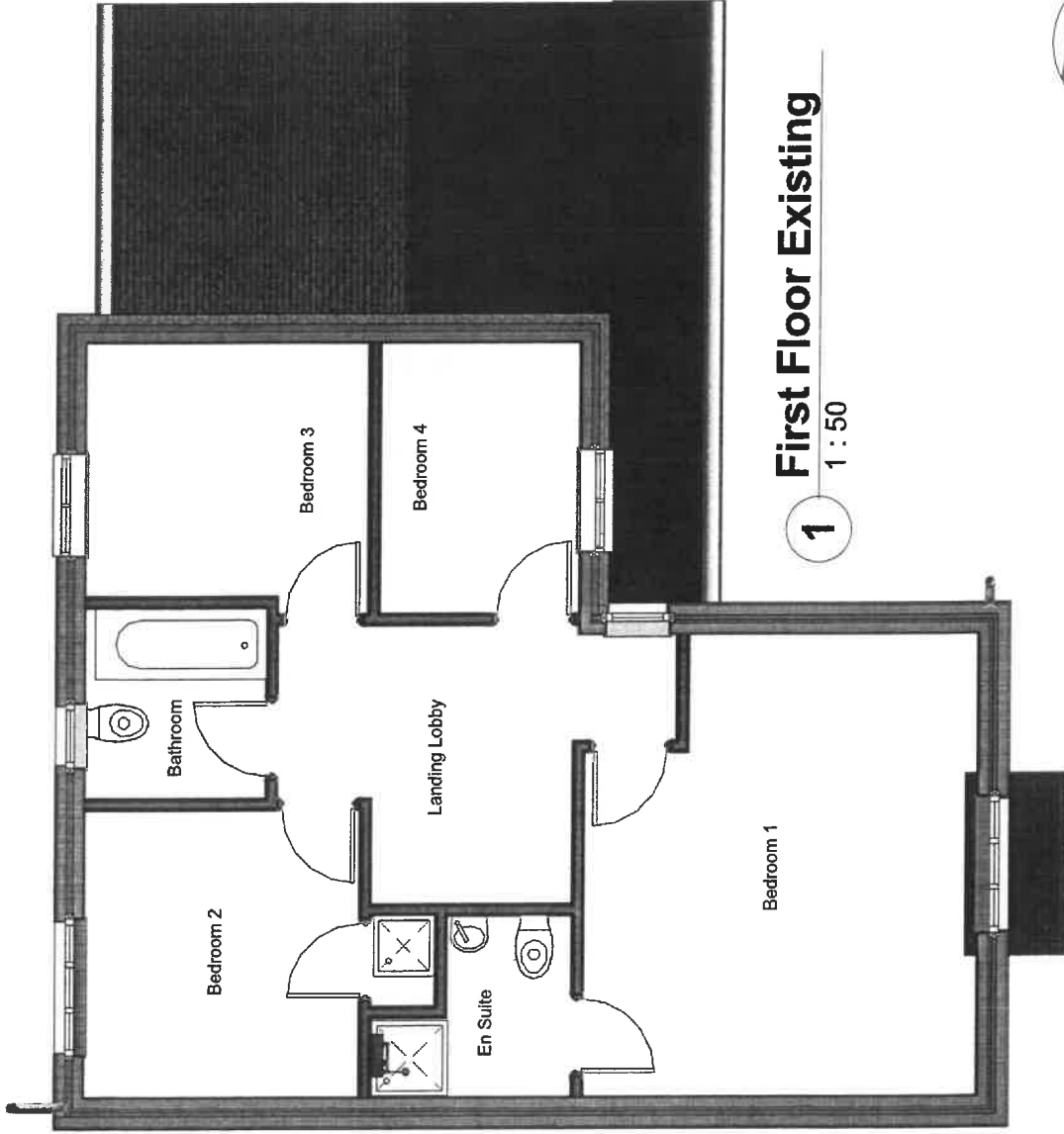
newell design		high street	
		newbridge	
		gwent	
		np11 4fx	
Client		Project Number	ND 548
Wentins Family		Sheet Number	A100P
51, Lakeside Way,		Revision	H
Nantglo Ebbw Vale,		Project Status	For Planning
Blaenau Gwent NP23 4EN		Checked By	RW
Drawing Name		Drawn by	AJN
GROUND FLOOR Proposed		Sheet Issue Date	10/05/2019
		Scale	1 : 50
		tel: +44(0)7545 125900 newell.design@me.com	



VISUAL SCALE 1:50 @ A3

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Notes :



First Floor Existing

1

1 : 50

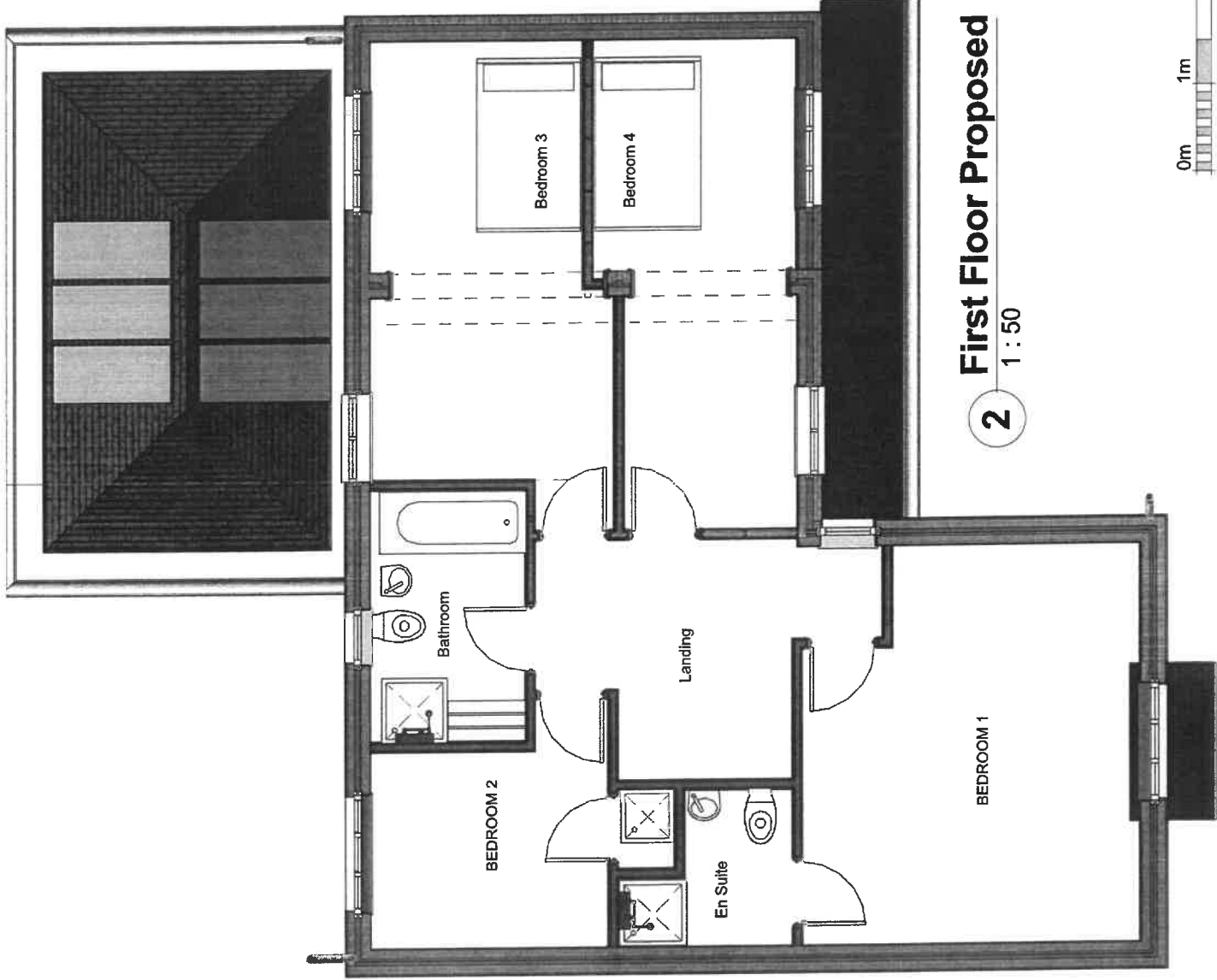


VISUAL SCALE 1:50 @ A3



newell design
high street
newbridge
gwent
np11 4fx

Client	Watkins Family 51, Lakeside Way, Nantyglo Ebbw Vale, Blaenau Gwent NP23 4EN	Project Number	ND 548
Drawing Name	FIRST FLOOR Existing	Sheet Number	A101E
Sheet Issue Date	10/05/2019	Revision	H
Drawn by	AJN	Project Status	For Planning
Checked By	RW	Scale	1 : 50
tel: +44(0)7545 125900 newell.design@me.com			



2 First Floor Proposed
1 : 50



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high street
newbridge
gwent
np11 4fx

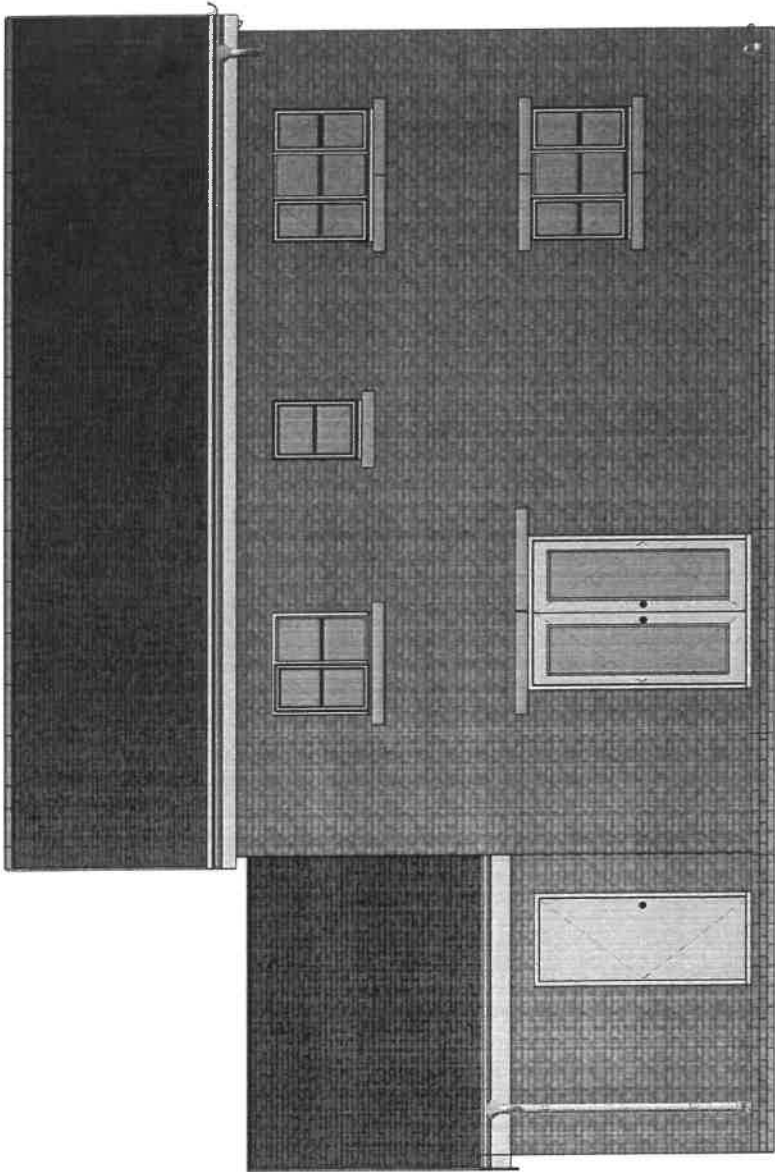
Client	Wedkins Family	Project Number	ND 548
	51, Lakeside Way,	Sheet Number	A101P
	Nantglo Ebbw Vale,		
	Blaenau Gwent NP23 4EN		
Drawing Name	FIRST FLOOR Proposed		
Sheet Issue Date	10/05/2019	Checked By	RW
Drawn by	AJN	Project Status	For Planning
Scale	1 : 50	Revision	H
tel:- 44(0)7545 125900 newell.design@me.com			

before commencing work and any discrepancies reported to this office.
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Notes :

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Notes :



1 North West Existing

1 : 50



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newbridge
gwent
np11 4fx

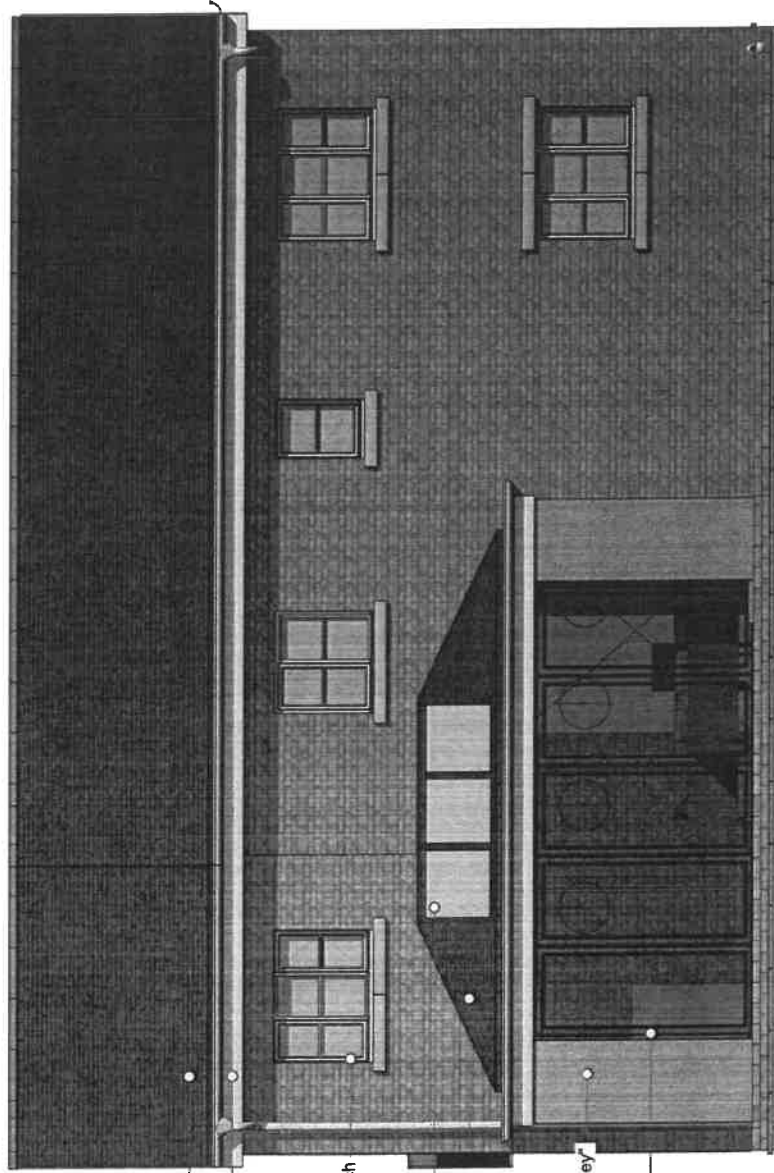
Client	Watkins Family 31, Lakeside Way, Nantyglo, Ebbw Vale, Blaenau Gwent, NP23 4EN	Project Number	ND 548
Drawing Name	NORTH WEST Existing	Sheet Number	A102E
Scale	1 : 50	Revision	H
Drawn by	AJN	Project Status	For Planning
Checkd By	RW	Scale	1 : 50
Sheet Issue Date	10/05/2019		
tel: + 44(0)7545 125900 newell.design@ms.com			



VISUAL SCALE 1:50 @ A3

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Notes :



- Grey slate roof tiles to match existing
- Fascia, gutter and downpipes white to match existing
- White UPVC windows to match existing
- Glazing
- Grey slate roof tiles to match existing
- Render Sandtex "Plymouth grey"
- Doors Anthracite Grey

North West Proposed

1

1 : 50



VISUAL SCALE 1:50 @ A3

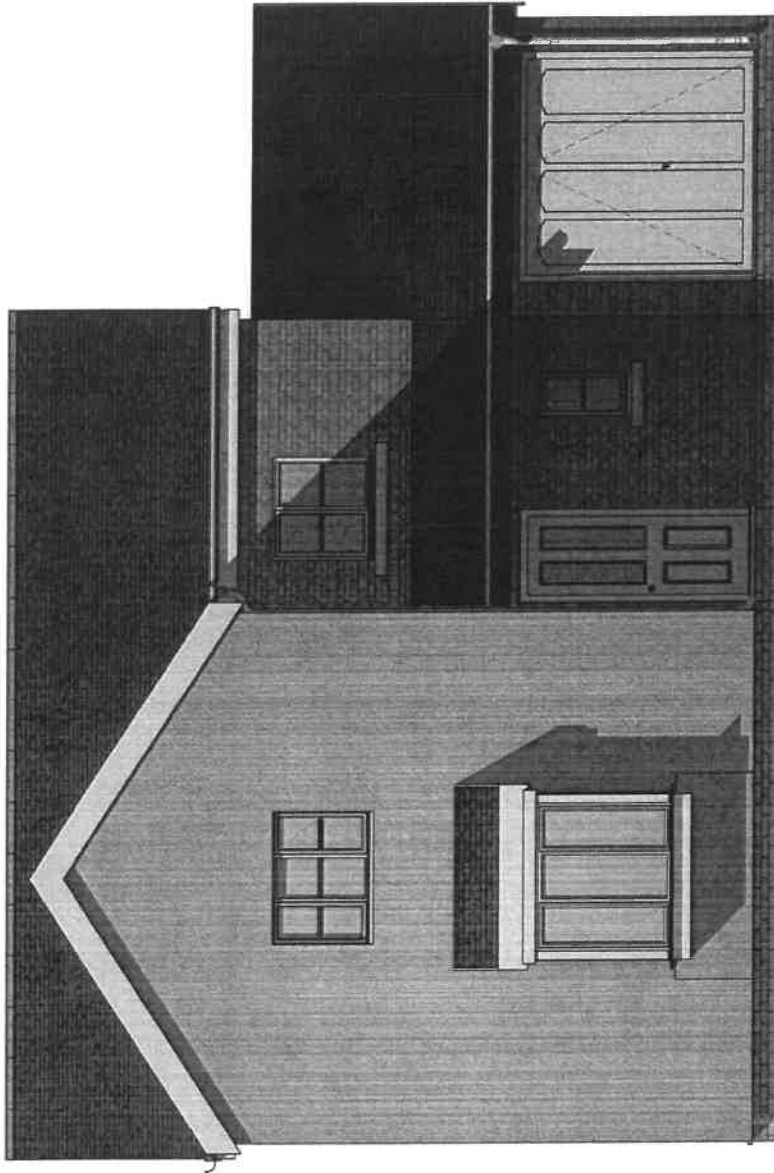


newell design
high street
newbridge
gwent
np11 4fx

Client	Watkins Family 51, Lakeside Way, Nant-yo-Ebbw Vale, Blaenau Gwent. NP23 4EN	Project Number	ND 548
Drawing Name	NORTH WEST Proposed	Sheet Number	A102P
Revision	H	Revision	H
Sheet Issue Date	10/05/2019	Drawn by	AJN
Checked By	RW	Project Status	For Planning
Scale	1 : 50	Tel: + 44(0)7545 126900	newell.design@me.com

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Notes :



1 South East Existing

1 : 50



VISUAL SCALE 1:50 @ A3

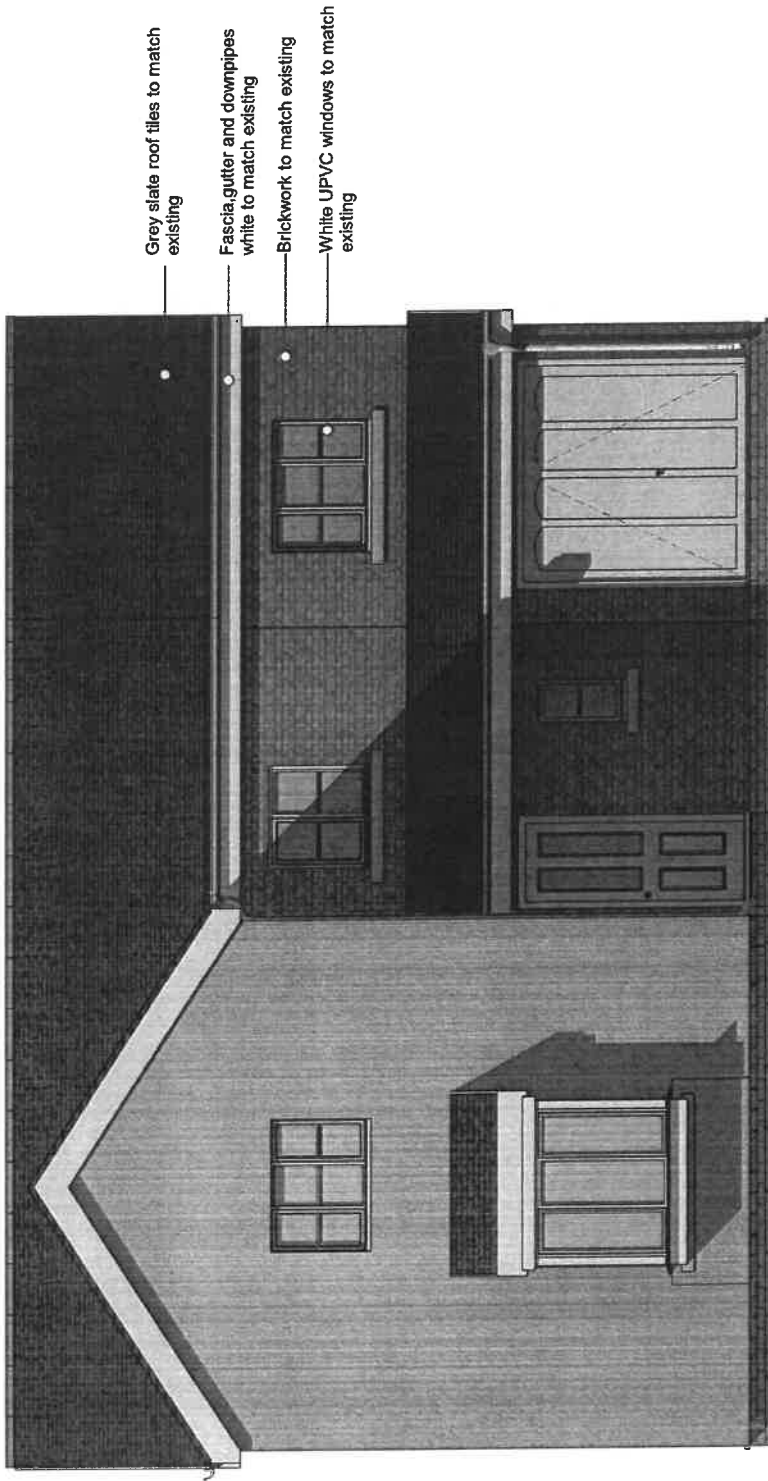


newell design
high street
newbridge
gwent
np11 4fx

Client	Watkins Family 51, Lakeside Way, Nantyglo Ebbw Vale, Blaenau Gwent, NP23 4EN	Project Number	ND 548
Drawing Name	SOUTH EAST Existing	Sheet Number	A103E
Sheet Issue Date	10/05/2019	Revision	H
Drawn by	AJN	Checked By	RW
Project Status	For Planning	Scale	1 : 50
tel:- 44(0)7545 125900 newell.design@ma.com			

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Notes :



1 South East Proposed

1 : 50



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newbridge
gwent
np23 4fx

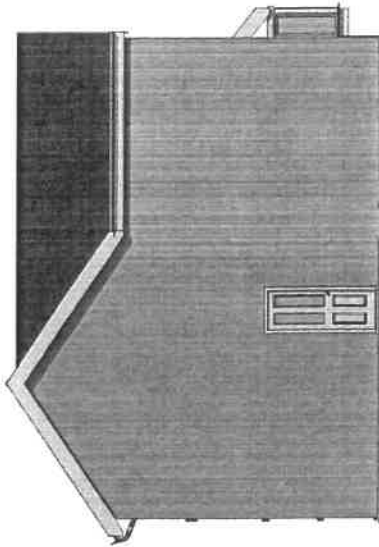
Client	Project Number	Revision
Watkins Family 51, Lakeside Way, Narogylo Ebbw Vale, Blaenau Gwent, NP23 4EN	ND 548	H
Drawing Name	Sheet Number	Scale
SOUTH EAST Proposed	A103P	For Planning 1 : 50
Sheet Issue Date	Drawn by	Checked By
10/05/2019	AJN	RW
Project Status		
For Planning		
tel: +44(0)7545 125900 newell.design@me.com		



VISUAL SCALE 1:50 @ A3

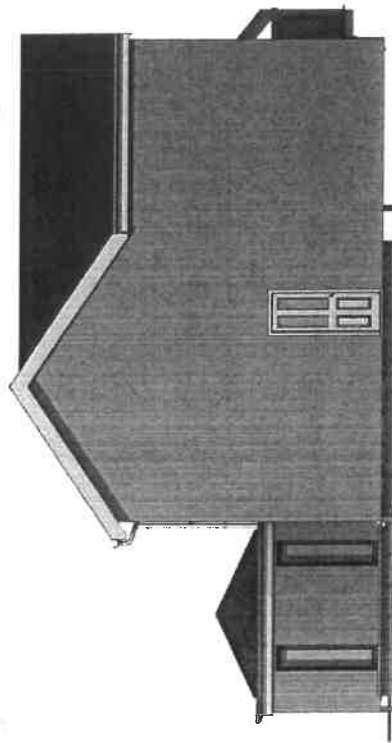
Figured dimensions are to be used in preference to scaled ones. All dimensions to be checked by contractor.
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Notes :



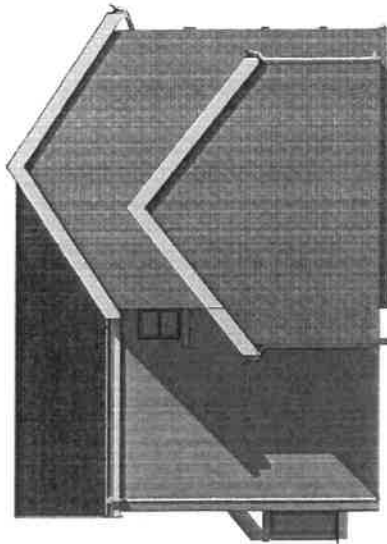
1 West Existing

1 : 100



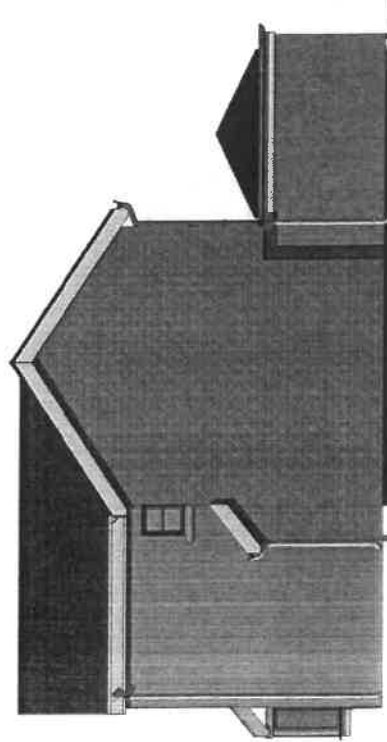
2 West Proposed

1 : 100



3 East Existing

1 : 100



4 East Proposed

1 : 100



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high street
newbridge
gwent
np11 4fx

Client
Watkins Family
51, Lakeside Way,
Nantyglo, Ebbw Vale,
Blaenau Gwent, NP23 4EN

Project Number
ND 548

Sheet Number
A104EP

Revision
H

Drawing Name
WEST and EAST Existing + Proposed

Sheet Issue Date
05/10/19

Drawn by
AJN

Checked By
RW

Project Status
For Planning

Scale
1 : 100

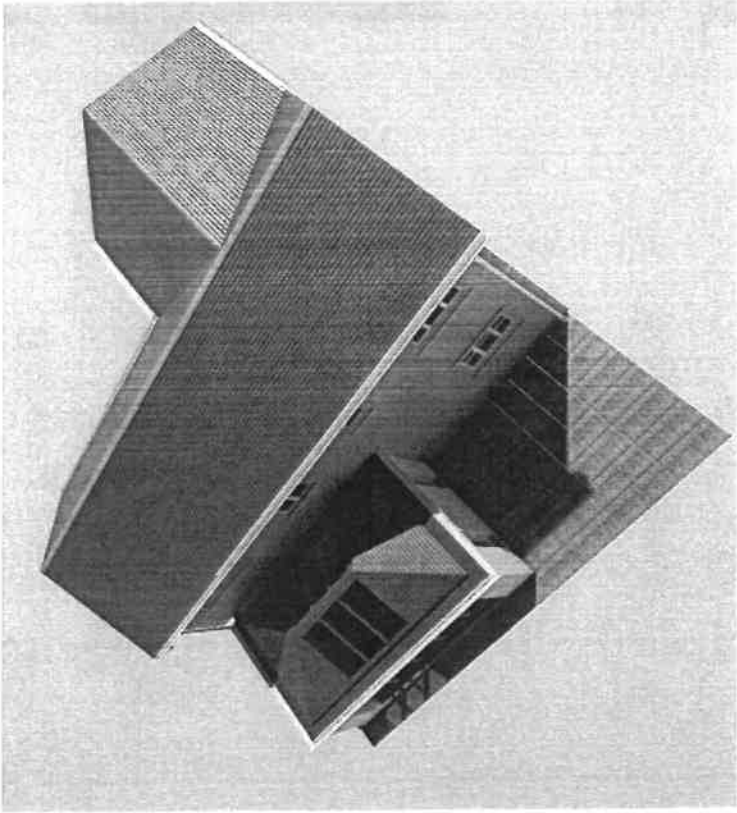
tel: +44(0)7545 125900 newell.design@me.com



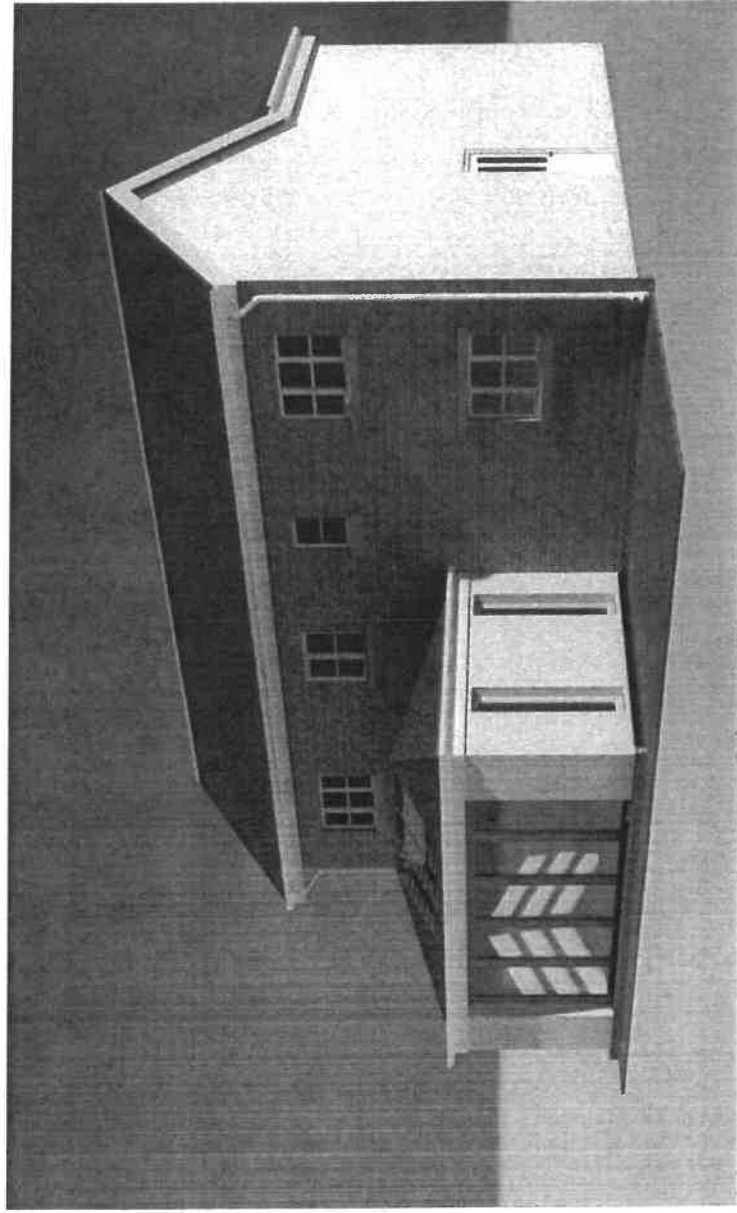
VISUAL SCALE 1:100 @ A3

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Notes :



1 P1
1:1



2 P2
1:1

		newell design		high street newbridge gwent np11 4fx	
Client Watkins Family 51, Lakeside Way, Nantyglo Ebbw Vale, Blairnau Gwent NP23 4EN		Project Number ND 548		Sheet Number A201	
Drawing Name Rendered Views Proposed		Revision G			
Sheet Issue Date 10/05/2019		Project Status For Planning		Scale 1 : 1	
tel: + 44(0)7545 125900 newell.design@me.com					

Notes :



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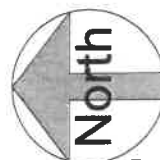
Site Location Plan

1 : 1250



plans ahead

Prepared by: ANDY NEWELL, 10-06-2019



VISUAL SCALE 1:1250 @ A3



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newbridge
gwant
np11 4fx

Client
Watkins Family
51, Lakeside Way,
Nantyglo, Ebbw Vale,
Blaenau Gwent, NP23 4EN

Project Number
ND 548

Sheet Number

Drawing Name
SITE LOCATION PLAN

Sheet Issue Date 10/05/2019	Drawn by AJN	Checked By RW	Project Status For Planning
--------------------------------	-----------------	------------------	--------------------------------

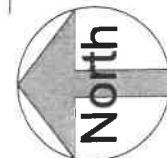
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Notes :



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high street	newbridge
gwent	np11 4fx
Project Number	ND 548
Client	Watkins Family
51 Lakeside Way,	
Nantyglo Ebbw Vale,	
Blennau Gwent, NP23 4EN	
Sheet Number	A203
Revision	G
Drawing Name	SITE BLOCK PLAN
Scale	1 : 500
Project Status	For Planning
Drawn by	AJN
Checked by	RW
Sheet Issue Date	10/05/2018
tel: +44(0)7545 125900 newell.design@me.com	



Householder's property ownership boundary



VISUAL SCALE 1:500 @ A3

1 Site Block Plan

1 : 500

Planning Consultation C/2019/0122 - Land East of Blaina Road

Item 3b

From: katherine.rees@blaenau-gwent.gov.uk
Sent: Thu, 23 May, 2019 at 09:58
To: clerk@nantygloandblainatc.co.uk

image003.jpg (28.1 KB) Application form.pdf (2.1 MB)
DN 2017 0159.pdf (4.6 MB)
Justification statement - Cond 12 Highways.pdf (3.2 MB)
Site location plan.pdf (562.7 KB) - **Download all**



Images not displayed.

SHOW IMAGES | ALWAYS SHOW IMAGES FROM THIS SENDER

Date: 23 May 2019

Planning Ref: C/2019/0122

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Land East Of Blaina Road, Brynmawr, Blaenau Gwent,.,

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
Steph Hopkins

Katherine Rees
Uwch-Swyddog Cefnogi Busnes/Senior Business Support Officer
Tîm Cefnogaeth Amgylchedd ac Adfywiad/Environment & Regen Support Team
Gwasanaeth Cefnogi Busnes/Business Support Service

Ffôn/Phone: 01495 355518

E-bost/Email: katherine.rees@blaenau-gwent.gov.uk

Blaenau Gwent County Borough Council, Floor 1A, Civic Centre, Ebbw Vale, NP23 6XB

BG-AppEmail-2up-D1

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg a Saesneg a byddwn yn



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 Bwrdeisiol, 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 removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) 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	Land east of Blaina Road
Address line 1	
Address line 2	
Town/city	Brynmawr
Postcode	

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

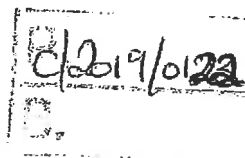
Easting (x)	319059
Northing (y)	211397

Description

As above

2. Applicant Details

Title	
First name	
Surname	c/o agent
Company name	
Address line 1	Harrington Harris Investments Ltd
Address line 2	
Address line 3	
Town/city	
Country	United Kingdom
Postcode	



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

Miss

First name

Louise

Surname

Darch

Company name

WYG Planning and Environment

Address line 1

5th Floor Longcross Court

Address line 2

47 Newport Road

Address line 3

Town/city

Cardiff

Country

United Kingdom

Postcode

CF24 0AD

Primary number

02920829200

Secondary number

Email

louise.darch@wyg.com

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Outline planning application for the erection of residential dwellings (up to 25 units), a drive-thru restaurant, and associated works with all matters reserved other than means of access at Land east of Blaina Road Brynmawr

Reference number

C/2017/0159

Date of decision (date must be pre-application submission)

08/11/2018

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 12 (highways)

Has the development already started?

☐ Yes ☐ No

5. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

Please see Condition 12 - Highways Justification note (WYG - dated April 2019)

5. Condition(s) - Removal

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Proposed condition to read:

"No development of the residential element of the approved outline planning permission shall commence until full details of the following highway improvement works have been submitted to and approved in writing by the Local Planning Authority: • All existing splitter islands on the Brynmawr town centre roundabout to be upgraded to incorporate dropped kerbs and tactile paving • The footway along the entire site boundary along Blaina Road shall be widened to a minimum of 3m (unobstructed) and the footway on Barleyfield Road widened to a minimum of 2m (unobstructed). • Upgrading of Brynmawr town centre roundabout: Lake Road and Blaina Road roundabout arms by way of carriageway widening of entrance junctions. • Upgrading and provision of new (where identified) street lighting/signage (including directional signage to the town centre)/traffic orders and road markings. The highway improvements as approved shall be implemented in full prior to the development becoming operational/occupied".

6. 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

7. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☐ Yes ☒ No

8. Ownership Certificates

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

Owner/Agricultural Tenant

Name of Owner	Blaenau Gwent Highways Department
Number	
Suffix	
House Name	Municipal Offices
Address line 1	Civic Centre
Address line 2	Ebbw Vale
Town/city	Gwent
Postcode	NP23 6XB
Date notice served	17/05/2019

Person role

- ☐ The applicant
☒ The agent

Title

First name

Surname

Declaration date

☒ Declaration made

**9. 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	Miss
First name	Louise
Surname	Darch
Declaration Date	17/05/2019

☒ Declaration made

10. 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)



Application Number C/2017/0159

Blaenau Gwent County Borough Council

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

Town and Country Planning Act 1990 (*as amended*)

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

OUTLINE PLANNING PERMISSION

To
Harrington Harris Investments & Melin Homes
c/o WYG
5th Floor Longcross Court
47 Newport Road
Cardiff

In pursuance of its powers under the above mentioned Act and Order, Blaenau Gwent County Borough Council ("the Council") as Local Planning Authority hereby permits:-

Outline planning application for the erection of residential dwellings (up to 25 units), a drive-thru restaurant, and associated works with all matters reserved other than means of access at Land east of Blaina Road Brynmawr

in accordance with the OUTLINE planning application submitted to the Council subject to the conditions specified under:-

1. Details of the layout, scale, appearance and landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
2. The development shall be carried out in full accordance with the following approved plan and documents:
 - Site Location Plan, Drg No A094923[ST1]S01 rev A, stamped received 19/05/2017
 - Site Layout (in relation to access only), Drg No A094923[ST1]S02 rev B, stamped received 23/07/2018
 - Residential (houses) scale parameters: Height 8m - 11m, Width 5m to 6.4m, Length 7m - 10m
 - Residential (apartment block) scale parameters: Height 7.5m - 12m, Width 6m - 10m, Length 35m - 40m
 - Drive-thru scale parameters: Height 5m - 9m, Width 8m - 15m, Length 15m - 20m
 - Preliminary Ecology Appraisal, Doc Ref WWE17121, August 2017 (Wildwood Ecology), stamped received 08/09/2017
 - Site Investigation Report, Doc Ref 11666/DPD/16/SI, Integral Geotechnique, stamped received 11/05/2017unless otherwise specified or required by conditions listed below.
3. The drive-thru restaurant shall be retained as a drive-thru in perpetuity and shall not exceed 167sqm gross internal area.
4. The submission of reserved matters for layout of the residential part of the development hereby approved shall be accompanied by a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with

the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 10% of housing units/bed spaces;
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

5. Prior to the commencement of development the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority:

- i) A preliminary risk assessment which has identified;
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors;
 - potentially unacceptable risks arising from contamination at the site
- ii) A site investigation scheme based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- iii) The site investigation results and the detailed assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented as approved.

6. Prior to occupation/beneficial use of any part of the development hereby approved, a contamination verification report demonstrating completion of the works set out in condition 5. And the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.
7. Reports on monitoring, maintenance and any contingency action in relation to contamination, carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term

- site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.
8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, for an amendment to the remediation strategy detailing how this unsuspected contamination will be dealt with.
9. No infiltration of surface water drainage is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with such details as may be approved.
10. Piling or other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no unacceptable risk to groundwater.
11. Pursuant to the approval of reserved matters for layout the following details shall be submitted:
- A layout plan which identifies the location of the recorded mine entry and an appropriate 'no-build' zone around this feature;
 - A scheme of treatment works for the mine entry; and
 - A scheme of remedial works for the shall coal workings including measures to address gas migration
- has been submitted to and approved in writing by the Local Planning Authority. The remedial and treatment works shall be complete in accordance with such details as may be approved prior to the development becoming operational/occupied.
12. No development shall commence until full details of the following highway improvement works have been submitted to and approved in writing by the Local Planning Authority:
- All existing splitter islands on the Brynmawr town centre roundabout to be upgraded to incorporate dropped kerbs and tactile paving
 - The footway along the entire site boundary along Blaina Road shall be widened to a minimum of 3m (unobstructed) and the footway on Barleyfield Road widened to a minimum of 2m (unobstructed).
 - Upgrading of Brynmawr town centre roundabout: Lake Road and Blaina Road roundabout arms by way of carriageway widening of entrance junctions.
 - Upgrading and provision of new (where identified) street lighting/signage (including directional signage to the town centre)/traffic orders and road markings.
- The highway improvements as approved shall be implemented in full prior to the development becoming operational/occupied.
13. No development shall commence on site until details are submitted to and approved in writing by the 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. None of the units hereby approved shall be occupied until all drainage works relating to that property and its connection to the wider drainage network are completed in accordance with the approved details.
14. The development hereby permitted shall not be brought into beneficial use until the access and parking and servicing areas serving that part of the development have been

- constructed, surfaced and drained in full accordance with details to be submitted and approved in writing by the Local Planning Authority. Such areas shall be retained for their designated purpose at all times.
15. Pursuant to the approval of the reserved matters relating to layout and appearance, a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 55dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 45dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40dBA Leq 16 hour during the day and 35dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be able to be effectively ventilated without opening windows.
 16. The rating level of the noise emitted from the Fixed Plant (fans) located at the site shall not exceed the existing background level at any premises used for residential purposes when measured and corrected in accordance with BS 4142:2014.
 17. Fumes from the food preparation areas shall be mechanically extracted and the extraction system shall be provided with de-greasing and de-odourising filters. Details of the extraction equipment (including scaled schematics, location plans, odour attenuation measures and future maintenance) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation, and the equipment shall be installed in accordance with the approved details prior to the commencement of use for the cooking of food. The equipment shall thereafter be maintained in accordance with the approved details.
 18. No development shall take place on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include (but not be limited to) details of:
 - Hours of working
 - The parking of vehicles of site operatives and visitors
 - Storage of plant and materials during construction
 - The erection and maintenance of security hoarding
 - A scheme for the recycling/disposal of waste
 - The siting and details of the construction compoundSuch details and measures as contained in a Statement that is approved by the Local Planning Authority shall be adhered to throughout the construction period.
 19. The Drive-thru hereby permitted shall not become operational until litter bins have been provided in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority.
 20. All applications for the approval of the 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 this permission or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.

The reasons for the Council's decision to grant planning permission for the development subject to the compliance with the conditions hereinbefore specified are:-

1. These reserved matters have not been submitted for the approval of the Local Planning Authority.
2. To clearly define the scope of this permission.
3. The impact on the town centre has been assessed in the light of a drive thru restaurant of this size only. Any material change from this would require its own detailed consideration to ensure the town centre is protected from inappropriate development.
4. To ensure affordable housing is provided in accordance with Policy DM7 of the adopted Blaenau Gwent Local Development Plan.
5. The controlled waters at this site are of high environmental sensitivity due to proximity to surface water and being located on a Secondary A aquifer. Contamination is known/strongly suspected at the site due to historical contaminative uses.
6. To demonstrate that the remediation criteria relating to controlled waters have been met, and (if necessary) to secure longer-term monitoring of groundwater water quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.
7. To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.
8. Given the complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.
9. There is an increased potential for pollution from inappropriately located infiltration systems such as soakaways, unsealed porous pavement systems or infiltration basins.
10. There is an increased potential for pollution of controlled waters from inappropriate methods of piling.
11. The Local Authority is aware that the site may be affected by land instability and considers it should be addressed prior to development.
12. To improve public safety and improve accessibility to the development site.
13. 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.
14. To ensure that access, parking and turning needs of the development are adequately met at all times.
15. To ensure that the amenities of future occupiers are protected.
16. To ensure that the amenities of occupiers of other premises in the vicinity are protected.
17. To ensure that the amenities of occupiers of other premises in the vicinity are protected and in the interests of visual amenities.

18. To safeguard local amenity interests and to ensure that the impacts of the construction phase of the development are appropriately and adequately addressed where they are not protected by other regulatory processes.
19. In the interests of amenity.
20. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

Informative Advice

1. 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 development to the Local Planning Authority and to display a notice at all times when the development is being carried out.
2. The extent and scope of all highway works are to be identified and agreed by the highway Authority and be completed by way of a S278 agreement under the Highways Act 1980.
3. In preparation of the reserved matters for layout the applicant is advised that:
 - provision is to be made for cycles, motorcycles and cars (including visitor spaces) in accordance with the Authority's 'Access, Car Parking and Design' SPG. Parking bays are to measure 2.6m x 4.8m.
 - to deter any potential on-street parking along Barleyfield Road effective restrictive frontage boundary treatments should be provided.
 - to include electric charge points
4. The Council owns a strip of land in between the residential area and the adopted highway. This strip is part of the highway portfolio and the applicant will have to contact the Highway Section at the relevant time.
5. All site clearance should be undertaken between September and February (outside of the breeding bird season) as all wild birds, their nests and their eggs are protected under the Wildlife and Countryside Act 1981 (as amended).
6. All British reptiles are protected from intentional killing, injuring and sale under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

The adopted Development Plan for this area is the Blaenau Gwent Local Development Plan. This planning permission is issued having regard to policies in that LDP including policies DM1, DM2, DM3, DM12, DM16, SP4, SP5, SP7, SP1, DM7, SB1

Signed



Service Manager Development

Date: 08/11/2018

IT IS IMPORTANT YOU READ THE NOTES ON THE REVERSE OF THIS NOTICE



Condition 12 – Highways

Proposed Drive-Thru Coffee Shop – Blaina Road, Brynmawr - C/2019/0030

April 2019

Introduction

1. This note has been prepared in support of the variation of condition 12 of outline planning permission ref C/2017/0159, and to provide further justification in respect of highways/trip generation matters relating to the new Costa coffee drive-thru unit at Blaina Road in Brynmawr. WYG seek to vary the condition so that the trigger relates specifically to the residential element only and not the retail, in accordance with the justification provided within this note.

2. Condition 12 currently reads:

"No development shall commence until full details of the following highway improvement works have been submitted to and approved in writing by the Local Planning Authority:

- *All existing splitter islands on the Brynmawr town centre roundabout to be upgraded to incorporate dropped kerbs and tactile paving*
- *The footway along the entire site boundary along Blaina Road shall be widened to a minimum of 3m (unobstructed) and the footway on Barleyfield Road widened to a minimum of 2m (unobstructed).*
- *Upgrading of Brynmawr town centre roundabout: Lake Road and Blaina Road roundabout arms by way of carriageway widening of entrance junctions.*
- *Upgrading and provision of new (where identified) street lighting/signage (including directional signage to the town centre)/traffic orders and road markings.*

The highway improvements as approved shall be implemented in full prior to the development becoming operational/occupied".

3. Equivalent planning conditions, requiring highway and pedestrian improvement works, were attached to the hybrid planning permission on the former NMC site (ref: C/2017/0019 conditions O9 (outline) and F6 (full)) which was approved on 9 May 2017. This approved a scheme of 3,559 sqm of retail floorspace. Within these conditions improvements works were required for the Brynmawr roundabout to the north. It is understood that these conditions have now been fully discharged and the technical approval process has been completed. This will ensure that the improvements to the Brynmawr roundabout are delivered prior to any of the retail floorspace associated with this permission becoming operational.

C/2019/0123





Overview

4. Outline planning permission (ref: C/2017/0159) for the site was granted on 8 November 2018 for a development of affordable residential dwellings (up to 25 units), and a drive thru restaurant, with all matters reserved save for access. Condition 3 of the outline planning permission restricts the drive thru restaurant to 167 sqm.

5. As part of the Initial submission of the application, a detailed highway note was prepared by Acstro (April 2017). This was undertaken on the basis that the scheme would deliver the level of residential units that were ultimately approved – but for a much larger drive thru at 420sqm.

6. It has now been established that the affordable residential element of the outline planning permission will in all likelihood not proceed as there are deliverability issues associated with residential allocation coming forward on the site. This is primarily as a result of the Housing Section of the Authority not being prepared to provide any Social Housing Grant to allow an affordable housing development to come forward.

7. Subsequent to the grant of outline planning permission (ref: C/2017/0159), a reserved matters application has been submitted for a Costa Coffee drive thru. In line with condition 3 of the outline planning permission, the floorspace of the proposal is 167 sqm.

Floorspace Comparison between NMC and Blaina Road proposals

8. When comparing the approved NMC floorspace (C/2017/0019) and that proposed at land at Blaina Road for Costa Coffee (C/2019/0030), table 1 below highlights that proportionally, the retail floorspace at the site accounts for just 4.7% of the total floorspace permitted at the NMC site.

	Unit 1	Unit 2	Unit 3	Unit 4	Total
NMC Site	415 sqm	1,392 sqm	1,631 sqm	121 sqm	3,559 sqm
Costa Coffee					167 sqm

Table1 – Approved / Proposed Retailing Floorspace

9. The highways impact and need to contribute towards highways improvements – particularly those at the Brynmawr town centre roundabout – is acknowledged to relate directly to the trip generation associated with either of the proposals. Based on TRICS data, the Acstro Transport Assessment which was submitted as part of the outline application for the site, confirmed that the vehicle trips that would be generated by the 420 sqm drive-thru would be as follows:





Time Range	Gross Trip Generation			New Trips (20%)		
	Arrivals	Departures	Totals	Arrivals	Departures	Totals
08:00-09:00	32	27	59	6	5	12
17:00-18:00	40	39	79	8	8	16
Daily	565	562	1128	113	112	226

Table 2 – Source: Acstro Transport Assessment (April 2017) Table 4 – Estimated Gross & New Vehicle Trip Generation of 420m2 Drive-Thru Restaurant

10. The above calculation results in 226 new trips daily, on the basis of a 420 sqm drive-thru unit which was considered as part of the outline planning application. However in terms the 167 sqm floorspace now proposed by Costa Coffee, rather than the 420 sqm which was initially assessed, the trip generation would be reduced to just **88 new trips daily**. On the basis of the Costa Coffee operating between 7am to 10pm (15 hours) this would equate to c. 6 trips per hour.
11. Conversely, table 3 below provides the comparable number of trips generated by the retail floorspace that was approved as part of the NMC planning permission. The figures provided in the Curtins Transport Assessment supporting the approved planning application predicted a total of 535 daily vehicle movements.

Land Use	Weekday			Weekend		
	Arrivals	Departures	Totals	Arrivals	Departures	Totals
A3/A5 Drive-Thru Restaurant	78	77	156	99	88	187
A1 Retail Food	63	68	128	120	120	240
A1 Retail Non-Food	45	54	96	54	47	100
A3/A5 Café/Restaurant	10	8	16	4	3	7
Total	195	207	396	277	258	535

Table 3 - Source: NMC site Curtins Transport Assessment (September 2016) Table 6.3 – Proposed Development Gross Vehicular Generation

12. The above demonstrates that the NMC proposals – due to the number of additional vehicle trips which would be generated – could have an impact which would require improvements to be made to the Brynmawr town centre roundabout. In comparison the proposed Costa Coffee would generate such a relatively small level of additional trips – just 14% of the total trips generated by the NMC proposals as shown in table 4 below.





	Daily trip generation	%
NMC site	535	86%
Costa coffee – east of Blaina Road	88	14%
New trips on completion of both schemes	623	100%

Table 4 – Assessment of % increase of additional vehicle trips

13. Comparing the increase in daily trips generation, it is clear that the daily increase in trips would be significantly less from the Costa coffee unit (14%), when compared with that resulting from the NMC proposals (86%). As such, in relation to points 1 (splitter islands) and 3 (upgrading of roundabout) of condition 12 it is considered that on this basis it is disproportionate for the drive thru proposals to be required to contribute towards this at all. In any event these improvements will now be delivered by the NMC proposals through the detail that they have agreed with the LPA.

Upgrading of footpaths adjacent to the site

14. Point 2 of the planning condition attached to the outline planning permission for the site requires the widening of the footpath adjacent to Blaina Road to 3m, and Barleyfield Road to the south to 2m.
15. Footpaths are already present in these locations and they are well lit by existing streetlights. Along Blaina Road there is already an at grade signalised pedestrian crossing linking to the retail park. Any widening of these footpaths would require the relocation of a number of street lights and associated infrastructure. This would be at a significant cost to the scheme.
16. Associated with the viability issues of undertaking these works, the proposals is for a drive thru Costa Coffee. Whilst there will only be a minimal level of pedestrian trips to the drive thru, by its very nature it will attract vehicle borne custom and it is therefore not considered that there is any justification for a development of this limited scale to have to deliver significant highways improvements which would raise commercial deliverability issues.

Conclusion

17. On the basis of the above justification it is requested that the condition is amended to allow the drive thru Costa Coffee to proceed without the need for the highway infrastructure works required by condition 12 – but that the any development of the residential element of the outline planning permission will then trigger the requirement. This will still ensure that the LPA still retain conditional control over the element of the outline planning permission which will result in a level of additional vehicular traffic and pedestrian movements to potentially warrant the works.





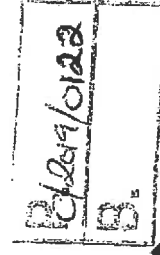
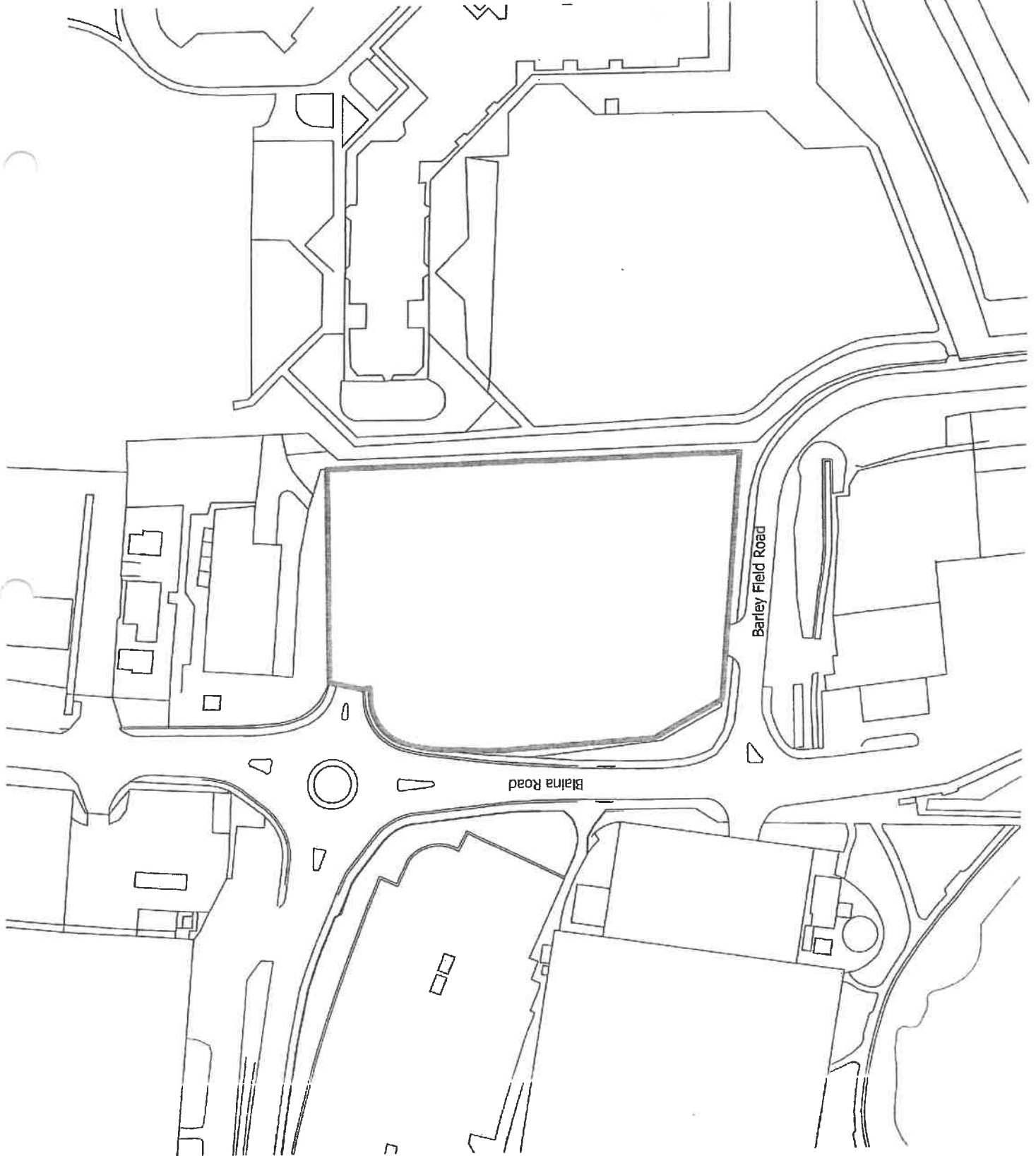
18. It is requested that the condition is varied to read as follows:

*"No development of the **residential element of the approved outline planning permission** shall commence until full details of the following highway improvement works have been submitted to and approved in writing by the Local Planning Authority:*

- *All existing splitter islands on the Brynmawr town centre roundabout to be upgraded to incorporate dropped kerbs and tactile paving*
- *The footway along the entire site boundary along Blaina Road shall be widened to a minimum of 3m (unobstructed) and the footway on Barleyfield Road widened to a minimum of 2m (unobstructed).*
- *Upgrading of Brynmawr town centre roundabout: Lake Road and Blaina Road roundabout arms by way of carriageway widening of entrance junctions.*
- *Upgrading and provision of new (where identified) street lighting/signage (including directional signage to the town centre)/traffic orders and road markings.*

The highway improvements as approved shall be implemented in full prior to the development becoming operational/occupied".





Item 5

Nantyglo and Blaina Town Council



NANTYGLO AND BLAINA IN BLOOM

FREE ENTRY

Application forms are available from here and Nantyglo and Blaina Town Council's website

Please see the application form for the categories

Closing date for applications is **Friday 21st June 2019**

Judging to take place between **1st-5th July 2019**

www.nantygloandblainatc.co.uk

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Nantyglo and Blaina Town Council

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2019



FREE ENTRY

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Council's website

Please see the application form for the categories

Community Centre, Blaina

Saturday 13th July 2019



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