BT - Proposed Removal of Telephone boxes- time sensitive.

From: katherine.rees@blaenau-gwent.gov.uk
Sent: Wed, 18 Dec, 2019 at 14:54
To: Planning@blaenau-gwent.gov.uk

image003.jpg (28.1 KB) bt payphones.pdf (4.8 MB) **– Download all**

Images not displayed.
SHOW IMAGES | ALWAYS SHOW IMAGES FROM THIS SENDER

Dear Ward Member/Town Clerk

Please find attached a copy of correspondence which has been received by the Planning Division from BT

In essence the letter gives the Authority 90 day notice of their intention to remove 7 telephone boxes in the Borough – some of which fall within the ward area(s) which you represent (please refer to list included in the correspondence)

Whilst it is not the role of the Planning Authority to agree, adopt or object to removal of the Phone boxes this there is an expectation upon the Local Authority to initiate its own consultation process to canvas the views of the local community. This e-mail is to notify you of this proposal.

It is understood that notices have been placed by BT on each telephone box to advise the local community of their intention (see copy attached)

It is the Planning Authority's intention to forward all correspondence received as a result of this consultation directly to BT.

Please forward any comments in writing to the Team Manager Development Management by 24th February 2020 in order that they can be sent to BT within the specified timescale.

Regards
Eirlys Hallett - Team Manager Development Management

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

☎ *Ffonn/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 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.

Chief Planning Officer
Blaenau Gwent County Borough Council
Municipal Offices
Civic Centre
Ebbw Vale
NP23 6XB

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION
17 DEC 2019

10 December 2019

TIME SENSITIVE - 90 Day Consultation period end date: 09 March 2020

Dear Chief Planning Officer,

We're continually reviewing the demand for our payphones. Further to our letter of 01st August 2019 we've now identified an additional 7 public payphones that we're proposing for removal under the 90 day consultation process and details of these payphones are attached. We'd welcome your feedback on whether the payphones in question are still needed. We greatly appreciate your help with this.

To ensure that the local community are fully informed, we have placed consultation notices on the relevant payphones, and a sample notice is enclosed. We have also included the date we posted these notices on the payphones. The consultation period will close on 09 March 2020.

This consultation process gives your local communities the opportunity to adopt a traditional red 'heritage' phone box and make it an asset that local people can enjoy. It's really simple to do and it costs just £1 -

Overall use of payphones has declined by over 90 per cent in the last decade and the need to provide payphones for use in emergency situations is diminishing all the time, with at least 98 per cent of the UK having either 3G or 4G coverage. This is important because as long as there is network coverage, it's now possible to call the emergency services, even when there is no credit or no coverage from your own mobile provider.

You may also want to consider Ofcom's affordability report which found that most people do not view payphones as essential for most consumers in most circumstances -

On the 14 March 2006 Ofcom published a statement following their 2005 review of universal service in the telecommunications market, which includes a requirement for payphone provision to meet reasonable needs. Part of that statement amended our obligations with regard to the removal of payphone service:

As stated in Ofcom's 2005 review, it is the responsibility of the local authority to initiate its own consultation process to canvas the views of the local community. They would normally expect these consultations to involve other public organisations such as parish or community councils and work within the terms of the Communications Act 2003. This means that you must be able to objectively justify your decisions.

Full guidance on the removal process can be viewed at:
and a summary is available at:

The guidance also details the appeals process we must follow in case of unreasonable objections.

What you need to do next

Please complete and return the attached annex with your decision on each payphone.

If the decision is that the local community wish to 'adopt', please provide their contact details and we'll do the rest.

If you wish to 'object', you'll need to complete the last column with your reasons, having reviewed all of the factors set out in Annex 1 of Ofcom's guidance (see link above), and the information sent to you in our previous letter.

If the information is incomplete for any payphone in the list, then we'll assume you have no objection to its removal and also that you do not wish to adopt it.

The best way to respond to us is by email at . Please retain proof that the email was sent or apply a read receipt. If you would prefer to respond by post please use the following address and allow at least two days for postal delivery:

BT Payphones
pp 4th Floor Monument TE
11 – 13 Great Tower Street
London
EC3R 5AQ

You will need to obtain proof of postage and be aware that we are unable to receive mail that requires a signature.

If you've got any questions then please get in touch with us by emailing btp.authorisation.team@bt.com.

Yours sincerely

Rick Thompson
Payphone Planning Officer

Please use this annex and return in this format to ensure that the telephone number of the kiosk is clearly shown.
A separate sheet can be used for further comments if required.
If you would like an electronic copy of this letter, please e mail [illegible]

Blaenau Gwent - Blaenau Gwent

	Telephone Number	Address	Post Code	Number of calls In last 12 months	Posting Completed Date	Agree/ Adopt/ Object	Comments/Reasons
1	01495214337	PCO PCO1 BREWERY ROW ABERBEEG ABERTILLERY	NP13 2EL	76	19/11/2019		
2	01495214347	ADJ BUS SHELTER PCO1 UPPER COURT TERRACE LLANHILLETH ABERTILLERY	NP13 2RH	141	19/11/2019		
3	01495290211	PCO PCO1 GLADSTONE STREET BLAINA ABERTILLERY	NP13 3HJ	1	15/11/2019		
4	01495302241	PCO PCO1 LANSBURY TERRACE BEAUFORT EBBW VALE	NP23 5QX	29	15/11/2019		
5	01495302311	PCO PCO1 LLANGYNIDR ROAD NORTH GARNLYDAN EBBW VALE	NP23 5EX	14	15/11/2019		
6	01495310460	PCO PCO1 FFOSMAEN ROAD NANTYGLO EBBW VALE	NP23 4PL	4	15/11/2019		
7	01495370246	PCO PCO1 MARINE STREET CWM EBBW VALE	NP23 7SS	100	15/11/2019		

Signature: .....
Area: Blaenau Gwent - Blaenau Gwent

British Telecommunications plc
Registered office:
81 Newgate Street
London EC1A 7AJ
Registered in England No 1800000
www.bt.com

Classification: CONFIDENTIAL

2 May 2019

Jane Rumble

Director Consumer Policy

publiccallboxes@ofcom.org.uk

Dear Sir/Madam,

Public call box removals

BT is currently engaged in a round of public call box removals and may be contacting you to seek your views, in accordance with regulatory obligations imposed by Ofcom. This letter gives more information about your role as a relevant local authority under those obligations and some factors you may wish to consider in your response.

Under Universal Service obligations set by Ofcom, BT must provide public call boxes in order to meet the reasonable needs of end-users in terms of geographical coverage, the number of public call boxes and the quality of call box services.

A public call box is a public pay telephone which is permanently installed on public land and to which the public has access at all times. This definition excludes many public pay telephones in locations such as stations.

If BT proposes to remove the last public call box at a site, it must notify the relevant local authority, and it cannot remove the box if the local authority objects in writing within 90 days (the 'local veto'). A site is defined as any area within a walking distance of 400 metres from that public call box. This means that a box could be nearer than 400 metres away as the crow flies, but not easily accessible because of an obstacle such as a railway line.

The process for removal of such public call boxes is set out in a Direction and Guidance published by Ofcom. We are writing to draw your attention to the Direction and Guidance and to respond to some questions that have been raised with us.

Direction: http://stakeholders.ofcom.org.uk/binaries/consultations/uso/statement/callboxdirection.pdf
Guidance: http://stakeholders.ofcom.org.uk/binaries/consultations/uso/statement/removals.pdf

Why does BT seek to remove some public call boxes?

Public call box use has been in heavy decline, and 20% of public call boxes have not been used to make a call in the last twelve months. Mobile take-up and coverage are both high - 94% of adults personally use a mobile phone and 98% of premises have 3G/4G coverage. Mobile 'roaming' for emergency calls has been in place since 2009, meaning that where a caller has no signal from their provider, a 999 call will be switched automatically to another provider's network if there is one available.

BT uses its own published criteria (www.bt.com/payphones/removals) when considering which public call boxes to remove. These are intended to ensure that boxes are retained either where they are actively used or where there is a social need for their retention.

BT's 'overriding criteria' for payphone retention are:

- No mobile coverage (from any provider);
- Suicide hotspot;
- Accident blackspot;
- Coastal location.

Its 'reasonable needs' criteria are:

- The public call box in question is the only one within 800 metres;
- There are at least 500 households within 1 kilometre;
- At least 12 calls have been made from the public call box within the previous 12 months.

If a public call box meets any of the overriding criteria or all the reasonable needs criteria, BT has stated that it will not be proposed for removal.

Can a local authority veto the removal of a public call box because it is a local landmark or on 'heritage' grounds?

Ofcom's Guidance sets out matters that local authorities should take into account when making a decision to consent or object to BT's proposal to remove the last box from a site. In particular, at Annex 1 it sets out factors which Ofcom considers relevant to the decision. The Guidance explains that local authorities should refer to these factors and publish the reasons for their decision. BT could challenge a veto that it considers to be inappropriate in the Competition Appeal Tribunal.

BT's Universal Service Obligation applies to the telephone, not the kiosk. It would therefore be inappropriate for a local authority to object to removal of a public call box because it is a local landmark or on 'heritage' grounds. However, BT has a scheme (www.bt.com/adopt) whereby kiosks can be 'adopted' by bodies such as parish councils for £1. The telephone equipment is removed, and the kiosk can then be used for another purpose such as a community book exchange.

Can a local authority veto all public call box removals in its area?

Each public call box should be considered separately. Any local authority objection to removal of a public call box should be supported by clear, objective and proportionate reasons, related to the provision of the communications service at the box in question.

Can Ofcom give us more information about the public call boxes in our area?

Ofcom does not hold details of the locations of public call boxes or individual boxes that BT may be proposing for removal. BT will be able to give you information about the boxes in your area.

Yours faithfully,

Jane Rumble

Notice date:

We're thinking about removing this payphone

Our research shows that this payphone just isn't used enough for us to carry on running it.

Because of this, we think we should remove it.

Do you have any comments or feedback?

If so, please contact your local authority within 42 days of the above date.

If you'd like to know where the next nearest payphone is, or who your local authority is, please call **0800 661 610** and choose option 1.

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RE: Agenda items for Quarterly Liaison Meeting (Jan 2020)

From: David.Arnold@blaenau-gwent.gov.uk
Sent: Fri, 20 Dec, 2019 at 08:26
To: clerk@nantygloandblainatc.co.uk

Hi Tracy,

I've passed your street lights query on to the highways team who should be getting back to you directly via email with an explanation.

I've asked them to CC me in so I should know when it's sorted.

Many thanks,

David

David Arnold
Policy Officer / Swyddog Polisi
Partnerships Team / Tîm Partneriaethau
Blaenau Gwent Council / Cyngor Blaenau Gwent
Civic Centre / Canolfan Ddinesig
Ebbw Vale / Glyn Ebwy
NP23 6XB
david.arnold@blaenau-gwent.gov.uk
01495 357727

From: clerk@nantygloandblainatc.co.uk
[mailto:clerk@nantygloandblainatc.co.uk]
Sent: 17 December 2019 09:24
To: David Arnold <David.Arnold@blaenau-gwent.gov.uk>
Subject: Agenda items for Quarterly Liaison Meeting (Jan 2020)

Good afternoon,

Please find attached a completed pro-forma in respect of agenda items for the January Quarterly Liaison Meeting.

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

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

FW: Consultation Document - Changes to planning and relatedapplication fees / Dogfen Ymgynghori - Newidiadau i ffoedd cynllunio achesisiadau cysylltiedig

From: Tracy Gilmartin-Ward <tgilmartinward@onevoicewales.wales>
Sent: Wed, 18 Dec, 2019 at 09:22
To: Tracy Gilmartin-Ward

For your information and attention / Er eich gwybodaeth a'ch sylw

From: Owain.Williams2@gov.wales <Owain.Williams2@gov.wales>
Sent: 16 December 2019 13:11
Subject: Consultation Document - Changes to planning and related application fees / Dogfen Ymgynghori - Newidiadau i ffoedd cynllunio a chesisiadau cysylltiedig

Dear Stakeholder,

Today, a consultation has been issued which seeks views on proposed changes to planning fees.

The consultation proposes amending the existing fee levels for planning and related applications, as well as introducing a fee for Certificates of Appropriate Alternative Development.

Details of the consultation can be found on the Welsh Government's consultation pages at https://gov.wales/changes-planning-and-related-applications-fees?_ga=2.233246302.1926474314.1576494937-1869591993.1570433432

Responses to the consultation paper are invited by 13 March 2020.

Regards,

Owain Williams

Decisions Manager | Rheolwr Cynllunio
Planning Directorate | Y Gyfarwyddiaeth Gynllunio
Welsh Government | Llywodraeth Cymru
Cathays Park | Parc Cathays
Cardiff | Caerdydd
CF10 3NQ
Tel | Ffon: 0300 025 1715
E-mail | Ebost: **Owain.Williams2@gov.wales**

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Number: WG39261

Llywodraeth Cymru
Welsh Government

Welsh Government

Consultation Document

Changes to planning and related application fees

Date of issue: 16 December 2019

Responses by: 13 March 2020

Overview

The primary source of funding for local planning authorities (LPAs) is generated from fee income received for determining applications, which are intended to recover the costs for providing this service and are prescribed in the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 (as amended).

Although the aim of application fees is to recover the costs of LPAs in providing a development management service, it has become increasingly clear fee levels do not cover the costs of running development management services. Consequently, LPAs are moving further away from cost recovery.

This consultation aims to seek the views of stakeholders for increasing planning fees in Wales, to assist in improving cost recovery for local planning authorities.

How to respond

The closing date for responses is 13 March 2020 and you can respond in any of the following ways:

Email: Please complete the consultation response form and send it to:

planconsultations-g@gov.wales

Please include 'Changes to planning and related application fees – WG39261' in the subject line.

Post: Please complete the consultation response form and send it to:

Changes to planning and related application fees
Planning Directorate
Welsh Government
Cathays Park
Cardiff
CF10 3NQ

Further information and related documents

Large print, Braille and alternative language versions of this document are available on request.

Contact details

For further information:

Email: planconsultations-g@gov.wales

Tel: Owain Williams on 0300 025 1715

Data protection

How the views and information you give us will be used

The Welsh Government will be data controller for any personal data you provide as part of your response to the consultation. Welsh Ministers have statutory powers they will rely on to process this personal data which will enable them to make informed decisions about how they exercise their public functions. Any response you send us will be seen in full by Welsh Government staff dealing with the issues which this consultation is about or planning future consultations. Where the Welsh Government undertakes further analysis of consultation responses then this work may be commissioned to be carried out by an accredited third party (e.g. a research organisation or a consultancy company). Any such work will only be undertaken under contract. Welsh Government's standard terms and conditions for such contracts set out strict requirements for the processing and safekeeping of personal data.

In order to show that the consultation was carried out properly, the Welsh Government intends to publish a summary of the responses to this document. We may also publish responses in full. Normally, the name and address (or part of the address) of the person or organisation who sent the response are published with the response. If you do not want your name or address published, please tell us this in writing when you send your response. We will then redact them before publishing. You should also be aware of our responsibilities under Freedom of Information legislation. If your details are published as part of the consultation response then these published reports will be retained indefinitely. Any of your data held otherwise by Welsh Government will be kept for no more than three years.

Your rights:

Under the data protection legislation, you have the right:

- to be informed of the personal data held about you and to access it
- to require us to rectify inaccuracies in that data
- to (in certain circumstances) object to or restrict processing
- for (in certain circumstances) your data to be 'erased'
- to (in certain circumstances) data portability
- to lodge a complaint with the Information Commissioner's Office (ICO) who is our independent regulator for data protection.

For further details about the information the Welsh Government holds and its use, or if you want to exercise your rights under the GDPR, please see contact details below:

Data Protection Officer:
Welsh Government
Cathays Park
CARDIFF
CF10 3NQ

e-mail: Data.ProtectionOfficer@gov.wales

The contact details for the Information Commissioner's Office are:

Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF

Tel: 01625 545 745 or 0303 123 1113

Website: https://ico.org.uk/

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CONSULTATION PAPER

Changes to Planning Application Fees

1. Introduction and Overview

Introduction

1.1 The Welsh Government is supportive of a planning system which manages the development and use of land in the public interest, prioritising long-term collective benefits, as well as contributing to improving the economic, social, environmental and cultural well-being of Wales.

1.2 To help the planning system deliver these objectives, we need to ensure local planning authorities ("LPA") have access to the necessary resources, which are used in the most efficient and effective manner to balance the need for the considered determinations of applications against issuing decisions in a timely manner.

1.3 The primary source of funding for LPAs is generated from fee income received for determining applications, which are intended to recover the costs for providing this service. However, with various legislative, policy and procedural changes which have occurred since planning fees were last updated in 2015 (discussed further in Chapter 2), as well as other factors, such as inflation, an uplift in administrative costs and the effects of public sector austerity, we acknowledge changes to these fees are required to reflect ever-increasing demands on the development management system.

1.4 This consultation paper sets out proposals to change planning application fees in Wales.

The basis for planning fees

1.5 Section 303 of the Town and Country Planning Act 1990 provides the necessary power for the Welsh Minister to prescribe fees or charges in connection with planning functions. These are currently detailed in the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 (as amended) ("the 2015 Regulations").

The purpose of planning fees

1.6 Planning decisions often bring private benefit to applicants, for example, a property with planning permission for works and improvements may be significantly more valuable than it would be without. Because of this, the fee which accompanies a planning application is an acknowledgement of both this private benefit, as well as reflecting the overall cost of handling, administering and determining various types of applications. Fee levels are designed to

include recovery of direct costs for this process and an apportionment of related overheads.

2. Increasing Planning Fees

The Issue

2.1 For a considerable period LPAs have been faced with a number of issues which have affected how the development management system in Wales operates, such as reductions in service funding and diminishing specialist resources. Furthermore, the Welsh Local Government Association submitted evidence to the National Assembly for Wales Finance Committee in October 2016, demonstrating a 53% budget cut to planning services between 2009/10 and 2016/17 financial years. This can not only affect the quality of decisions being made, but also have a profound effect on whether these decisions can be made in a timely manner.

2.2 Since the introduction of the 2015 Regulations, LPAs have also been subject to additional requirements through policy and legislation changes and additions when determining applications. For example, the introduction of the Well-being of Future Generations (Wales) Act 2015 places a duty on public bodies to carry out sustainable development and although this is not a new concept for the planning system, this legislation requires public bodies to take account of the five ways of working, as specified in the legislation, and take all reasonable steps (in exercising its functions) to meet their specified well-being objectives[1].

2.3 The aim of application fees is to recover the costs of LPAs in providing a development management service. However, it has become increasingly clear fee levels do not cover the costs of running development management services. Consequently LPAs are moving further away from cost recovery. This could lead to a detrimental impact on how the development and management of land in Wales is delivered by the planning system, which is one of the main levers for economic, social and environmental progress.

Our proposals

General fee increase

2.4 Our evidence suggests the current fee levels for applications are not sufficient to run an efficient development management service as cost recovery is not being achieved. LPAs continue to lose vital income, with the inequality between fees and costs expanding.

[1] S.3(2)(b) and S.5 of the Well-Being of Future Generations (Wales) Act 2015

2.5 The basic principle in managing public money is to set fees which recovers full costs. This approach ensures LPAs neither profit at the expense of service users, nor makes a loss which require a subsidy from an additional financial source[2]. Therefore, we need to strike the right balance between the service provided by development management teams in local authorities and the fee level required to be submitted with each application.

2.6 To address the existing deficit between the cost of determining applications and the income received for providing this service, we are proposing to retain the current and established fee structure set out in the 2015 Regulations in the short-term and increase planning fees across the board by approximately 20%[3], excluding fees for pre-application services, which will remain at current levels. In return, we require the additional income generated from the fee will remain the service provision budgets of LPAs and not be offset by an equivalent reduction in corporate funding for the service.

2.7 This exception has been made as fees for pre-application services were introduced following the Planning (Wales) Act 2015 and are based on a more recently established structure and evidence-base, which we consider is still appropriate, given the short period of time fees for pre-application services have been in force. Furthermore, it is not our intention to discourage applicants from valuable pre-application discussions with LPAs.

2.8 The proposed changes to fees are set out in Annex A.

Introducing fees for Applications for Certificates of Appropriate Alternative Development

2.9 Applicants are currently able to submit an application to LPAs for a Certificate of Appropriate Alternative Development in Wales, under section 17 of the Land Compensation Act 1961 without a fee.

2.10 Like other applications submitted to LPAs, these types of applications will require a certain level of input in terms of time and resource, in order for them to be determined. Furthermore, the applicant will receive a level of benefit such a Certificate.

2.11 To support LPAs in recovering their costs in determining applications for certificates of appropriate alternative development, we are proposing to introduce a fee of £230 per application.

Q1	Do you agree with the proposed 20% increase in application fees, excluding pre-application services? If not, why not?

[2] Section 6 of HM Treasury – Managing Public Money, July 2013 (Revised March 2018)

[3] For the purposes of rounding, there are minor variations in the level of increase.

Q2	Do you agree with introducing a fee of £230 for applications for Certificates of Appropriate Alternative Development, made under section 17 of the Land Compensation Act 1961? If not, why not?

Our future proposals

2.12 We recognise periodically increasing planning fees by a certain percentage, while moving towards cost recovery, is unsustainable and does not address the changes to, and complexities of, running a development management service.

2.13 For example, our evidence suggests minor and householder applications typically cost much more to determine than the fee set by legislation. As a result, major application fees are used to subsidise the determination of these types of applications.

2.14 Following this consultation, it is our intention to consider whether there is the need to reform the method for charging fees and the level of fees in the longer term.

2.15 The Welsh Government will carry out research to identify the true costs of running development management services in greater detail against the cost of individual applications.

2.16 To support this research, we are also seeking to carry out investigative work into the efficiency of development management teams in Wales in determining applications, specifically, considering how quickly applications are determined and the processes and procedures used to undertake these functions. Our overall aim is to ensure development management services run as efficiently as possible while ensuring their service is funded appropriately through application fees.

2.17 Any future proposals relating to cost recovery modelling or development management processes and procedures will be subject to further consultation.

Q3	Do you have any comments to make, or evidence to put forward in relation to the current fee regime, or any suggestions for improvements?

Q4	We would like to know your views on the effects that changes for planning and related applications fees would have on the Welsh language, specifically, on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects to you think there would be? How could positive effects be increased, or negative effects be mitigated?

Q5	Please also explain how you believe the proposed policy for changes to fees for planning and related applications could be formulated or changed so as to have positive effects or increased positive effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language, and no adverse effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language.

Annex A – Amendments to the 2015 Regulations:

Proposed amendments to the 2015 Regulations

Regulation within the 2015 Regulations	Proposed fee payable
11. Fees for applications for certificates of lawful use or development	
11(3)(b). An application made under section 191(1)(c) of the Town and Country Planning Act 1990.	**£230**
11(6)(a). Where the use specified in an application under section 191(1)(a) is a use as 50 or fewer dwellinghouses.	**£460 per dwellinghouse**
11(6)(b). Where the use specified in an application under section 191(1)(a) is a use as more than 50 dwellinghouses.	**£23,000 base fee** **£120 per dwellinghouse in excess of 50**
13. Fees for certain applications under the General Permitted Development Order	
13(1)(a). Where an application is made to a local planning authority for their determination as to whether the prior approval of the authority will be required in relation to development under Schedule 2 to the GDPO, a fee must be paid to the authority for applications under Part 6 (agricultural buildings and operations), applications under Part 7 (forestry buildings and operations) and applications under Part 11 (demolition).	**£100**
13(1)(b). Where an application is made to a local planning authority for their determination as to whether the prior approval of the authority will be required in relation to development under Schedule 2 to the GDPO, a fee must be paid to the authority for applications under Part 24 (communications).	**£460**
14. Fees in respect of the monitoring of mining and landfill sites	
14(4). Where the whole or part of a site is active.	**£400 per visit (subject to a maximum of 8 visits per 12 months)**

14(5). Where the site is inactive.	**£135 per visit (subject to 1 visit per 12 months)**
15. Fees for applications made under planning condition	
15(1)(a). Where an application is made to a local planning authority under Article 23 of the DMP(W)O 2012 and where the application relates to a permission for development which falls within category 6 or 7 specified in the table set out in Part 2 of Schedule 1.	**£35**
15(1)(b). Where an application is made to a local planning authority under Article 23 of the DMP(W)O 2012 in any case other than those specified under paragraph15(1)(a).	**£115**
16. Fees for non-material changes to planning permission	
16(1)(a). Applications made under section 96A(4) of the Town and Country Planning Act 1990 and the application is a householder application.	**£35**
16(1)(b). Applications made under section 96A(4) of the Town and Country Planning Act 1990 and the application is anything other than a householder application.	**£115**
16A. Fees for post-submission amendments to major development	
16A(3). Where an amendment to a valid application for major development is submitted to a local planning authority in accordance with Article 22(1A) of the DMP(W)O 2012 a fee must be paid.	**£230**

Schedule 1

Fees in respect of applications and deemed applications for planning permission or for approval of reserved matters

Part 1: Fees payable under regulation 3 or regulation 10

Draft Fee Schedule

Paragraph number of Schedule 1 Part 1	**Proposed fee payable**
2. Where an application or deemed application is made or deemed to be made by or on behalf of a community council.	**50% of original fee**
3(1). Where an application or deemed application is made or deemed to be made by or on behalf of a club, society or other organisation (including any persons administering a trust) which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation.	**£460**
4. Application for approval of one or more reserved matters.	**£460**
5. Applications made under section 73 of the Town and Country Planning Act 1990.	**£230**
5A(3)(a). Applications made under section 73 of the Town and Country Planning Act 1990, following refusal of a non-material change, or where the local planning authority have not given notice of their decision in respect of an earlier application with the time specified in article 28A(7) of the DMP(W)O 2012, for householder applications.	**£190**
5A(3)(b). Applications made under section 73 of the Town and Country Planning Act 1990, following refusal of a non-material change, or where the local planning authority have not given notice of their decision in respect of an earlier application with the time specified in article 28A(7) of the DMP(W)O 2012, for any other case.	**£115**
6(a). An application relating to development carried out without planning permission.	**The fee specified in Part 2 of Schedule 1**

6(b). An application relating to any other case.	**£230**
7. Applications for planning permission to extend a time limit under sections 91 or 92 of the Town and Country Planning Act 1990, where planning permission has previously been granted for development which has not yet begun.	**£230**
13(2)(a). Applications for outline planning permission for development falling into more than one category, where the site area does not exceed 2.5 hectares.	**£460 per 0.1ha**
13(2)(b). Applications for outline planning permission for development falling into more than one category, where the site area does exceeds 2.5 hectares.	**£11,500 base fee** **£120 per 0.1ha above 2.5ha** **£150,000 maximum fee**

Part 2 – Scale of Fees in Respect of Applications Made or Deemed to be Made:

Draft Fee Schedule

Category of Development	Proposed fee payable
I. Operations	
1. The erection of dwellinghouses (other than development within category 6 below).	(a) where the application is for outline planning permission and – (i) the site area does not exceed 2.5 hectares, **£460** for each 0.1 hectare of the site area, (ii) the site area exceeds 2.5 hectares, **£11,500** and an additional **£120** for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum total of **£150,000**; (b) in other cases – (i) where the number of dwellinghouses to be created by the development is 50 or fewer, **£460** for each dwellinghouse, (ii) where the number of dwellinghouses to be created by the development exceeds 50, **£23,000** and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of **£300,000.**
2. The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7)	(a) Where the application is for outline planning permission and – (i) the site area does not exceed 2.5 hectares, **£460** for each 0.1 hectare of the site area, (ii) the site area exceeds 2.5 hectares, **£11,500** and an additional **£120** for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of **£150,000**; (b) in other cases – (i) where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 40 square metres, **£230**, (ii) where the area of the gross floor space to be created by the development exceeds 40 square metres but does not exceed 75 square metres, **£460**,

	(iii) where the area of gross floor space to be created by the development exceeds 75 square metres, **£460** for each 75 square metres (or part thereof), subject to a maximum in total of **£300,000**.
3. The erection, on land used for the purpose of agriculture, of buildings to be used for agricultural purposes (other than Buildings in category 4).	(a) Where the application is for outline planning permission and— (i) the site area does not exceed 2.5 hectares, **£460** for each 0.1 hectare of the site area, (ii) the site area exceeds 2.5 hectares, **£11,500** and an additional **£120** for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of **£150,000**. (b) in other cases— (i) where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 465 square metres, **£85**, (ii) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, **£460**, (iii) where the area of gross floor space to be created by the development exceeds 540 square metres, **£460** and an additional **£460** for each 75 square metres (or part thereof) in excess of 540 square metres, subject to a maximum in total of **£300,000**.
4. The erection of glasshouses on land use for the purposes of agriculture.	(a) Where the gross floor space to be created by the development does not exceed 465 square metres, **£85**; (b) where the gross floor space to be created by the development exceeds 465 square metres, **£2,600**.
5. The erection, alteration or replacement of plant or machinery.	(a) Where the site area does not exceed 5 hectares, **£460** for each 0.1 hectare of the site area; (b) where the site area exceeds 5 hectares, **£23,000** and an additional **£120** for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of **£300,000**.
6. The enlargement, improvement or other alteration of existing dwellinghouses.	(a) Where the application relates to one dwellinghouse, **£230**;

	(b) where the application relates to 2 or more dwellinghouses, **£460**.
7. (a) the carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse; or (b) the construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.	**£230** in each case.
8. The carrying out of any operations connected with exploratory drilling for oil or natural gas.	(a) Where the site area does not exceed 7.5 hectares, **£460** for each 0.1 hectares of the site area; (b) where the site area exceeds 7.5 hectares, **£34,500** and an additional **£120** for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of **£300,000**.
9. The carrying out of any operations not coming within any of the above categories.	(a) In the case of operations for the winning and working of minerals— (i) where the site area does not exceed 15 hectares, **£230** for each 0.1 hectare of the site area, (ii) where the site area exceeds 15 hectares, **£34,500** and an additional **£120** for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of **£80,000**;

	(b) in any other case, **£230** for each 0.1 hectare of the site area, subject to a maximum of **£300,000**.
II. Uses of land	
10. The change of use of a building to use as one or more separate dwellinghouses	(a) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses— (i) where the change of use is to use as 50 or fewer dwellinghouses, **£460** for each additional dwellinghouse, (ii) where the change of use is to use as more than 50 dwellinghouses, **£23,000** and an additional **£120** for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of **£300,000**; (b) in all other cases— (i) where the change of use is to use as 50 or fewer dwellinghouses, **£460** for each dwellinghouse, (ii) where the change of use is to use as more than 50 dwellinghouses, **£23,000** and an additional **£120** for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of **£300,000**.
11. The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land, or for the storage of minerals in the open.	(a) Where the site area does not exceed 15 hectares, **£230** for each 0.1 hectare of the site area; (b) where the site area exceeds 15 hectares, **£34,500** and an additional **£120** for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of **£80,000**.
12. The making of a material change in the use of a building or land (other than a material change of use coming within any of the above categories).	**£460**.

Schedule 2 – Fees for Advertisements – Scale of Fees in Respect of Applications for Consent to Display Advertisements

Draft Fee Schedule

Category of development	Fee payable
1. Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters— (a) the nature of the business or other activity carried on the premises; (b) the goods sold or the services provided on the premises; or (c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.	**£120**
2. Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site.	**£120**
3. All other advertisements.	**£460**

Brecon Beacons National Park Authority Consultation on LocalDevelopment Plan Documents

From: Naomi Davies <Naomi.Davies@beacons-npa.gov.uk>
Sent: Wed, 18 Dec, 2019 at 08:54
To: clerk@nantygloandblainatc.co.uk

image001.png (85.6 KB) image002.jpg (10.8 KB) image003.jpg (10.8 KB) – **Download all**

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MAE HWN YN NEGES DDWYIEITHOG MAE'R SAESENG YN DILYN Y GYMRAEG

BBNPA_BBS_CMYK_Small_CTR2_Bi

Dyddiad:

Manylion cyswllt:

E-bost:

Ffôn:

Annwyl Syr/Madam,

Cynllun Datblygu Lleol Parc Cenedlaethol Bannau Brycheiniog 2 (CDLI2)
Ymgynghoriad ar Dogfennau y Cynllun Datblygu Lleol

Yn ddiweddar, mae Awdurdod Parc Cenedlaethol Bannau Brycheiniog wedi cychwyn yr Adolygiad o'i Gynllun Datblygu Lleol, ac o'r herwydd mae wedi cynhyrchu'r d

- Ychwanegol Cofrestrau Safleoedd Ymgeisiol

Mae'r dogfennau hyn ar gael ar gyfer ymgynghoriad cyhoeddus am gyfnod o 8 wythnos yn rhedeg o **Dydd Mercher 18fed Rhagfyr 2019** tan **12:00am Ddydd Mercher 12fed Chwefror 2020.**

/eld y dogfennau, edrychwch ar wefan yr Awdurdod yn: https://www.bannaubrycheiniog.org/cynllunio/strategaeth-a-pholisi/ymgyngoriadau/

Neu mae modd gweld y dogfennau ymgynghori yn Swyddfeydd y Parc Cenedlaethol, Aberhonddu, ac yn electronig yn y lleoliadau canlynol (yn ystod oriau agor arfe

Swyddfeydd y Parc Cenedlaethol, ac mewn llyfrgelloedd cyhoeddus yn Llyfrgell Ganolog Aberdâr, y Fenni, Rhydaman, Blaenafon, Aberhonddu, Brynaman, Brynmav Gilwern, y Gelli Gandryll, Hirwaun, Llanymddyfri, Llandeilo, Llyfrgell Ganolog Merthyr Tudful, Pont-y-pŵl, Rhymni, Talgarth, Tredegar, Ystradmynach ac Ystradgynlais Canolfan Groeso y Fenni yn ystod oriau agor arferol.

Cysylltwch â'r tîm Strategaeth a Pholisi oes gennych chi unrhyw broblemau'n cael gafael ar fersiynau drafft yr ymgynghoriad.

Dylid cyflwyno sylwadau ar y strategaeth yn ysgrifenedig fel a ganlyn

E-bost: strategy@beacons-npa.gov.uk

Post: Y Tîm Strategaeth a Pholisi, Awdurdod Parc Cenedlaethol Bannau Brycheiniog, Plas-y-Ffynnon, Ffordd Cambrian, Aberhonddu, LD3 7HP

Bydd yr holl sylwadau a dderbynnir ar y dogfennau hyn yn ystod y cyfnod ymgynghori yn cael eu hystyried gan Awdurdod y Parc Cenedlaethol wrth baratoi'r CDLI dr

Yn gywir,
Y Tîm Strategaeth a Pholisi
Awdurdod Parc Cenedlaethol Bannau Brycheiniog

****

BBNPA_BBS_CMYK_Small_CTR2_Bi

Date:

Contact Details: email:

Telephon

Dear Sir/Madam,

Brecon Beacons National Park Local Development Plan 2 (LDP2)
Consultation on Local Development Plan Documents

The Brecon Beacons National Park Authority is preparing a replacement Local Development Plan, and as such has produced the following documents:-

- Additional Candidate Site Registers

These documents are available for public consultation for a period of 8 weeks **Wednesday 18th December 2019** until **12:00am Wednesday 12th February 2020.**

To view the draft documents please visit the Authority's website as follows: https://www.beacons-npa.gov.uk/planning/draft-strategy-and-policy/consultations/

Or alternatively the consultation documents have been made available to view at the National Park Offices, Brecon and electronically at the following locations (durin

National Park Offices, and at public libraries in Aberdare Central, Abergavenny, Ammanford, Blaenavon, Brecon, Brynamman, Brynmawr, Crickhowell, Dowlais, Ebb Llandovery, Llandeilo, Merthyr Tydfil Central, Pontypool, Rhymney, Talgarth, Tredegar, Ystrad-Mynach, and Ystradgynlais; and at the following information centres, A during normal opening times.

Please contact the Strategy and Policy team if you have any problems accessing the consultation drafts.

Comments on the strategy must be made in writing, and may be submitted as follows:

Email: LDP@beacons-npa.gov.uk
Post: The Strategy and Policy Team, Brecon Beacons National Park Authority, Plas-Y-Ffynnon Cambrian Way, Brecon, LD3 7HP.

All comments received on these documents during the consultation period will be considered by the National Park Authority during preparation of the deposit draft LD

Yours sincerely,

The Strategy and Policy Team
Brecon Beacons National Park Authority

Awdurdod Parc Cenedlaethol Bannau Brycheiniog/**Brecon Beacons National Park Authority**
Plas y Ffynnon
Ffordd Cambrian/**Cambrian Way**
Aberhonddu/**Brecon**
LD3 7HP
Ffôn/**Telephone** - 01874 620421
Safle ar y we/**Website**–www.beacons-npa.gov.uk

Please note that this is the informal opinion of an Officer, given on the basis of the information currently available to the Officer in relation to your query. The opinion is not binding upon the Authority. All planning applications will be subject to formal determination based upon consideration of the merits of each application, current consultation responses and other material planning considerations.

Yr ydym yn croesawu gohebiaeth yn y Gymraeg. Bydd unrhyw ohebiaeth yn y Gymraeg yn cael ei ateb yn y Gymraeg a ni fydd unrhyw gyswllt trwy gyfrwng y Gymra cael ei drin.

We welcome correspondence in Welsh. Any correspondence in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in the matter b

Cliciwch yma i weld Hysbysiad Preifatrwydd APCBB - Cadw eich Gwybodaeth yn Ddiogel
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Peidiwch argraffu'r neges yma oni bai ei fod yn hollol angenrheidiol - ARBEDWCH YNNI a PHAPUR//Please do not print this e-mail unless absolutely necessary - SAVE ENERGY and PAPER

Mae ganddom sawl ystafell i'w llogi ar gyfer cyfarfodydd, cynadleddau a hyfforddiant. Gallwn hefyd gynnig gweddarlledu cyfarfodydd, gwelwch https://w awdurdod/llogi-ystafell/ am fanylion.
We have a range of rooms available to hire for meetings, conferences and training. We can also offer webcasting of meetings, see http://www.beacons for details.

Cliciwch yma i weld Hysbysiad Preifatrwydd APCBB - Cadw eich Gwybodaeth yn Ddiogel
Click here to view BBNPA Privacy Notice - Keeping your Information Safe

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg/Correspondence welcomed in Welsh and English

Mae'r fam a fynegir gan anfonwr y neges hon yn un bersonol ac, heblaw a fynegir hynny yn hollol eglur, nid yw yn cynrhychioli barn Awdurdod Parc Cenedlaethol Bannau Brycheiniog. Bwriedir yr ebost yma a'i atodiadau ar gyfer y derbynnyd wedi eu derbyn mewn camgymeriad peidiwch a chymeryd unrhyw weithred yn seiliedig arnynt na'i copio na'u dangos i unrhyw un arall; rhowch wybod o'r camgymeriad i ni yn it@breconbeacons.org) ac yna dilëwch bob copi.

Unless explicitly stated the views and opinions expressed by the sender of this message are those of the individual and do not represent the views and opinions of Brecon Beacons National Park Authority. This email and its attachments are in If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please respond to it@breconbeacons.org to notify us of the error and delete all copies

Planning Reconsultation C/2019/0261 B & S - 5 Queen Street, Nantyglo

From: Nicola.Ferguson@blaenau-gwent.gov.uk
Sent: Thu, 19 Dec, 2019 at 12:15
To: clerk@nantygloandblainatc.co.uk

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

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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:19 December 2019

Planning Ref: C/2019/0261

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Mr Sarbjit Singh, B & S - 5 Queen Street, Nantyglo

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

Llywodraeth Cymru
Welsh Government

If you would rather make this application online, you can do so on the Welsh Government website: www.gov.wales/planningapplications

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

Blaenau Gwent

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.

1. Applicant Name and Address

Title:	MR
First name:	MANDEEP
Last name:	BRAR
Company (optional):	—
Unit:	
House number:	5
House suffix:	
House name:	B&S STORES
Address 1:	QUEEN STREET
Address 2:	NANTYGLO
Address 3:	
Town:	EBBW VALE
County:	GWENT
Country:	
Postcode:	NP23 4LX

2. Agent Name and Address

Title:	MR.
First name:	TERRY
Last name:	MORGAN
Company (optional):	—
Unit:	
House number:	—
House suffix:	
House name:	CLIFTON HOUSE
Address 1:	WESTSIDE
Address 2:	BLAINA
Address 3:	
Town:	ABERTILLERY
County:	GWENT
Country:	
Postcode:	NP13 3DD

3. Description of Proposed Works

Please describe the proposed works:

Single storey extension and extension to existing platform.

Has the work already started? ☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY): (date must be pre-application submission)

Has the work already been completed? ☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY): (date must be pre-application submission)

4. Site Details

Please provide the full postal address of the application site.

Unit: House number: 65 House suffix:

House name: BIS STORES

Address 1: QUEEN ST

Address 2: NANTYGLO

Town: EBBW VALE

County: GWENT

Postcode (optional): NP23 4LX

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.

6. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application? [ ] Yes [X] No

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

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

Officer name:

Reference:

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

Details of the pre-application advice received:

7. Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building? [ ] Yes [X] No

(ii) alterations or enlargement to your roof? [ ] Yes [X] No

(iii) the loss of any trees or hedges? [ ] Yes [X] No

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

8. Parking

Will the proposed works affect existing car parking arrangements? [ ] Yes [X] No

If Yes, please describe:

9. Authority Employee / Member

With respect to the Authority, I am:

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

Do any of these statements apply to you? [ ] Yes [X] No

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

10. Trees and Hedges

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

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

11. 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):
		9-9-19

Certificate of Ownership – Certificate B

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

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

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

Certificate of Ownership – Certificate C

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

I certify/ The applicant certifies that:

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

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

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:

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): 9-09-2014

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

Name of Tenant	Address	Date Notice Served

Signed - Applicant

Or signed - Agent:

Date (DD/MM/YYYY):

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 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 a design and access statement where proposed work falls within a World Heritage Site ☐

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

The correct fee: ☐

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 - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY)	
		09/09/2019	(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
44	1495 292896	

Country code:	Mobile number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
44	1495 290852	

Country code:	Mobile number (optional):
44	7522 384753

Email address (optional):

TERRY MORGAN 2001 @BTINTERNET.COM

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:

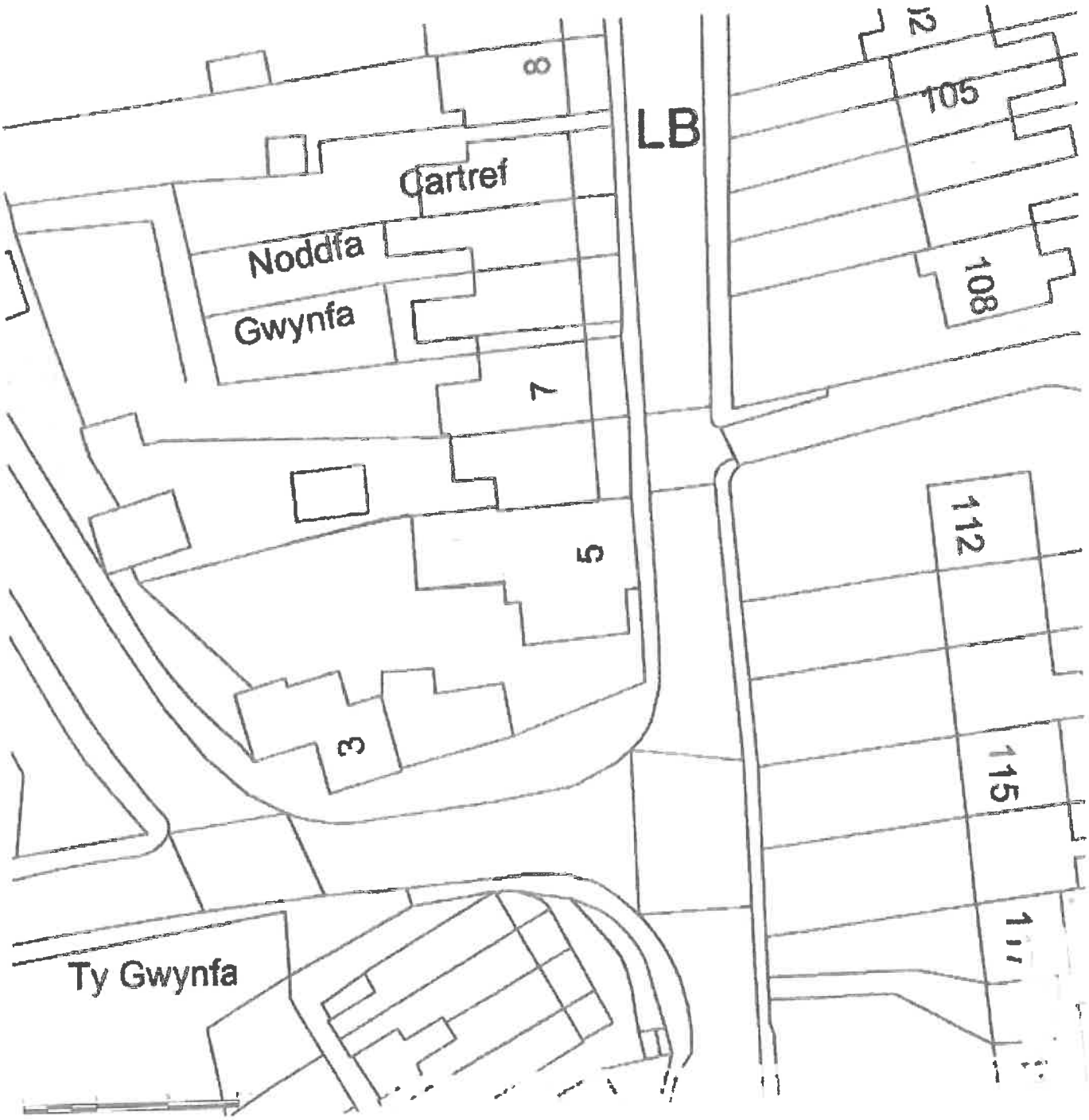
Contact name:

Telephone number:

Email address:

Street wise

BLOCK/SITE PLAN
AREA 90m x 90m
SCALE 1:500 on A4
CENTRE COORDINATES: 319641, 209582

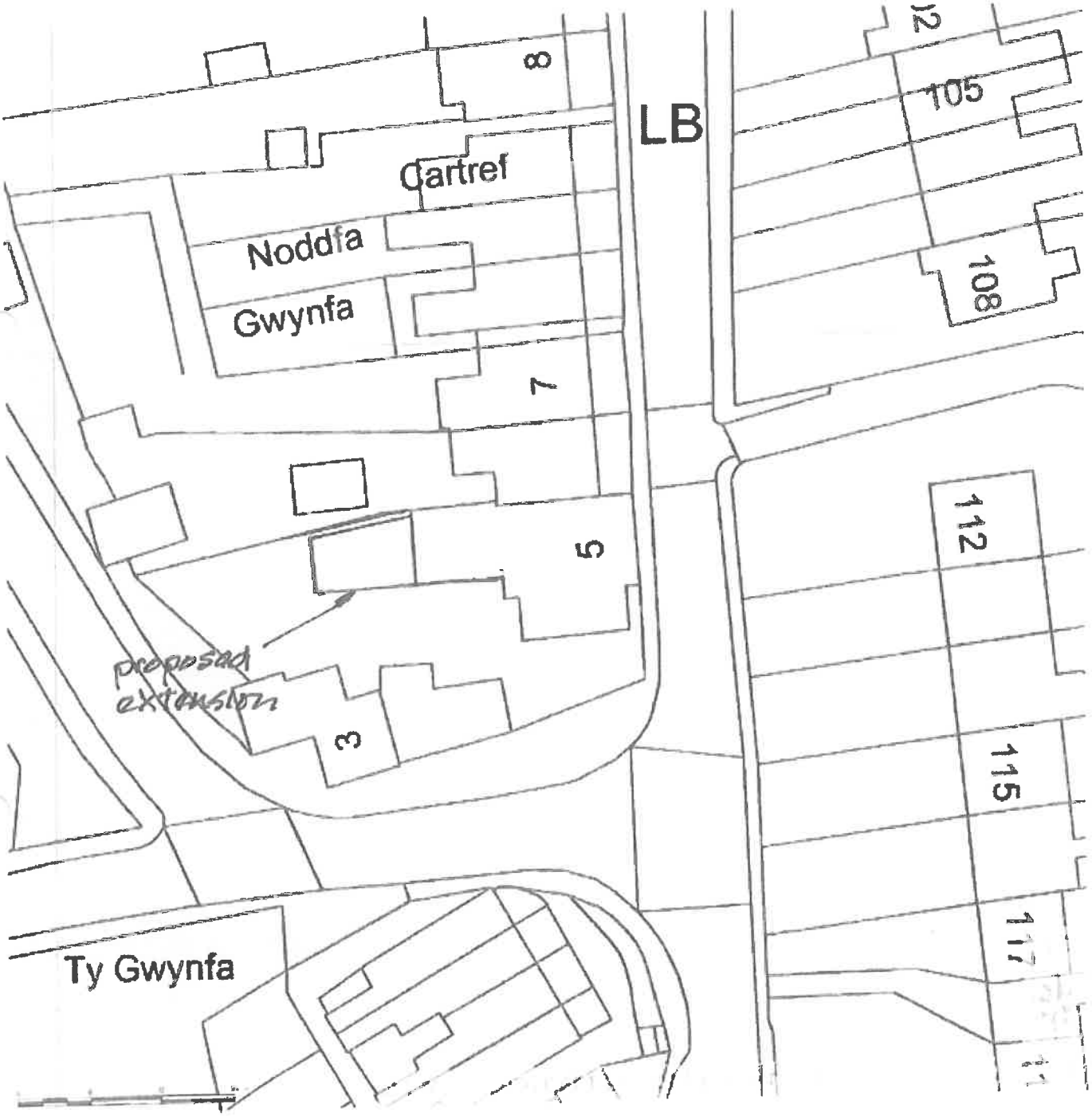


Existing Block Plan

Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
14/08/2019 07:53:47

Street wise

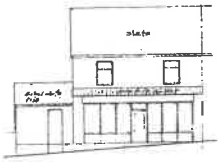
BLOCK/SITE PLAN
AREA 90m x 90m
SCALE 1:500 on A4
CENTRE COORDINATES: 319641, 209582



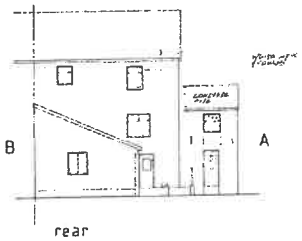
Proposed block plan

Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
14/08/2019 07:53:47

EXISTING ELEVATIONS

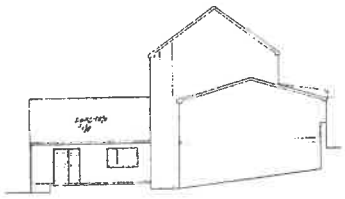


front

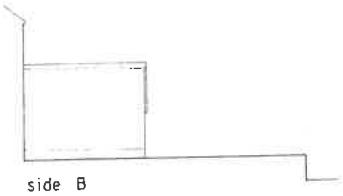


B A

rear

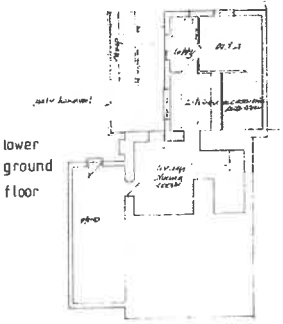


side A

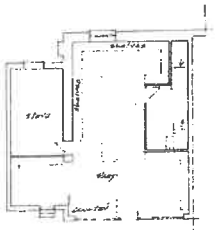


side B

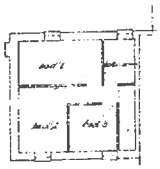
EXISTING FLOOR PLANS



lower ground floor



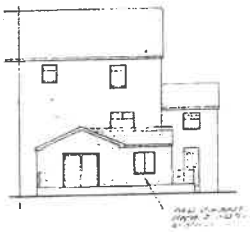
ground floor



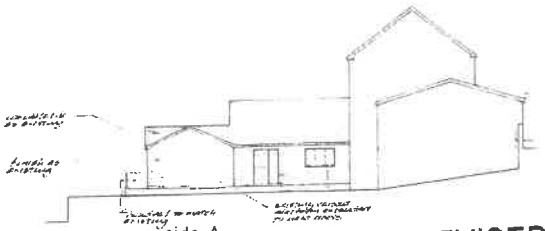
first floor

PROPOSED ELEVATIONS

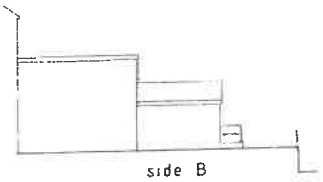
front



rear



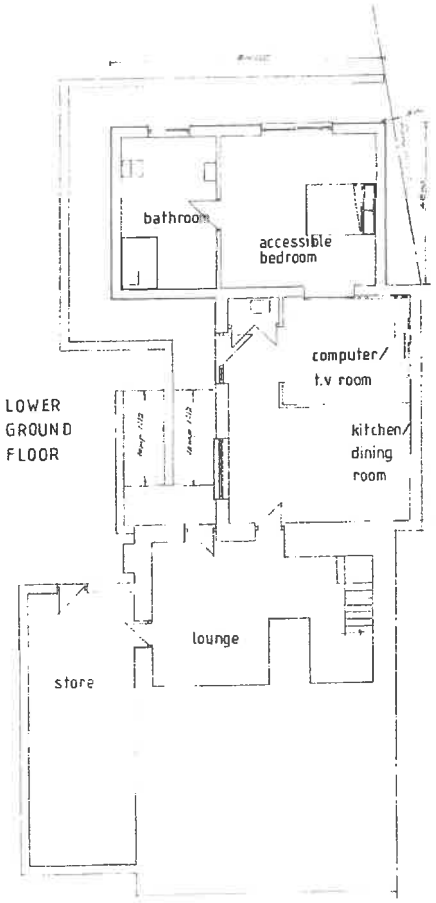
side A



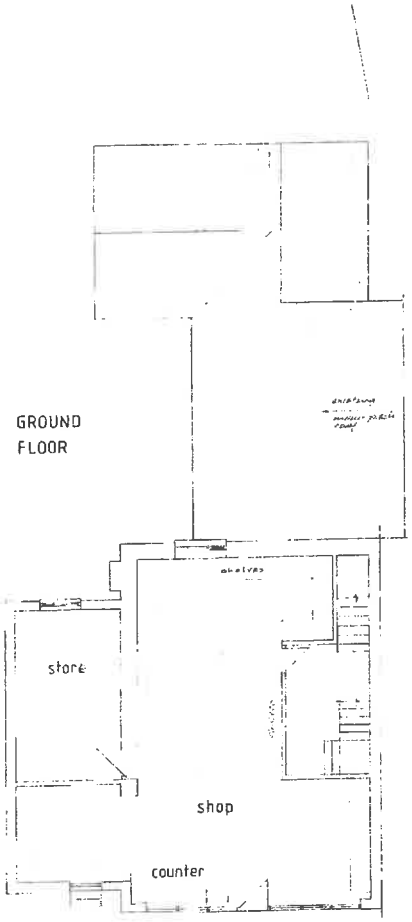
side B

REVISED

Agent	Project
T. HOWELL CLIFTON HOUSE WESTBURY BRISTOL BS9 4HD 0272 621117	BELL BOWDEN & GLOBAL ST., KINGSWOOD ERECTION OF A DETACHED DWELLING WITH ASSOCIATED PARKING AND IMPROVEMENT TO EXISTING ACCESS
	Drawing title EXISTING & PROPOSED PLANS<ELEVATIONS AND SECTIONS
Date rec'd 21/6/12	Date 2.9.19
	Scale 1:100
	Drawing No. 1148/01



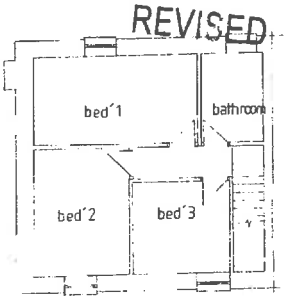
LOWER GROUND FLOOR



GROUND FLOOR

FIRST FLOOR

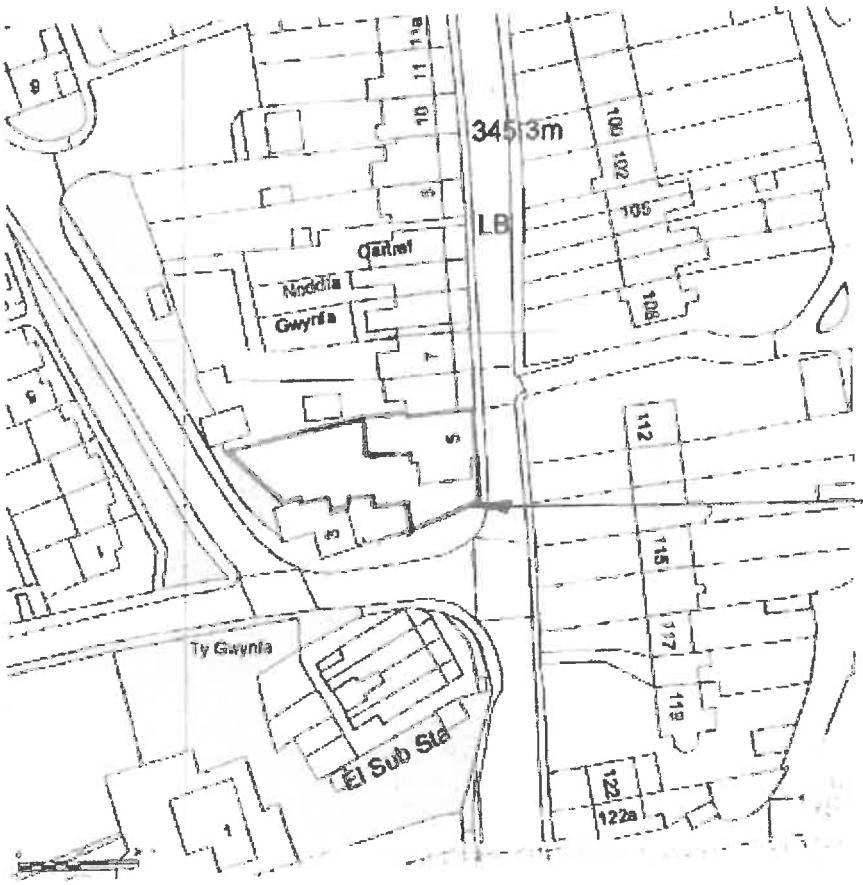
REVISED



Agent	Project
	Drawing title
	Date: 2-9-14

Street wise

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 319641, 209582



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09/09/2019 22:07

46

Planning Consultation C/2020/0004 Unit 11, Rising Sun IndustrialEstate, Blaina, Blaenau Gwent.

From: Alanna.Hill@blaenau-gwent.gov.uk
Sent: Fri, 10 Jan, 2020 at 10:43
To: clerk@nantygloandblainatc.co.uk

image007.jpg (4.6 KB) image008.jpg (5.1 KB)
image009.jpg (33.8 KB) Application form.pdf (4.2 MB)
Existing plans.pdf (1.1 MB) Proposed plans.pdf (1.1 MB)
Site location plan.pdf (968.2 KB) **– Download all**

Images not displayed.
SHOW IMAGES | ALWAYS SHOW IMAGES FROM THIS SENDER

NANTYGLO & BLAINA
13 JAN 2020
TOWN COUNCIL

Date:10 January 2020

Planning Ref: C/2020/0004

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Unit 11, Rising Sun Industrial Estate, Blaina, Blaenau Gwent, NP13 3JW.

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

Blaenau Gwent

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	Unit 11
Address line 1	Rising Sun Industrial Estate
Address line 2	
Town/city	Blaina
Postcode	NP13 3JW

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

Easting (x)	319764
Northing (y)	208871

Description

C/2020/0004
B

2. Applicant Details

Title	
First name	
Surname	
Company name	United UK Propco 2 S.A.R.L.
Address line 1	C/O Agent
Address line 2	
Address line 3	
Town/city	
Country	United Kingdom
Postcode	

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION
23 DEC 2019

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	Chloe
Surname	Jones
Company name	Turley
Address line 1	18
Address line 2	Windsor Place
Address line 3	
Town/city	Cardiff
Country	United Kingdom
Postcode	CF10 3BY
Primary number	02920344445
Secondary number	
Email	chloe.jones@turley.co.uk

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION
23 DEC 2019

4. Site Area

What is the site area?	361.49
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

Proposed change of Use from Class D2 (Fitness Centre) to Classes B1(c), B2 and B8 (Light Industrial, Business and Storage and Distribution Use) at Unit 11, Rising Sun Industrial Estate, Blaina

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

The unit is currently vacant having previously been used as a gym (Class D2 use)

Is the site currently vacant? Yes No

6. Existing Use

If Yes, please describe the last use of the site

gym - 'Storm Fitness Centre' (Class D2 Use)

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

7. Materials

Does the proposed development require any materials to be used in the build? — Yes / No

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

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

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION
23 DEC 2019

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

11. Assessment of Flood Risk

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

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
23 DEC 2019

Are you proposing to connect to the existing drainage system? ○ Yes ○ No ◉ Unknown

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

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents 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

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
D1 - Non-residential institutions	361.5	361.5	0	-361.5
Other	0	0	361.5	361.5
Total	361.5	361.5	361.5	0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

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

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION
23 DEC 2019

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

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

Is any hazardous waste involved in the proposal? 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

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

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	Miss
First name	Chloe
Surname	Jones
Declaration date	20/12/2019

☑ Declaration made

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION
23 DEC 2019

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	Miss
First name	Chloe
Surname	Jones
Declaration Date	20/12/2019

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

☑ Declaration made

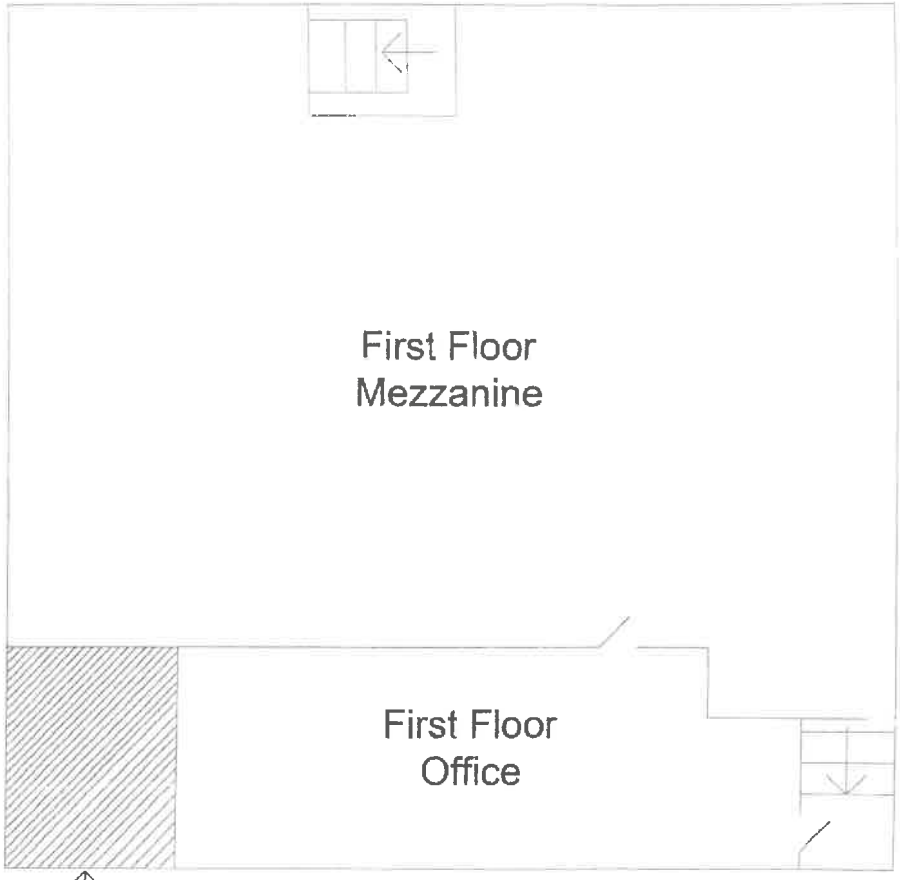
29. Declaration

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)	20/12/2019

NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION
23 DEC 2019

Rear Fire Escape
Warehouse
Store cupboard
Teapoint
Entrance lobby
Male WC
Vehicular Door
Female WC
0
metres
1
NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION
7 JAN 2020
CUSHMAN & WAKEFIELD
Project and Development Services
Marshmount House
Dumfries Place
Cardiff
CF10 3RJ
Tel: +44 (0) 29 2026 2200
Fax: +44 (0) 29 2039 5379
www.cushwake.com
Client M7 Real Estate Limited
Project Unit 11
Rising Sun Industrial Estate
Drawing Ground Floor
Existing Layout
Drawn by TD
Date July 2019
Checked by JS
Drawing Number 19 0WL E00 - 101
Revision
SGS



NEIGHBOURHOOD SERVICES
DEVELOPMENT CONTROL
7 JAN 2020
RECEIVED

CUSHMAN & WAKEFIELD

Project and Development Services
Marchmount House
Cardiff
CF10 3RJ
Tel: +44 (0) 29 2026 2200
Fax: +44 (0) 29 2039 5379
www.cushwake.com

Client M7 Real Estate Limited

Project Unit 11
Rising Sun Industrial Estate

Drawing First Floor
Existing Layout

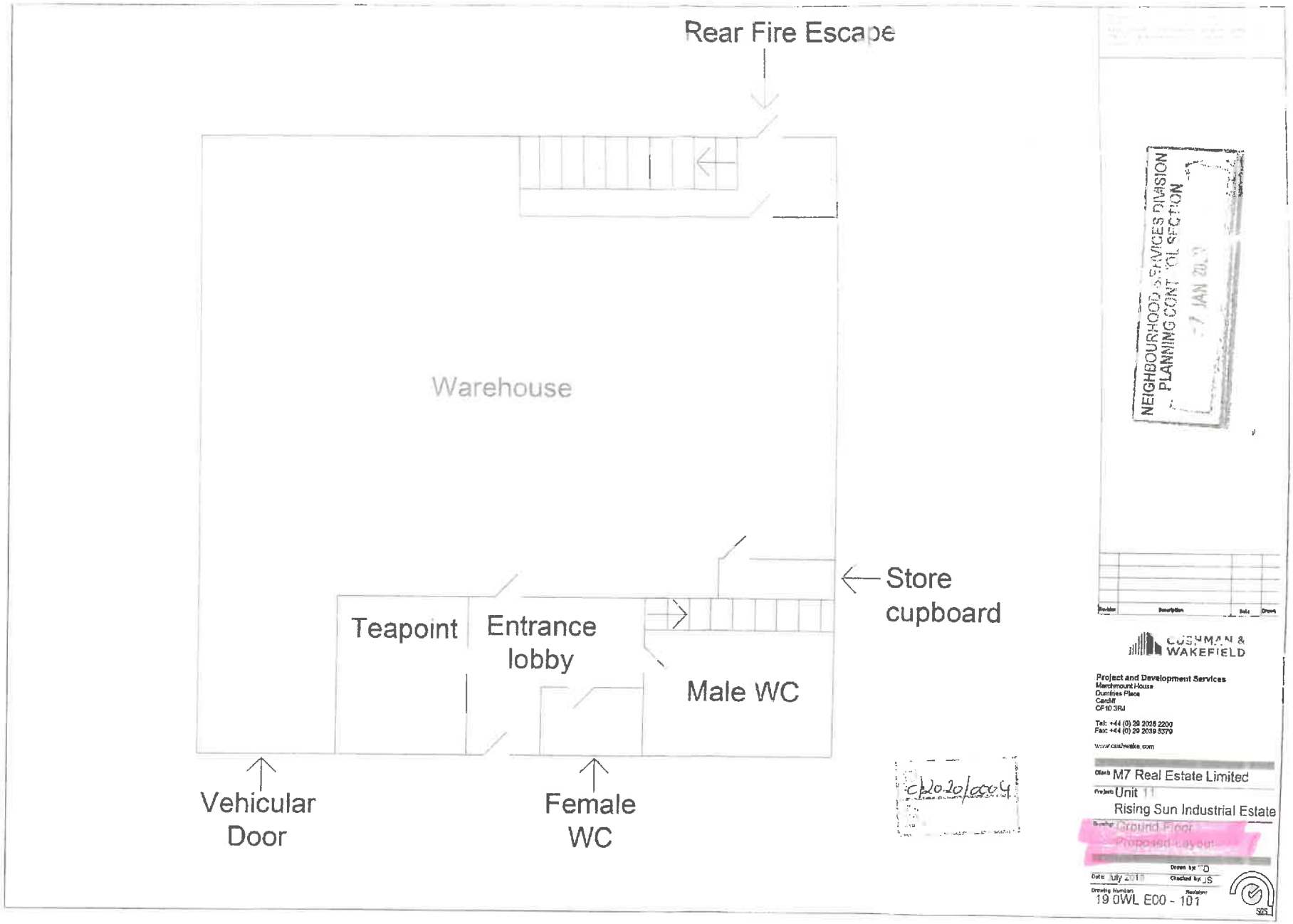
Date July 2019 Drawn by TD Checked by JS

Drawing Number 19 0WL E00 - 102 Revision

SDS

c/2020/0004

0 metres 1


Rear Fire Escape
Warehouse
Store cupboard
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Male WC
Vehicular Door
Female WC
NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION
CW0.20/0004
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Project Unit 11
Rising Sun Industrial Estate
Drawing Ground Floor
Proposed Layout
Drawn by CD
Date July 2011
Checked by JS
Drawing Number 19 0WL E00 - 101
Revision
SDS

First Floor
Mezzanine
First Floor
Office
Access
Void
NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION
- 7 JAN 2020
CUSHMAN &
WAKEFIELD
Project and Development Services
Marchmount House
Dumfries Place
Cardiff
Tel: +44 (0) 29 2026 22
Fax: +44 (0) 29 2039 5379
www.cushwake.com
Client M7 Real Estate Limited
Project Unit 11
Rising Sun Industrial Estate
Drawing First Floor Proposed
Layout
Drawn by TD
Checked by JS
Drawing Number
19 0WL E00 - 102
Revision
SDS
C/2020/0004
0
metres
1

Bryn Terrace
HIGH STREET
153a
153
15
10
16
18
NEIGHBOURHOOD SERVICES DIVISION
PLANNING CONTROL SECTION
23 DEC 2019
Enterprise Centr
32 to 38
10
17
24
23
Rising Sun Industrial Estate
El Sub Sta
Promap
LANDMARK INFORMATION GROUP
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0m 10m 20m 30m