

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

Mrs T Hughes Town Clerk/RFO
Council Offices, Blaina Institute, High Street, Blaina NP13 3BN
Swyddfa'r r Cyngor, Sefydliad Blaenau, Y Stryd Fawr, Blaenau, NP13 3BN
Tel: 01495 292817 e-mail: clerk@nantygloandblainatc.co.uk

Dear Member,

You are summoned to attend a hybrid meeting of the Town Council to be held at **5.30pm on Tuesday 25th March 2025** at the Council Chamber, Blaina Institute, High Street, Blaina.

If any member of the public wishes to attend the meeting, please contact the Town Clerk at the above e-mail by 3pm on 25th March 2025 for details of how to access the meeting.

*** Please note the change of time**

Yours sincerely,



Town Clerk

AGENDA

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

To receive: PC Gavin Davies – Gwent Neighbourhood Policing Team

Members are reminded to note the Standing Orders relating to guest speakers:

1. Members to receive the presentation.
2. Questions to be invited at the end of the presentation.
3. Members are requested to ask only one question each – if time allows AND with permission of the Chair, a second question may be asked.
4. Members are reminded that there is to be no discussion or exchange of points of view between Members and that all dialogue is to be directed through the Chair.

Declaration of Interest

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

1. Apologies:

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

2. Town Mayor's Communications:

The Town Mayor's communications for March 2025.

3. Questions from the Public:

To receive any questions from the public regarding matters on the agenda (please note this is limited to 10 minutes).

4. Minutes of the Meeting of the Town Council held 25th February 2025 (pages 130 – 135)

Members are invited to consider the above minutes and if appropriate to approve them as an accurate record of proceedings.

a) Matters arising, for information & clarification only:

5. Minutes of the Events Committee Meeting held 25th February 2025 (pages 136 - 138)

Members are invited to consider the above minutes and if appropriate to approve them as an accurate record of proceedings.

a) Matters arising, for information & clarification only:

6. Minutes of the Personnel Committee Meeting held 25th February 2025 (pages 139)

Members are invited to consider the above minutes and if appropriate to approve them as an accurate record of proceedings.

a) Matters arising, for information & clarification only:

7. Minutes of the Planning & Highways Committee Meeting held 11th March 2025 (pages 140 - 141)

Members are invited to consider the above minutes and if appropriate to approve them as an accurate record of proceedings.

a) Matters arising, for information & clarification only:

8. Minutes of the Finance & General Purposes Committee Meeting held 11th March 2025 (pages 142 - 146)

Members are invited to consider the above minutes and if appropriate to approve them as an accurate record of proceedings.

a) Matters arising, for information & clarification only:

9. Correspondence:

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

a) Blaina Gwent County Borough Council – (For information/consideration – copies attached):

- i) Email informing of Town & Community Council Liaison Meeting at 11.30am on Tuesday 1st May at 11.30am at the General Offices, Ebbw Vale.
- ii) Invitation to Blaenau Gwent Armed Forces Re-Signing.

b) One Voice Wales – (for information – copy attached);

Training dates – March to June 2025.

10. Full Council & Events Committee Meetings in April 2025:

Members are invited to consider another date for the above meetings in April 2025. The meetings are due to take place on 22nd April 2025 but due to the Easter bank holidays, the Town Council offices will NOT be open.

11. Planning Applications:

Members are invited to consider the applications listed below:

a) Planning Application No. P/2025/0052 – Land at Glyn Millwr, Stones Houses, Blaina NP13 3AA:

The retention of the use of land as an extension to the existing traveller site to accommodate 5 pitches for family members, to construct a communal utility room block, retention of timber fencing, installation of private treatment plant with access and ecological improvements.

Revision to plans to increase application site & revise layout to achieve required separation distances from Dwr Cymru/Welsh Water pipelines. *(copy attached)*.

12. Application to the Community Grant Fund:

Members are invited to consider the listed application(s). Members are also reminded that applications will need to be considered in conjunction with the current policy.

- *None received to date.*

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Minutes of the hybrid Meeting of the Town Council held at 6.00pm on Tuesday 25th February 2025 at the Council Chamber, Blaina Institute, High Street, Blaina.

A meeting to which members of the public were entitled to attend.

Present: Councillor M Williams, Town Mayor, presiding
Councillors G Morvan, D Hillman, C Hillman, K Jones JP, L Higgins & L Emanuel.

In attendance: Mrs T Hughes, Town Clerk / RFO
Mrs N Horner, Assistant Officer

Prior to the start of the meeting, the Town Clerk informed that no members of the public or press were in attendance. **Resolved** to note the information received.

Declaration of Interest

Members were invited to declare matters of interest either at the beginning or at any time during the proceedings. Please note that all declarations of interest must be recorded in the book provided. **Resolved** to note that no such declarations were received.

1. Apologies:

Members were invited to consider the apologies for absence received and to formally resolve to accept. **Resolved** to note that apologies were received from Councillors L Harris and L King. **Further Resolved** that the apologies be accepted.

2. Town Mayor's Communications:

The Town Mayor's communications for February 2025.

The Town Mayor informed that he had met with the Head Teacher of Coed y Garn Primary School to discuss the forthcoming anniversary of the Blaina Riots and it was agreed that a small ceremony would take place in the school on 20th March 2025 to which Members of the Council were welcome to attend. The Blaina Riots plaque would be sited in the school's reception area. Some of the pupils visited Blaina Heritage Museum to investigate information relating to the Blaina Riots and other information will be provided to Coed y Garn Primary school by Blaina Heritage Museum. Additionally, the Town Mayor informed that he would be working with the pupils of Coed y Garn Primary School in respect of Hedgehog Awareness week which would contribute towards the school's biodiversity work.

Resolved to note the information received and **Further Resolved** that the Town Clerk contact Coed y Garn Primary School to confirm details of the ceremony in respect of the Blaina Riots.

3. Questions from the Public:

To receive any questions from the public regarding matters on the agenda (please note this was limited to 10 minutes).

Resolved to note that no questions were received.

4. Minutes of the Meeting of the Town Council held 28th January 2025 (pages 113 – 117)

Members were invited to consider the above minutes and if appropriate to approve them as an accurate record of proceedings.

a) Matters arising, for information & clarification only:

Page 114(4a) – in response to a query, the Town Clerk informed that she had again queried this with the contractor, who agreed this would be completed this week.

Page 114(5a) – it was clarified that all recommendations had been ratified.

Page 115(8a) – it was clarified that all recommendations had been ratified.

Page 117(14a) – Cllr D Hillman informed that he had information in respect of this which he would provide to the Town Clerk.

Resolved that the minutes be approved.

5. Minutes of the Events Committee Meeting held 28th January 2025 (pages 118 – 120)

Members were invited to consider the above minutes and if appropriate to approve them as an accurate record of proceedings.

7) Matters arising, for information & clarification only:

Page 118 – It was clarified that Cllr L King was NOT present at the meeting and that the paragraph 'Due to the absence...' be deleted due to it being incorrect.

Page 119(5) – Update would be provided during the Events Committee meeting.

Page 120(8) – should read 'shield' not 'plaque'.

Resolved that the minutes be approved.

6. Minutes of the Planning & Highways Committee Meeting held 11th February 2025 (pages 121 – 124)

Members were invited to consider the above minutes and if appropriate to approve them as an accurate record of proceedings.

a) Matters arising, for information & clarification only:

Page 123(guest speaker, Mrs M Hurter) – it was emphasised that Cllr D Hillman also expressed thanks to Mrs M Hurter and requested that the thanks on behalf of the Town Council be relayed to all who helped with the project.

Resolved that the minutes be approved.

7. Minutes of the Finance & General Purposes Committee Meeting held 11th February 2025 (pages 125 – 129)

Members were invited to consider the above minutes and if appropriate to approve them as an accurate record of proceedings.

a) Matters arising, for information & clarification only:

Page 126(3b) – it was emphasised that the Chair expressed his thanks to the Assistant Officer and his regret at her resignation.

Page 126/7(5) – the Town Clerk informed that Abertillery Community Council had NOT adopted the updated Charter of Common agreement. A meeting of the Joint Committee of Local Councils would be required to discuss this issue, and Members could express their views by emailing them to the Town Clerk.

Resolved that the minutes be approved.

8. Correspondence:

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

a) Blaina Community Institute Ltd – (for information):

Letter informing of the requirement for all contractors/workers must read and sign asbestos register.

In response to a query, the Town Clerk confirmed that any contractors working on behalf of the Town Council would be made aware of this requirement.

Resolved to note the information received.

b) One Voice Wales – (for information):

Joint event – One Voice Wales & Planning Aid Wales “Understanding the Planning System - your questions answered” on Thursday 27th March 2025 via Zoom.

Members expressed concern at the cost of the training and queried if a summary of the training could be obtained from OVW free of charge.

Resolved to note the information received and **Further Resolved** that the Town Clerk try to obtain a summary of the training free of charge from OVW.

c) Cwmpas – (for information/consideration):

Letter offering presentation etc to inform Council of community led housing.

Resolved to note the information received and **Further Resolved** to invite a representative/s from Cwmpas to attend a future meeting to inform of community led housing.

9. Annual Review of Policies of the Council 2024/25:

Members were invited to consider, and if agree, to approve the updated policies for 2025/26:

a) Standing Orders 2025/26:

Members considered the Standing Orders and in response to a query, the Town Clerk informed that most of the changes related to the years.

Page 28(5.1) In response to a query, the Town Clerk informed that, if there was no Leader of a Minority Group then the third member would be determined at the Annual Meeting of the Council as has been the practice for a number of years.

Resolved to note the information received and **Further Resolved** that the Standing Orders for 2025/26 be adopted.

b) Financial Regulations 2025/26 (– please note the regulations include any necessary updates as required by the updated model financial regulations 2024 (see email):

Members considered the Financial Regulations and in response to a query, the Town Clerk informed that some changes had been made to reflect the updated Model Financial Regulations provided by One Voice Wales. The regulations also highlighted text in **bold** which emphasised legal requirements that could not be altered.

Page 7(5.6 & 5.7) The Town Clerk informed that the threshold had been increased from £25,000 to £30,000 in line with the amount stated in the Model Financial Regulations and to more accurately reflect the increased prices.

Resolved to note the information received and **Further Resolved** that the Financial Regulations for 2025/26 be adopted.

c) Risk Management Policy 2025/26:

In response to a query, the Town Clerk informed that there were minimal changes to policy, only to some scores but the risk classifications had not altered.

Resolved to note the information received and **Further Resolved** that the Risk Management policy for 2025/26 be adopted.

d) Financial Grant Policy and application form 2025/26:

The Town Clerk informed that the date at the bottom of page 2 needed to be altered to 2025/26.

Members attention was drawn to the amounts listed on page 4 of the policy.

In response to a query, the Town Clerk agreed that the application form was not clear in the agenda pack, but the forms provided to applicants were clearly printed.

Resolved to note the information received and **Further Resolved** that the Financial Grant Policy & application form for 2025/26 be adopted.

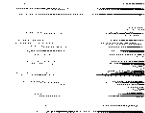
10. **Planning Applications:**

Members were invited to consider the applications listed below:

a) Planning Application No. P/2025/0052 – 55 Lakeside Way, Nantyglo, NP23 4EN:

Proposed single storey extension to rear of the property.

Resolved that no representations or objections be made.



11. Application to the Community Grant Fund:

Members were invited to consider the listed application(s). Members were also reminded that applications would need to be considered in conjunction with the current policy.

- *None received to date.*

Resolved accordingly.

12. Confidential Information:

The following item(s) may contain information that is of a confidential or personal nature and is therefore exclusive to Members of the Town Council only. (Public Bodies Admission to Meetings Act 1960). **Resolved** that the motion be supported.

Mem no 5

NANTYGLO & BLAINA TOWN COUNCIL

CYNGOR TREF NANT-Y-GLO A BLAENAU

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Minutes of the hybrid Meeting of the Events Committee held at the Council Chamber, Blaina Institute, High Street, Blaina at 7pm on Tuesday 25th February 2025.

A meeting to which members of the public were entitled to attend.

Present: Councillor M Williams
Presiding: Councillors G Morvan, K Jones, D Hillman, L Emanuel, L Higgins,
& C Hillman

In attendance: Mrs T Hughes, Town Clerk / RFO
Mrs N Horner, Assistant Officer

Due to the absence of the Chair of the Events Committee it was **Resolved** that the Town Mayor chair the meeting.

Prior to the commencement of the meeting, the Town Clerk informed that no members of the public or press were in attendance. **Resolved** to note the information received.

Declaration of Interest

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

Resolved to note that no such declarations were received.

- 1. Apologies:** Members were invited to consider the apologies for absence received and to formally resolve to accept.
Resolved to note that apologies were received from Councillors L Harris and L King. **Further Resolved** that the apologies be accepted
- 2. Questions from the public:** To receive any questions from the public on matters on the agenda.
Resolved to note that there was no public or press in attendance and no questions from the public were received.
- 3. Correspondence:**
Members were invited to consider the listed correspondence, plus with the Chair's permission, any urgent information that might be received prior to the date of the meeting.
No correspondence received.

Additional correspondence received with permission of Chair.

3a. Email from BGCBC Sharon Cargill: Urgent Funding

Urgent funding has become available for play opportunities. Closing date 3rd March 2025. AO expressed that she would like to apply for funding for the cinema project and play schemes during the summer holidays for the children and families to attend from Nantyglo and Blaina.

Resolved to note information received and **Further Resolved** for AO to complete the funding application form for a cinema and summer plays scheme events.

3b. Email received from BGfm Radio:

BGfm confirmed that they are able to interview the Leader and Town Mayor of Council for them to discuss the events Town Council have planned for this coming year and all the previous events and donations given to those in need. The only day they are able fit in for an interview is Wednesdays between 12 – 1pm.

Cllr Morvan and Williams agreed that they will converse and let AO know of the suitable date so she can inform BGfm of the date.

Resolved to note information received and **Further Resolved** for Cllr Morvan and Cllr Williams to let AO know of the suitable date, for her to inform BGfm Radio.

4. VE Day 80th Anniversary: A joint event between Nantyglo and Blaina Town Council and the Royal British Legion to remember fallen heroes and celebrate the peace after six years of war

Cllr G Morvan explained the plans for VE Day 80th Anniversary with the royal British Legion and asked if Town Council Members would like to be part of the events.

Cllr Morvan confirmed that the meeting with Royal British Legion is not until Monday 3rd March, he will update at the next meeting.

Resolved to note information received and **Further Resolved** for Cllr Morvan to update at the next meeting.

5. Cinema Events:

Members considered putting on another cinema project this summer for the children and families of Nantyglo and Blaina to attend during the school summer holidays.

Members agreed that if unsuccessful with e Play Grant Funding that they would take the cinema project forward for consideration from April 2025 as previous feedback indicated that it was a very successful event that was enjoyed by many.

Discussion ensued of the ticket sales and that posters be delivered to all the schools.

Resolved to note the information was received and **Further Resolved** that the project to go ahead even if funding application was not successful. **Additionally Resolved** to contact cinema to confirm the cost for 4 viewings (£2100.00 in 2024).

6. In Bloom:

Members discussed the categories on application form and agreed to all.

Resolved to note the information received and **Further Resolved** for the poster and application form (including the Wildlife/Nature Garden category) to be used for this years In Bloom competition.

7. Summer Activities:

Members discussed the event and considered putting on the summer play scheme for summer 2025 as did the previous year.

Members agreed that if the application for e Play Grant Funding was unsuccessful, that they would take the Play Scheme project forward for 2025 due to the extremely positive feedback that was received in respect of last year's event.

Discussion ensued of information and posters to delivered to all the schools.

Resolved to note the information was received and **Further Resolved** for the project to go ahead even if the funding application was unsuccessful. **Additionally Resolved** to contact BGCBC Play team to confirm if the price was still the same price for 4 events i.e. 2 sessions at each town, Blaina and Nantyglo at £500 in total.

8. Events Calander 2025:

Members discussed the calendar agreed to the following.

A discussion ensued regarding the responses from organisations. AO informed members that 4 organisation had replied to confirm that they would be present at both venues. A reminder of the event will be sent out to all invites again.

Resolved to note information received and **Further Resolved** to resend out invites to remind organisations of the networking events.

Meeting declared closed at 19:20

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Minutes of the hybrid Meeting of the Planning & Highways Committee held at the Council Chamber, Blaina Institute, High Street, Blaina at 6pm on Tuesday 11th March 2025.

A meeting to which members of the public were entitled to attend.

Present: Councillor K Jones JP, presiding, Chair of Planning & Highways Committee
Councillors G Morvan, D Hillman, C Hillman, M. Williams, L Harris, L Higgins & L Emanuel.

In attendance: Mrs T Hughes, Town Clerk / RFO

Prior to the start of the meeting, the Town Clerk informed that no members of the public or press were present. **Resolved** to note the information received.

Declaration of Interest

Members were invited to declare matters of interest either at the beginning or at any time during the proceedings. Members were reminded that all declarations of interest must be recorded in the book provided. **Resolved** to note that Cllr L Higgins declared a possible personal interest.

Resolved that Councillor L Higgins remain in the meeting for the item but not take part in the discussion or vote.

1. Apologies for absence: Members were invited to consider the apologies for absence and to formally resolve to accept.
Resolved to note that apologies were received from Councillor L King
Further Resolved that the apologies be accepted and **Further Resolved** to note that the Leader of the Council would contact Cllr King to enquire if all was well.
2. Questions from the public: To receive any questions from the public regarding matters on the agenda. There was a 10-minute allocation time for any questions from the public.
Resolved to note that no public present and questions were received.
3. Correspondence: Members were invited to consider the listed correspondence, plus with the Chair's permission, any urgent information that might be received prior to the date of the meeting.

No correspondence received to date.

Resolved accordingly.

4. **Planning Applications:**

Members were invited to consider the applications listed below. No additional applications were received.

No correspondence received to date.

Resolved accordingly.

With permission of Chair two additional applications had been received:

*Cllr L Higgins declared a personal interest in item 4a. **Resolved** to note the interest and **Further Resolved** that Cllr L Higgins remain in the meeting but not take part in any discussion or vote.*

a) Planning Application No. P/2025/0082 – Land North of Cwmcelyn Road, Blaina:

Horse stable building.

Members considered the application and commented that the land already appeared to be in use for a similar purpose.

The application form did not appear to state if the application was in respect for a change of use or for retrospective planning permission although it was clarified that it was requested that this be queried with the Planning department, it did not alter Council's resolution.

Resolved that no objections or comments be made but **Further Resolved** to query if the application was in respect of a change of use or for retrospective planning permission.

b) Planning Application No. P/20254/0040 – 80 Abertillery Road, Blaina, Gwent, NP13 3DP:

Proposed two storey rear extension.

Members noted that there were other properties nearby with similar extensions.

Resolved that no representations or objections be made.

6. **Licence Applications:**

Members were invited to note the application(s) **for information only:**

No applications received to date.

Resolved accordingly.

Meeting declared closed at 6.10pm

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Minutes of the hybrid meeting of the Finance and General Purposes Committee held at the Council Chamber, Blaina Institute, High Street, Blaina at 6.10pm Tuesday 11th March 2025.

A meeting to which members of the public were entitled to attend.

Present: Councillor D Hillman, Chair of Finance & General Purposes Committee, presiding
Councillors G Morvan, M Williams, K Jones JP, C Hillman, L Harris, L Higgins,
& L Emanuel.

In attendance: Mrs T Hughes, Town Clerk / RFO

Prior to the start of the meeting, the Chair informed of the action to be taken in the event of a fire or emergency. **Resolved** to note the information received.

Prior to the start of the meeting, the Town Clerk informed that no members of the public or present were present. **Resolved** to note the information received.

Declaration of Interest

Members were invited to declare matters of interest either at the beginning or at any time during the proceedings. Members were reminded that all declarations must be recorded in the book provided. **Resolved** to note that Cllr G Morvan declared an interest in item nos. 3c. & 6.

1. Apologies for absence:

Members were invited to consider the apologies for absence and to formally resolve to accept. **Resolved** to note that no apologies were received.

2. Questions from the Public:

To receive any questions from the public regarding matters itemised on the agenda (limited to 10 minutes total). **Resolved** to note that no questions had been received.

3. Correspondence:

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

a) One Voice Wales (for information & consideration):

Town Council to renew its annual membership for 2025 with One Voice Wales.

Resolved to renew the Town council's membership to One Voice Wales for 2025.

b) Independent Remuneration Panel for Wales (for information)

Annual Report for 2025 (Members were informed that only the pages relating to Town & Community Councils are included).

Members were additionally informed that the Council has previously resolved all the determinations stated and that the report was for information only.

Resolved to note the information received.

Cllr G Morvan declared an interest in item 3c below and left the chamber at this juncture.

c) Mr R Hancocks - Blaina Branch, Royal British Legion (for consideration):

Letter received requesting funding for a memorial fence around the Cenotaph at Central Park, Blaina.

Members considered the request, and the following comments were made:

- What was the reason for the proposed fence – would it be purely decorative or for protection too?
- Would the proposed fence include gates for access?
- Blaenau Gwent County Borough Council maintained the War memorial.
- It would be a good idea for the Town Council to be involved in providing such a community asset.
- An expenditure underspend in the Town Council's finances was currently forecast.
- It was agreed that further information was required (such as design, reason for and if gates etc) prior to any decision being made.

Cllr G Morvan returned to the Council Chamber and meeting at this juncture.

The Chair informed Cllr Morvan of the discussion that had taken place and that the Town Council were supportive of the plans, but that further information was required.

In response to queries, Cllr Morvan informed that the proposed fence was not for protection but mainly for decoration and to enhance the memorial. It was planned that the fence would include two gates on the front so that the War memorial could be easily accessed. The gates would also include images of soldiers to provide a more 'polished and appropriate' finish. It was hoped that the proposed fence (with gates) would, together with the recent addition of two flagpoles, enhance the area to help the community remember those who gave their lives for their Country.

Cllr Morvan also informed that the anticipated cost of the fence and gates was just under £7,000 and that it was unlikely to require planning permission (although checks into this was ongoing). The Royal British Legion (Blaina Branch) hoped to start the project soon in order to avoid rising costs due to the increasing price of materials and in time for Armistice Day 2025.

In response to a query, Cllr Morvan informed that if the Town Council did contribute to the project then a dedication service would take place which would also include thanks to all who contributed to the project and it might be possible to have an appropriate sign or plaque on or nearby the fence in respect of the contributors to the project.

The Chair thanked Cllr Morvan for providing the information.

Resolved to note the information received and **Further Resolved** to await further information in respect of the design of the proposed fence & gates prior to making a decision.

4. Asset Register:

Members were invited to consider and if appropriate, resolve the report in respect of the Council's Asset Register as at 31st March 2025.

Members were informed that there were no additional assets to be included or purchased for inclusion in the Asset Register until after 31st March 2025.

The Town Clerk additionally informed that the Asset Register had previously been resolved annually up to March 2024 and that the information in respect of 2024/25 required consideration.

Resolved that the report be agreed.

5. Draft Annual Report 2023/24:

Members were invited to consider the report, and if appropriate, resolve for publication.

The Chair drew Members' attention to the section in respect of training and invited Members to consider any additional or ongoing training needs they might require. Cllr L Higgins informed that she had recently completed two training modules which she had found to be very useful and requested that she complete the module 'Chairing skills'.

The Town Clerk also reminded that Members were welcome to call into the office to discuss or go through any specific queries or information on an informal 'training' basis.

Resolved to note the information received and **Further Resolved** that Cllr L Higgins attend the Chairing skills module.

Cllr G Morvan declared an interest in item 6 below. **Resolved** that Cllr G Morvan remain in the meeting to provide further information.

6. VE Day – 80th Anniversary:

Members were requested to consider the forthcoming 80th Anniversary of VE Day on 8th May 2025. It was decided that an appropriate service will take place at 11am on Thursday 8th May 2025 with local schools and organisations to which members of the public will be encouraged to attend. Blaina Branch, Royal British Legion are requesting that this be a joint event with the Town Council and that the Town Council purchase 5 VE Day anniversary flags & 5 Union Jacks (cost approx. £40 total) & red, white and blue bunting (approx. £120 for 2,000 metres) for display throughout Nantyglo & Blaina. Mr R Dunham (contractor) has verbally quoted £450 to erect and take down the bunting (approx. 3 days work for 2 people) It was also requested that if the Town Council could provide light refreshments at the Council Chamber following the service. Blaina Branch, Royal British Legion will purchase other appropriate flags for display, Mr R Dunham will provide commemorative lights for

display at a suitable location in both Nantyglo & Blaina. Councillor G Morvan to provide additional details as required.

Cllr Morvan informed that the Royal British Legion (Blaina Branch) hoped to commemorate the 80th Anniversary of VE Day with a joint event with the Town Council similar to the event to commemorate D Day in 2024. The RBL (Blaina Branch) were purchasing the military & service flags for display within Nantyglo & Blaina and Mr R Dunham of the Blaina Branch was to make and erect commemorative VE Day lights for display in both Nantyglo & Blaina and also erect appropriate flags at a number of locations in Nantyglo & Blaina.

Resolved that Town Council to purchase 5 VE Day flags and 5 Union Jack flags, plus 2,000 metres of red, white and blue bunting for display in Nantyglo & Blaina and provide the light refreshments for the event up to a maximum spend of £700 in total.

7. S.137 donations (Local Government Act 1972 & Well-being of Future Generations (Wales) Act 2015:

As previously resolved, Members are invited to consider making further financial donations to Blaenau Gwent Foodbank to assist residents of Nantyglo and Blaina for the month of March 2025.

Resolved that a s.137 donation of £200.00 be made to Blaenau Gwent Foodbank for the month of March 2025 in respect of Nantyglo & Blaina residents.

8. Application to the Community Grant Fund:

Members are invited to consider the listed application(s), plus with the Chairman's permission any additional applications that may be received prior to the date of the meeting. Members are also reminded that applications will need to be considered in conjunction with the current policy.

- a) None received to date.

Resolved accordingly.

9. Salem Chapel:

Members are invited to consider the attached inspection report:

February 2025 (*copy attached*).

In response to a query, the Town Clerk informed that, to her untrained eye, that whilst the physical condition of the building continued to deteriorate, there did not appear to be any additional issues.

Resolved that the report be approved.

10. Confidential Information:

The following item(s) might contain information that was of a confidential or personal nature and was therefore exclusive to Members of the Town Council only. (Public Bodies Admission to Meetings Act 1960). **Resolved** that the motion be supported.

Item no. 9aci)**RE: Town & Community Council Liaison Meeting (in person)**

Organizer Hicks, Michelle <Michelle.Hicks@blaenau-gwent.gov.uk>
Meeting time Thu 5/1/2025 11:30 AM - 1:30 PM
Location BGCBC - GO Abraham Darby Room
My response Not yet responded
Required attendees Hicks, Michelle, Cunningham, Helen - Councillor, Edmunds, Sue - Councillor, Morgan, John C - Councillor, Thomas, Stephen C - Councillor, Trollope, Hayden - Councillor, 1 Management Team, Parker, Andrew, Wheelock, Daniel, Clerk, ALCC ClerkMailbox, Brynmawr TC Clerk, Tredegar Town Council (tredegartc@btconnect.com)
Message sent Mon 3/10/2025 9:34 AM

Hi, this is the actual diary marker for your calendar so the details are all on there. Its 1st May at 11.30

Regards, Michelle

Michelle Hicks
 Democratic and Committee Support Officer
 Mobile: 07929 841993
 Email / Epost: michelle.hicks@blaenau-gwent.gov.uk

Blaenau Gwent County Borough Council,
 The General Offices, Steelworks Road, Ebbw Vale NP23 6DN
 Website: <https://www.blaenau-gwent.gov.uk/en/home/>
 Twitter: <http://www.twitter.com/blaenaugwentcbc>
 Facebook: <http://www.facebook.com/blaenaugwentcbc>

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.

*Blaenau Gwent – lle sy'n deg, agored a chroesawgar i bawb drwy weitho gyda a thros ein cymunedau
 Blaenau Gwent – a place that is fair, open and welcoming to all by working with and for our communities*

From: Clerk <clerk@nantyglolandblainatc.co.uk>
Sent: 10 March 2025 09:26
To: Hicks, Michelle <Michelle.Hicks@blaenau-gwent.gov.uk>
Subject: Re: Town & Community Council Liaison Meeting (in person)

External: This email originated from outside Blaenau Gwent Borough Council. Please take care when clicking links.

Hem 9a(cii)

Re: Blaenau Gwent Armed Forces Covenant Re-Signing [In-person]

Organizer Wheelock, Daniel <Daniel.Wheelock@blaenau-gwent.gov.uk>
Meeting time Thu 4/3/2025 2:00 PM - 2:30 PM
My response Not yet responded
Required attendees Wheelock, Daniel
Optional attendees Clerk
Message sent Mon 3/17/2025 3:10 PM

Hi Tracy

We are inviting all our members, so please feel free to extend invite to other members. We sent following to our members who might not be as familiar with the Covenant as members of the Steering Group:

Armed Forces Covenant Re-Signing

Members are invited to join partners at a brief informal event and photo opportunity at the **General Offices, Ebbw Vale on Thursday 3rd April at 2pm** to mark that many local partners have recently re-signed the Armed Forces Covenant.

Blaenau Gwent Council, like many of our partners, recently re-signed the Armed Forces Covenant in its new format as a single national document at full council on 23rd November 2023. The Armed Forces Covenant requires many public bodies, including local authorities, to give due regard in their decision making to current and former service people and their families. To ensure they are not unfairly disadvantaged due to their service in relation to healthcare, education and housing. There were previously separate Community Armed Forces Covenants for each Local Authority area, with the Blaenau Gwent Community Armed Forces Covenant being signed by partners in 2014. The Blaenau Gwent Armed Forces Covenant Steering Group, chaired by our Armed Forces Champion Cllr Derrick Bevan, felt these re-signings were a good opportunity to highlight our continued commitment to supporting the Armed Forces community in Blaenau Gwent.

Thanks

Daniel

From: Clerk

Sent: Monday, March 17, 2025 10:34

To: Wheelock, Daniel

Subject: Re: Blaenau Gwent Armed Forces Covenant Re-Signing [In-person]

External: This email originated from outside Blaenau Gwent Borough Council. Please take care when clicking links.

Allanol: Daeth yr e-bost hwn o'r tu allan Cyngor Bwrdeistref Sirol Blaenau Gwent. Cymerwch ofal wrth glicio ddolenni.

Hi Daniel,

As you are aware, our representative is Cllr Glyn Morvan - would the invite extend to any other Members (the Town Mayor in particular)?

**TRAINING DATES - MARCH - JUNE 2025****From** Wendi Patience <wpatience@onevoicewales.wales>**Date** Tue 3/11/2025 11:18 AM**To** Wendi Patience <wpatience@onevoicewales.wales>**Cc** Wendi Patience <wpatience@onevoicewales.wales>

📎 6 attachments (546 KB)

Bursary letter up to Feb 2024-25 £100.docx; Free Places Form 2024-2025.docx; Bursary letter up to Feb 2024-25 £100 Cym.docx; Free Places Form 2024-2025 Cym.docx; Overview Modules 2024.pdf; Overview Modules 2024 CYM.pdf;

Dear Colleagues,

Please find below details of Remote training sessions that are taking place in March - June 2025 please bring this to the attention of your council.

The cost of the training is £40 for members or £63 per person for non-members. You will be invoiced after the training has taken place.

There is a bursary available to eligible councils.

Session times are listed against the module date – Please note all training sessions are in English unless otherwise stated.

Date	Day	Module	Time
07/04/2025	Monday	New Councillor Induction	6.30-8.00pm
24/04/2025	Thursday	New Councillor Induction	6.30-8.00pm
30/04/2025	Wednesday	New Councillor Induction	6.30-8.00pm
06/05/2025	Tuesday	New Councillor Induction	6.30-8.00pm
21/05/2025	Wednesday	New Councillor Induction	6.30-8.00pm
12/06/2025	Thursday	New Councillor Induction	6.30-8.00pm
23/06/2025	Monday	New Councillor Induction	6.30-8.00pm

18/03/2025	Tuesday	The Council - Module 1	6.30-8.00pm
27/03/2025	Thursday	The Council - Module 1	6.30-8.00pm
02/04/2025	Wednesday	The Council - Module 1	6.30-8.00pm
22/04/2025	Tuesday	The Council - Module 1	6.30-8.00pm
05/05/2025	Monday	The Council - Module 1	6.30-8.00pm

28/05/2025	Wednesday	The Council - Module 1	6.30-8.00pm
10/06/2025	Tuesday	The Council - Module 1	6.30-8.00pm
24/06/2025	Tuesday	The Council - Module 1	6.30-8.00pm

20/03/2025	Thursday	The Councillor - Module 2	6.30-8.00pm
01/04/2025	Tuesday	The Councillor - Module 2	6.30-8.00pm
09/04/2025	Wednesday	The Councillor - Module 2	6.30-8.00pm
01/05/2025	Thursday	The Councillor - Module 2	6.30-8.00pm
27/05/2025	Tuesday	The Councillor - Module 2	6.30-8.00pm
09/06/2025	Monday	The Councillor - Module 2	6.30-8.00pm
25/06/2025	Wednesday	The Councillor - Module 2	6.30-8.00pm

12/03/2025	Wednesday	The council as an Employer - Module 3	6.30-8.00pm
17/03/2025	Monday	The council as an Employer - Module 3	6.30-8.00pm
08/04/2025	Tuesday	The Council as an Employer - Module 3	6.30-8.00pm
23/04/2025	Wednesday	The Council as an Employer - Module 3	6.30-8.00pm
12/05/2025	Monday	The Council as an Employer - Module 3	6.30-8.00pm
04/06/2025	Wednesday	The Council as an Employer - Module 3	6.30-8.00pm
10/06/2025	Tuesday	The Council as an Employer - Module 3	6.30-8.00pm
24/06/2025	Tuesday	The Council as an Employer - Module 3	6.30-8.00pm

19/03/2025	Wednesday	Understanding the Law - Module 4	6.30-8.00pm
02/04/2025	Wednesday	Understanding the law - Module 4	6.30-8.00pm
17/04/2025	Thursday	Understanding the law - Module 4	6.30-8.00pm
30/04/2025	Wednesday	Understanding the law - Module 4	6.30-8.00pm
13/05/2025	Tuesday	Understanding the law - Module 4	6.30-8.00pm
11/06/2025	Wednesday	Understanding the law - Module 4	6.30-8.00pm
23/06/2025	Monday	Understanding the law - Module 4	6.30-8.00pm

24/03/2025	Monday	The Council Meeting - Module 5	6.30-8.00pm
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08/04/2025	Tuesday	The Council Meeting - Module 5	6.30-8.00pm
23/04/2025	Wednesday	The Council Meeting - Module 5	6.30-8.00pm
29/04/2025	Tuesday	The Council Meeting - Module 5	6.30-8.00pm
07/05/2025	Wednesday	The Council Meeting - Module 5	6.30-8.00pm
05/06/2025	Thursday	The Council Meeting - Module 5	6.30-8.00pm
17/06/2025	Tuesday	The Council Meeting - Module 5	6.30-8.00pm

24/03/2025	Monday	Local Government Finance - Module 6	6.30-8.00pm
08/04/2025	Tuesday	Local Government Finance - Module 6	6.30-8.00pm
01/05/2025	Thursday	Local Government Finance - Module 6	6.30-8.00pm
28/05/2025	Wednesday	Local Government Finance - Module 6	6.30-8.00pm
05/06/2025	Thursday	Local Government Finance - Module 6	6.30-8.00pm
09/06/2025	Monday	Local Government Finance - Module 6	6.30-8.00pm
18/06/2025	Wednesday	Local Government Finance - Module 6	6.30-8.00pm

11/03/2025	Tuesday	Health & Safety - Module 7	6.30-8.00pm
14/04/2025	Monday	Health & Safety - Module 7	6.30-8.00pm
13/05/2025	Tuesday	Health & Safety - Module 7	6.30-8.00pm
25/06/2025	Wednesday	Health & Safety - Module 7	6.30-8.00pm

25/03/2025	Tuesday	Introduction to Community Engagement - Module 8	6.30-8.00pm
09/04/2025	Wednesday	Introduction to Community Engagement - Module 8	6.30-8.00pm
19/05/2025	Monday	Introduction to Community Engagement - Module 8	6.30-8.00pm
24/06/2025	Tuesday	Introduction to Community Engagement - Module 8	6.30-8.00pm

11/03/2025	Tuesday	Code of Conduct - Module 9	6.30-8.00pm
30/03/2024	Thursday	Code of Conduct - Module 9	6.30-8.00pm
31/03/2025	Monday	Code of Conduct - Module 9	6.30-8.00pm
15/04/2025	Tuesday	Code of Conduct - Module 9	6.30-8.00pm
28/04/2025	Monday	Code of Conduct - Module 9	6.30-8.00pm

01/05/2025	Thursday	Code of Conduct - Module 9	6.30-8.00pm
06/05/2025	Tuesday	Code of Conduct - Module 9	6.30-8.00pm
14/05/2025	Wednesday	Code of Conduct - Module 9	6.30-8.00pm
02/06/2025	Monday	Code of Conduct - Module 9	6.30-8.00pm
10/06/2025	Tuesday	Code of Conduct - Module 9	6.30-8.00pm
26/06/2025	Thursday	Code of Conduct - Module 9	6.30-8.00pm

13/03/2024	Thursday	Chairing Skills - Module 10	6.30-8.00pm
31/03/2025	Monday	Chairing Skills - Module 10	6.30-8.00pm
16/04/2025	Wednesday	Chairing Skills - Module 10	6.30-8.00pm
08/05/2025	Thursday	Chairing Skills - Module 10	6.30-8.00pm
20/05/2025	Tuesday	Chairing Skills - Module 10	6.30-8.00pm
03/06/2025	Tuesday	Chairing Skills - Module 10	6.30-8.00pm
18/06/2025	Wednesday	Chairing Skills - Module 10	6.30-8.00pm

22/04/2025	Tuesday	Creating a Community Place Plan - Module 12	6.30-8.00pm
26/05/2025	Monday	Creating a Community Place Plan - Module 12	6.30-8.00pm
25/06/2025	Wednesday	Creating a Community Place Plan - Module 12	6.30-8.00pm

10/03/2025	Monday	Community Engagment Part II - Module 13	6.30-8.00pm
21/04/2025	Monday	Community Engagment Part II - Module 13	6.30-8.00pm
21/05/2025	Wednesday	Community Engagment Part II - Module 13	6.30-8.00pm
30/06/2025	Monday	Community Engagment Part II - Module 13	6.30-8.00pm

13/03/2025	Thursday	Equality and Diversity - Module 14	6.30-8.00pm
14/04/2025	Monday	Equality and Diversity - Module 14	6.30-8.00pm
20/05/2025	Tuesday	Equality and Diversity - Module 14	6.30-8.00pm
04/06/2025	Wednesday	Equality and Diversity - Module 14	6.30-8.00pm

31/03/2025	Monday	Information Management - Module 15	6.30-8.00pm
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17/04/2025	Thursday	Information Management - Module 15	6.30-8.00pm
07/05/2025	Wednesday	Information Management - Module 15	6.30-8.00pm
15/05/2025	Thursday	Information Management - Module 15	6.30-8.00pm
19/06/2025	Thursday	Information Management - Module 15	6.30-8.00pm

25/03/2025	Tuesday	Use of IT, Websites and Social Media - Module 16	6.30-8.00pm
15/04/2025	Tuesday	Use of IT, Websites and Social Media - Module 16	6.30-8.00pm
14/05/2025	Wednesday	Use of IT, Websites and Social Media - Module 16	6.30-8.00pm
12/06/2025	Thursday	Use of IT, Websites and Social Media - Module 16	6.30-8.00pm

18/03/2025	Tuesday	Making Effective Grant Applications - Module 17	6.30-8.00pm
16/04/2025	Wednesday	Making Effective Grant Applications - Module 17	6.30-8.00pm
06/05/2025	Tuesday	Making Effective Grant Applications - Module 17	6.30-8.00pm
29/05/2025	Thursday	Making Effective Grant Applications - Module 17	6.30-8.00pm
19/06/2025	Thursday	Making Effective Grant Applications - Module 17	6.30-8.00pm

12/03/2025	Wednesday	Effective Staff Management - Module 18	6.30-8.00pm
24/04/2025	Thursday	Effective Staff Management - Module 18	6.30-8.00pm
28/05/2025	Wednesday	Effective Staff Management - Module 18	6.30-8.00pm
16/06/2025	Monday	Effective Staff Management - Module 18	6.30-8.00pm

17/03/2025	Monday	Devolution of Services / Community Asset Transfer - Module 19	6.30-8.00pm
01/04/2025	Tuesday	Devolution of Services / Community Asset Transfer - Module 19	6.30-8.00pm
08/05/2025	Thursday	Devolution of Services / Community Asset Transfer - Module 19	6.30-8.00pm
25/06/2025	Wednesday	Devolution of Services / Community Asset Transfer - Module 19	6.30-8.00pm

20/03/2025	Thursday	Well-being of Future Generations/Sustainability - Module 20	6.30-8.00pm
22/04/2025	Tuesday	Well-being of Future Generations/Sustainability - Module 20	6.30-8.00pm
12/05/2025	Monday	Well-being of Future Generations/Sustainability - Module 20	6.30-8.00pm
04/06/2025	Wednesday	Well-being of Future Generations/Sustainability - Module 20	6.30-8.00pm

26/03/2025	Wednesday	Advanced Local Government Finance - Module 21	6.30-8.00pm
15/04/2025	Tuesday	Advanced Local Government Finance - Module 21	6.30-8.00pm
22/05/2025	Thursday	Advanced Local Government Finance - Module 21	6.30-8.00pm
17/06/2025	Tuesday	Advanced Local Government Finance - Module 21	6.30-8.00pm
18/06/2025	Wednesday	Advanced Local Government Finance - Module 21	6.30-8.00pm

19/03/2025	Wednesday	Community Asset Transfer - Module 23	6.30-8.00pm
09/04/2025	Wednesday	Community Asset Transfer - Module 23	6.30-8.00pm
14/05/2025	Wednesday	Community Asset Transfer - Module 23	6.30-8.00pm
11/06/2025	Wednesday	Community Asset Transfer - Module 23	6.30-8.00pm

11/03/2025	Tuesday	Finance and Governance Toolkit - Module 24	6.30-8.00pm
27/03/2025	Thursday	Finance and Governance Toolkit - Module 24	6.30-8.00pm
23/04/2025	Wednesday	Finance and Governance Toolkit - Module 24	6.30-8.00pm
22/05/2025	Thursday	Finance and Governance Toolkit - Module 24	6.30-8.00pm
05/06/2025	Thursday	Finance and Governance Toolkit - Module 24	6.30-8.00pm
30/06/2025	Monday	Finance and Governance Toolkit - Module 24	6.30-8.00pm

03/04/2025	Thursday	Biodiversity Part 1 - Module 25	6.30-8.00pm
13/05/2025	Tuesday	Biodiversity Part 1 - Module 25	6.30-8.00pm
11/06/2025	Wednesday	Biodiversity Part 1 - Module 25	6.30-8.00pm

19/03/2025	Wednesday	Biodiversity Part 2 - Module 26	6.30-8.00pm
10/04/2025	Thursday	Biodiversity Part 2 - Module 26	6.30-8.00pm
20/05/2025	Tuesday	Biodiversity Part 2 - Module 26	6.30-8.00pm
18/06/2025	Wednesday	Biodiversity Part 2 - Module 26	6.30-8.00pm

18/03/2025	Tuesday	Nature Project Management - Module 27	6.30-8.00pm
10/04/2025	Thursday	Nature Project Management - Module 27	6.30-8.00pm
12/05/2025	Monday	Nature Project Management - Module 27	6.30-8.00pm

04/06/2025	Wednesday	Nature Project Management - Module 27	6.30-8.00pm
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Please don't hesitate to contact me via email to make a booking.

Kind regards,
Wendi

Wendi Patience
Administration Officer / Swyddog Gweinyddol
One Voice Wales / Un Llais Cymru
24c College Street / 24c Stryd y Coleg
Ammanford / Rhydaman
Carmarthenshire / Sir Caerfyrddin
SA18 3AF

Email: wpatience@onevoicewales.wales
Ebst: wpatience@unllaiscymru.cymru

Tel/Ffon: **07929 715990**



The principal representative body for Community and Town Councils in Wales/

Y prif gorff cynrychioli ar gyfer Cynghorau Cymuned a Thref yng Nghymru

Website/Gwefan: www.onevoicewales.org.uk



@onevoicewales

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Wrth adael Un Llais Cymru, cafodd yr e-bost hwn ei sganio ar gyfer pob firws sy'n hysbys. Rydym yn cymryd yr angen i warchod eich data o ddifrif. Er mwyn gweld ein Hysbysiad Preifatrwydd gwasgwch ar y ddolen ganlynol: http://www.unllaiscymru.org.uk/OVWWeb-CYM/polisi_preifatrwydd-16738.aspx Bydd hwn yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn gwarchod eich preifatrwydd. Croesawn ohebiaeth yn Gymraeg. Bydd unrhyw ohebiaeth a dderbynnir yn Gymraeg yn cael ei hateb yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi wrth ymateb.

Mae'r e-bost hwn at ddefnydd y sawl y'i bwriedid ar ei gyfer yn unig ac mae'n cynnwys gwybodaeth all fod yn freintiedig a/neu'n gyfrinachol. Os na fwriedid ichi dderbyn yr e-bost, dylech roi gwybod i'r

Item no. 11a



Please quote : P/2024/0223

Direct line : 01495 355571

15 March 2025

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

THE RETENTION OF THE USE OF LAND AS AN EXTENSION TO THE EXISTING TRAVELLERS SITE TO ACCOMMODATE FIVE PITCHES FOR FAMILY MEMBERS, TO CONSTRUCT A COMMUNAL UTILITY ROOM BLOCK, RETENTION OF TIMBER FENCING, INSTALLATION OF PRIVATE TREATMENT PLANT WITH ACCESS AND ECOLOGICAL IMPROVEMENTS

Land at Glyn Millwr Stones Houses, Blaina, Abertillery, Blaenau Gwent, NP13 3AA

Grid Reference: 320000 208743

Revision to plans to increase application site and revise layout to achieve required separation distances from Dwr Cymru Welsh Water pipelines.

I enclose for your information, a copy of the application form and site location plan in respect of the above application, Please return any comments with 21 days of the date of this letter.

Yours sincerely

**Steph Hopkins
Team Manager - Development Management
Email: steph.hopkins@blaenau-gwent.gov.uk**

NANTYGLO & BLAINA

17 MAR 2025

TOWN COUNCIL

Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

General Offices
Steelworks Road
Tyllwyn, Ebbw Vale, NP23 6AA.
Tel: 01495 355555 Fax: 01495 355598
Email: planning@blaenau-gwent.gov.uk

Swyddfeydd Cyffredinol
Heol Gwaith Dur
Tŷ Llwyn, Clyn Ebwy, NP23 6AA.
Ffon: 01495 355555 Ffacs: 01495 355598
E-bost: planning@blaenau-gwent.gov.uk



www.blaenau-gwent.gov.uk

NANTYGLD & BLAINA

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.

Site Details

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".

Number Suffix

Property Name

Land at Glynmillwr

Address Line 1

Near Stone's House

Address Line 2

Blaina

Town/city

Abertillery

Postcode

NP13 3AA

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

Easting (x)

319977

Northing (y)

208773

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Bridges & Family

Company Name

Address

Address line 1

C/O Agent

Address line 2

C/O Agent

Address line 3

C/O Agent

Town/City

C/O Agent

Country

C/O Agent

Postcode

NP13 3AA

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Andrew

Surname

Vaughan-Harries

Company Name

Hayston Developments & Planning Ltd

Address

Address line 1

The Planning Studio

Address line 2

Hayston Bridge

Address line 3

Johnston

Town/City

Haverfordwest

Country

United Kingdom

Postcode

SA62 3HJ

Contact Details

Primary number

[REDACTED]

Secondary number

[REDACTED]

Email address

[REDACTED]

Site Area

What is the site area?

2470.00

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

Description of the Proposal

Description

Please describe the proposed development including any change of use

THE RETENTION OF THE USE OF LAND AS AN EXTENSION TO THE EXISTING TRAVELLERS SITE TO ACCOMMODATE FIVE PITCHES FOR FAMILY MEMBERS, TO CONSTRUCT A COMMUNAL UTILITY ROOM BLOCK, RETENTION OF TIMBER FENCING, INSTALLATION OF PRIVATE TREATMENT PLANT WITH ACCESS AND ECOLOGICAL IMPROVEMENTS

Has the work or change of use already started?

- Yes
 No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

01/08/2021

Has the work or change of use been completed?

- Yes
 No

Existing Use

Please describe the current use of the site

Existing Traveller Site and yard

Is the site currently vacant?

- Yes
 No

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.

Yes

No

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

Area of previously developed land proposed for new development

0.01	hectares
------	----------

Area of greenfield land proposed for new development

0.00	hectares
------	----------

Materials

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

Yes

No

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

<p>Type: Walls</p> <p>Existing materials and finishes:</p> <p>Proposed materials and finishes: See Drawing 04 Sand cement render painted</p>
<p>Type: Doors</p> <p>Existing materials and finishes:</p> <p>Proposed materials and finishes: See Drawing 04 White uPVC</p>
<p>Type: Windows</p> <p>Existing materials and finishes:</p> <p>Proposed materials and finishes: See Drawing 04 White uPVC</p>
<p>Type: Roof</p> <p>Existing materials and finishes:</p> <p>Proposed materials and finishes: See Drawing 04 Blue / black natural or composite slate</p>

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

Yes

No

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

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.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes
 No

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

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'

Assessment of Flood Risk

- Yes
 No

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

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

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

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

How will surface water be disposed of?

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

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

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.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

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

See Drawing 03b

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

Trade Effluent

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

- Yes
- No

Residential/Dwelling Units

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

- Yes
- No

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: Other
Existing gross internal floorspace (square metres) (a): 0
Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 0
Total gross internal floorspace proposed (including change of use) (square metres) (c): 29
Net additional gross internal floorspace following development (square metres) (d = c - b): 29

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - b)
	0	0	29	29

Loss or gain of rooms

--

Employment

Will the proposed development require the employment of any staff?

- Yes
- No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
- No

Industrial or Commercial Processes and Machinery

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

- Yes
- No

Is the proposal for a waste management development?

- Yes
- No

Renewable and Low Carbon Energy

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

- Yes
 No
-
-

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No
-
-

Neighbour and Community Consultation

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

- Yes
 No
-
-

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
-
-

Pre-application Advice

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

- Yes
 No
-
-

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
-
-

Ownership Certificates

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

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
 No

If No, can you give appropriate notice to ALL the other owners?

- Yes
 No

Certificate of Ownership - Certificate B

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.

Name of Owner/Agricultural Tenant:

House name:

Highways Dept

Number:

Suffix:

Address line 1:

The General Offices

Address Line 2:

Steelworks Road

Town/City:

Ebbw Vale

Postcode:

NP23 6ND

Date notice served (DD/MM/YYYY):

04/12/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

House name:

Estates Dept -

Number:

Suffix:

Address line 1:

The General Offices

Address Line 2:

Steelworks Road

Town/City:

Ebbw Vale

Postcode:

NP23 6ND

Date notice served (DD/MM/YYYY):

04/12/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

House name:

C/O CB Commercial Ltd

Number:

2

Suffix:

Address line 1:

Blaenant Industrial Estate

Address Line 2:

Brynmawr

Town/City:

Ebbw Vale

NP23 4BY

Date notice served (DD/MM/YYYY):

04/12/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

House name:

Llanover Estates

Number:

Suffix:

Address line 1:

23a Gold Tops

Address Line 2:

Town/City:

Newport

Postcode:

NP20 4UL

Date notice served (DD/MM/YYYY):

04/12/2024

Person Family Name:

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Andrew

Surname

Vaughan-Harries

Declaration Date

04/12/2024

Declaration made

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

The Applicant

The Agent

Title

Mr

First Name

Andrew

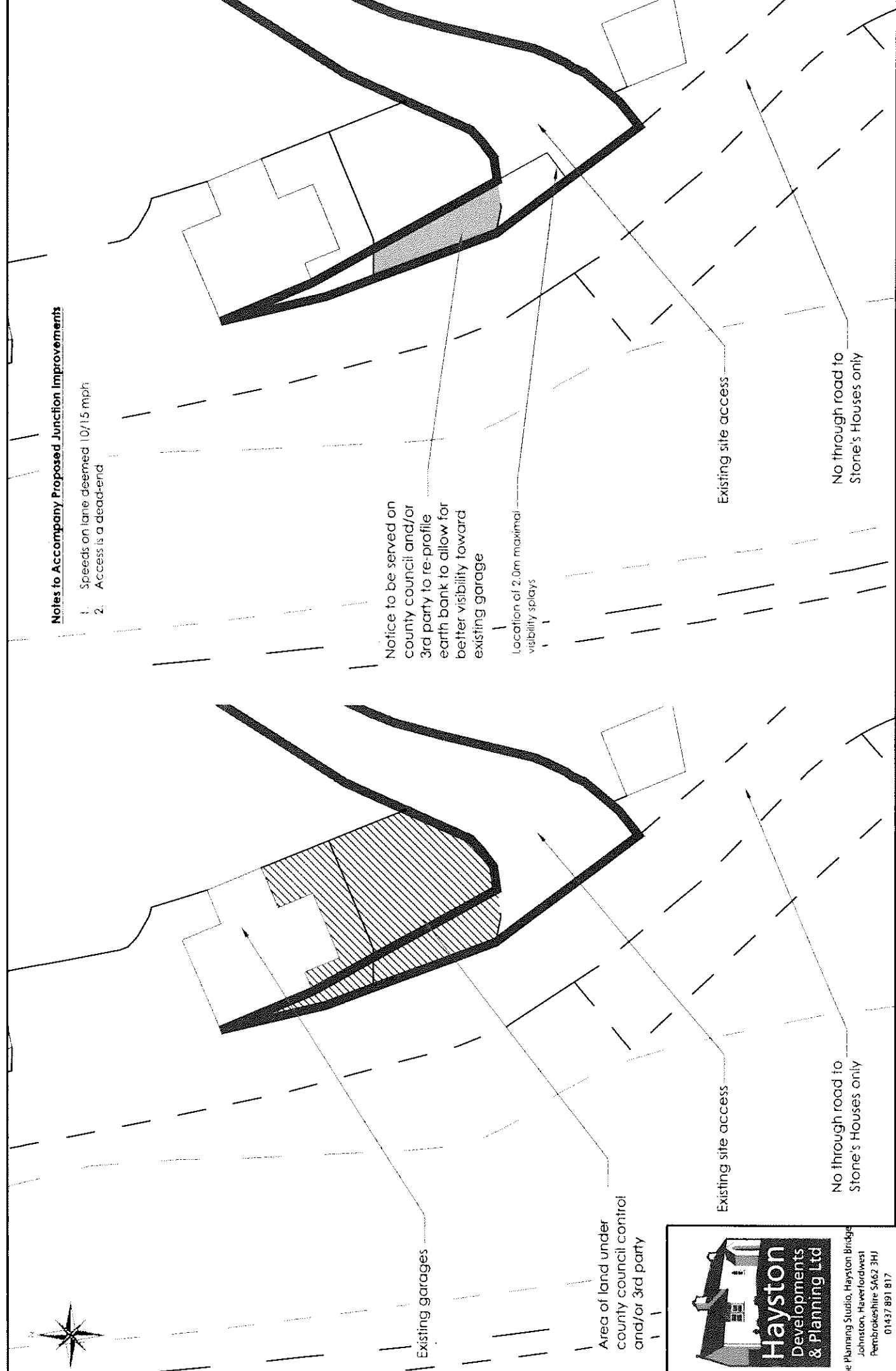
Surname

Vaughan-Harries

Declaration Date

04/12/2024

Declaration made



Notes to Accompany Proposed Junction Improvements

1. Speeds on lane deemed 10/15 mph
2. Access is a dead-end

Notice to be served on county council and/or 3rd party to re-profile earth bank to allow for better visibility toward existing garage

Location of 2.0m maximal visibility splays

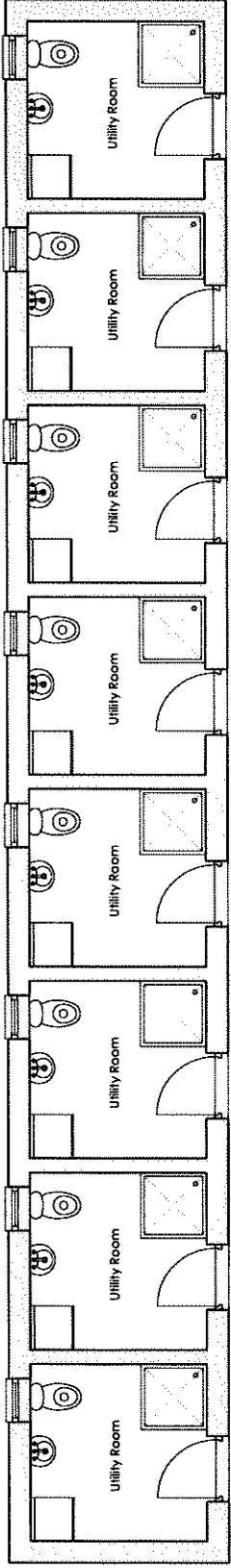
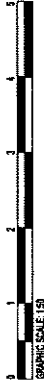
Existing site access

No through road to Stone's Houses only

Hayston Developments & Planning Ltd
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 07515 851 704
 andrew@haystonplanning.co.uk
 www.planningpembrokeshire.co.uk

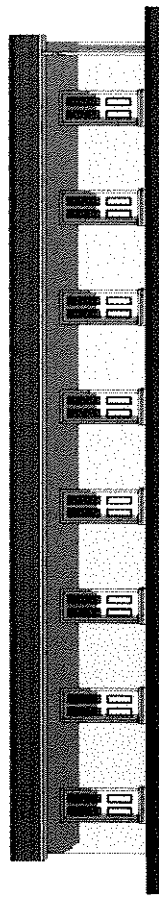
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			AVH_1171	29.06.2024	A3 @ 1:200	Mr & Mrs John Bridges and Family
Drawing Title						
Site Plan - 5 New Pitches - Junction Improvements						
Dwg No. NSA						

Expansion of Traveller Site Approved Under Appeal in 2016 with 5 New Pitches (Statics & Tourers) & Communal Day Room Block with Access & Ecological Improvements
 Glyn Millwr, Near Stone's Houses, Blaena, Aberllyry

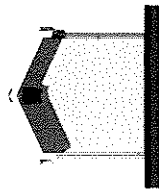


Floor Plan - Scale 1:50

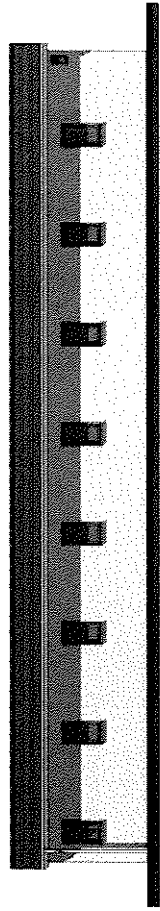
- FINISHES
- WALLS - SAND CEMENT RENDER - PAINTED
- ROOF - BLUE/BLACK NATURAL OR COMPOSITE SLATE
- DOORS - WHITE - UPVC
- WINDOWS - WHITE - UPVC
- RAINWATER GOODS - WHITE - UPVC



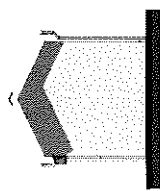
Front Elevation West



Side Elevation South

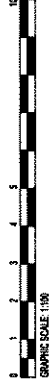


Rear Elevation East



Side Elevation North

Elevations - Scale 1:100





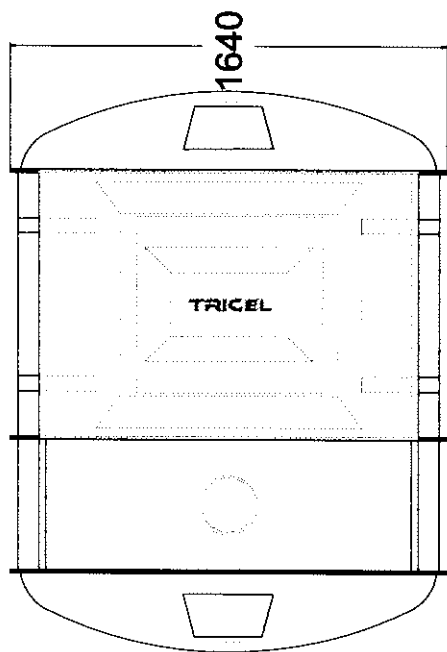
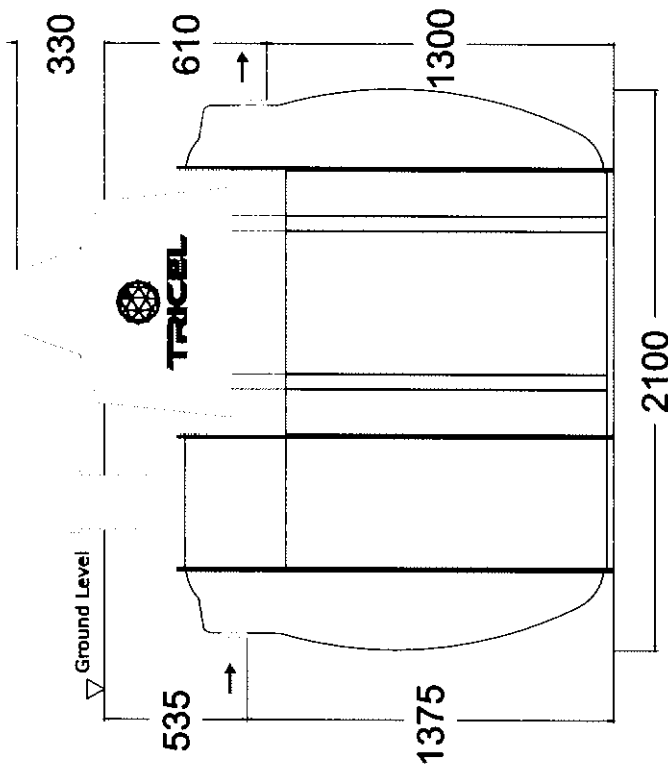
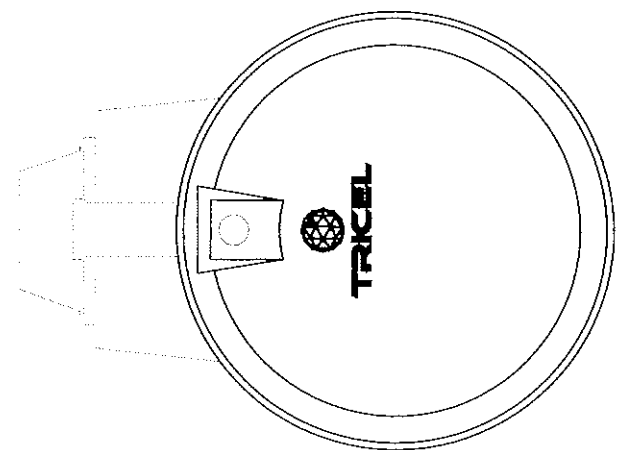
Hayston Developments & Planning Ltd
 14, The Laurels, Stables, Hayston, Hereford, Herefordshire, Hereford, HR12 2JY
 01432 353177
 hayston@haystondevelopments.co.uk
 www.haystondevelopments.co.uk

PROJECT
 Expansion of Traveller Site Approved Under Appeal in 2016 with 5 New Pitches (Statics & Towers) & Communal Day Room Block with Access & Ecological Improvements
 Glyn Mlwr, Near Stone's Houses, Brains, Abertillery

TITLE
 Day/Utility Room Details

CLIENT
 Mr & Mrs J Bridges & Family

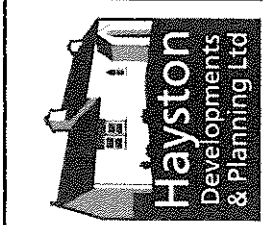
DRAWN BY	CHECKED BY	DATE
		24.06.2024
SCALE (0/02)	PROJECT NUMBER	
AS Indicated	AVH.1171	
DRAWING NUMBER	REV	
001		



100% compliant with European standard EN 12566-3

Novo UK06 Gravity

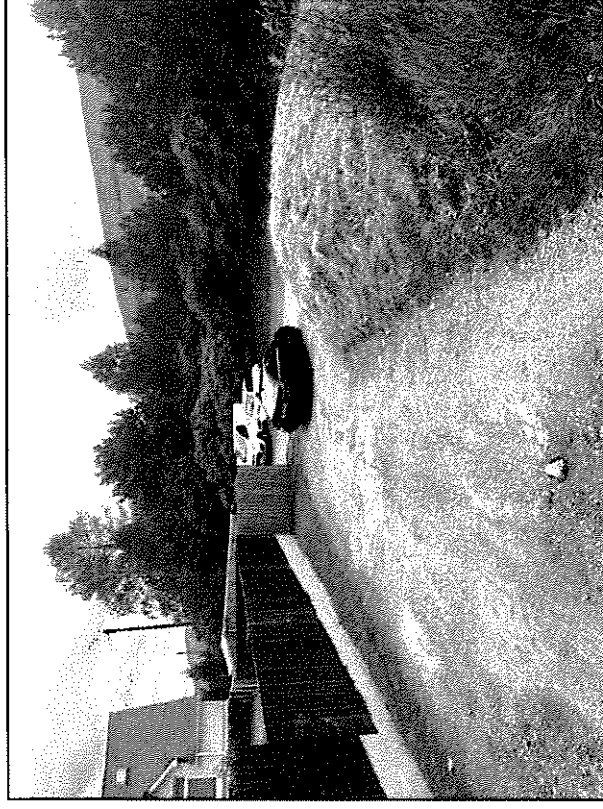

Tricel® Novo



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 andrew@haystonplanning.co.uk
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Expansion of Traveller Site Approved Under Appeal in 2016 with 5
 New Pitches (Statics & Tourers) & Communal Day Room Block with
 Access & Ecological Improvements
 Glyn Millwr, Near Stone's Houses, Bialna, Aberffraw

Designed by	Checked by	File name	Date	Scale	Client
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Drawing Title					Dwg No.
Treatment Plant Details					07

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andrew@haystonplanning.co.uk
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**Expansion of Traveller Site Approved Under Appeal in 2016 with 5
New Pitches (Stables & Towers) & Communal Day Room Block with
Access & Ecological Improvements**
Glyn Mlwr, Near Stone's Houses, Blaia, Aberffiliery

Designed by [Redacted] Checked by [Redacted]
Drawing Title **Photo Montage - Main Junction**

File name AVH_1171 Date 29.06.2024 Scale A3 @NTS Client Mr & Mrs John Bridges and Family

Dwg No. **06**

APPENDIX C

Welsh Government and local authorities failing Traveller communities.

Published 10/08/2022

The Senedd's Local Government and Housing Committee is calling for immediate action after their new report illustrated wide-ranging failures by the Welsh Government and local authorities in providing adequate sites for Gypsy, Roma and Traveller communities.

The Committee's report found that many sites are situated in inappropriate areas, such as at the side of dangerous roads or far away from services and amenities, with no facilities for children or the elderly.

And despite previous commitments made by the Welsh Government to improve the situation, this has not translated into any meaningful changes for families.

Poor facilities

Many Traveller sites are over-subscribed and, according to **Gypsies and Travellers Wales**, there are individuals who have been on the waiting list for a local authority plot for over 20 years. In addition to this, many plots are poorly maintained, with problems reported to councils taking a long time to repair.

The Committee heard evidence of shared facilities which had not been refurbished in decades, a lack of facilities such as play areas for children, blocked drains, rat infestations and mouldy bathrooms.

More sites needed.

Decisions to expand or create new traveller sites, as well as their general maintenance, are made by local authorities. But the Committee insist that the Welsh Government are also failing to hold local authorities to account and are content to place responsibility for the lack of progress solely on councils.

As well as ensuring that councils have the necessary resources, a key recommendation in the report calls for the Welsh Government to set out how and when it will use its powers to ensure that councils are delivering on their duties in finding appropriate sites for Travellers.

Racism

The Committee found that a lack of political will is a significant reason for the inadequate number of sites for Gypsy, Roma and Traveller communities in Wales, and that widespread racism and prejudice - including from councillors – was often a determining factor.

Academic, Martin Gallagher, giving evidence to the Committee, said: "I've delivered training to different political parties that are on these planning boards, and they've flat

out told me to my face directly that they couldn't support Gypsy, Roma and Traveller people in any campaigns, because they would lose their voters."

This was supported by **Travelling Ahead**, an organisation supporting nomadic people, who told the Committee that *"some of the things that have gone on locally and regionally would not be acceptable if that was about any other group, or any other group of citizens or any other ethnic minority."*

The Committee strongly recommends that awareness-raising and training is provided on Gypsy, Roma and Traveller culture to all local authority and community councillors in Wales and urges the Welsh Government to evaluate the programme to ensure its effectiveness in changing attitudes.

It also warns that this prejudice is widespread across Wales and that there is considerable work to be done in tackling discriminatory attitudes at all levels of society. **John Griffiths MS, Chair of the Local Government and Housing Committee, said;** "The situation facing Gypsy, Roma and Traveller communities in Wales is very concerning and the Committee is united on what the Welsh Government and local authorities need to do next.

"Many sites are in completely inappropriate areas next to A-roads with uneven paths and blocked drains. Some people are stuck on multiple year waiting lists with no end in sight. "The Welsh Government must make sure that local authorities have the resources to tackle these issues, but they must also hold them to account when things do not improve. It is clear that anti-Traveller prejudice on a local level, and throughout society, is still quite prevalent and that tackling this should be a priority.

"The Committee is urging both the Welsh Government and local authorities to act on our recommendations with urgency or members of Gypsy, Roma and Traveller communities will continue to be treated like second class citizens in Wales."

THE WELSH GOVERNMENT'S RESPONSE TO THE HOUSING COMMITTEE REPORT

The statutory framework to promote the planning and development of sites for Gypsy, Roma and Traveller communities has been in place for almost a decade. However, The Welsh Government, in its August 2022 Publications (Provision of Sites for Gypsy, Roma and Travellers and Welsh Government and Local Authorities Failing Traveller communities) considers its effectiveness in ensuring sufficient culturally appropriate Gypsy and Traveller sites across Wales is unclear. In addition, the UK Government's Police, Crime, Sentencing and Courts Act received Royal Assent in April 2022 which provides the police with powers to seize vehicles on unauthorised encampments. This could have a disproportionate impact on the Gypsy, Roma and Traveller communities given the lack of authorised sites in Wales.

The existing method of assessing accommodation needs throughout Wales is neither effective nor reflective of the true accommodation needs. Many GTANA's prepared by local authorities are still awaiting approval by the Welsh Government and many will now

be out of date. There appears to be a need to reconsider the accommodation needs using different methodology and time frame for reassessment over a period less than at 5 yearly intervals in consultation with organisations representing these communities such as Travelling Ahead (a charitable organisation that assists the Gypsy communities). Meanwhile, whilst awaiting changes to procedures, the Gypsy, Roma and Traveller will continue to generate a need for further sites throughout Wales.

It is evident that the above Senedd reports are highly critical of both the National and Local Governments in Wales who are not doing enough to support the Gypsy, Roma and Traveller community in the provision of public sites or in supporting planning applications for appropriately located pitches where a need has been identified. Disturbingly, the report identified racism and prejudice against members of these communities is rife when planning applications are determined.

The COVID 19 pandemic and advice and guidance issued to Local Authorities by both the National and Welsh Governments is a material consideration. Living on a large local authority site is no longer encouraged due to social distancing issues. Consequently, smaller, family orientated sites in appropriate locations can cater for future generations need to be encouraged and, no doubt, will be addressed in the replacement LDP phase.

View map >

2023

2020

2017

2013

2010

2009



Expansion of Traveller Site Approved Under Appeal in 2016 with 5 New Pitches (Stalks & Toppers) & Communal Day Room Block with Access & Ecological Improvements
 Glyn Milwr, Near Stone's Houses, Blaona, Aberffraw

Client
 Mr & Mrs John Bridges and Family

Scale
 A3 @ NTS

Date
 15.10.2024

File name
 AVH_1171

Checked by

Designed by

Drawing Title
 Photo Montage - Existing Layout

Dwg No.
NR3



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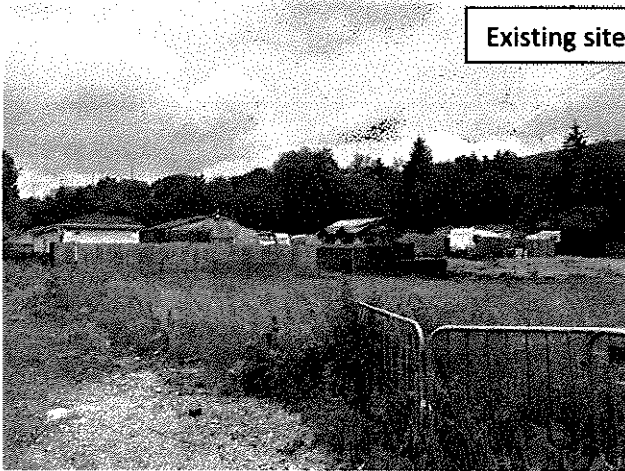
PLANNING & GREEN INFRASTRUCTURE STATEMENT REVC

THE RETENTION OF THE USE OF LAND AS AN EXTENSION TO THE EXISTING TRAVELLERS SITE TO ACCOMMODATE FIVE PITCHES FOR FAMILY MEMBERS, TO CONSTRUCT A COMMUNAL UTILITY ROOM BLOCK, RETENTION OF TIMBER FENCING, INSTALLATION OF PRIVATE TREATMENT PLANT WITH ACCESS AND ECOLOGICAL IMPROVEMENTS

LAND AT GLYNMILLWR, NEAR STONE'S HOUSES, BLAINA, ABERTILLERY,
NP13 3AA

4th December 2024

Existing site allowed on appeal



Proposed site extension



Photos taken of the two sites in June 2024



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HAYS/1952

Application for Full Planning Permission Town and Country Planning Act 1990

To: Head of Planning
Blaenau Gwent County Borough Council
The General Offices
Steelworks Road
Ebbw Vale
NP23 6ND

HAYSTON DEVELOPMENTS & PLANNING LTD is making an application on behalf of Mr J L & Mrs C Bridges and family for the following planning permission:

- **Proposal:** The retention of use of land as an extension to the existing traveller's site to accommodate five pitches for family members, to construct a communal utility block, retention of timber fencing, installation of private treatment plant with access and ecological improvements.
- **Site location:** Land at Glynmillwr, near Stone's Houses, Blainia, Abertillery. NP13 3AA.
- **Type of Planning Permission:** Full
- **National and Local Planning Policy & Guidance:** Planning Policy Wales Edition 12, Circular 005/2018 (Planning for Gypsy, Traveller and Showpeople Sites) June 2018, Gypsy and Traveller Accommodation Needs Assessment (GTAA) 2012 – 2021, the 2015 and 2020 Assessments. The Housing (Wales) Act 2014. Designing Gypsy Traveller Sites Guidance May 2015, the Senedd's Local Government and Housing Committee publication '*Welsh Government and Local Authorities Failing Traveller Communities*' August 2022. The Well-being of Future Generations (Wales) Act 2015, recent Welsh Government Guidance for those supporting Gypsy and Traveller Communities: Covid Virus (10th June 2020). Adopted LDP (Nov 2012) policy DM1 – New Development, DM9 - Caravan Sites for Gypsies and Travellers and GT1 Gypsy and Traveller Accommodation.

1.0 INTRODUCTION

1.1 The following documents support this planning application.

- **Planning Statement and Justification Report** (this document)
- **Application Form** and associated Certificate A in respect of land ownership and Certificate B served on the County Council Highways and Estates Department who have an interest in the access road and land either side.
- **Drawing 01c**– Expanded Location Plan at Scale A3 @ 1:1250
- **Drawing 02d** – Location and Block Plan at Scales A3 @ 1:1250 and 1:1000 respectively.
- **Drawing 03g** – Proposed Site Plan at Scale A3 @ 1:250
- **Drawing 04** – Proposed Utility Room Details at Scale A3 @1:100 and 1:50
- **Drawing 05a** – Proposed Junction Improvements Elevations at Scale A3 @1:200
- **Drawing 06** – Photomontage of Access Junction
- **Drawing 07** – Proposed Private Treatment Plant Details at Scale A3 @1:25

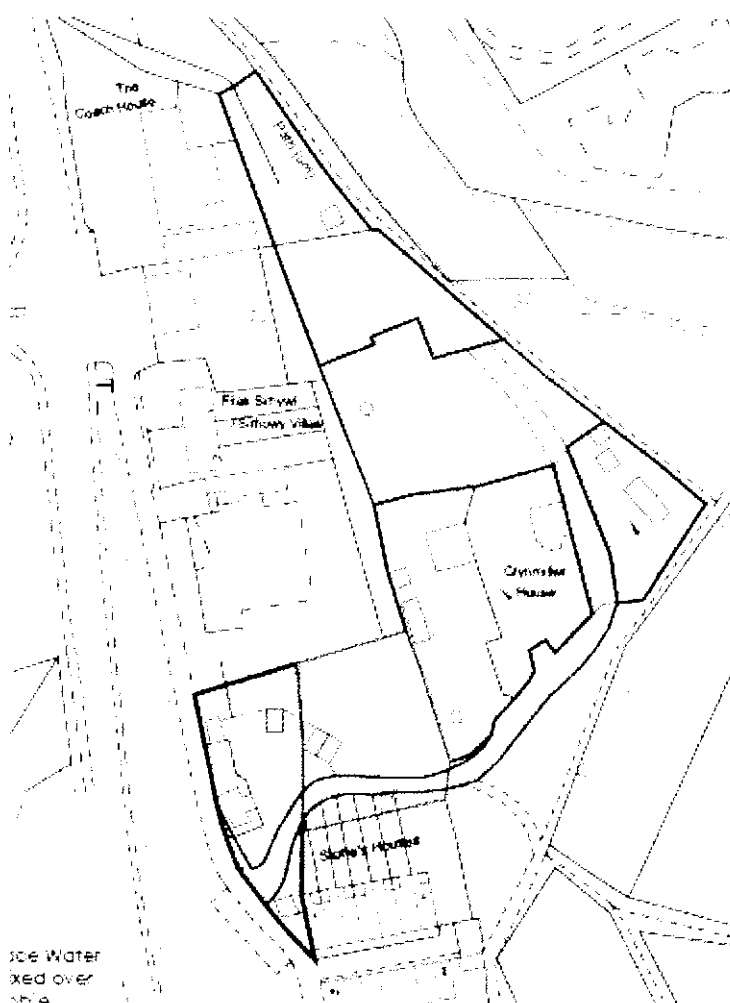
- **Drawing 08a** – Aerial photo of existing site / layout NTS
- **Appendix A** – A private and confidential report, prepared by Travelling Ahead – Gypsy Advocacy Service, on the applicant's personal details and Gypsy status - Under the General Data Protection Act 2018 the details contained in the Appendix A should not be available for publication or public scrutiny.
- **Appendix B**- High Court decision in respect of the serving of an Enforcement Notice and a Planning Appeal decision dismissing the appeal and upholding the Notice in respect of Land at Rose Inn, Hirwaun. Decision Date 7th December 2023.
- **Appendix C** – Publication on Welsh Government and local authorities failing Traveller Communities - 10/08/2022
- **Planning Fee:** £460-00

PLEASE NOTE APPENDIX A IS MARKED AS PRIVATE AND CONFIDENTIAL AND NOT FOR THE PUBLIC DOMAIN. IF THIS REPORT IS MADE AVAILABLE ON THE WEBSITE THIS INFORMATION SHOULD BE REDACTED

1.2 This report is prepared in accordance with the requirements of Policies contained within the *Local Development Plan for Blaenau Gwent C.B. Council and Welsh Government Development Management Manual (05th May 2017)*.

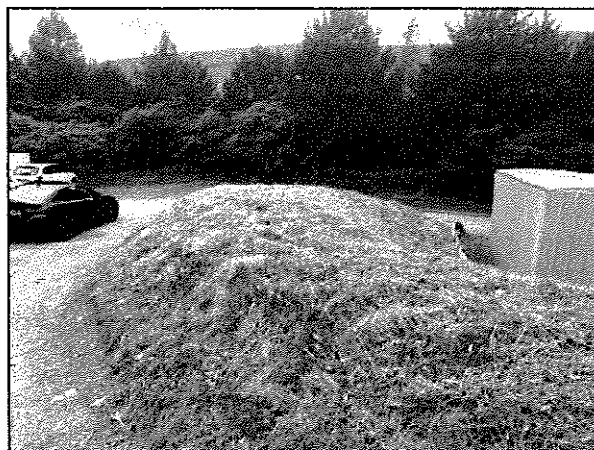
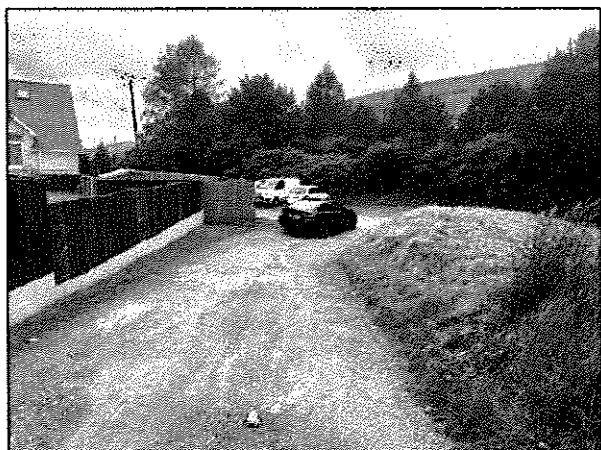
2.0 THE APPLICATION SITE AND PLANNING BACKGROUND

2.1 The rectangular shaped application site is in the client's ownership, and has been for the last 9 years, extends to 0.16ha to the east of established residential development known as Sir Howy Villas fronting High Street. The whole of the land outlined in red extends to 0.247ha. To the south is an authorised Gypsy/traveller site granted planning permission following a successful appeal to the Welsh Government in 2017. This site is occupied by a chalet residence, three static and touring caravans and ancillary outbuildings.



Scan of Drawing 01c the expanded location plan and is sited on a cul de sac (dead end) by Stone House

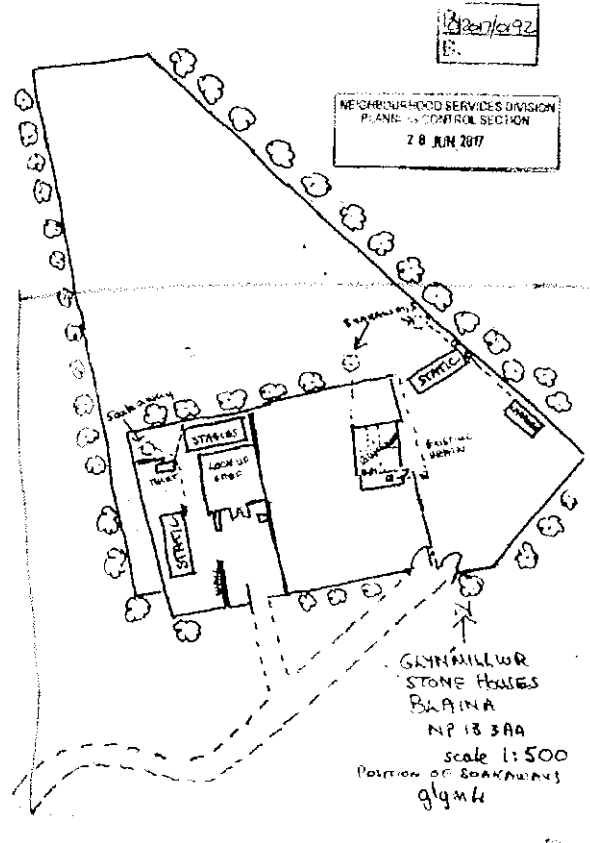
2.2 The site is accessed by an unadopted, unclassified and unnamed hard surfaced road, which is a cul - de-sac, serving the proposed and existing Gypsy and Traveller sites, and extends in a north easterly direction from High Street. Vehicle speeds along this access are identified as being low due to the road width and existing traffic calming measures and likely to be between 10-15mph. The access lane appears in several ownerships including the Council and Certificate B's have been filled in and the owners notified.



Site entrance photos taken in June 2024 from Drawing 06. The mound is identified for removal to help site lines.

2.3 The application site is sustainably located within the settlement boundary of Blaina as identified in LDP policy SB1 adopted in November 2012.

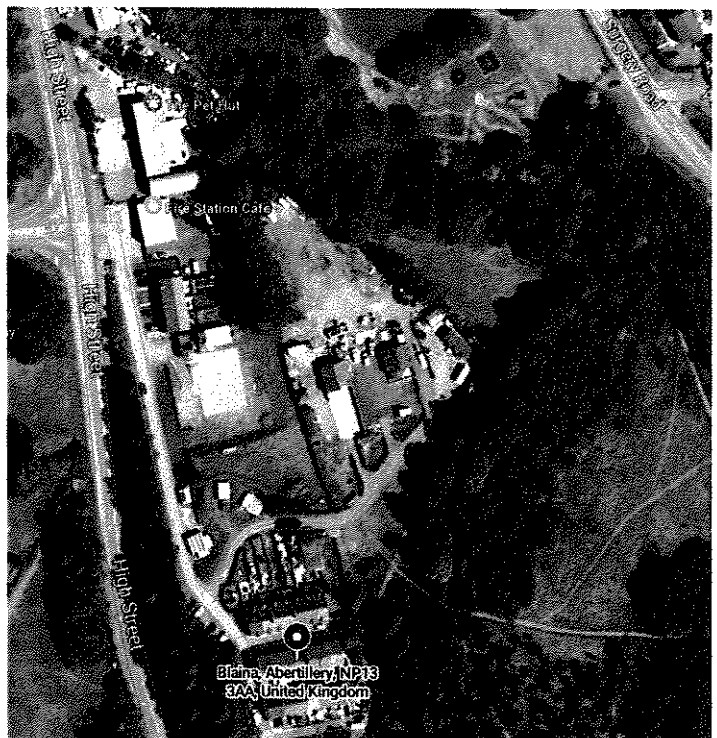
2.4 A planning application (Ref C/2015/0189) to retain the use of the land to the south as a Gypsy/Traveller site was submitted on 2015 and refused by the authority in February 2016. The subsequent appeal (Ref APP/X6910/A/16/3155838) to the Planning Inspectorate was allowed in January 2017 subject to a number of conditions including limiting the development to no more than three static and four touring caravans, no more than one commercial vehicle per pitch and the requirement to submit details of the site's drainage for approval by the authority. Details of the latter have been submitted to the LPA some time ago, but no decision has been issued. This matter is being chased and progressed by the applicants by Travelling Ahead.



Scan of the approved site plan won at appeal

To the right is an aerial photo from the 8th September 2022 Committee Report which shows the site and surrounding area.

2.5 A full planning application (Ref C/2022/0114) for the retention of the existing use of the application site to accommodate five static and touring caravans together with toilet facilities, fencing, parking and access into the site was submitted in January 2022. This application was referred to the Council's Planning and Regulatory and General Licensing Committee at its meeting on 8th September 2022. This was refused by Notice dated 6th October 2022 and no appeal against this decision was made within the statutory time period. The Committee report and the decision notice will be addressed below when analysing the relevant planning policies contained in the adopted LDP (2012) (See Section 7.0 on the next page)



2.6 In December 2022 an Enforcement Notice (Ref C20/082) was served on the current applicant's father, Mr R Smith, in respect of an unauthorised material change of use of the current application site as a residential traveller site including outbuildings and enclosures. This Notice was flawed in that it referred to *'the breach has occurred within the last four years'* whereas this should have referred to a 10-year period. This was not referred to by the Inspector when determining the subsequent S 174 appeal underground (f). This appeal (Ref CAS-02445-W7P8Q6) was subsequently dismissed and the Notice was upheld. In reaching this decision the PEDW Inspector was of the opinion that *'the site provided a stable home for 5 families and 8 children and there is no other lawful site available for them within the County. If they were evicted, they would have nowhere to go and are likely to end up anywhere. At the present location the families are safe, and the children can attend school. Forcing these families out shows that the Local Authority is breaching its statutory duty under Section 103 of the Housing (Wales) Act 2014'*. The Inspector considered these were serious concerns for the family security and safety however, ridged legislation covering this type of Enforcement Appeal and lack of supporting information on behalf of the appellants, prevented the Inspector from reaching no other conclusion other than to dismiss the appeal and uphold the Notice.

2.7 This practice has not been involved with any of the above as we have only been engaged to represent the clients since early June 2024.

2.8 Notwithstanding the above, the applicants and family members remain living on site as a family unit and are now well integrated into the local community with the children attending school on a regular basis. The Local Planning Authority has taken no further action against the applicants since the appeal decision. It is apparent there is a degree of tolerance and acceptance of their continued occupancy of the site. This may be attributed to the prohibitive cost to the public purse of eviction procedures and the fact the Authority would be required to provide the family with an alternative site or accommodation which is not available.

3.0 THE APPLICANT'S DETAILS AND GYPSY STATUS

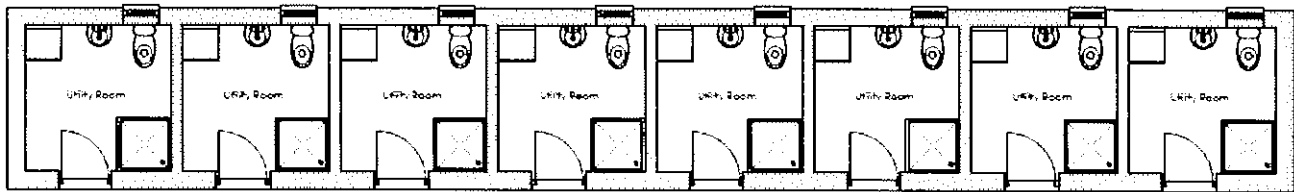
3.1 A private and confidential report, prepared by Travelling Ahead – Gypsy Advocacy Service, on the applicant's personal details and Gypsy status is contained in **Appendix A** Under the General Data Protection Act 2018 the details contained in the Appendix A should not be available for publication or public scrutiny.

3.2 There is a common consensus with the Local Housing Authority that the applicant's family lifestyle falls within the definition of Gypsies in paragraph 2 of the Welsh Assembly Government Circular 005/2018 - Planning for Gypsy, Traveller and Showpeople Sites and Section 108 of the Housing (Wales) Act 2014 They are:

- a) *Persons of a nomadic habit of life, whatever their race or origin, including -*
- (i) "Persons who, on grounds only of their own or families or dependent's educational or health needs or old age, have ceased to travel temporarily or permanently, and*
 - (ii) Members of an organised group of travelling show people or circus people (whether or not travelling together as such); and*

b) Each pitch will contain a residential mobile chalet/lodge, compliant with the definition in the various Caravan Sites Acts, space for a touring caravan, a parking and private garden area.

c) The communal utility rooms located within a block adjacent to the eastern perimeter. One of the utility rooms will be dedicated to catering for babies and toddlers whilst another will be dedicated for use by disabled persons. External building materials will include rendered walls painted white, the roof will be finished in blue/black man-made slate/tiles, and all windows and doors and water goods will be uPVC. A bird and bat box will be installed on the gable walls and external and low intensity wall mounted down lights provided on the front elevation of the building.



Floor Plan - Scale 1:50

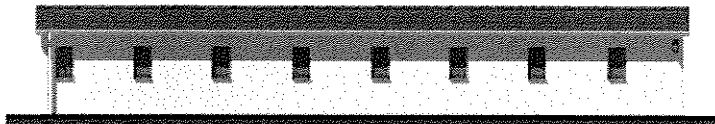
- FINISHES
- WALLS - SAND CEMENT RENDER - PAINTED
 - ROOF - BLUE/BLACK NATURAL OR COMPOSITE SLATE
 - DOORS - WHITE - UPVC
 - WINDOWS - WHITE - UPVC
 - RAINWATER GOODS - WHITE - UPVC



Front Elevation
West



Side Elevation
South



Rear Elevation
East



Side Elevation
North

Elevations - Scale 1:100



Scan of Drawing 04 showing the details of the communal day room

Product
Experience of
in 2016 with
Construction
Glyn Mober, JB
100

d) 1.8m timber fence panel enclosures will be provided around the perimeter of each pitch and each pitch will have external low intensity wall mounted down lights provided on each front elevation.



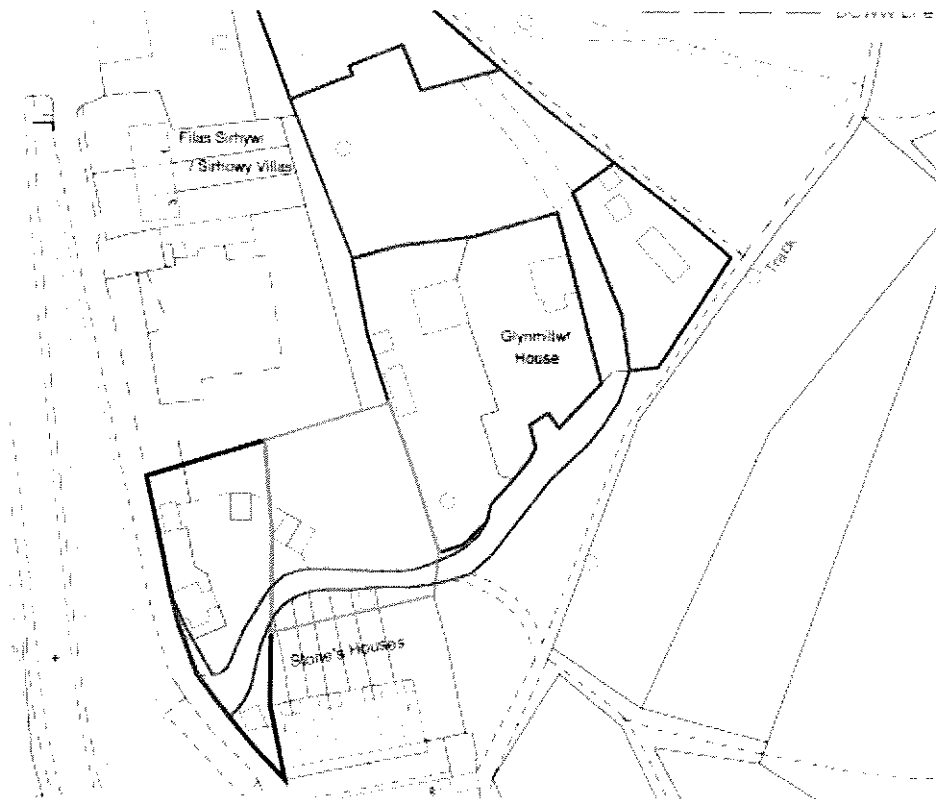
Photo showing the current fencing around each pitch

e) As there is no public sewer available within 33m of the site it is proposed to replace an existing septic tank with a new biological private treatment plant with sufficient capacity to service five residential units. This installation is consistent with advice in Circular 008/2018. All surface water will be disposed via soakaways and a SuDS assessment together with ground percolation tests will be submitted for a future SuDS permit and Building Regulation approval in due course. The layout has changed to ensure a protection area for a Welsh Water surface water pipe is not affected.

f) Additional peripheral tree planting will be undertaken along the northern boundary and eastern boundary to supplement the existing coverage which will be retained. See Drawing 03g and the Green Infrastructure Statement details. Details of boundary fencing have been updated

g) The proposal includes improvements to the access road and include:

- The re-profiling the earth mound on the northern flank of the junction of the access to the site and the High Street. This is in the ownership of the County Council and two other parties and Certificate B's have been completed and served on the authority. These works will enable the provision of an improved visibility splay at the junction.



Scan of Drawing 02d showing access improvements

5.0 NATIONAL PLANNING CONTEXT

5.1 National advice on Gypsy and Travellers is contained in Circular 005/2018 published in June 2018 and Paragraph 2 refers to Section 108 of the Housing (Wales) Act 2014 where Gypsies and Travellers are defined as:

- a) *Persons of a nomadic habit of life, whatever their race or origin, including -*
 - (i) *“Persons who, on grounds only of their own or families or dependent’s educational or health needs or old age, have ceased to travel temporarily or permanently, and (whether or not travelling together as such); and*
- b) *All other persons with a cultural tradition of nomadism or of living in a mobile home.*

Section 101 of this Act also placed a duty upon local authorities to ensure that the accommodation needs of Gypsies, Travellers and Showpeople are accurately assessed and the identified need for pitches is met. This requirement is also contained in the Circular requiring Local Authorities to assess the accommodation needs (Gypsy and Traveller Accommodation Needs Assessment - GTANA) of not only Gypsies and Traveller’s but Showpeople residing in any county and make provision on either public or private sites. The Housing Wales Act 2014 places a duty on local authorities to assess the need for the provision of sites for mobile homes in their area and, where that need is identified in a GTANA, a local authority must exercise its powers under the Mobile Homes (Wales) Act 2013 to provide those sites.

5.2 Circular 005/2018 advises that where a need for additional pitches has been identified through a GTANA a sequential test needs to be undertaken to assess the availability of suitable sites within or

adjacent to existing settlements. However, this does not preclude consideration of other sites away from existing settlements being put forward by members of the Gypsy community as paragraph 38 states *‘In deciding where to provide for Gypsy and Traveller sites, planning authorities must first consider sustainable locations within or adjacent to existing settlements boundaries with access to local services e.g. education settings, health services and shops.’* The applicant's decision to purchase the site in 2015 and develop a family-based Gypsy and Traveller site is compliant with the above being within the recognised settlement limits of Blaina. The site does have an electricity and water supply and is sustainably located close to services and communal facilities. It is important to note that the above Acts and Circulars postdate the adopted LDP and are therefore given considerable weight in the planning balance when determining the application.

5.3 Paragraph 114.2.35 of PPW ED 12 states that *‘Local authorities are required to assess the accommodation needs of Gypsy and Traveller families, together with Travelling Show People, and to allocate sites to meet the identified need. Where a GTANA identifies an unmet need a planning authority should allocate sufficient sites in their development plan to ensure an unmet need is provided for and the planning authority should allocate sufficient sites in their development plan to ensure that the identified pitch requirements for residential and/or transit use can be met.’* The original GTANA was approved in 2012 and identified a need for 6 pitches over a 10-year period with any new pitches initially taking place at an existing Local Authority facility at Cwmcraehen. Unfortunately, these additional pitches have not materialised. A further GTANA undertaken in 2020 (For the Plan period 2018 – 2033) identified an unmet need of 9 additional pitches however, none of these have been provided by the Local Authority. Instead, three pitches have been granted permission following a successful appeal on land to the south of the application put forward by members of the Gypsy community in 2017. These have now been provided and are now occupied at no expense to the Local Authority. It is apparent the Authority has failed in its duty under the Housing Act Wales to provide additional pitches. The provision of private pitches does make a valuable contribution to the overall need across the county and will continue to do so should the Local Authority persistently fail in its duty to identify and provide additional pitches.

5.4 This latest GTANA is now considered to be out of date for two reasons; it does not cater for any unexpected need arising from local families or in migration of members of the Gypsy Community and the authority has not allocated or developed any pitches as required under the above mentioned legislation.

6.0 CURRENT LDP PLANNING POLICY

6.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning application decisions should be made in accordance with the development plan unless material considerations indicate otherwise. In this case the statutory development plan is the Blaenau Gwent Local Development Plan adopted in November 2012 to cover the period 2011 to 2021. As the applicant's family's lifestyle falls within the definition of Gypsies and Travellers in Welsh Assembly Government Circular 30/2007 - Planning for Gypsy and Traveller Caravan Sites and Section 108 of the Wales Housing Act, the relevant policies are Policy SB 1, Settlement Boundaries, DM1 - New Development, DM9 - Caravan Sites for Gypsies and Travellers and GT1 - Gypsy and Traveller Accommodation.

THE GYPSY AND TRAVELLER ACCOMMODATION ASSESSMENT

6.2 Sections 101 to 103 of the Housing (Wales) Act 2014 requires local authorities to assess the accommodation needs of Gypsy and Travellers within their area and that where there is an identified need sufficient site(s) should be allocated within the Council's LDP to address that need. Section 108 of the Wales Housing Act 2014 sets out that Gypsies and Travellers – means persons of a nomadic habit of life, whatever their race or origin, including persons who, on grounds only of their own or their family's or dependant's educational or health needs or old age, have ceased to travel temporarily or permanently, and members of an organised group of travelling show people or circus people (whether or not travelling together as such), and all other persons with a cultural tradition of nomadism or of living in a mobile home.

6.3 Part 3 of the Housing (Wales) Act 2014 required Local Housing Authority's to carry out a new assessment of the accommodation needs of gypsies and travellers residing in or resorting to its area during 2015. The Authority undertook its own assessments and a final reports were published in 2015 and 2020. The resultant documents - Gypsy and Traveller Accommodation Needs Assessment (GTANA), concluded that the overall shortfall of pitches in the county remained between 9 and 11 over a period 2018 to 2033. It is not known whether the assessments had been independently examined as the conclusion may have been based on a numerical calculation rather than an assessment of the real needs of the indigenous gypsy population arising in the area. The Authority has confirmed that the latest GTANA indicated there is a higher future pitch requirement for more than that identified in the GTANA's.

6.4 There was no indication of where the further public pitches will be located, when planning permission will be applied for or whether funding will be available for the delivery of the additional pitches over the plan period. Clearly, there is a degree of uncertainty about the Council's future intentions to deliver these extra pitches over the plan period and it is apparent the Council has failed in its duty to make provision of additional pitches as identified in the GTANA.

6.5 It is evident that any unmet need for additional pitches will, over the next few years, only be satisfied by the provision of private sites brought forward by the Gypsy community. The current proposal is for the applicants to retain the site as their permanent home as they cannot be accommodated on any other private authorised site within the County. The current policy is insufficiently flexible to cater for any unexpected demand for new pitches arising from the indigenous Gypsy community. Significant weight should be given to the lack of alternative sites within the County. In general, recent appeal decisions for new sites in South-East Wales indicate a **significant unmet need** for additional Gypsy Pitches both locally and regionally and Inspectors have **given significant weight to a severe lack of suitable and available alternative sites which would not be addressed in the foreseeable future.**

The Gypsy community prefers smaller, family orientated pitches in areas close to settlements with good accessibility to services such as schools and community facilities. This has arisen following the Covid pandemic and advice issued by the Welsh Government to local authorities on pitch provision.

7.0 ANALYSIS AND COMMENT ON THE COMMITTEE REPORT AND DECISION IN RESPECT OF APPLICATION C/2022/0114

7.1 The original planning application submitted included details of a five pitch Traveller and Gypsy site, roughly the same area as the current proposal. The accompanying supporting statement lacked substance with no detailed assessment of need or provision of sites across the County.

7.2 The Committee report confirmed the application site is sustainably located within the settlement boundary of Blaina as defined in LDP Policy SB1 where, in the first instance, new sites should be given serious and positive consideration.

7.3 In considering the principle of the development of the site was accepted as Policy DM9 (a) requires the site to be well related to community facilities and services and Policy DM1(2a) requires the development to be compatible with other uses in the locality. It was also accepted that the proposal was for an extension of the existing approved Gypsy and Traveller site, which is in the ownership of the applicants, is located within the urban area of Blaina where it is well related to community services and close to existing residential uses. It was accepted the use is acceptable and complies with Policies SB1, DM1 (2a) and DM9 (a).

7.4 It was acknowledged that the site has dense trees and shrubs around peripheral boundaries to soften the potential impact the development will have. The proposed development is generally low level in nature with the static caravans being no more than 2.5m in height. Proposed 2m high timber fencing long the west facing perimeter will lessen the impact on residential development to the west. Additional tree and shrub planting is proposed along the northern and eastern perimeter as part of the proposed Green Infrastructure Assessment. The proposal complies with the requirements of LDP Policies DM9 (b) and DM1(2).



Scan of Aerial photo showing the significant surrounding trees to help screen the site

7.5 The site has a water and electricity supply and, as there is no public sewer available within 33m, foul water will be disposed by a replacement private biological treatment plant capable of serving five family residential units. This has been discussed with Natural Resources Wales who have raised no objections. Surface water from roofs will be discharged via soakaways following the results of trial pit investigations and a SuDS assessment will be submitted for SAB and Building Regulation Approval in due course. Domestic waste will be bagged and placed in appropriately coloured bags at the site entrance for collection by the Local Authority. As such, the proposal complies with Policy DM9(c) and DM2(1e).

7.6 Residents in three of the pitches are self- employed landscape gardeners, engaged in highway repairs and maintenance and are also registered scrap metal merchants. Each requires the use of a vehicle, less than 3.5 tonnes in weight, and will be parked overnight on site. There will be no processing of any waste on site as they do not have a licence to do so, which will be taken to registered processors for treatment/disposal. The businesses will not operate from the site and will be compliant with the requirements of Policy DM9(d). Previously, complaints had been received regarding unauthorised business activities taking place however, following investigation by enforcement personnel, these complaints were not substantiated.

7.7 The Committee Report indicates that the Council's updated accommodation needs assessment for the Gypsy and Traveller community is outdated and the actual need for pitches is much higher than first anticipated. Despite the Council's original intentions to extend, upgrade and improve facilities on the Cwmcraehen site these have not materialised over the last 12 years. This has resulted in a significant short fall in the supply and deliverance of pitches across the County with little likelihood of any public sites being made available in the future. The applicants have a genuine, clear and urgent need for a permanent site which they have purchased, at their own expense, to accommodate the long-term need of the family group as no other affordable sites were available and are unlikely to be so in the future. This site will provide a long-term secure environment in close proximity to other family members, essential education and health services within a safe environment. A permanent address is generally required for health and social services purposes. The mid to longer-term shortfall in provision of sites is a significant material consideration which should be afforded considerable weight.

7.8 With regards to the long-term intentions of the Authority in respect of satisfying the need for additional pitches attention is drawn to paragraphs 21 to 24 of the Inspector's 2017 decision in determining the appeal on the site adjoining to the south which is in the ownership of the applicants. The conclusions reached are relevant to this application.

7.9 The main thrust of the refusal notice issued on 6th October 2022 is two-fold:

- A) The cramped appearance of the proposal and impact on the residents and
- B) The condition of the means of access to the site.

7.10 With regards to (a) the proposed layout of the site has been designed in accordance with advice contained in the Welsh Government guidance document 'Designing Gypsy and Traveller Sites 2015'. This standard document is widely used across Wales when designing either large or small sites. Each pitch comprises of sufficient space to accommodate a static

and touring caravan, a private amenity area and two parking spaces. As such, the layout is an improvement on that currently provided at the Local Authority site of Cwmcrachen. The concerns expressed in the Committee Report are overly subjective indicating scant knowledge of the needs of the Gypsy and Traveller community or advice in the above document.

7.11 The application site is served by an existing access road from its junction with High Street in a north westerly direction and is a cul-de-sac (dead end) mainly serving this site and the adjoining site to the south. This access road, which is owned by the Council, is a shared way used by vehicles and pedestrians from both sites and has been improved at its junction with High Street following the construction of residential properties known as Stone's Houses. (High Street is in fact a cul de sac to the south.) Vehicle speeds along High Street are now restricted to a maximum of 20mph. The access road is generally 4.1m in width but narrows in certain locations to 3.8m allowing vehicles to pass each other with care. However, there is good forward visibility over this narrow section which alerts highway users to respond accordingly. Vehicle speeds are generally low ranging between 10 and 25mph. The road as it is provides a type of traffic calming effect already.

7.12 The surface of the access road is in need of on-going maintenance and repair due to a number of potholes and condition of the verges in places. The main issue on the road is the poor visibility to the north when emerging on to High Street caused primarily by a grassed mound which is in the ownership of the Council. Drawing 05a indicates the proposed improvements to visibility by reprofiling the mound and lowering the height to 0.9m. The proposals also include repairs to the carriageway and the provision of a passing bay close to the entrance to the traveller site. All these works will be carried out and financed by the applicants. Certificate B has been served on the Council indicating the applicant's intension.

7.13 The Ebbw Fach Trail is sited to the east of the site and improvements to the car access and track will also bring improved safety for pedestrian walkers. The track / trail will not be affected and still used by the community and travellers for pedestrian links and recreation purposes.

7.14 It is within the Council's powers to agree to the suggested improvements to the access and forward visibility splays to be carried out as a proactive approach to the Gypsy Community. The Welsh Governments Reports contained in **Appendix C** advocates a proactive and cooperate approach towards members of the Gypsy and Traveller Community who are prepared to invest their own resources in providing private sites without incurring expense from the public purse. This moral stance has recently been adopted by Monmouthshire County Council which is now taking a proactive approach to Gypsy pitch provision and working with the community, in the short to medium term, where there will be reliance on private sites being put forward by the community to alleviate the recognised shortfall.

7.15 **Appendix B** contains details of a High Court case submitted in respect of a decision made by Rhondda County Borough Council to serve an Enforcement Notice on a landowner in Hirwaun to cease the use of a site for one static caravan for a member of the Gypsy community. A S174 appeal was dismissed on highway safety grounds despite the lack of availability of Gypsy and Traveller accommodation across the County. The Inspector dismissed the appeal and upheld the Notice subject to an extended period for compliance. The

High Court judges subsequently concluded the Inspector and Council had erred in law in respect of the balancing exercise and failed to fully take account of the impact on the appellant and her children in respect of eviction from the site and would be forced into living on the roadside and risk of conviction under S. 60C of the Criminal Justice and Public Order Act 1994 and the seizure of vehicles given that there are no accepted alternative available sites. The Court Order, dated 7th December 2023, determined the Inspector's decision and the previous Enforcement Notice be quashed and the case be referred back to the Welsh Government for re-determination by an appointed Inspector. A hearing is due to take place in September 2024.

7.16 The referral of the decision to the High Court highlighted the fact that over reliance of the technical requirements of the Manual for Streets in respect of highway width and condition is not sufficient to outweigh the lack of availability of alternative sites and harmful impact on children, family life and their long-term accommodation needs. (See Appendix B)

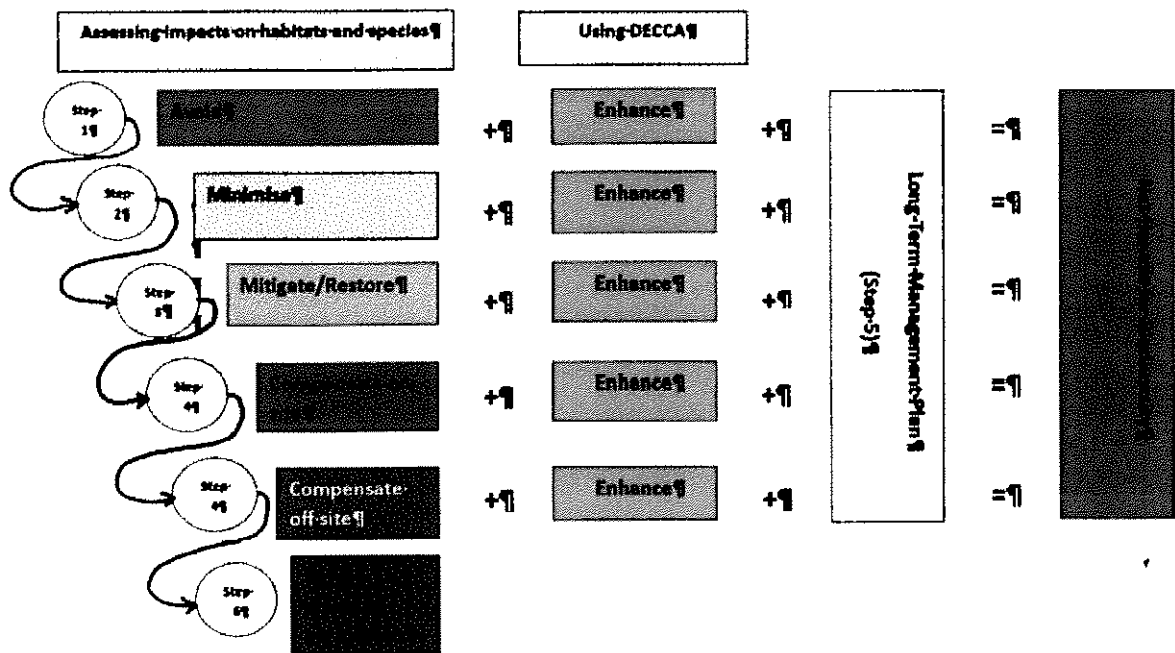
7.17 The above decision is applicable to this application as, with the cooperation of the Local Authority, the concerns raised in the previous refusal decision can be overcome and the case for the applicants is compelling due to lack of alternative sites, the impact on the families and particularly on the children.

8.0 OTHER MATERIAL CONSIDERATIONS

8.1 Article 8 of the European Convention on Human Rights as enshrined in the Human Rights Act 1998 gives paramount respect and importance to protect private and family life, as well as the public sector duties under the Equality Act 2010. Article 3 (1) of the United Nations Convention on the Rights of the child provides that the best interests of the child shall be a primary consideration in all actions by public authorities concerning children, meaning no other consideration can be inherently more important than the best interests of the child. They must be afforded an importance or weight as great as any other material consideration prior to examination of the circumstances of the case.

8.2 All the family members are committed to ensuring their children have access to important medical services and receive an education. This would prove difficult if they do not have a permanent site close to such facilities. The applicants have carried out a sequential test of other potential sites in the County but the only site available was the current application site which they purchased many years ago. Any private sites in the county, with a potential capacity for either intensification or extension, are reserved for the owner's future generations. It has therefore been demonstrated that there is a genuine need for this site, there is a lack of a supply of sites to meet the unmet demand for new sites, contrary to the requirements in The Wales Housing Act and Circular 005/2018, resulting in this site being put forward for consideration as there are no alternative sites available. The lack of alternative sites within the current plan period, the personal circumstances of each family member, contained in **Appendix A**, and the rights of the children have significant weight to overcome the perceived harm the development would have on this well screened site.

9.0 GREEN INFRASTRUCTURE STATEMENT



The Step-Wise Approach

Note: A stepwise approach has been undertaken to assess and secure net benefits for biodiversity via this proposed new development. Firstly, considering avoidance, minimising impact and then enhancement and long-term management on site. During this particular assessment off-site compensation measures were not considered to be needed and would, however, only be considered as a last resort.

9.1 It is noted that there is a new requirement inserted into PPW Ed 11, revised Chapter 6 that requires the submission of a 'green infrastructure statement' as part of most planning applications. This advice came into effect on 18 October 2023 and will be incorporated into a new PPW 12 in the future, together with some further clarification of the likely requirements. The overall intention is to continue and enhance their Section 6 duty to maintain and enhance biodiversity as part of new development proposals. The changes in policy include the submission of a 'proportionate' green infrastructure statement; the need to consider biodiversity net gain, enhancement and long-term management at each step; promoting new planting as part of development based on 'securing the right tree in the right place.'

9.2 It is contended that Blaenau County Council's network of green infrastructure both new and existing is preserved and enhanced.

9.3 This Green Infrastructure Statement is supported by Drawing 3g (Proposed Site Plans) which are considered appropriate and proportionate to the scale and type of development involved. This statement refers to the concept of the 'stepwise approach' to assessing impacts upon habitats and species (avoid – minimise – mitigate/restore – compensation – enhancement).

9.4 Modest Expansion Consideration: In line with the stepwise approach 'avoidance and minimisation' have been the first considerations. As such the proposal ensures minimal

disturbance to the surrounding environment. Consideration will be given to the potential impact on local ecosystems, water usage, and waste management.

9.5 Proposed Enhancements / Biodiversity Net Benefits

The proposal is considered to comply with the broad principles set out in the new policy advice, as the following biodiversity net gains / ecological and landscaping enhancements are proposed:

- The proposal seeks to mitigate and remove any waste materials further and debris improving the visual appearance proposing a significant landscaping enhancement and details a scheme and schedule.
- The proposal seeks to mitigate and improve tree / hedgerow provision by offering a additional tree and hedge planting scheme along the northern and eastern flanks with native species as specified on Drawing 03g
- All existing boundary trees and hedges will be retained.
- The site is not located within a Green Wedge/Belt or Special Landscape Area
- The proposal avoids any designated or protected sites, and therefore any damage to biodiversity or ecosystems.
- The proposal includes biodiversity enhancements, which includes the proposed landscaping and native planting, but also the incorporation of bird and bat boxes, within the overall development.
- A sustainable drainage system forms an integral part of the development with foul water drainage disposed via a replacement biological treatment plant of sufficient capacity to cater for the five residential units and a sustainable urban drainage system will be installed to deal with surface water.

9.6 This Green Infrastructure Assessment aligns with BGCC's commitment to sustainable development by integrating green infrastructure into the proposed scheme, the development aims to contribute positively to the local environment while providing a sustainable development in this countryside location. Given time, the proposed infrastructure plan will result in a net gain in biodiversity.

10.0 CONCLUSION

10.1 The applicant's lifestyle and family traditions fall within the statutory definition of Gypsies as defined in Welsh Assembly Government Circular 005/2018 'Planning for Gypsy, Traveller and Show People sites and Section 108 of the Wales Housing Act. They have a strong family history and connections within the south Wales area. The site was purchased to enable them to continue their Gypsy lifestyle, to remain living on in a safe and secure environment and to enable the children and adults to continue receiving welfare, education and medical attention and some occupiers to continue to receive care from relatives on site.

10.2 The Gypsy and Traveller Accommodation Assessment (GTANA), prepared in 2020 identified the need for at least 9 additional pitches over the plan period to 2033 of the current draft LDP2. However, there is a degree of uncertainty about the Council's future intentions to deliver these extra 9 pitches over the plan period. There is no indication of where the further pitches will be located, when planning permission will be applied for or whether funding will be available for the delivery of the additional pitches over the plan period.

10.3 It has been demonstrated that any unmet need for additional pitches will, over the next few years, only be satisfied by the provision of private sites brought forward by the gypsy community. Without this site, the applicants would effectively be homeless for the reasons explained in **Appendix A** and Section 7. The current proposal is for the applicants to establish the site as their permanent home as they cannot be accommodated on any other private authorised site within the County. The current policy is insufficiently flexible to cater for any unexpected demand for new pitches arising from the indigenous Gypsy community. Significant weight should be given to the lack of alternative sites within the county.

10.4 To address the unmet need the Council should adopt a cooperative approach to assist the Gypsy and Traveller Community by working in partnership with the applicants to address the concerns of the Highways Department to enable them to undertake works to the access and land either side with little demand on the public purse. This approach is advocated in reports issued by the Welsh Government in August 2022. A Grampian style condition can be put in place to ensure these Highways improvements are done as a priority.

10.5 Adopted Policy in respect of provision of Gypsy and Traveller accommodation is a criteria-based policy against which such applications will be assessed through the development management process. There will be a preference for accommodation needs to be met on allocated sites, which there are none, existing Gypsy and Traveller sites or on appropriate extensions to those sites or sites within existing settlements. Also, Circular 005/2018 advises that sites in the countryside can be treated as exception sites subject to satisfying the criteria in adopted policy and identifying a need that cannot be met elsewhere. There is a preference for such sites to be within a reasonable distance of local services and facilities though more remote sites may be acceptable. Although the term '*reasonable*' is not defined the site is sustainably located in the settlement of Blaina where there is a good range of retail, commercial, education and community facilities.

10.6 LDP (Nov 2012) policy DM1 – New Development, DM9 - Caravan Sites for Gypsies and Travellers and GT1 Gypsy and Traveller Accommodation are criteria based. The relevant criteria in the above policies are met in that the site is well screened by natural vegetation without causing harm to the surrounding landscape or any nearby properties. The site can unobtrusively accommodate the development providing a safe layout for the pitches and services are available. With the cooperation on the Council concerns about the access arrangements can be overcome.

10.7 Article 8 of the European Convention on Human Rights as enshrined in the Human Rights Act 1998 gives paramount respect and importance to protect private and family life, as well as the public sector duties under the Equality Act 2010. Article 3 (1) of the United Nations Convention on the Rights of the child provides that the best interests of the children shall be a primary consideration in all actions by public authorities concerning children, meaning no other consideration can be inherently more important than the best interests of the child. The lack of alternative sites within the current plan period, the personal circumstances of each family, contained in **Appendix A**, and the rights of children and vulnerable people have significant weight to overcome the perceived harm the development would have on this well screened

rural site. They must be afforded an importance or weight as great as any other material consideration prior to examination of the circumstances of the case.

10.8 The development of this site would be a considerable benefit in an area where it has clearly proved difficult to find suitable alternative locations for traveller development. The site is in the applicant's ownership and is readily available for continued permanent use.

10.9 The Authority has a moral duty to support members of the Travelling community who live in County to have a safe and accessible place to live. This proactive approach would be highly commendable and helpful to members of the Traveller Community.

The above demonstrates that very special circumstances exist that outweigh any perceived harm considered by the Authority or objectors and the site retention will avoid any burden on the public purse by pursuing enforcement, prosecution and re-housing.

Should you require any further information please do not hesitate to contact Hayston Developments and Planning Ltd.

REPORT PREPARED BY
CHRIS WILLIAMS DipTP MRTPI
SENIOR PLANNER

REPORT REVIEWED BY
ANDREW VAUGHAN-HARRIES Bsc (HONS) Dip TP MRTPI
DIRECTOR/PRINCIPAL PLANNER



RTPI

mediation of space · making of place

Appendices

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 NOTICE UNDER ARTICLE 10 APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed development at:

Name or flat number

Property number or name

Street

Locality

Town

County

Postal town

Postcode

Take notice that application is being made by:

Organisation name

Applicant name Title Forename

Surname

For planning permission to:

Description of proposed development

THE RETENTION OF THE USE OF LAND AS AN EXTENSION TO THE EXISTING TRAVELLERS SITE TO ACCOMMODATE FIVE PITCHES FOR FAMILY MEMBERS, TO CONSTRUCT A COMMUNAL UTILITY ROOM BLOCK, RETENTION OF TIMBER FENCING, INSTALLATION OF PRIVATE TREATMENT PLANT WITH ACCESS AND ECOLOGICAL IMPROVEMENTS

Local Planning Authority to whom the application is being submitted:

Local Planning Authority address:

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory:

Signatory Title Forename

Surname

Signature

Date (dd-mm-yyyy)

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.
'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

[Print Form](#)

██████████
C/O CB Commercials Ltd
Unit 2
Blaenant Industrial Estate
Brynmawr
Ebbw Vale
NP23 4BY



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Pembrokeshire SA62 3HU
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07515 851 704
andrew@haystonplanning.co.uk
www.planningpembrokeshire.co.uk

4th December 2024

Dear Sir / Madam,

Re: Certificate of Ownership

Planning Application for the retention of use of land as an extension to the existing traveller's site to accommodate five pitches for family members, to construct a communal utility block, retention of timber fencing, installation of private treatment plant with access and ecological improvements at land at Glynmillwr, near Stone's Houses, Blainia, Abertillery, NP13 3AA

The above planning application has been submitted to Blaenau Gwent County Borough Council. The planning application reference is P/2024/0223 and details of the application can be made available for you to view by emailing planning@blaenau-gwent.gov.uk. The application has been submitted on behalf of Mr & Mrs Bridges & Family. The application affects land within your ownership

Anyone can submit a planning application on land not within their ownership but law requires that the landowners are informed of the application.

By providing you with these documents, we have now formally given you notice of the planning application which concerns your land.

If you have any queries or concerns regarding this application, or have any questions about the planning process, please do not hesitate to contact me.

Yours faithfully,

Andrew Vaughan Harries Bsc Dip TP MRTPI

Director / Principal Planner



RTPI

mediation of space - making of place

Llanover Estates
23a Gold Tops
Newport
NP20 4UL



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Yours faithfully,

Andrew Vaughan Harries Bsc Dip TP MRTPI

Director / Principal Planner



RTPI

mediation of space - making of place

[REDACTED]
Blaenau Gwent County Borough Council
The General Offices
Steelworks Road
Ebbw Vale
NP23 6ND



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4th December 2024

Dear Ms Horner,

Re: Certificate of Ownership

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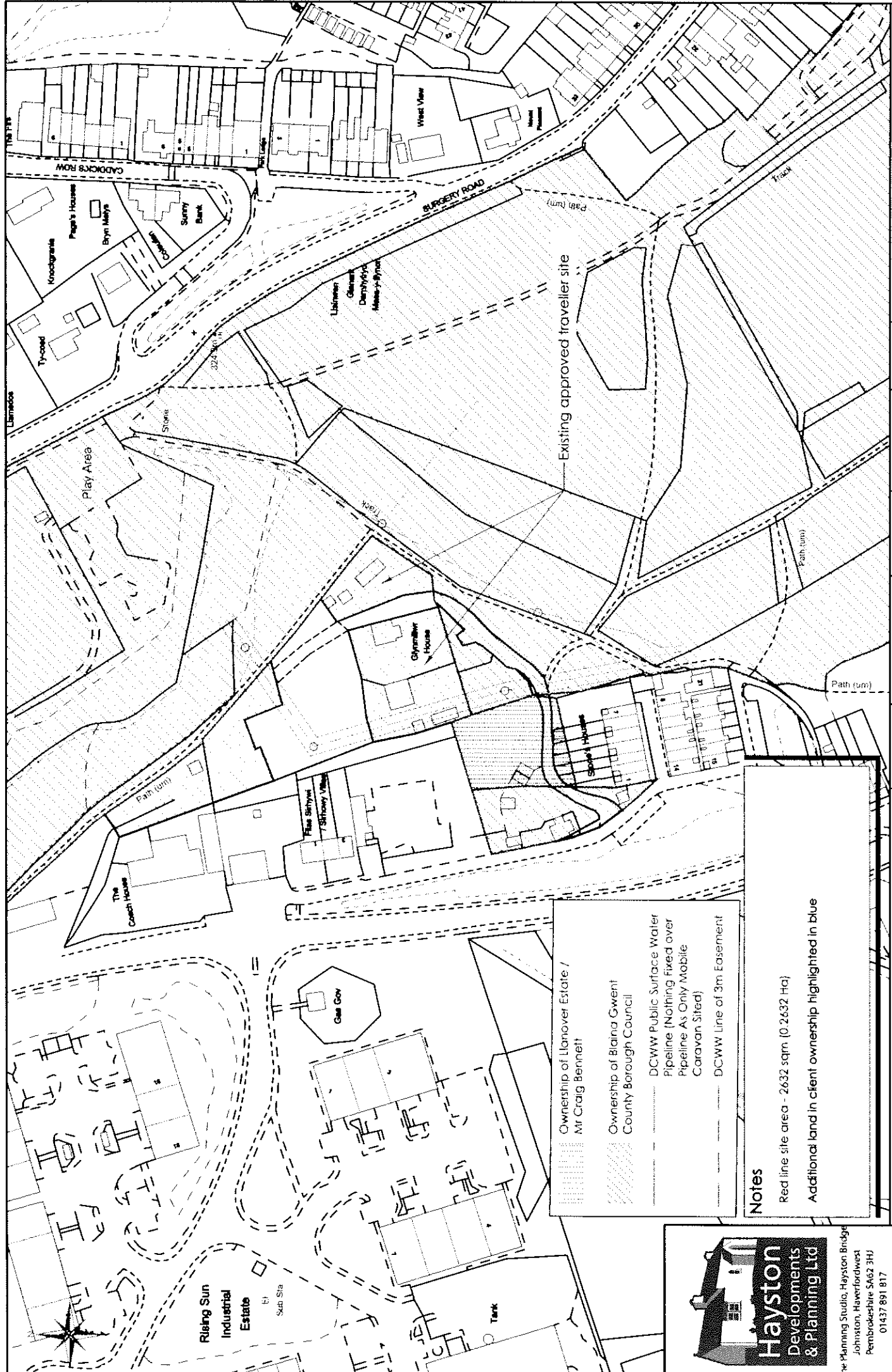
Andrew Vaughan Harries Bsc Dip TP MRTPI

Director / Principal Planner



RTPI

mediation of space · making of place



- Ownership of Llanover Estate / Mr Craig Bennett
- Ownership of Blaina Gwent County Borough Council
- DCWW Public Surface Water Pipeline (Nothing Fixed over Pipeline As Only Mobile Caravan Sited)
- DCWW Line of 3m Easement

Notes

Red line site area - 2632 sqm (0.2632 Ha)

Additional land in client ownership highlighted in blue

Expansion of Traveller Site Approved Under Appeal in 2016 with 5 New Pitches (Statics & Tourers) & Communal Day Room Block with Access & Ecological Improvements

Glyn Mlwr, Near Stone's Houses, Blaiva, Aberffraw

Designed by	Checked by	File name	Date	Scale	Client
		AVH_1171	06.01.2025	A3 @ 1:1250	Mr & Mrs John Bridges and Family

Drawing Title

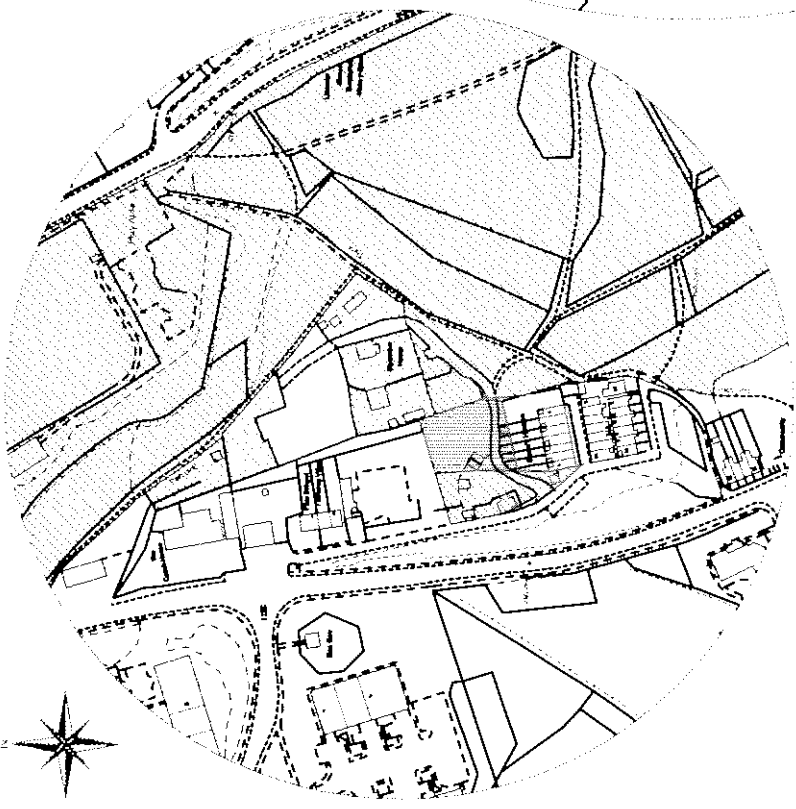
Expanded Location Plan

Dwg No.

01A



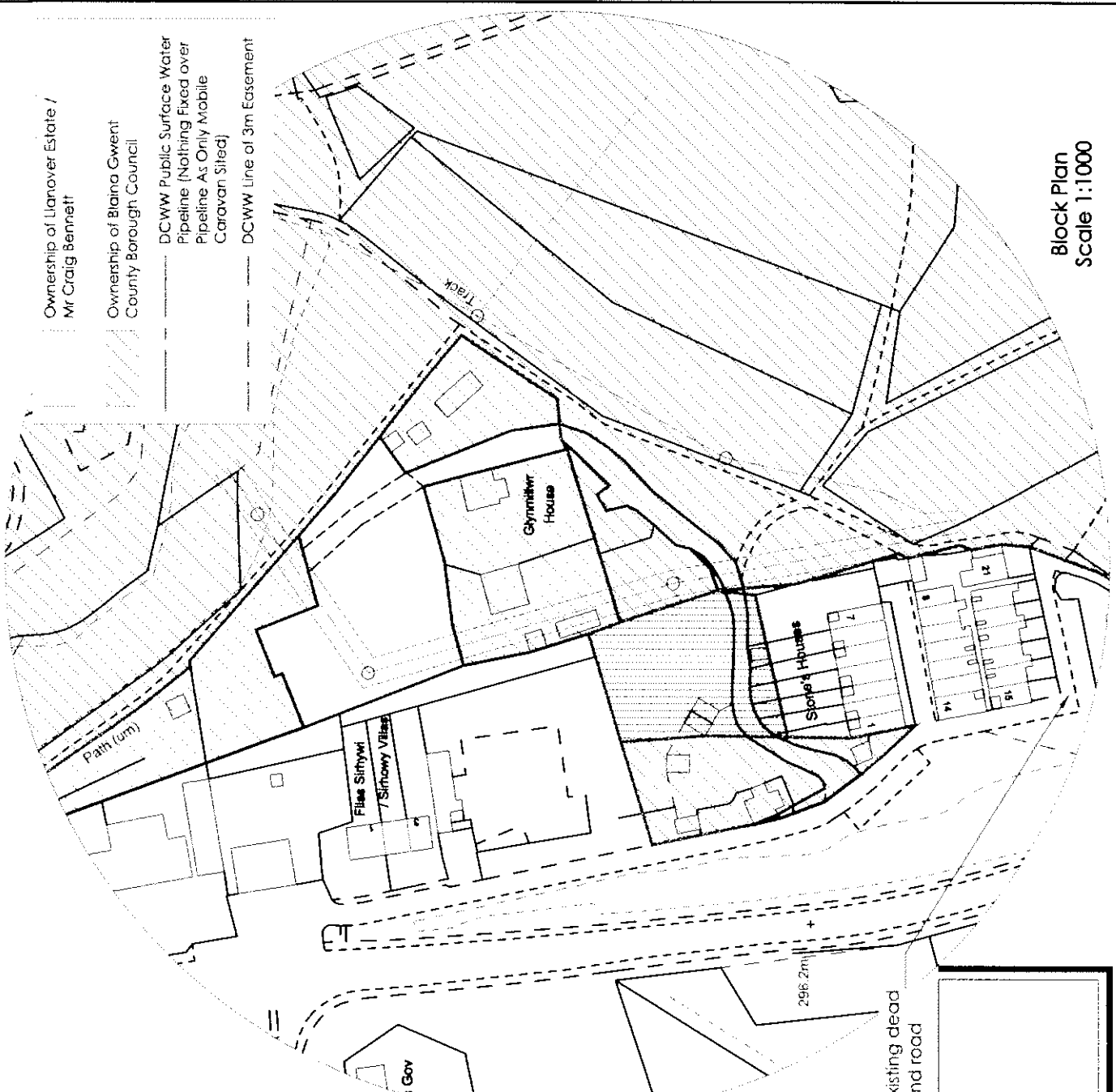
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**Location Plan
Scale 1:2500**

Proposed Access Improvements

- 1. Spaly to north of main access improved



**Block Plan
Scale 1:1000**

Ownership of Llanover Estate / Mr Craig Bennett
 Ownership of Blaina Gwent County Borough Council
 DCWW Public Surface Water Pipeline (Nothing Fixed over Pipeline As Only Mobile Caravan Sited)
 DCWW Line of 3m Easement

Notes

Red line site area - 2632 sqm (0.2632 Ha)

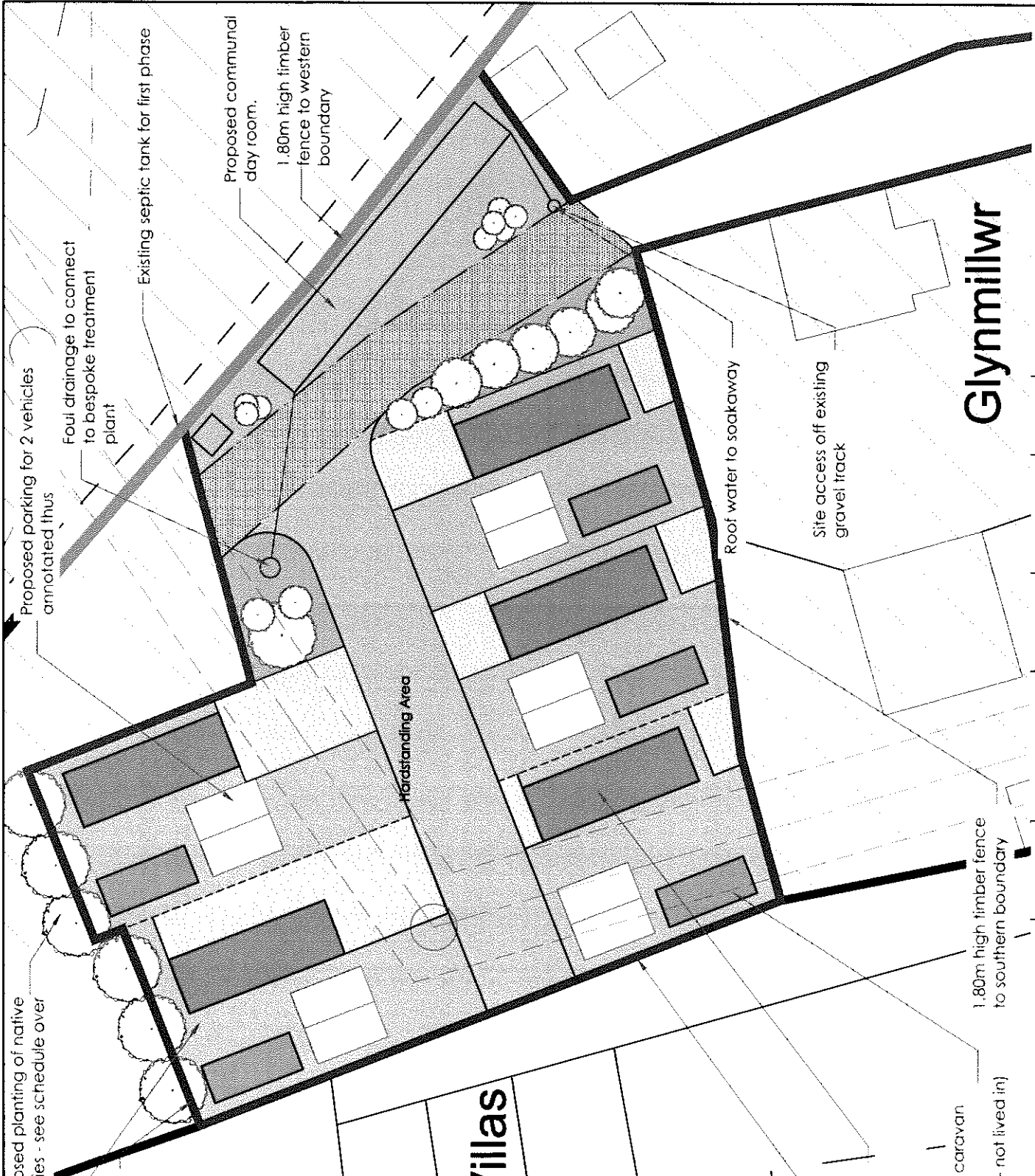
Additional land in client ownership highlighted in blue

**Hayston
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Expansion of Traveller Site Approved Under Appeal in 2016 with 5 New Pitches (Stables & Towers) & Communal Day Room Block with Access & Ecological Improvements
 Glyn Mlwr, Near Stone's Houses, Blaina, Aberffiliery

Designed by	Checked by	File name	Date	Scale	Client
		AVH_1171	06.01.2025	A3 As shown	Mr & Mrs John Bridges and Family
Drawing Title					
Location and Block Plans					
Dwg No. 02a					



Glynmilwr

Proposed planting of native species - see schedule over crushed, clean rolled, permeable stone

Proposed parking for 2 vehicles annotated thus

Foul drainage to connect to bespoke treatment plant

Existing septic tank for first phase

Proposed communal day room.

1.80m high timber fence to western boundary

Proposed planting of native species - see schedule over

1.80m high timber fence to northern boundary

Proposed static mobile home

Proposed utility / day room

Proposed touring caravan

Proposed permeable hardstanding areas

Proposed garden areas to pitches

DCWW Public Surface Water Pipeline (Nothing Fixed over Pipeline As Only Mobile Caravan Sited)

DCWW Line of 3m Easement

1.8m high timber fence between caravan plots

1.80m high timber fence to western boundary

Proposed static caravans illustrated thus

Proposed touring caravan illustrated thus (For storage only - not lived in)

1.80m high timber fence to southern boundary

Site access off existing gravel track

Roof water to soakaway

Site access off existing gravel track

Harvesting Area

Willas

Proposed planting of native trees for inclusion in Green Infrastructure Statement

- Specimen trees, 12 - 14cm girth, rootballed:
- Acer platanoides (Ap)
- Crataegus laevigata 'Rosea Flore Plena' 8 - 10cm
- Sorbus Aucuparia (Sa)
- Sorbus 'Joseph Jack' (SJR)
- Sorbus aria 'Lutescens' (Sal)
- Tamarix ramosissima 'Pink Cascade' 1.25 - 1.5m

All existing hedges to remain and be un-affected and protected

Proposed bird and bat boxes on utility room elevations - see drawing 03

	Proposed static mobile home
	Proposed utility / day room
	Proposed touring caravan
	Proposed permeable hardstanding areas
	Proposed garden areas to pitches
	DCWW Public Surface Water Pipeline (Nothing Fixed over Pipeline As Only Mobile Caravan Sited)
	DCWW Line of 3m Easement
	1.8m high timber fence between caravan plots
	1.80m high timber fence to western boundary
	Proposed static caravans illustrated thus
	Proposed touring caravan illustrated thus (For storage only - not lived in)
	1.80m high timber fence to southern boundary

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Expansion of Traveller Site Approved Under Appeal in 2016 with 5 New Pitches (Statics & Tourers) & Communal Day Room Block with Access & Ecological Improvements
 Glyn Milwr, Near Stone's Houses, Blaena, Aberffraw

Designed by	Checked by	File name	Date	Scale	Client
		AVH_1171	06.01.2025	A3 @ 1:250	Mr & Mrs John Bridges and Family
Drawing Title					
Site Plan - 5 New Pitches					
Dwg No. 03h					