

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

Mrs T Hughes - Town Clerk/RFO

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

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

Dear Member,

You are summoned to attend a hybrid meeting of the Highways and Planning Committee at Town Council Chamber, Blaina Institute, High Street, Blaina. to be held **on Tuesday 10<sup>th</sup> February 2026 at 5.30pm.**

If any Council Member or member of the public wishes to attend the meeting remotely, please contact the Town Clerk at the above e-mail or phone by 3pm on Tuesday 10<sup>th</sup> February 2026 for details of how to access the meeting.

Yours sincerely



Town Clerk

## AGENDA

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

**To receive: Chris Ashman, Place Planning Consultant, to provide a presentation on developing a blueprint for Blaenau Gwent and Torfaen Future Growth.**

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

#### 1. Apologies for absence:

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

#### 2. Questions from the public:

To receive any questions from the public regarding matters on the agenda. There is a 10-minute allocation time for any questions from the public.

**3. Correspondence:**

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

- a) Review of Community Areas and Electoral Arrangements – Blaenau Gwent (for information/consideration – copy attached)

Review of Community Boundaries and Review of Electoral Arrangements by Blaenau Gwent County Borough Council with potential changes to be implemented for the 2027 elections. A meeting with Town Clerks and Town/Community Council Leaders to be arranged soon.

**4. Planning Applications:**

Members are invited to consider the applications listed below and, with the permission of the Chair, any further applications that may be received prior to the date of the meeting:

- a) Plan Application No. P/2026/0015 Mountain View, Highfield, Blaina, NP133AP

Change of use from a dwelling house (Class C3) to residential care home (Class C2) for up to 4 children.

**5. Licence Applications:**

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

*None received to date*

---

**Review of Community Areas and Electoral Arrangements - Blaenau Gwent**

---

From Williams, Audra <Audra.Williams@blaenau-gwent.gov.uk>

Date Thu 29/01/2026 17:46

To Williams, Audra <Audra.Williams@blaenau-gwent.gov.uk>

 4 attachments (2 MB)

Letter to launch review - Blaenau Gwent.pdf; Letter to launch review - Blaenau Gwent (Welsh).pdf; COMMUNITY REVIEW - TERMS OF REFERENCE.pdf; COMMUNITY REVIEW - TERMS OF REFERENCE (Welsh).pdf;

Good afternoon

Blaenau Gwent County Borough Council is about to commence a review of Community Areas and Electoral Arrangements.

Please find enclosed letter to launch the review and also a copy of the Terms of Reference for the Review which have been approved by full Council.

Further information on the review can be found on the Councils website via the following link - [Review of Community Areas and Electoral Arrangements | Blaenau Gwent CBC](#)

I will shortly be arranging a meeting with all Town Clerks and Town/Community Council Leaders to discuss the review and answer any questions you may have.

Representations should be made no later than 5.00pm on 16 March 2026 by email to [electoral.services@blaenau-gwent.gov.uk](mailto:electoral.services@blaenau-gwent.gov.uk) or in writing to Electoral Services, Blaenau Gwent County Borough Council, The General Offices, Steelworks Road, Ebbw Vale NP23 6DN

If you require any further information, please do not hesitate to contact me.

*Kind regards / Cofion gorau*

*Audra Williams*

Service Manager - Registration, Elections & Corporate Complaints  
Rheolwr Gwasanaeth – Cofrestru, Etholiadau a Chwynion Corfforaethol  
Phone/Ffon: 01495 369709

Email/E-bost: [audra.williams@blaenau-gwent.gov.uk](mailto:audra.williams@blaenau-gwent.gov.uk)

Blaenau Gwent County Borough Council, The General Offices, Steelworks Road, Ebbw Vale NP23 6DN

Cyngor Bwrdeistref Sirol Blaenau Gwent, Y Swyddfeydd Cyffredinol, Heol Gwaith Dur, Glynebwy NP23 6DN

Website: <https://www.blaenau-gwent.gov.uk/en/home/>

Gwefan: <https://www.blaenau-gwent.gov.uk/cy/hafan/>

Twitter/Trydar: <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.*



## **REVIEW OF COMMUNITY BOUNDARIES AND ELECTORAL ARRANGEMENTS**

### **BLAENAU GWENT COUNTY BOROUGH COUNCIL**

#### **TERMS OF REFERENCE**

##### **Introduction**

**Why are we undertaking this review ?**

**What is the aim of the review ?**

**What will be considered under this review ?**

**Who will undertake the review ?**

**The review process**

**Participating in the review**

**Council Size Policy**

**Community and Community Ward names**

**Timetable for review**

**Supporting information**

## **Introduction**

This document outlines the Terms of Reference for the Community Boundary Review to be conducted by Blaenau Gwent County Borough Council.

The legislation that covers community reviews is the Local Government (Democracy) (Wales) Act 2013 (the Act). Under the Act the Democracy and Boundary Commission Cymru (the Commission) has a general duty to monitor arrangements for local government across Wales. Each principal council however has a duty to monitor the communities in its area and, where appropriate, the electoral arrangements of such communities for the purposes of considering whether to make or recommend changes. These changes are brought about by means of community boundaries reviews and community electoral reviews.

The Principal Council (the Council) is conducting a review of its community arrangements. This review is being carried out under section 25 and 31 of the Act, which covers the changes to boundaries and any consequential changes to electoral arrangements, as well as electoral arrangements where there are no boundary changes.

The first stage of the review is to ask all interested parties to consider the current community boundaries and submit their views on any changes required to create communities that provide for effective and convenient local government. All submissions will then be considered, and the Council will publish a Draft Proposals Report and will hold a consultation on those proposals. All submissions will then be considered, and Final Proposals will be submitted to the Democracy and Boundary Commission Cymru. The Commission will then if it thinks fit, give effect to these recommendations either as submitted, or with modifications.

The review will start in January 2026 with final recommendations being provisionally scheduled to be submitted for adoption in July 2026.

This document provides an overview and supporting information about the review.

## **Why are we undertaking this review ?**

The Council has a duty to review the community arrangements across the principal council area and to report to the Commission on their community arrangements every ten years. This is with the aim of ensuring that communities continue to reflect local identities and facilitate effective and convenient local government.

## **What is the aim of the review ?**

The Council aims to ensure that community boundaries reflect the identities and interests of the communities across the principal council area and that they are both effective and convenient.

At the conclusion of a community boundaries review under section 25 of the 2013 Act, the Council may recommend to The Commission "*such community boundary changes as it considers appropriate*". In this context, a "community boundary change" may mean a change to the boundary of an existing community, or the abolition of an existing community and/or the creation of a new community.

If the Council recommends community boundary changes at the conclusion of a community boundaries review, it also has power to recommend certain kinds of further change where the further changes are a *consequence* of the boundary changes. The permitted further changes are:

- "*community council changes*", meaning the dissolution of an existing community council, the establishment of a new community council, or the addition of communities to (or subtraction of communities from) a common community council; and
- "*associated changes to the electoral arrangements*" of one or more of the communities under review or of the principal area. In this context, the "electoral arrangements of a community" refers to the number of members of the community council and any arrangements for the division of the community into wards for the purposes of elections to the community council, while the "electoral arrangements of the principal area" has a corresponding meaning at the level of the principal council

The Council aims to ensure that community boundaries reflect the identities and interests of the communities across the Council's area and, most importantly, that the boundaries are as conducive as possible to effective and convenient local government.

As a general matter, community boundary changes will often result in changes to the populations of affected communities. For example, if an area is incorporated into a new community due to the position or road connections of a new housing development, that same area will necessarily be taken out of the community of which it previously formed part. As a result, both the enlarged community and the reduced community may benefit from consequential changes to their community council and/or electoral arrangements, particularly if there is a change in the number of local government electors in both communities that will be brought about by the boundary change.

As part of the review, the Council will also have regard to:

- the name of the community and, where warded, the name of community wards
- the wards that are contested and uncontested in recent community council elections

#### **What will be considered under this review ?**

The Council will consider whether to recommend community boundary changes and other consequential changes, as described above.

The principle underpinning the Council's review is its general duty to "*seek to ensure effective and convenient local government*".

The Council considers that *effective and convenient local government* is served by community arrangements which are internally coherent, in the sense that communities have reasonable internal road links and mirror patterns of settlement and ease of communications. This is intended to ensure that all electors in the community can engage in the affairs and activities of all parts of it without having to travel through an adjoining community, for example.

In conducting a community boundaries review, the Council will also take into account the Council's policy as to the size of communities in its area. This is addressed further below, under the heading "Council Size Policy".

The 2013 Act lays down specific matters that the Commission must take into account when considering whether to recommend consequential changes to the electoral arrangements of a community.

First, when the Council is considering changes to the electoral arrangements of a community, it will need to decide whether the community should be divided into wards for the purposes of elections to the community council. In this context, the Council is required to consider whether the number or distribution of the local government electors for the community is such as to make a single election of community councillors impractical or inconvenient, and whether it is desirable that any area of the community should be separately represented on the community council.

Second, if the Council decides that the community council should *not* be divided into wards, it will need to determine the number of councillors for the community. In this context, the Council is required to have regard to the "number and distribution" of local government electors in the community, and to any change in that number or distribution that is likely to take place in the following five years.

Third, if the Council decides that a community *should* be divided into wards, it will need to fix boundaries for the wards and determine the number of community councillors for each ward. In resolving those matters, the Council is required to take into account the desirability of fixing boundaries that are easily identifiable, any local ties that might be broken by particular ward boundaries, and any change in the number or distribution of local government electors in the community that is likely in the next five years.

#### **Who will undertake the review ?**

The Council is responsible for undertaking the review under section 25 of the Act. On completion of the review, the Council will submit recommendations to the Democracy and Boundary Commission Cymru. The Commission will then, if it thinks fit, give effect to these recommendations either as submitted, or with modifications.

#### **The review process**

In the first stage of the review, the Council asks all interested parties to consider the current community boundaries and submit their views on any changes which may be appropriate or necessary in order to create communities that provide for effective and convenient local government.

The Council will consider all submissions that it receives during the first stage, then the Council will publish a Draft Proposals Report containing any proposals for change to the existing community arrangements.

Once the Draft Proposals Report is published, the Council will hold a consultation on the proposals in the report. During this consultation period, members of the public and other interest parties can inform the Council of their views of and responses to the proposals for change described in the Council's report. The Council will then consider all submissions it receives in response to its proposals, before preparing Final

Recommendations which will be published and submitted to the Democracy and Boundary Commission. The Commission will then if it thinks fit, give effect to these recommendations either as submitted, or with modifications.

### **Participating in the review**

When undertaking the review, the Council is required to take action to:

- inform persons who may be interested in the review (stakeholders) about the process,
- share any draft proposals or recommendations, and;
- seek the views of the public and other stakeholders on any draft proposals and recommendations.

In addition to consulting with the wider public, the Council undertakes to meet these duties by writing to:

- The Democracy and Boundary Commission for Cymru;
- The Community Councils across the principal council area;
- The Senedd Members representing the area;
- The Regional Senedd Members for the area;
- The Members of UK Parliament representing the area;
- Elected Members;
- The Police and Crime Commissioner;
- South Wales Fire & Rescue Authority;
- The Welsh Language Commissioner;
- The Welsh Government;
- Trade Unions; and
- Ordnance Survey

The Council will also give official notice at different stages of the review, deposit copies of reports and documents at the Council's Electoral Services Offices and on the Council's website.

Comments and submissions may be made at two stages of the review, the initial investigations and draft proposals consultation periods.

All comments and submissions will be given due consideration in the review if the following criteria are met: -

- Comments are received by 11.59pm of the timetabled deadline.
- All comments are received with a name and address identifying the sender. Anonymous submissions will not be accepted, though personal details of members of the public will not be made public. Submissions from representative bodies and persons such as Councillors and Members of the Senedd etc will be named within the report.
- Where an organisation or an individual is making submissions concerning the review, they shall show how either maintaining the status-quo or making changes are desirable in the interests of effective and convenient local government.

The Council encourages community councils, elected representatives, interested parties and the general public to make representations and suggestions as part of the



process of review. The Council welcomes representations that are based on evidence and facts which are relevant to the matters under consideration.

The Council invites interested parties who support its proposals to submit representations alongside those who object or consider other solutions to be preferable, so that the Council has a fully informed view of local opinion as to the matters under review. The Council also invites those who object to its proposals to put forward alternative suggestions, with supporting evidence.

### **Council Size Policy**

The Council's community review will be undertaken subject to section 25 of the Act and therefore will focus on making boundary changes to ensure that community boundaries reflect the identities and interests of the communities across the principal council area and that they are both effective and convenient.

The total number of electors within a community council area should be no fewer than 3,750 electors; For community councils of less than 3,750 electors, expressions of interest in voluntary mergers will be sought as part of the review, however mergers will only be progressed if an expression of interest is received from both/all community councils that would be affected by the merger.

The Council has stated that communities should be represented by no less than 7 councillors and no more than 26 councillors.

The principal council has also stated that the ratios of councillors to electors should be 1:650 and based on a sliding scale as set out in the following table:

| No. of Electors in Community Council | No. Community Councillors |
|--------------------------------------|---------------------------|
| 0 – 4,000                            | 7                         |
| 4,001 – 6,000                        | 7 – 9                     |
| 6,001 – 8,000                        | 9 – 12                    |
| 8,001 – 10,000                       | 12 – 15                   |
| 10,001 – 12,000                      | 15 – 18                   |
| 12,001 – 14,000                      | 18 – 21                   |
| 14,001 – 16,000                      | 21 – 24                   |
| 16,001 plus                          | 24 – 26                   |

### **Community and Community Ward names**

In the creation of any new names the Council will consult the Welsh Language Commissioner (WLC). The WLC is responsible for advising on the standard forms of Welsh place names. The WLC has convened a Place-names Standardisation Panel to provide recommendations and expert advice in this field. In forming its recommendations, the Panel follows national standardisation guidelines and also gives consideration to the meaning, history and etymology of the place names, as well as their usage. The WLC will be included as a mandatory consultee in the review.

### **Timetable for review**

The review will start in January 2026 with final recommendations being provisionally scheduled to be submitted to the Commission in July 2026. Any changes that occur

as a result of the review process would then come into effect for the next Local Government Elections in 2027.

| Action                                  | Period  | Date                  |
|---|---------|-----------------------|
| Start of Review and initial publicity   |         | January 2026          |
| Initial Publicity and feedback captured | 6 weeks | January to March 2026 |
| Draft Proposals Publication             |         | May 2026              |
| Consultation on Draft Proposals         | 6 weeks | May to June 2026      |
| Final Recommendations Submission        |         | July 2026             |

### **Supporting Information**

Further information relating to the review, including electorate figures, a map of the existing community boundaries and guidance, are available on the Councils' website.

T: (01495) 369709

E: audra.williams@blaenau-gwent.gov.uk

Our Ref./Ein Cyf. AJW

Your Ref./Eich Cyf.

Contact:/Cysylltwch â: Mrs A.J. Williams

29 January 2026

To: All Community Councils in Blaenau Gwent and Interested Parties

Dear Sir or Madam

## REVIEW OF COMMUNITY AREAS AND ELECTORAL ARRANGEMENTS

You may be aware that Blaenau Gwent County Borough Council has a duty to keep under review the community areas and community electoral arrangements within the County Borough as set out in Sections 25 and 31 of the Local Government (Democracy) (Wales) Act 2013. The Council last undertook a general review in 2011 and at that time small amendments to warding arrangements were agreed and implemented.

As you will know, the community areas form the building blocks from which the County Borough's electoral divisions are formed; the Local Democracy and Boundary Commission for Wales will be conducting a review of the County Borough wards and would prefer all community warding arrangements to be concluded before this commences. It is intended that this review will examine each of our communities in turn. The conclusion of the review will be finalised before the next community council election in May 2027.

The review will consider the following matters:

### Review of Community Boundaries (under section 25 of the Act)

A review of the boundaries of one or more communities to ensure that they continue to reflect the identity of the area concerned and facilitate effective and convenient local government. Community boundary changes include changes to the boundary of an existing community, or the dissolution of an existing community and the creation of a new community.

### Review of Electoral Arrangements (under section 31 of the Act)

This involves looking at the electoral arrangements within a particular community, which means considering the situation in relation to wards and the number of councillors. In carrying out such a review the Council may look at:

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 i'w 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.

The General Offices  
Steelworks Road  
Ebbw Vale  
NP23 6DN

Y Swyddfeydd Cyffredinol  
Heol Gwaith Dur  
Glyn Ebwy  
NP23 6DN

*a better place to live and work*  
*lle gwell i fyw a gweithio*



- the number of members of the council for the community;
- the division into wards (if appropriate) for the purpose of the election of councillors;
- the number and boundaries of any wards;
- the name of any ward
- the number of members to be elected for any ward;

Once Blaenau Gwent County Borough Council has completed the review, any recommendations will be submitted to the Boundary Commission and Welsh Government and, if agreed, any changes will be implemented for the elections in 2027.

Our Terms of Reference are enclosed which provides supporting information on how we will conduct the review.

We hope that the Terms of Reference will prove helpful to all who wish to make representations in the review, and it is intended to show how Blaenau Gwent County Borough Council intends to approach all of the different review matters that are listed above.

A copy of the Terms of Reference will be placed on Blaenau Gwent's web page giving details of the deadline by which initial comments and suggestions should be received. Blaenau Gwent County Borough Council will use these comments and suggestions to assist it in drawing up its Draft Proposals for the future of each community in the County Borough.

In the meantime, if you require any further information or guidance then please contact Audra Williams – [audra.williams@blaenau-gwent.gov.uk](mailto:audra.williams@blaenau-gwent.gov.uk)

Yours faithfully



Service Manager – Registration, Elections & Corporate Complaints

Enc. Review of Communities – Terms of Reference

**Please quote : P/2026/0015**

Direct line : 01495369667

22 January 2026

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**APPLICATION FOR PLANNING PERMISSION**

**I write to advise that an application for planning permission has been submitted**

Change of use from a dwellinghouse (Class C3) to residential care home (Class C2) for up to 4 children  
Mountain View Highfield, Blaina, Abertillery, Blaenau Gwent, NP13 3AP  
Grid Reference: 319968.1 209152.77

Please use the following link **<https://developmentsservices.blaenau-gwent.gov.uk/planning/index.html?fa=getApplication&id=125606>** to view the application documents. Please return any comments with 21 days of the date of this letter.

Yours sincerely

Sophie Godfrey  
Planning Officer  
Email: [planning.bgcbbc@blaenau-gwent.gov.uk](mailto:planning.bgcbbc@blaenau-gwent.gov.uk)

**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](mailto:planning@blaenau-gwent.gov.uk)

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



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

**Application for Planning Permission****Town and Country Planning Act 1990****Publication of applications on planning authority websites**

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

**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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

**Applicant Details**

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

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

Ben

Surname

Herrington

Company Name

C2J Architects & Town Planners

## Address

Address line 1

UNIT 1A COMPASS BUSINESS PARK

Address line 2

PACIFIC ROAD

Address line 3

OCEAN PARK

Town/City

CARDIFF

Country

United Kingdom

Postcode

CF24 5HL

## Contact Details

Primary number

[REDACTED]

Secondary number

Email address

[REDACTED]

## Site Area

What is the site area?

555.00



Scale

Sq metres

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

- ☐ Yes  
☒ No

## Description of the Proposal

### Description

Please describe the proposed development including any change of use

Change of use from a dwellinghouse (Class C3) to residential care home (Class C2) for up to 4 children

Has the work or change of use already started?

- ☐ Yes  
☒ No

## Existing Use

Please describe the current use of the site

Residential dwelling

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

Does your proposal involve the construction of a new building?

- ☐ Yes  
☒ No

## Materials

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

- ☐ Yes  
☒ No

## 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 the application can be determined. The 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

Is the site within an area at risk of flooding?

- ☐ 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

### Supporting information requirements

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

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

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

## 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

As existing arrangement

## Waste Storage and Collection

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

- ☒ Yes
- ☐ No

If Yes, please provide details:

Within curtilage of site as existing

## 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

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

## All Types of Development: Non-Residential Floorspace

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

- ☐ Yes  
☒ No

## Employment

Will the proposed development require the employment of any staff?

- ☒ Yes  
☐ No

## Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0 00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

10 00

## 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.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

[REDACTED]

House name:

Number:

C/O Darlows

Suffix:

Address line 1: 21

Beaufort Street

Address Line 2:

Town/City:

Brynmawr

Postcode:

NP23 4AQ

Date notice served (DD/MM/YYYY):

21/01/2026

Person Family Name:

Person Role

- ☐ The Applicant  
☒ The Agent

Title

First Name

Surname

Declaration Date

☒ 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

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.



☒ I / We agree to the outlined declaration

Signed

[REDACTED]

Date

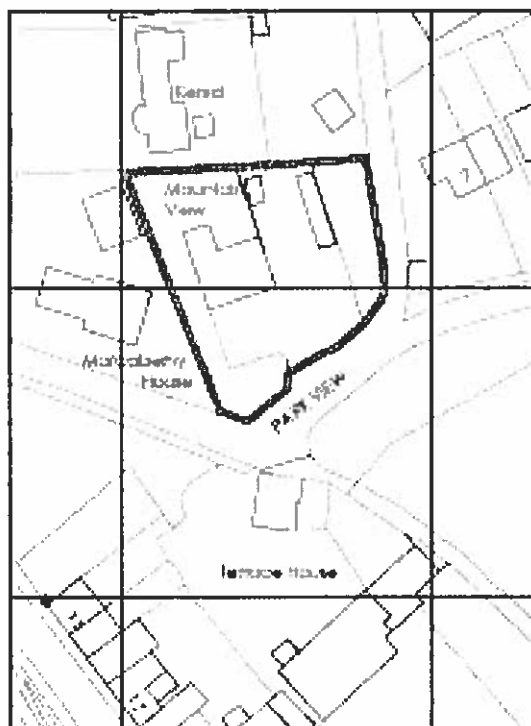
20/01/2026

## GREEN INFRASTRUCTURE STATEMENT / BIODIVERSITY ENHANCEMENT

### MOUNTAINVIEW, HIGHFIELD, BLAINA

#### CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO RESIDENTIAL CARE HOME (CLASS C2) FOR UP TO 4 CHILDREN

The site is located just off the junction of Park View and The Walk in a predominantly residential area between Nantyglo and Blaina. The property is a detached 2 storey dwelling fronting Park View with a large garden and onsite parking directly from the highway.



Location Plan @ 1:1250

Planning Policy Wales (PPW12) defines Green Infrastructure as the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales and some components, such as trees and woodland, are often universally present and function at all levels. The quality of the built environment should be enhanced by integrating green infrastructure into development.



PPW notes that biodiversity underpins the structure and functioning of ecosystems. An ecosystem is made up of living organisms, plants, animals and micro-organisms, in conjunction with their non-living environment, air, water, minerals and soil, and all the diverse and complex interactions that take place between them. The planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement.



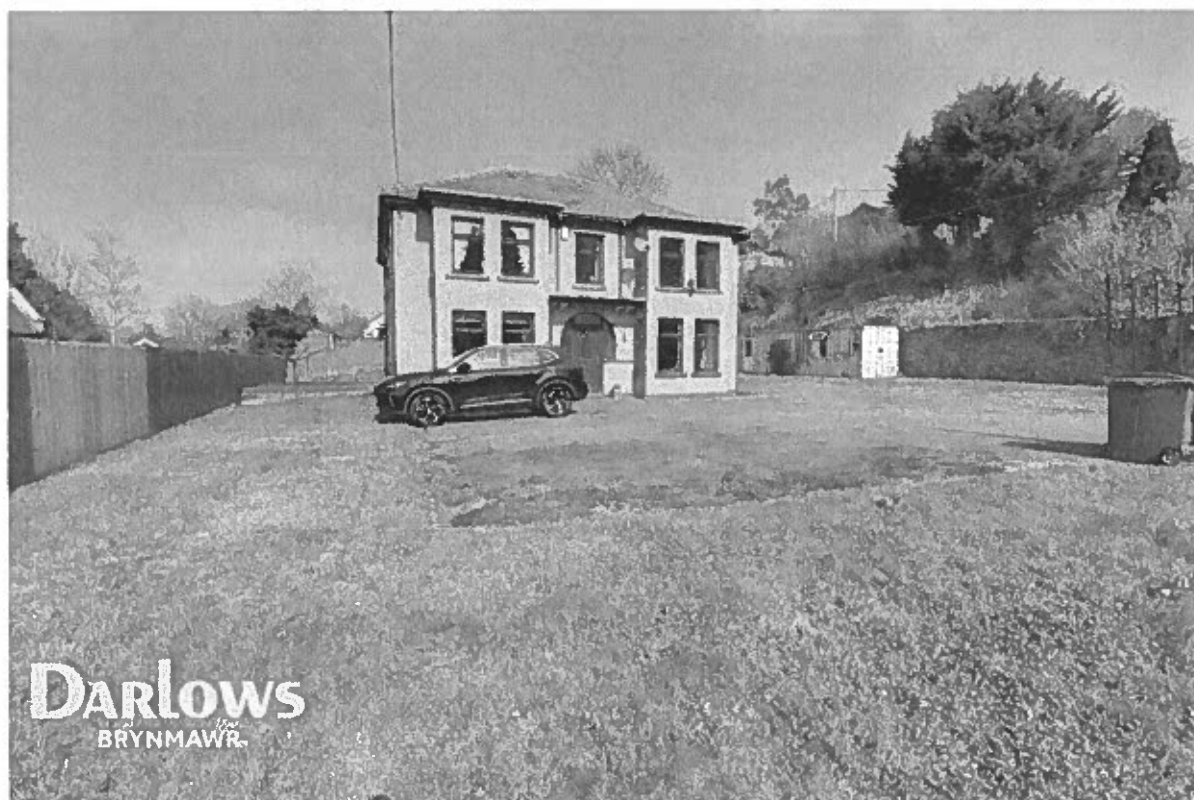
Externally, the dwelling has well established boundaries and a large flat garden to the rear which is predominantly laid to lawn. The front of the property is mainly laid to hardstanding.



Architects Town Planners  
Environmental & Urban Design

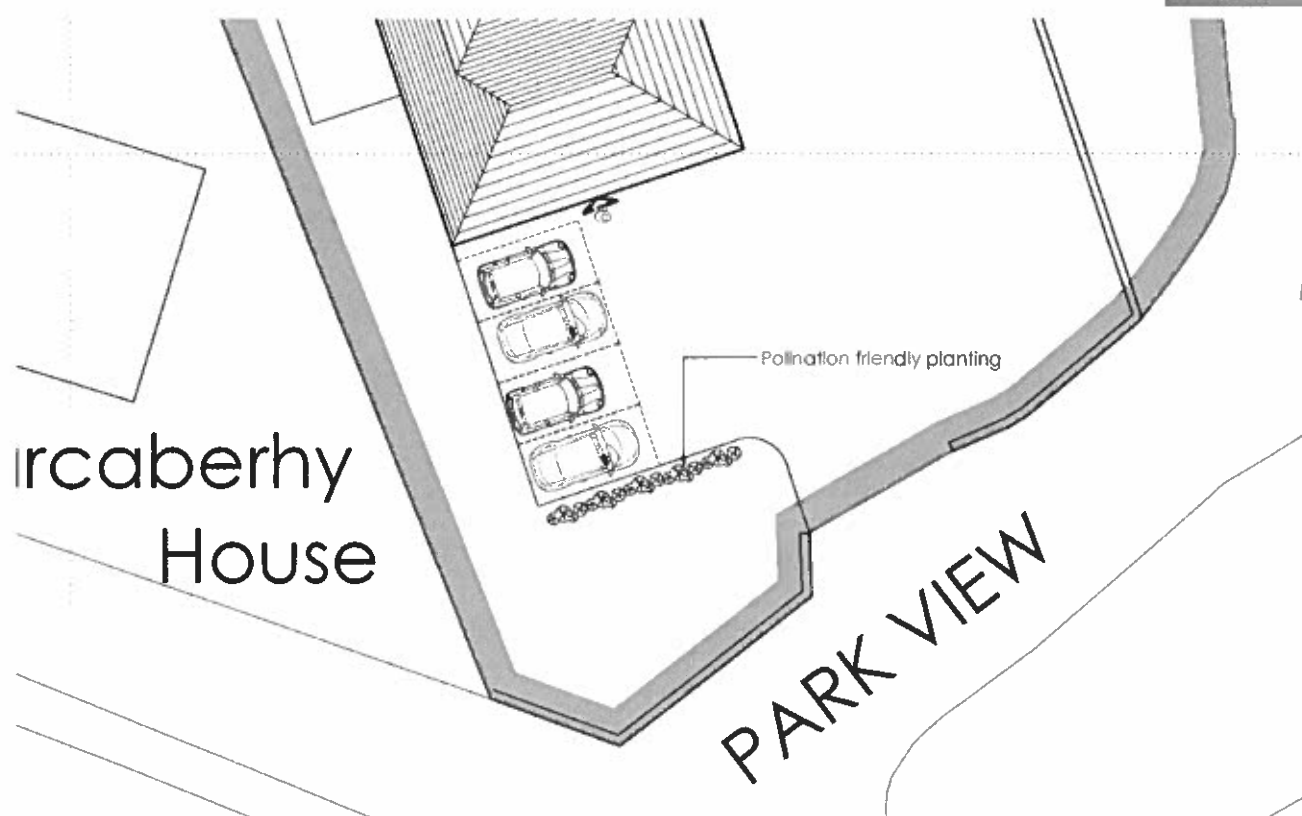
Cardiff Office  
Unit 1A, Compass Business Park  
Pacific Road, Ocean Park, Cardiff CF24 5H1  
Phone 029 2045 2100  
web [www.c2jarchitects.co.uk](http://www.c2jarchitects.co.uk)

London Office  
19 Goodge Street  
London W1T 2PH  
Phone 020 3409 1342  
email [enquiries@c2jarchitects.co.uk](mailto:enquiries@c2jarchitects.co.uk)



The site is bound by brick / block walling to the southern and eastern boundaries and fencing to the northern and western boundaries.

This application seeks planning permission for the change of use of the residential dwelling to a children's care home for up to 4 young people (plus care staff). No internal or external alterations are proposed to the dwelling.



The proposal includes plans to install a bird box (Schwegler 1SP or similar) to the rear elevation, creating additional connectivity and nesting habitats along with pollinator friendly planting within the front garden area.

Existing lawned areas are to be retained in order to preserve the biodiversity credentials of the site, offer soft boundaries and retain an element of screening. These existing green areas provide shelter and nesting opportunities for birds, invertebrates and small mammals as well as providing wildlife corridors.

It is considered that these proposals would enhance biodiversity, build resilient ecological networks, and deliver a net benefit for biodiversity.



Architects Town Planners  
Environmental & Urban Design

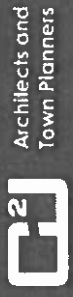
Cardiff Office  
Unit 1A, Compass Business Park,  
Pacific Road, Ocean Park, Cardiff CF24 5HL  
Phone 029 2045 2100  
web: [www.c2jarchitects.co.uk](http://www.c2jarchitects.co.uk)

London Office  
19 Goodge Street  
London W1T 2PH  
Phone 020 3409 1342  
email: [enquiries@c2jarchitects.co.uk](mailto:enquiries@c2jarchitects.co.uk)

# CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO RESIDENTIAL CARE HOME (CLASS C2) FOR UP TO 4 CHILDREN

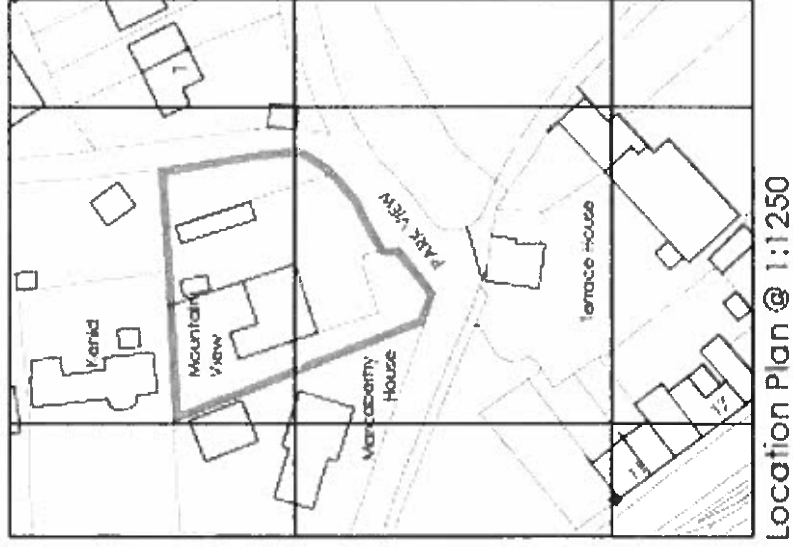
Mountain View, Park View, Blaina

Supporting Statement | December 2025



1. Heading 1

- 1.1 This statement is submitted in support of an application for the change of use from a dwellinghouse (Class C3) to residential care home (Class C2) for up to 4 children at Mountain View, Park View, Blaina. To the south east of the site, approximately 200–300 m away, is Central Park



## 2. Proposal

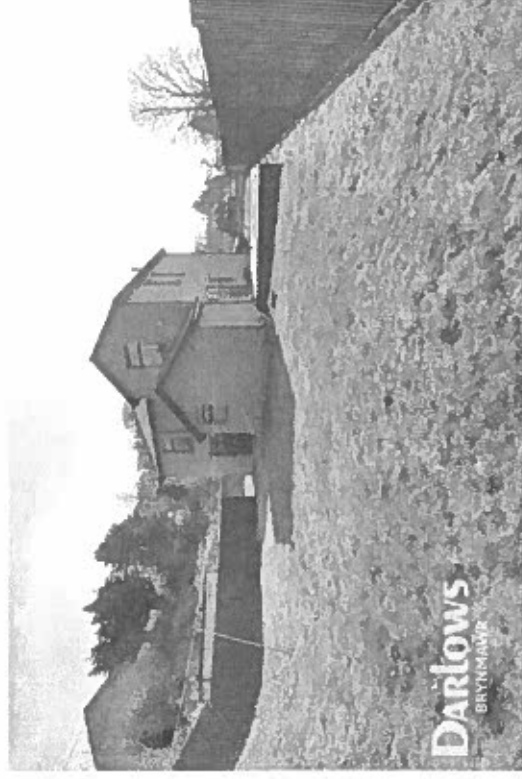
2.1 The Applicant, Aropa Care Group Ltd is registered with the Care Inspectorate Wales (CIW) and operates several homes throughout the South Wales area that provide specialist care for children. The proposed use would operate in a similar manner to the Applicant's other homes and in accord with CIW's guidelines and regulations.

2.2 The application site is located on the northern side of Park View, close to its junction with The Walk and Surgery Road in the town of Blaina, between Brynmawr and Abertillery.

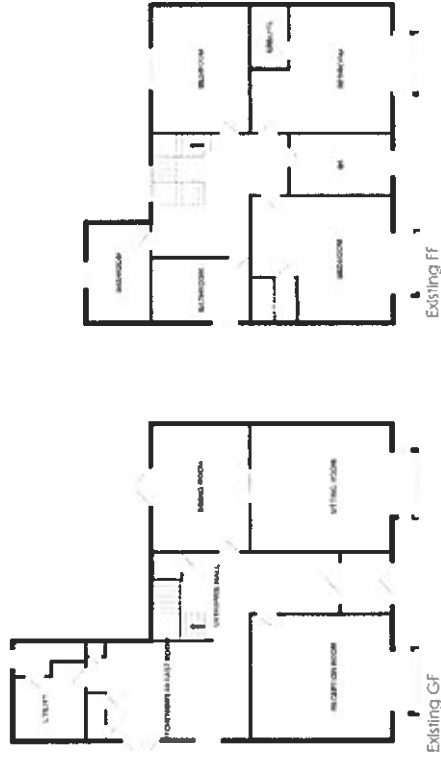
2.3 The property is a large detached dwelling set within a well defined curtilage and is bound by residential properties. Park View rises from west to east and the application site is on an elevated position.



2.4 The spacious property currently has 5 bedrooms and 4 reception room. Externally the dwelling has a large gated driveway, parking and is enclosed by private garden areas.

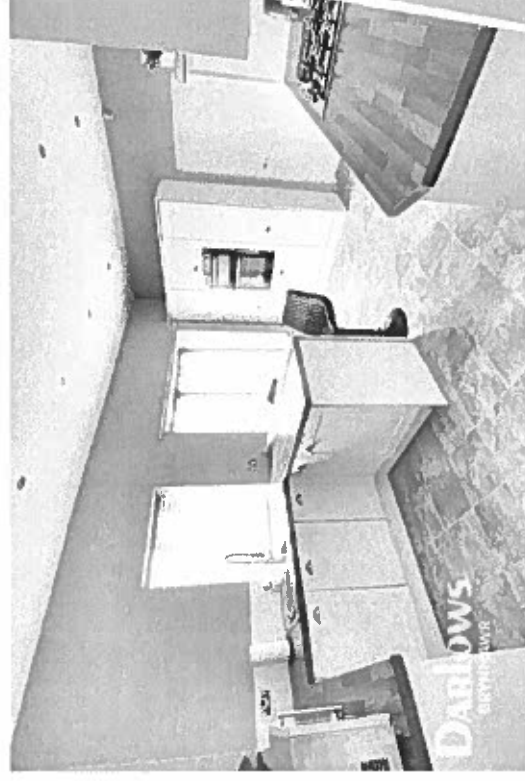




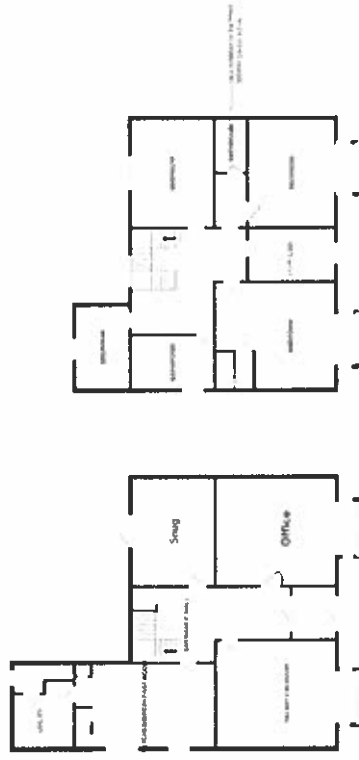


2.5 This application seeks planning permission for the change of use of the residential dwelling to a children's care home for up to 4 young people (plus care staff). No internal or external alterations are proposed to the dwelling.

2.6 The existing property has the layout, facilities and services of, and has the character of, a "traditional" residential dwellinghouse. The proposed use would not change this, and the external appearance of the building would not be altered.



2.7 Day-to-day living facilities, including bathroom, kitchen, dining and sitting rooms would be shared. Each child would have their own bedroom.



Proposed G1

Proposed F1

2.8 The preparation of meals would be principally undertaken by the carers; however, the children would be encouraged to assist. The carers and children would eat their meals together at the dining table and the children would socialise together.

2.9 Up to four children, [REDACTED], would live at the property as their principal residence. Children who are in the guardianship of Aropana Care Group often have social, emotional or behavioural difficulties (SEBD) and have been taken into care for a variety of reasons, including fears for their physical wellbeing, learning disabilities or because of emotional or behavioural difficulties. They would usually be long-term residents and would be expected to go on to live their lives as independent adults. Typically, the reason for the children needing care is simply that they are not yet old enough to live independently or require additional support that cannot be provided within their current setting.

2.10 The property is not a secure unit and the Applicants do not accommodate high risk young people.

2.11 On weekdays the children would usually attend school off-site during normal school hours and terms dependent on age and requirements. As their education provision is not always the same as non looked after children, the intention is to have all Young People follow a normal curriculum as far as possible. Carers would remain at the property when children are at school.

2.12 The proposed staff levels are of a variable nature due to shift work patterns, with change overs occurring between 7 am and 9 am and again between 4 pm and 6 pm.

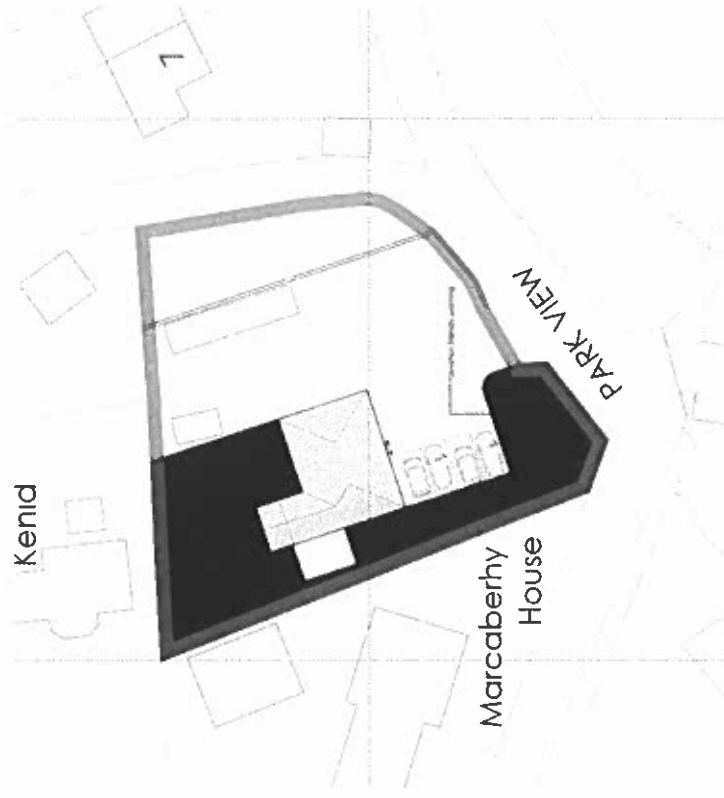
Care is not provided on a one to one basis. Whilst 10 staff will be associated with the property, the maximum number of care staff (inclusive of manager) on site at any one time will be a maximum of 5 no. persons. The care staff and manager would live elsewhere, and the dwelling would not be their permanent residence. 2 overnight staff would sleep at the premises, but there would be no resident staff.

2.13 Whilst staff will be encouraged to car share and will utilise sustainable forms of transport, as noted on the submitted plans, the site benefits from at least 5 off-street parking spaces, allowing sufficient space for visiting CIW / Local Authority / Social Workers / family, etc as and when required. It is therefore considered there will be no adverse impact on the highway safety of the area.

2.14 The existing 5 bed dwelling requires up-to a maximum of 3 off-street car parking spaces in accordance with the SPG Parking Standards.

2.15 The proposed conversion to C2 use for use of supported living requires up to a maximum of 1 space per residential staff, 1 space per 3 non-residential staff and 1 space per 4 bedrooms.

2.16 As there are 4 non-residential staff, and 4 no. bedrooms, a total of 3 parking spaces is required. The site can provide 4 parking spaces which is considered to adhere to the SPG.



### 3. Conclusion

---

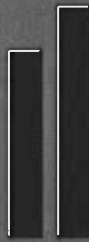
- 3.1 The application seeks planning permission for the change of use from a dwellinghouse (Class C3) to residential care home (class C2) for up to 4 children at Mountainview, Park View, Blaina.
- 3.2 The proposal would have no adverse impact on the character, residential amenities or highway safety in the area, and would adhere to local and National policy.



Architects and  
Town Planners

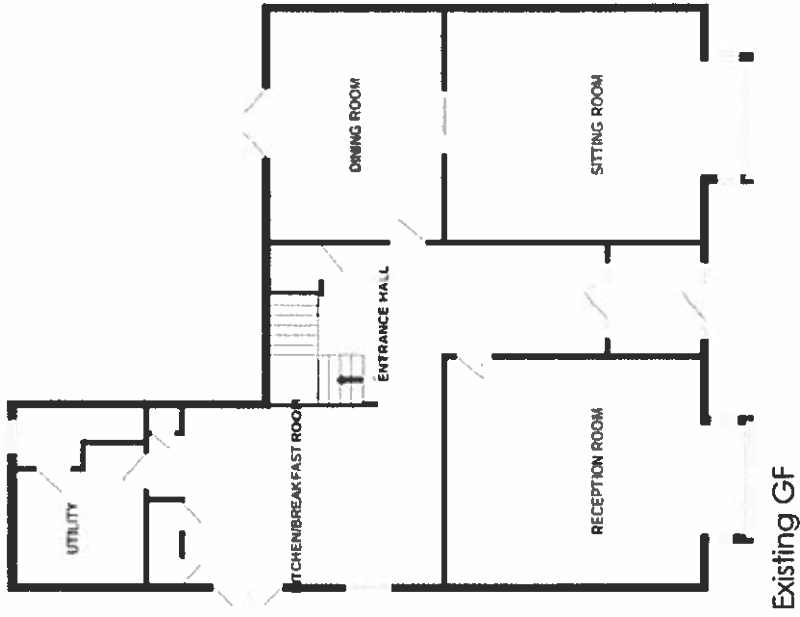
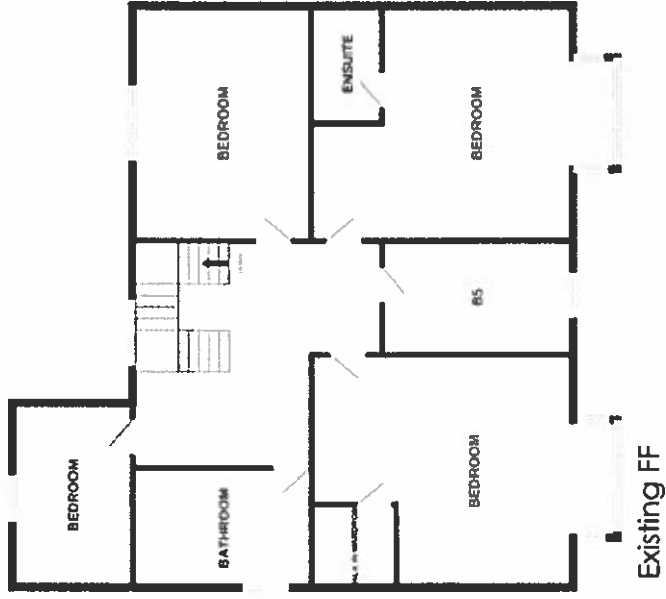
Unit 1A, Compass Business Park,  
Pacific Road, Cardiff CF24 5HL


19 Goodge Street,  
London W1T 2PH

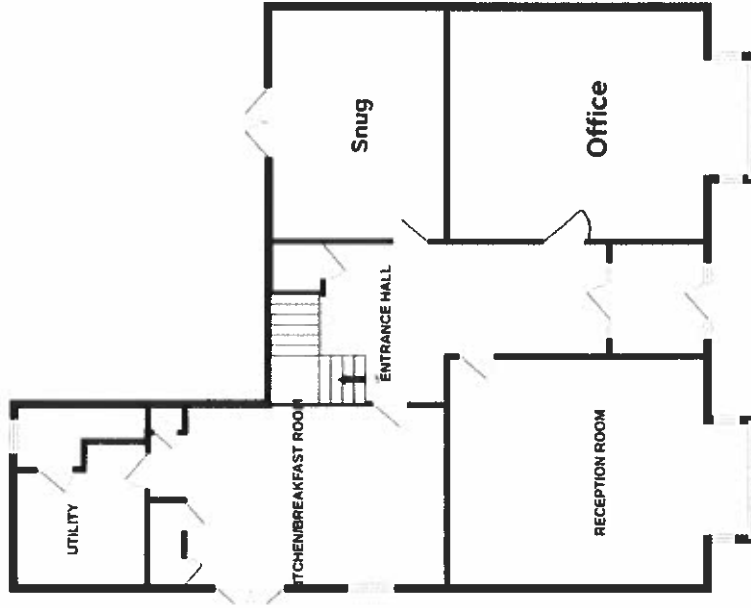


RIBA 

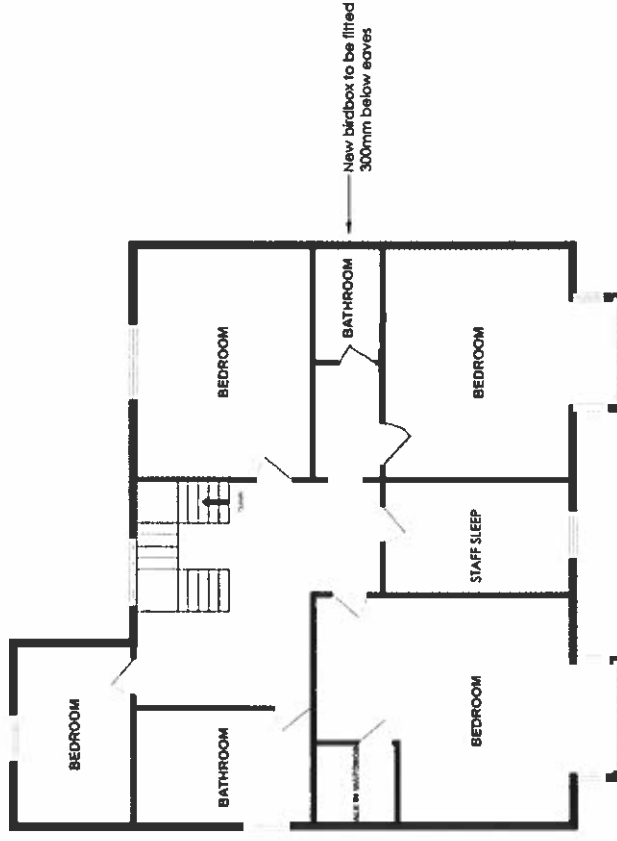




|  |                   |                          |
|--|-------------------|--------------------------|
| Mountain View<br>Bldg<br>Apparatus Ltd.  | JOB No.<br>25.121 | Drawn By<br>AL(00)01     |
| The<br>Belling plans and location  |                   |                          |
| Date<br>16/12/25   | Drawn<br>16/12/25 | Scale<br>1:100/1250 @ A3 |
|  <b>Architects</b> Town planners<br><b>Environmental &amp; Urban design</b> |                   |                          |
| <small>Unit 1A, Chiswick Business Park,<br/>         Uxbridge, Middlesex, U.K. UB8 3PH<br/>         01895 831111<br/>         www.g2architects.co.uk</small>   |                   |                          |



Proposed GF

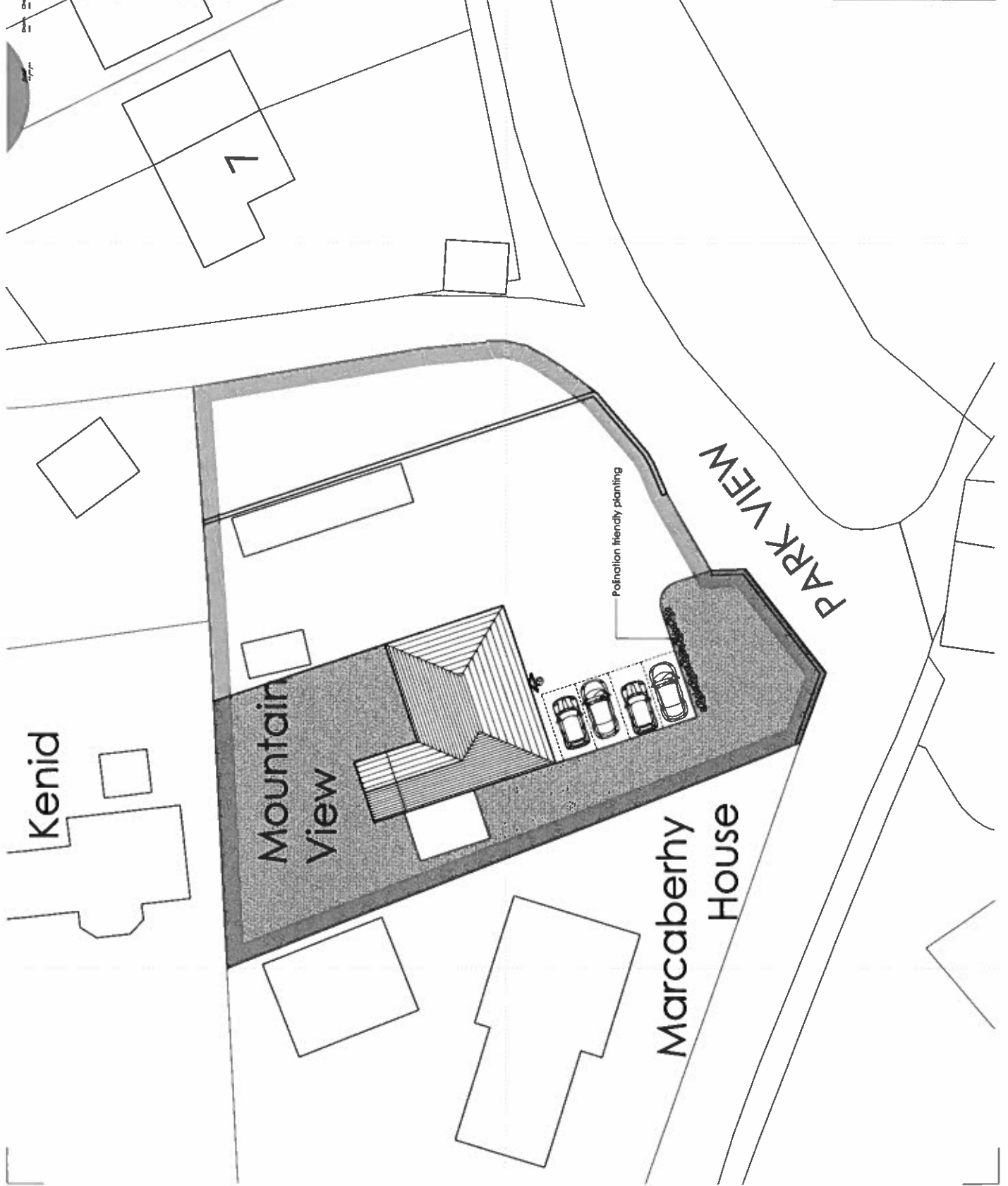



Proposed FF

|  |                   |                          |
|--|-------------------|--------------------------|
| Mountain View<br>Building<br>Apparatus Ltd.  | Job No.<br>25.121 | Rev.<br>A                |
| Proposed plans   | Drawn<br>18.12.25 | Scale<br>1:100/1250 @ A3 |
| <b>G<sup>2</sup></b> Architects Town planners<br>Environmental & Urban design<br>100 St. Vincent Street, 4th<br>Fountain Park, Cardiff, CF10 1AA<br>0303 3040700 |                   |                          |



Location Plan @ 1:1250



|   |                         |      |
|---|-------------------------|------|
| Mountain View<br>Barrack<br>Ardaraire Ltd.  | Job No.<br>25_121       | Rev. |
| Proposed block plans  | Drawn No.<br>AL00103    | Rev. |
| Date<br>16.12.25  | Scale<br>1:100/250 @ A3 |      |
|  <b>G2</b> Architects<br>Town planners<br>Environmental & Urban design<br>Unit 1A, Corporate Business Park,<br>Finnisk, Buncrana, Co. Donegal, BT57 6HJ<br>www.g2architects.ie<br>t: 096 8642200 |                         |      |