

NANTYGLO & BLAINA TOWN COUNCIL

CYNGOR TREF NANT-Y-GLO A BLAENAU

Mrs V Williams - 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

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 13th October 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 13th October 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: Councillors Sonia Behr and Peter Baldwin, Blaenau Gwent CBC, to give a presentation on upgrading Coed Cae House and a request for financial support towards the project.

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.

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) Hospice of the Valleys 'An Evening With' Event: Invitation to Nantyglo & Blaina Town Councillors (copy attached – for information/consideration):

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/2026/0189 Blaina Community Sports Club Ltd, CENTRAL PARK CRICKET PAVILION Surgery Road, Blaina, Blaenau Gwent

Proposed retention of storage containers, patio extension including protective fence and retention of container at rear of stand used as physiotherapy room

b) Plan Application No. P/2026/0191 Land At Glyn Milwr Stones Houses, Blaina, Blaenau Gwent

Retrospective application to accommodate 5 pitches for family members, communal utility room with access & ecological enhancements

5. Licence Applications:

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

No license applications have been made to this date.

Item 3a)



An Evening With



Bradley Davies Hosted By Phil Howe Lou Reed

Friday 20th November 2026 Doors open 6:30pm - Starts 7:00pm

£35 per ticket £350 table of 10 (Buffet Included)

Ticket sales contact Damien 07713 325093

LIMITED SEATS AVAILABLE – BOOK NOW TO AVOID DISAPPOINTMENT

An Evening of Welsh Rugby, Laughter & Charity

Dear Nantyglow+Blaina Town Council

We'd love you to join us for a special **Charity Rugby Night celebrating Welsh rugby**, in support of **Hospice of the Valleys**.

Hosted by renowned Welsh comedian **Phil Howe**, the evening will feature former Wales internationals **Bradley Davies** and **Lou Reed**, who will share hilarious stories, behind-the-scenes insights and memories from their careers representing Wales on the biggest stages of international rugby.

The evening will also include:

- 🎤 Stories & insights from former Wales internationals
- 🎤 Comedy and entertainment from Phil Howe
- 🍽️ A delicious buffet included
- 🎫 Charity raffle & fantastic prizes
- 🏆 Exciting charity auction

Most importantly, your support will help **raise vital funds for Hospice of the Valleys**.

Whether you're a passionate rugby fan or simply looking for a fantastic night out while supporting a great cause, **we'd love you to join us!**

For more information, visit:

[Hospice of the Valleys – An Evening With...](#)

To purchase tickets, please contact Damien Jenkins on 07713 325093.

Bring your friends, family and fellow rugby fans — and join us for a great night in support of Hospice of the Valleys! Our extended appreciation to Damien Jenkins and RTB Ebbw Vale Bowls Club and special thanks to our Gold Corporate Sponsor Weston FM Group, Silver Corporate Sponsors Able Touch and P & P Builders

We hope to see you there!

Hospice of the Valleys



Application for Planning Permission. Town and Country Planning Act 1990

Item 4a

Privacy Notice

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

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

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

Local Planning Authority details:

Blaenau Gwent CBC Planning Control / Rheoli Cynllunio CBS Blaenau Gwent

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

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



www.blaenau-gwent.gov.uk

Publication on Local Planning Authority websites

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

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

If printed please complete using block capitals and black ink.

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

1. Applicant Name and Address

Title:	Mr	First name:	Christopher
Last name:	Adams		
Company (optional):	Blaina Community Sports Club Ltd		
Unit:	House number:	House suffix:	
House name:			
Address 1:	Hillside Cottage		
Address 2:			
Address 3:			
Town:	Argoed		
County:	Gwent		
Country:	United Kingdom		
Postcode:	NP12 0HR		

2. Agent Name and Address

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

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Proposed Retention of Storage Containers, Patio Extension inc Protective Fence and retention of Container at rear of Stand used as Physiotherapy Room.

Has the building, work or change of use already started?

☒ Yes

☐ No

If Yes, please state the date when building work or use were started (DD/MM/YYYY):

Feb 2024

(date must be pre-application submission)

Has the building, work or change of use been completed?

☒ Yes

☐ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

May 2025

(date must be pre-application submission)

4. Site Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1: Blaina Community Sports Club Ltd

Address 2: Surgery Road

Town: Blaina

County: Blaenau Gwent

Postcode (optional): NP13 3AY

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

Easting: Northing:

Description:

5. Pre-application Advice

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

☒ Yes

☐ No

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

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

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

6. 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.

8. Neighbour and Community Consultation

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

☐ Yes ☒ No

If Yes, please provide details:

7. 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:

Existing Facilities at Main Club

9. Authority Employee / Member

With respect to the Authority, I am:

a) a member of staff

b) an elected member

c) related to a member of staff

d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

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

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	Storage Container Green Steel		☐	☐
Roof	Green Steel		☐	☐
Windows			☒	☐
Doors	Green Steel Door		☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
Lighting			☒	☐
Others (please specify)		Wood Protective Fence around pavilion Patio Area.	☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please refer to plans 1 to 9

11. Vehicle Parking

Is vehicle parking relevant to this proposal? ☐ Yes ☒ No Main Car Park Adjacent to Container

If Yes, please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

12. Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer ☐ Cess pit ☐ Package treatment plant ☐ Septic tank ☐ Other

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

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

No additional Drainage required all facilities currently in main club building

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation"). The notes provide 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 guidance notes, 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.

14. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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'.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste.

16. Residential Units (Including Conversion)

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.

17. All Types of Development: Non-residential Floorspace

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

☐ Yes☒ No

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

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1					
Shops	☐				
Net tradable area:	☐				
A2					
Financial and professional services	☐				
A3					
Restaurants and cafes	☐				
B1 (a)					
Offices	☐				
B1 (b)					
Research and development	☐				
B1 (c)					
Light industrial	☐				
B2					
General industrial	☐				
B8					
Storage or distribution	☐				
C1					
Hotels and halls of residence	☐				
C2					
Residential institutions	☐				
D1					
Non-residential institutions	☐				
D2					
Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

18. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	N/A		
Proposed employees	N/A		

19. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
Rugby Club	Mon-Thurs 6pm - 10pm	12pm - 11pm	12pm - 11pm	

20. Site Area

Please state the site area in hectares (ha)

If Yes, please complete the following information regarding public open space:

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

☐ Yes ☒ No

	Open Space Lost	Open space gained
Area of Land (ha)		

21. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Welsh Government's Development Advice Maps website - <http://data.wales.gov.uk/apps/floodmapping/>)

☐ Yes ☒ No

If Yes, and you are proposing a new building or change of use, please add details of the proposal in the following table:

Floodplain Area	Residential (Number of units)	Non-residential (Area of land - hectares)
Floodplain C1		
Floodplain C2		

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. (Refer to Section 6 and 7 and Appendix 1 of TAN 15 - <http://wales.gov.uk/topics/planning/policy/tans/tan15/?lang=en>)

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 ☐ Soakaway ☐ Main sewer ☐ Existing watercourse ☐ Pond/lake

22. Existing Use

Please describe the current use of the site:

Container used by Rugby/Cricket Club
general Storage. Container at Stand to be used as
Physiotherapy Room

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)? (DD/MM/YYYY)

(date where known may be approximate)

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

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

Does your proposal involve the construction of a
new building? ☐ Yes ☒ No

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

	Previously Developed Land	Greenfield Land
Area of land (ha) proposed for new development	0.0101	

23. Renewable and Low Carbon Energy

Does your proposal involve the installation of a stand-alone
renewable or low-carbon energy development? ☐ Yes ☒ No

If you have answered Yes to the question above please state the
proposed energy output capacity in MegaWatts (MW)

Renewable Energy Type	Energy Capacity (MW)
Anaerobic digestion	
Biofuels	
Biomass	
Combined heat and power (CHP)	
District heating	
Fuel cells	
Geothermal	
Ground/water/air heat pumps	
Hydropower	
Solar	
Waste heat energy	
Wind	
Other low carbon or renewable energy (please specify below)	

24. Industrial or Commercial Processes and Machinery

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

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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

25. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

26. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
Certificate of Ownership – Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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Certificate of Ownership – Certificate B

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

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

Name of Owner	Address	Date Notice Served
Blaenau Gwent CBC	General Offices, Steelworks Road, Tylwyn, Ebbw Vale, NP23 6AA	May 2024

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

		12/09/2026
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Certificate of Ownership – Certificate C

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

I certify/ The applicant certifies that:

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

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

--	--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--	--	--

26. Ownership Certificates (continued)

Certificate of Ownership – Certificate D

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

--

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

--

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

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

27. Agricultural Holdings

Agricultural Holding Certificate

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

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

12/09/2026

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

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

28. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your 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.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if the proposed development:

• is within a World Heritage Site, and consists of the creation of one or more dwellings, or creates floor space of 100 square metres or more, or



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



• constitutes "major development".



If the proposed development constitutes major development, the original and 3 copies of the pre-application consultation report



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



The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings):



Depending on the type and scale of proposed development, your application – in order to be validated - may also need to be accompanied by the following technical documents:

- Flood Consequences Assessment
- Biodiversity and Geological Conservation Assessment
- Tree Survey
- Coal Mining Risk Assessment
- Rural Enterprise Dwelling Appraisal
- Retail Impact Assessment
- Noise Assessment
- Transport Assessment

The Welsh Government's Management Manual will assist you in determining whether any of these assessments are necessary.

You should also note that your Local Planning Authority may have adopted 'Local Validation Requirements' for some major developments. Information on any "Local Validation Requirements" will be available on the Local Planning Authority's website.

29. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

[Redacted Signature]

[Redacted Signature]

12/09/2026

(date cannot be pre-application)

30. Applicant Contact Details

Telephone numbers

Country code: [Redacted] National number: [Redacted] Extension number: [Redacted]

Country code: [Redacted] Mobile number (optional): [Redacted]

Email address (optional): [Redacted]

31. Agent Contact Details

Telephone numbers

Country code: [Redacted] National number: [Redacted] Extension number: [Redacted]

Country code: [Redacted] Mobile number (optional): [Redacted]

Email address (optional): [Redacted]

32. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

[Redacted Contact Name]

[Redacted Telephone Number]

Email address:

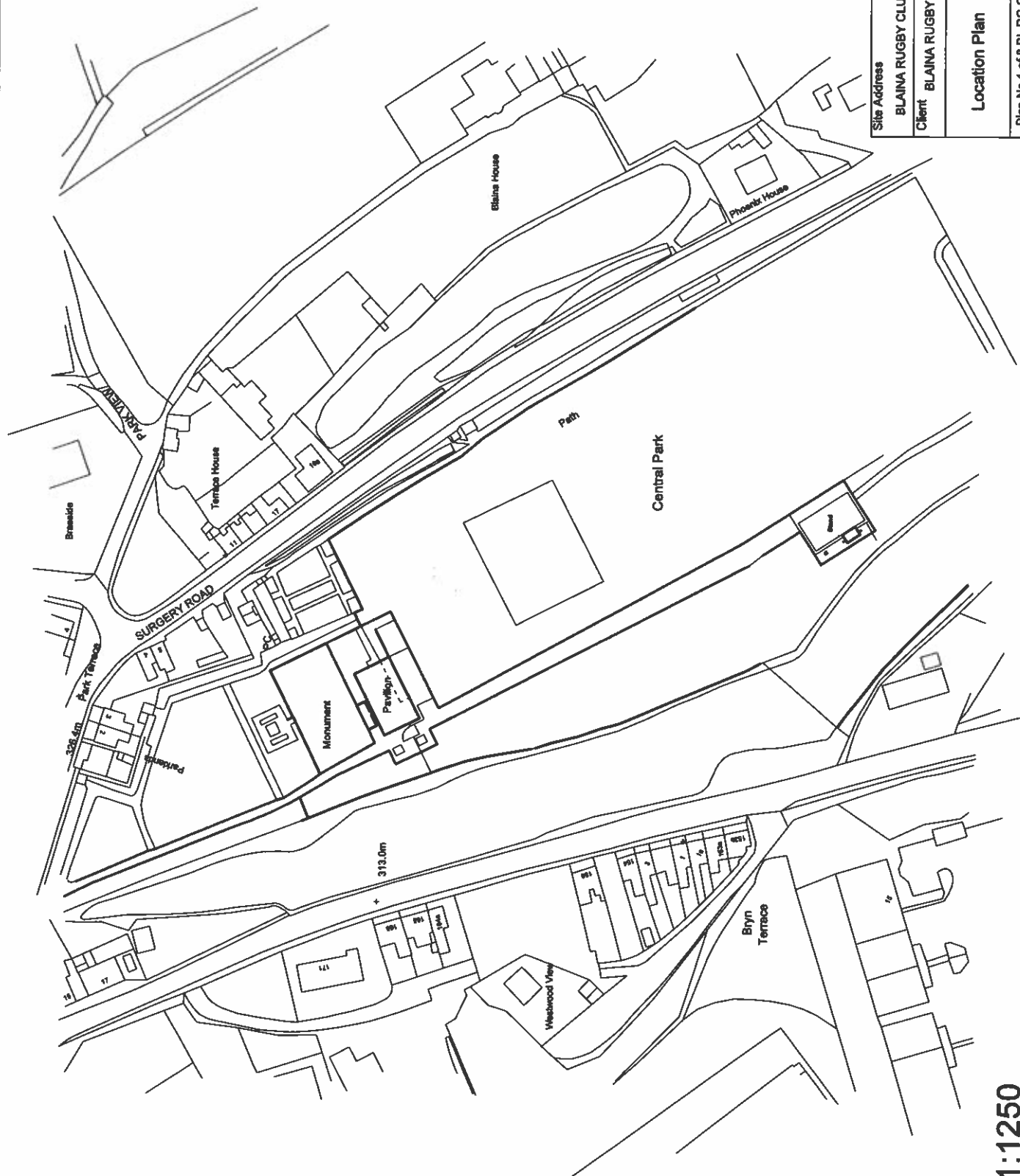
[Redacted Email Address]

PLAN G
Planning September 2026
Amended Plan Planning Sept 26

**PROPOSED RETENTION OF
SINGLE STOREY STORAGE CONTAINERS,
PATIO EXTENSION INCLUDING PROTECTIVE FENCE
AND CONTAINER LOCATED AT REAR OF STAND**

AT

**BLAINA COMMUNITY SPORTS CLUB,
SURGERY ROAD,
BLAINA, BLAENAU GWENT.**



Site Address

BLAINA RUGBY CLUB, SURGERY ROAD, BLAINA

Client BLAINA RUGBY CLUB

Scale: 1:1250 @ A3

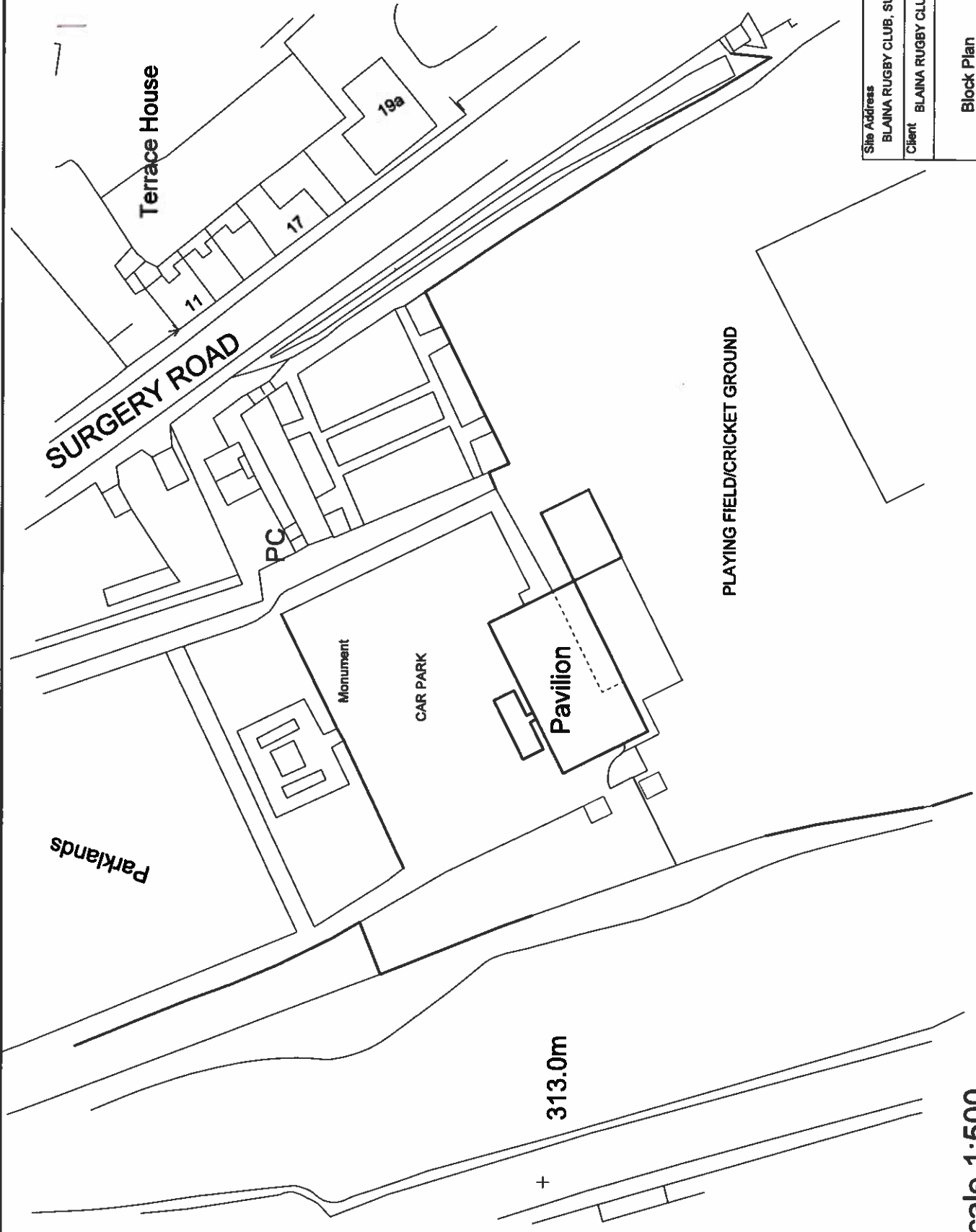
Date:

September 2026

Location Plan

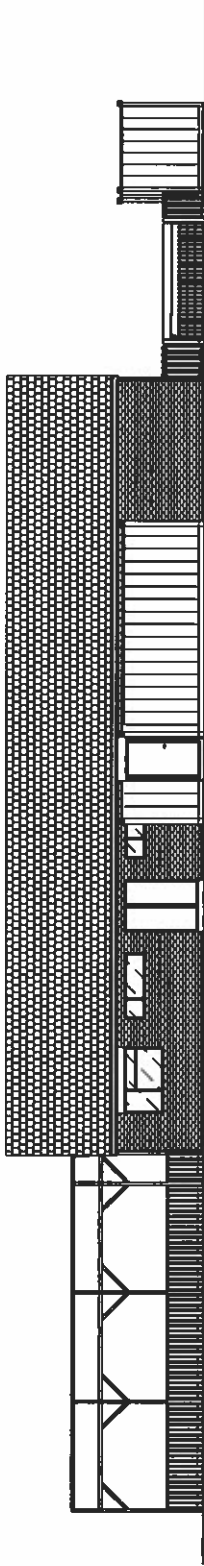
Plan No 1 of 8 BL RG CL (G)

Scale 1:1250

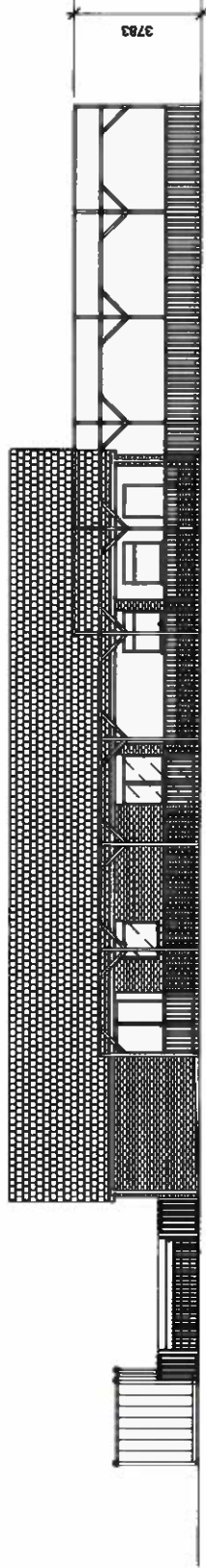


Site Address BLAINA RUGBY CLUB, SURGERY ROAD, BLAINA		Scale: 1:500 @ A3	
Client BLAINA RUGBY CLUB		Date: September 2028	
Block Plan		Plan No 2 of 8 BL RG CL (G)	

Scale 1:500



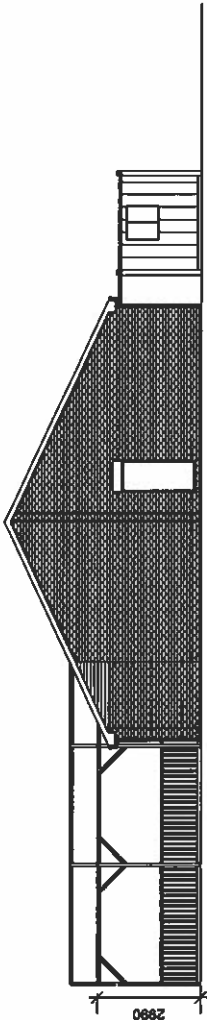
EXISTING FRONT



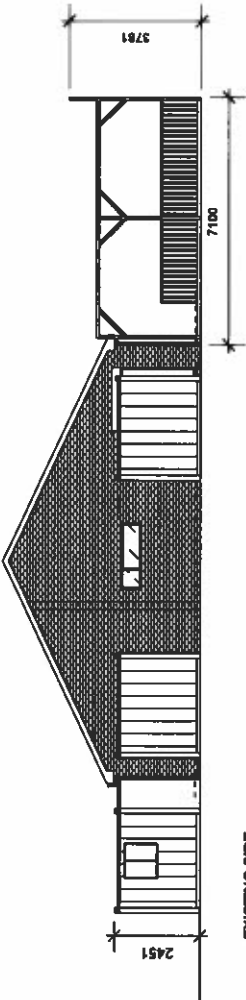
EXISTING REAR

Site Address		BLAINA RUGBY CLUB, SURGERY ROAD, BLAINA	
Client		BLAINA RUGBY CLUB	
Existing Elevations		Scale:	1:150 @ A3
		Date:	September 2028
Plan No 3 of 8 BL RG CL (G)			

Please Note Bird/Bat Boxes to be provide on building or in suitable location identified within the site

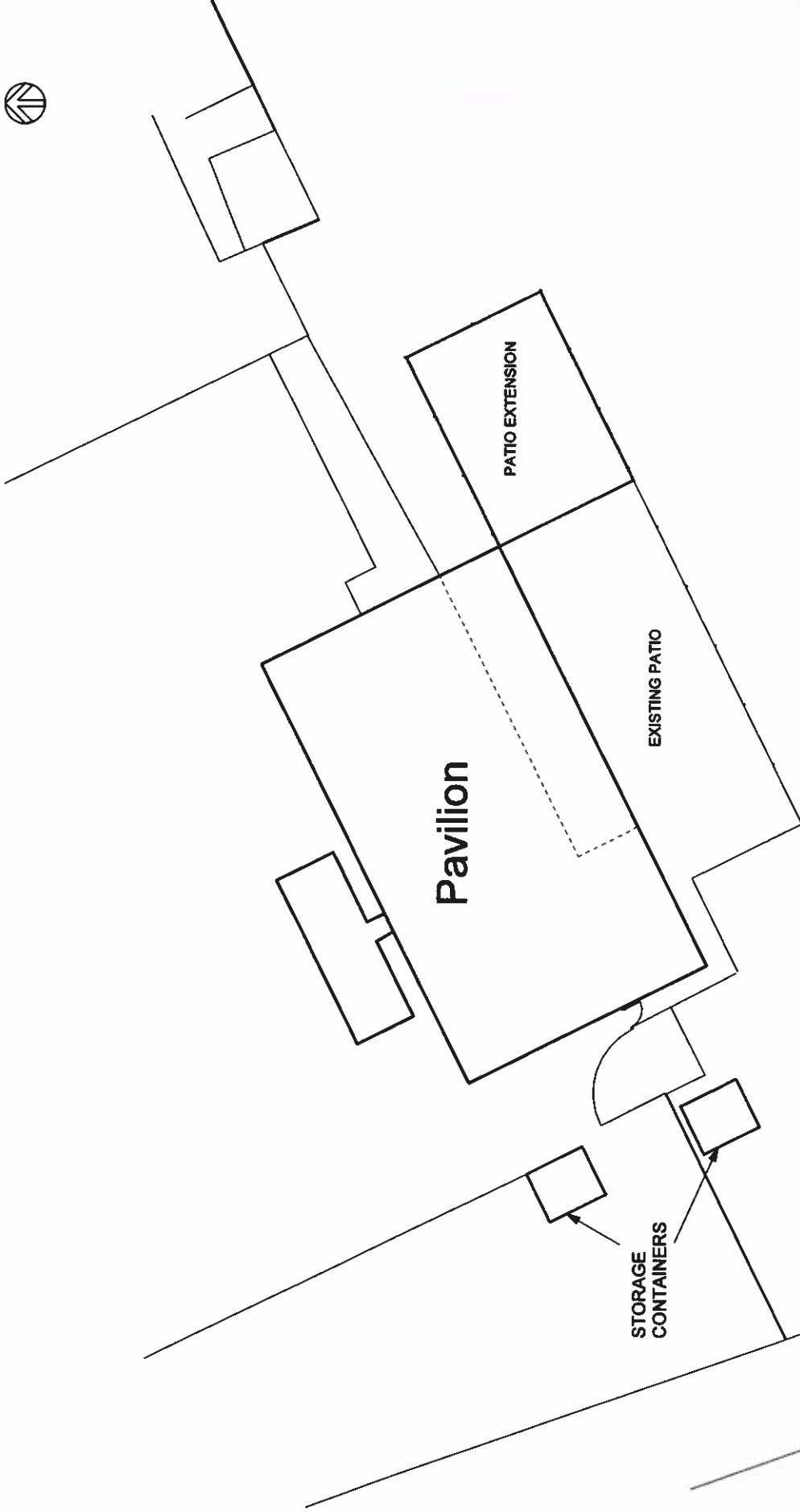


EXISTING SIDE



EXISTING SIDE

Site Address BLAINA RUGBY CLUB, SURGERY ROAD, BLAINA	
Client BLAINA RUGBY CLUB	
Existing Elevations	Scale: 1:150 @ A3
	Date: September 2028
Plan No 4 of 8 BL RG CL (G)	



PLAYING FIELD/CRICKET GROUND

Site Address		BLAINA RUGBY CLUB, SURGERY ROAD, BLAINA
Client		BLAINA RUGBY CLUB
Proposed Retention of Container	Scale:	1:200 @ A3
	Date:	September 2026
Plan No 5 of 8 BL RG CL (G)		

CAR PARK

STORAGE
CONTAINERS

Pavilion

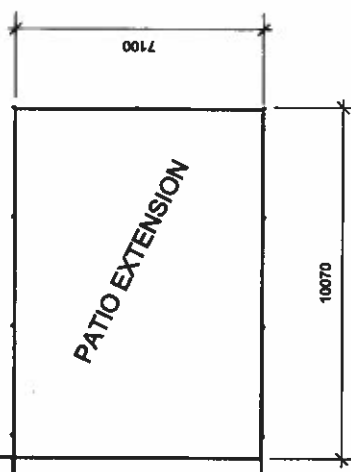
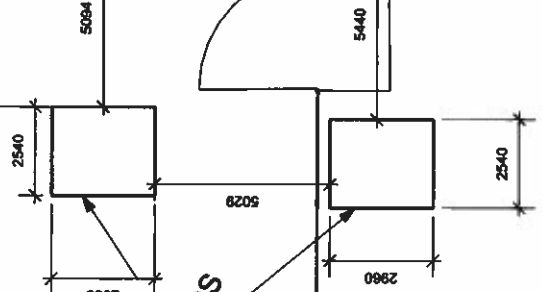
PATIO EXTENSION

EXISTING PATIO

PATH

PLAYING FIELD/CRICKET GROUND

Site Address		Scale: 1:150 @ A3	
BLAINA RUGBY CLUB, SURGERY ROAD, BLAINA		Date:	
Client		Plan No 6 of 8 BL RG CL (G)	
BLAINA RUGBY CLUB		September 2026	
GROUND FLOOR PLAN			



Phoenix House

Stand

Container used as Physiotherapy Room

Site Address

BLAINA RUGBY CLUB, SURGERY ROAD, BLAINA

Client

BLAINA RUGBY CLUB

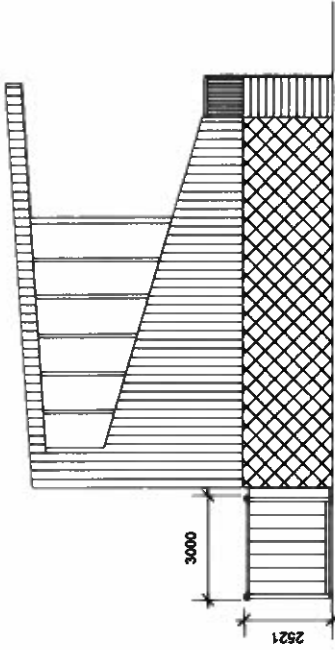
Location of Container
at Stand

Date:

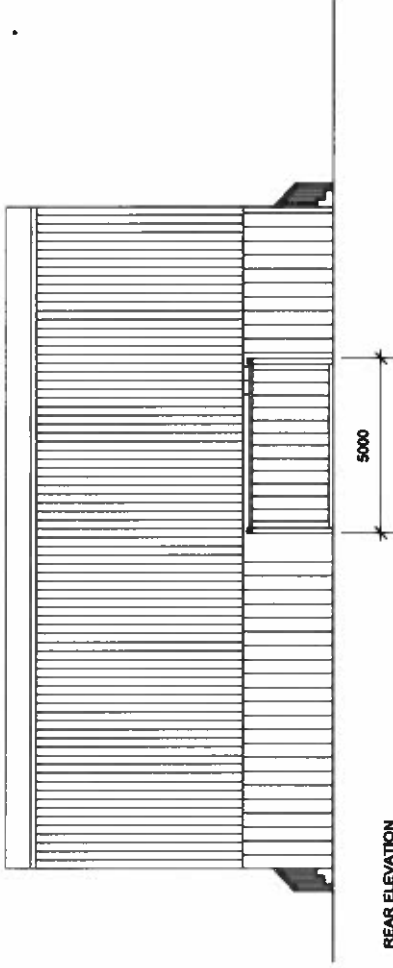
September 2026

Scale: 1:500 @ A3

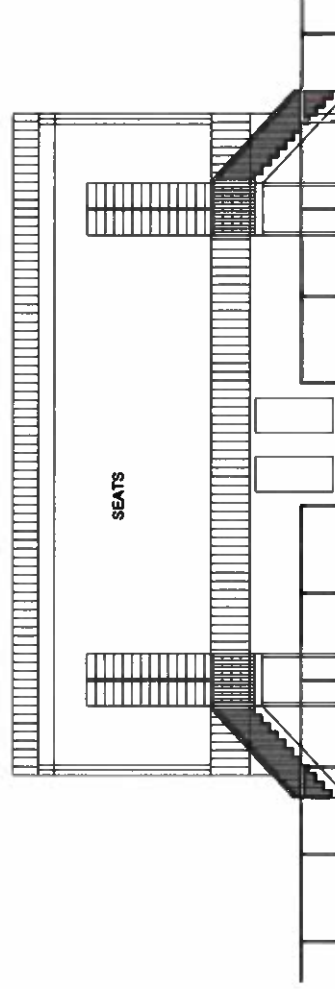
Plan No 7 of 8 BL RG CL (G)



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

REAR ELEVATION

Site Address		BLAINA RUGBY CLUB, SURGERY ROAD, BLAINA
Client		BLAINA RUGBY CLUB
Container at Stand	Scale:	1:150 @ A3
	Date:	September 2026
Plan No 8 of 8 BL RG CL (G)		

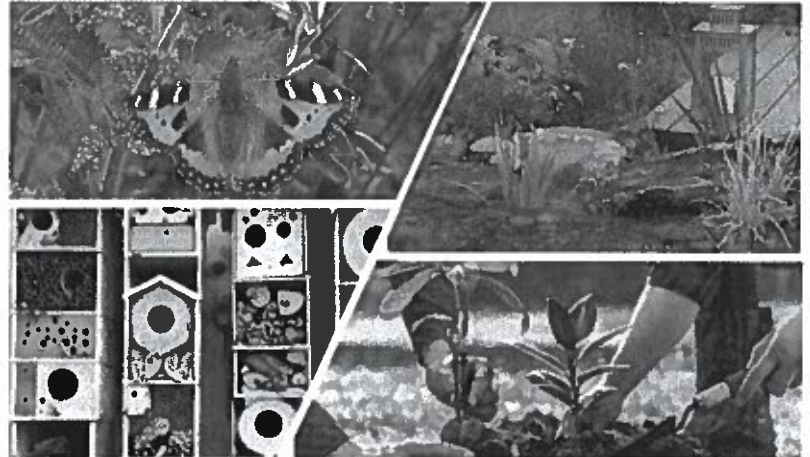
SIDE ELEVATION

PROFORMA

GREEN INFRASTRUCTURE STATEMENTS & BIODIVERSITY ENHANCEMENT SCHEMES

Householder applications and other small developments

**Complete the boxes in this form and include with your planning application
Refer to the accompanying guidance note for site-specific information.**



Q. What is a Green Infrastructure (GI) Statement?

A Green Infrastructure Statement describes how the natural value of a site (trees, heath, sustainable drainage (SuDs)) has been incorporated into the development proposal. A GI Statement should be proportionate to the scale and nature of the development.

Q. Why do I need a Green Infrastructure Statement?

A GI Statement is required on all developments following revisions to Planning Policy Wales Chapter 6 published by Welsh Government and duties under the Environment (Wales) Act requires new development to have a **net benefit** to biodiversity and green infrastructure. Information is **not** appropriate to seek 'retrospectively' by way of a condition and must be part of the planning application process.

Q. What is a Biodiversity Enhancement Scheme?

To comply with the requirements, new developments must include details of biodiversity enhancement measures. These don't always need to be costly or large in scale. It could, for example, include measures like bird boxes, insect boxes and the planting of native shrubs or flowers suitable for other pollinators.

Q. How do I provide the information?

To assist in providing the information the Council requires, the associated form can be completed to provide the specific Green Infrastructure details that relate to each step of your proposed development.

GREEN INFRASTRUCTURE STATEMENT

Form completed by:	Mr C Adams
Date:	9 th September 2026
Address of site:	Blaina Community Sports Club, Central Park, Blaina, NP13 3AY
Description of Proposal:	Proposed Retention of Storage Containers, Patio Extension inc Protective Fence and retention of Container at rear of Stand used as Physiotherapy Room.

1. Details of all existing green infrastructure and biodiversity enhancements (e.g. trees, hedges, ponds, bird/bat boxes, insect houses etc) on site:

Boundary 1:	Rear right hand side N/A
Boundary 2:	Rear Left hand side, N/A
Boundary 3:	Rear N/A
Boundary 4:	Front N/A
Front Garden:	Car Park
Rear Garden:	Community Club Building
Other:	

2. What green infrastructure features have already been removed from site and/or removal to facilitate the development?

Boundary 1:	None
Boundary 2:	None
Boundary 3:	None
Boundary 4:	N/A
Front Garden:	No Change
Rear Garden:	No Change
Other:	

3. How will the retained features be protected during development (i.e. BS5837:2012 Tree Protection Works)?

Boundary 1:	N/A
Boundary 2:	N/A
Boundary 3:	N/A
Boundary 4:	N/A
Front Garden:	N/A
Rear Garden:	N/A
Other:	

4. What green infrastructure is being planted as mitigation for losses? Please show your block plan/landscaping plan in support of your application (see example in note).

Boundary 1:	No Change to existing
Boundary 2:	No Change to existing

Boundary 3:	No Change to existing
Boundary 4:	N/A
Front Garden:	N/A
Rear Garden:	N/A
Other:	

5. What Landscaping is being planted to enhance Green Infrastructure? Please show on your block plan/landscaping plan in support of your application (see example guidance note).

Boundary 1:	No Change to existing
Boundary 2:	No Change to existing
Boundary 3:	No Change to existing
Boundary 4:	No Change to existing
Front Garden:	No Change to existing
Rear Garden:	
Other:	

6. How will the new planting be managed and/or maintained?

7. Biodiversity enhancements

The enhancements do not need to be directly attached to the proposed new construction; they can be attached to the existing house or placed within the garden, but they do need to be on land within the red or blue line that identifies the boundary of the planning application. The principle of biodiversity enhancements will lead to a 'net benefit' for biodiversity. The following biodiversity enhancer has also been added:

The following biodiversity enhancements will be added:

Type	Location	Info
Bird/Bat Boxes	Suitable location to be identified within site	

8. Declaration

The information provided in this form has been given to the best of my knowledge. ☐

Site photos (optional)

Please refer to proposed Plans

Cymraeg

Mae'r ddogfen hon hefyd ar gael yn Gymraeg.

This document is also available in Welsh.

The Council will process your personal data in accordance with Data Protection Legislation. For more information and access to privacy n how the Council handles your personal data, please go to the Data Protection section of the Council's [website](#).

Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

General Offices
Steelworks Road
Tylwyn, Ebbw Vale, NP23 6AA.
Tel: 01495 355555 Fax: 01495 355588
Email: planning@blaenau-gwent.gov.uk

Swyddfeydd Cyffredinol
Heol Gwaith Dur
Tŷ Llwyn, Glyn Ebwy, NP23 6AA.
Ffon: 01495 355555 Ffacs: 01495 355588
E-bost: planning@blaenau-gwent.gov.uk



www.blaenau-gwent.gov.uk

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

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

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

Elaina

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

Applicant 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?

2632.00

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

RETROSPECTIVE APPLICATION TO ACCOMMODATE 5 PITCHES FOR FAMILY MEMBERS, COMMUNAL UTILITY ROOM
WITH ACCESS & ECOLOGICAL ENHANCEMENTS

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.

Does your proposal involve the construction of a new building?

- ☒ Yes
☐ No

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

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)

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

See Drawing 04 Sand cement render painted

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

See Drawing 04 White uPVC

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

See Drawing 04 White uPVC

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

See Drawing 04 Blue / black natural or composite slate

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

Please see Planning Statement and Drawings

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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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

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

See Drawing 07

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:

Blaenau Gwent County Borough Council

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):

16/09/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

Blaenau Gwent County Borough Council

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):

16/09/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

House name:

C/O CB Commercials Ltd

Number:

2

Suffix:

Address line 1:

Blaenant Industrial Estate

Address Line 2:

Brynmawr

Town/City:

Ebbw Vale

Postcode:

NP23 4BY

Date notice served (DD/MM/YYYY):

18/09/2028

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):

18/09/2028

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Andrew

Surname

Vaughan-Harnes

Declaration Date

18/09/2028

☒ 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

Mr

First Name

Andrew

Surname

Vaughan-Harries

Declaration Date

16/09/2026

☒ 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

Andrew Vaughan-Harries

Date

28/09/2026

Amendments Summary

Application form Cert B Notice served date changed to 16/09/26



The Planning Studio, Hayston Bridge
Junction, Haywards
Pembrokeshire SA62 3H1

**RESUBMISSION OF P/2024/0223 TO ACCOMMODATE 5 PITCHES FOR
NAMED FAMILY MEMBERS (PERSONAL CONSENT) WITH COMMUNAL
UTILITY ROOM WITH ACCESS & ECOLOGICAL ENHANCEMENTS**

GLYN MILWR YARD, NEAR STONE'S HOUSES, BLAINA, ABERTILLERY

DRAINAGE STATEMENT

Boxes coloured green to be completed.

**In the boxes below please reference other plans and documents within the
planning application. This Drainage Statement will be supported by at least
one plan drawing showing the proposed drainage solutions.**

1. Details of site location and existing drainage arrangements.

Site name	GLYN MILWR YARD, NEAR STONE'S HOUSES, BLAINA, ABERTILLERY
Proposed works	RESUBMISSION OF P/2024/0223 TO ACCOMMODATE 5 PITCHES FOR NAMED FAMILY MEMBERS (PERSONAL CONSENT) WITH COMMUNAL UTILITY ROOM WITH ACCESS & ECOLOGICAL ENHANCEMENTS
Description of any existing drainage arrangements for the site and any adjacent land that drains onto the site.	This is a brown site for additional accommodation of 5 pitches with communal day room, with no further land draining into the site. NRW extract flood map suggests the proposed site is not subject to flooding from rivers, surface water or small water courses. See extract map attached
Construction area of proposed development. Include: any new roof area; any new roadways, driveways, patios, and tracks and similar whether they are permeable or impermeable. You need not include re-surfacing works where the full construction depth is not replaced.	2632 sqm

SURFACE WATER DRAINAGE STATEMENT

2. Details of how surface water is to be managed and discharged (compliance with the Welsh Government's Statutory Standards for Sustainable Drainage Systems will be required for applications with a construction area greater than 100 m²).

The SuDS Standards and Building Regulations require surface water to be discharged at the highest priority level available for that site. Please complete the tables below to show how surface water will be discharge from the site and why water has not been discharged at higher priority levels. Where required and helpful, please reference other plans and documents within the planning application.

Priority Level 1 – Surface water runoff is collected for use	
Will surface water be collected for use?	YES
If yes, what form will that rainwater harvesting take?	Water butts or bio-retainers to be installed to collect rainwater from the communal day room, minimum size 210 litre, prior to discharge to point soakaway.
If no, why not?	

Priority Level 2 – Surface water runoff is infiltrated to ground	
Will surface water be infiltrated to ground?	YES
If yes, what infiltration features are proposed?	A point soakaway is proposed for the day room should planning consent be granted. An infiltration blanket is proposed for the hardstanding areas serving the access and access areas to the new pitches. A full Sab application will be applied for should planning consent be granted if deemed necessary by the SAB team at local authority
If yes, please provide evidence that use of infiltration is viable. BRE365 compliant testing and a demonstration of ground model understanding will be required as evidence.	Full SAB application to be applied for and percolation tests carried out in accordance with BRE Digest 365. <u>Soakaway Maintenance</u> 1 Key Maintenance Requirements: Regular inspection of any silt traps, manholes, pipework and pre-treatment devices, with removal of sediment and debris as required. 2 Regular inspection and maintenance is required to ensure the effective long-term operation of below ground systems. 3 Maintenance responsibility for the soakaway that serve the site will be with the land owner. (See schedule below)
If no, why not?	

SURFACE WATER DRAINAGE STATEMENT

Soakaway Operation and Maintenance Requirements

Maintenance schedule	Required action	Recommended Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then six monthly
	Debris removal from catchment surface (where may cause risks to performance)	Monthly
	Where rainfall infiltrates into blocks from above, check surface of filter for blockage by silt, algae or other matter. Remove and replace surface infiltration medium as necessary.	Monthly (and after large storms)
	Remove sediment from pre-treatment structures	Annually, or as required
Remedial actions	Repair/rehabilitation of inlets, outlet, overflows and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually and after large storms

Priority Level 3 – Surface water runoff is discharged to a surface water body i.e. watercourse	
Will surface water be discharged to a surface water body?	NO
If yes, please provide details of your proposed discharge location. If the surface water body does not appear on OS maps please include details of the surface water body from the point of discharge to the first point it appears on OS mapping.	N/A
If yes, and a connection across third party land is proposed, please provide evidence that permission for the proposed works has been obtained from the landowner.	N/A
If no, why not?	Surface water from the hard surfaces will be dealt with within land in client ownership

Priority Level 4 – Surface water runoff is discharged to a surface water sewer, highway drain, or another drainage system	
Will surface water be discharged to a surface water sewer, highway drain or another drainage system?	NO
If yes, please provide details of the system into which you intend to discharge. Reference other plans in the planning application if necessary.	N/A

SURFACE WATER DRAINAGE STATEMENT

If yes, please provide evidence of permission to discharge into that system from the owner of that system.	N/A
If yes, and a new surface water sewer across third party land is proposed (for example, to reach a surface water body), please provide evidence that permission for the proposed sewer has been obtained.	N/A
If no, why not?	Surface water from the hard surfaces will be dealt with within land in client ownership

Priority Level 5 – Surface water runoff is discharged to a combined sewer	
Will surface water be discharged to a combined sewer? <i>Please note, the SuDS Standards do not allow surface water to be discharged to a foul sewer.</i>	NO
If yes, please provide details of your proposed discharge location.	N/A
If yes, please provide evidence that the sewage undertaker is willing to accept a connection.	N/A

3. Information for the proposed SuDS elements of the surface water drainage system and an indication of the intended future maintenance regime.

Please provide a description of the SuDS features proposed, bearing in mind the requirement to provide hydraulic control, treatment, biodiversity and amenity. This might be aided by including a proposed surface water drainage layout plan in the planning application.	1. Water butts or bio-retainers – minimum 1 of minimum size 210 litre 2. Point soakaways subject to percolation tests 3. Infiltration blanket for hardstanding areas
Who will be responsible for future maintenance of the SuDS features? <i>MCC is required to adopt SuDS features serving two or more properties (unless the site is controlled by a single person or two or more persons together). Agreement of commuted sums would be required for such an adoption.</i>	The SuDS feature proposed will not be adopted and will remain the responsibility of the land owner

Useful references

Key documents and links which will assist with the production of an appropriate surface water drainage strategy and completion of this document:

Statutory Standards for Sustainable Drainage Systems – Welsh Government – 2018. *This is the document against which applications for SuDS approval are assessed.*

SURFACE WATER DRAINAGE STATEMENT

The SuDS Manual (C753) – CIRIA – 2015. *This document is available from CIRIA as a free of cost download. It contains a huge amount of information on SuDS.*

BRE Digest 365. Soakaway Design. *This document contains the method for infiltration rate tests which will be required for most applications for SuDS approval. Applicants should also note the requirement to understand ground conditions and the likely consequences of using any infiltration features.*

British Standard BS EN 16941-1:2018 - Rainwater Harvesting Systems. *This document is a recommended Code of Practice for no-potable non-potable rainwater harvesting systems.*

Planning Policy Wales Technical Advice Note 15 (TAN15) – Development, flooding and coastal erosion – Welsh Assembly Government – March 2025.

RESUBMISSION OF P/2024/0223 TO ACCOMMODATE 5 PITCHES FOR
NAMED FAMILY MEMBERS (PERSONAL CONSENT) WITH COMMUNAL
UTILITY ROOM WITH ACCESS & ECOLOGICAL ENHANCEMENTS



GLYN MILWR YARD, NEAR STONE'S HOUSES, BLAINA, ABERTILLERY

Drainage Statement Requirements

As the SuDS approval process is independent of the planning process, there is a risk of proposals complying with one regulatory system but not the other. A situation where a scheme receives planning permission but is refused SAB approval should be avoided wherever possible. To avoid this scenario, it is important to consider planning and SAB requirements in combination and to provide the information to decision makers in parallel. This can be best achieved

by applying for both types of consents simultaneously, ensuring the planning application documentation provides full details of the proposed SuDS.

Simultaneous applications are advised as the best approach but it is not always feasible. Where planning permission is sought prior to SAB approval, the applicant will be expected to provide a Drainage Statement as part of the planning application. The Drainage Statement should outline how it is proposed to integrate SuDS into the scheme, to provide the planning authority with confidence the scheme incorporates SuDS appropriately and is subsequently likely to obtain SAB approval. The statement should not generate additional cost or effort to applicants because the information it contains will be required for the subsequent SAB process.

Figure 3 sets out what information should be included as part of a Drainage Statement submitted to the planning authority.

Figure 3 - Requirements for a Drainage Statement

Information required	Details
Details of the site location and existing drainage arrangements.	<i>The Drainage Statement should include a description of existing drainage arrangements for the site and any adjacent land that drains onto the site, along with details of both the existing and proposed permeable area (in m²).</i>
Details of how surface water is to be managed and discharged, ensuring compliance with the existing SuDS standards.	<i>The Drainage Statement should include a description on whether infiltration for the proposed development is feasible. An indication of which of the below discharge methods would be used should also be provided in accordance with the SuDS National Standards. These are ranked in order of priority and the reasons for not using any higher priority methods should be explained:</i> <i>1. Surface water runoff is collected for use</i> <i>2. Surface water runoff is infiltrated to ground</i> <i>3. Surface water runoff is discharged to a surface water body i.e. watercourse</i>

	4. <i>Surface water runoff is discharged to a surface water sewer, highway drain, or another drainage system</i> 5. <i>Surface water runoff is discharged to a combined sewer</i> <i>The Drainage Statement should include details on the consulting and obtaining of relevant permissions for the discharge location along with a sketch plan / map identifying its location as part of the proposal.</i>
Information for the proposed SuDS elements of the surface water drainage system and an indication of the intended future maintenance regime.	<i>The Drainage Statement should provide a description of the sustainable drainage features and details on how they will be accommodated within the overall proposal. Further details could be provided as part of a supplementary sketch plan.</i> <i>Details on the intended future maintenance regime should specify whether there will be a requirement for adoption of the surface drainage system, or elements of it, by the SAB.</i>

The planning authority should share the Drainage Statement with the SAB, allowing time for the SAB to provide feedback before the planning application is determined on the general principles that will be adopted / incorporated into new developments to provide reassurance that the SAB approval process can be entered with confidence.

The planning authority and SAB may decide that drainage arrangements outlined in the Drainage Statement are sound, fundamentally flawed or require minor amendments. Inadequate Drainage Statements and flawed drainage arrangements may be a reason for a planning authority to refuse the planning application.

If the Drainage Statement and the proposed arrangements are broadly acceptable but minor amendments are suggested, feedback to the may inform the subsequent application for SAB approval. Minor amendments in this context are any changes to drainage arrangements that do not necessitate changes to the planning application.

Sustainable drainage systems (SuDS) are required on the majority of new developments and are encouraged in all circumstances as the most effective way of managing surface water in a sustainable way. Development Plans should promote the control of surface water as near to its source as possible for all developments. Along with other flooding considerations, drainage should be factored into the site selection process at the earliest opportunity, as the management of water will influence key issues such as layout and density of development. Information held by the local authority that may assist developers in subsequent planning application submissions should be published in or alongside its Development Plan, potentially as supplementary planning guidance.

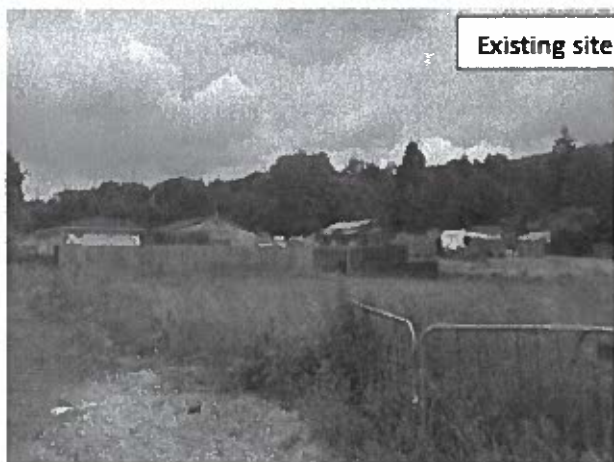
PLANNING STATEMENT & JUSTIFICATION REPORT

RETROSPECTIVE APPLICATION TO ACCOMMODATE 5 PITCHES
FOR FAMILY MEMBERS, COMMUNAL UTILITY ROOM WITH ACCESS
& ECOLOGICAL ENHANCEMENTS.

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

16th SEPTEMBER 2026

Existing site allowed on appeal



Proposed site extension



Photos taken of the two sites in June 2024



The Planning Studio, Hayston Bridge
Johnston, Haverfordwest
Pembrokeshire SA62 3HU


www.planningpembrokeshire.co.uk

HAYS/1970

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 a further planning application on behalf of [REDACTED]

1. PREAMBLE

1.1 A previous planning application (Ref P/2024/0223), submitted in December 2024, was refused by the Council's Planning Committee at its meeting on 29th January 2026 for the following one reason:-

The existing adopted highway from Filas Sirhwi/Sirhowy Villas and the access track serving the proposed residential site is sub-standard with regards to both highway design and construction and is unacceptable in terms of highway safety and capacity grounds. There are no pedestrian provisions, and the access track and existing carriageway varies in width such that two vehicles cannot pass. Traffic engineering solutions to overcome the above concerns would involve upgrading, widening, provision for pedestrians and resurfacing. The land required to carry out these engineering solutions is not in the control of the applicant. Expansion of the Gypsy & Traveller site in this area would significantly increase traffic and pedestrian movements to an existing adopted highway and access track already recognised as substandard in both design for both vehicles and pedestrians alike. The retention of the development is therefore contrary to Policy DM1(3a and b) of the adopted Blaenau Gwent Local Development Plan.

1.2 The purpose of this second application is to address the Committee Report for the meeting dated 29th January 2026 and analyse the reason for refusal.

2.0 INTRODUCTION

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 (2024), Circular 005/2018 (Planning for Gypsy, Traveller and Showpeople Sites) June 2018, The Mobile Homes (Wales) Act 2013 The Housing (Wales) Act 2014. The Mobile Homes (Wales) Act, 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, Welsh Government Guidance for those supporting Gypsy and Traveller Communities: Covid Virus (10th June 2020), The Human Rights Act and United Nations Convention on the Rights of the Child. Adopted LDP (Nov 2012) policy DM1 – New Development, DM9 - Caravan Sites for Gypsies and Travellers and GT1 Gypsy and Traveller Accommodation. Gypsy and Traveller Accommodation Needs Assessment (GTAA) 2012 – 2021, and the 2015 and 2020 Assessments for the period to 2033.

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 (Private Owner can be avoided on this submission)
- **Drawing 01**– Expanded Location Plan at Scale A3 @ 1:1250
- **Drawing 02** – Location and Block Plan at Scales A3 @ 1:1250 and 1:1000 respectively.
- **Drawing 03** – Proposed Site Plan for 5 pitches at Scale A3 @ 1:250
- **Drawing 04** – Proposed Utility Room Details at Scale A3 @1:100 and 1:50
- **Drawing 05** – Proposed Junction Improvements at Scale A3 @1:200
- **Drawing 06** – Photomontage of Access Junction
- **Drawing 07** – Proposed Private Treatment Plant Details at Scale A3 @1:25
- **Drawing 08** – Aerial photo of existing site layout NTS
- **Drawing 09 & 10** –Site access & Visibility Splays with Transit Van Vehicle Sweep Paths at Scale A3 @1:500 and 1:200.
- **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** – Report by LvW Highways Consultants dated April 2026.
- **Appendix D** – Green Infrastructure Statement.
- **Appendix E** – Updated Highway / Pedestrian Improvement Drawings No's A - F

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

2.1 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)*.

is in the client's ownership, and has been for the



The Coach House

Park (city)

River School

7th Avenue Village

Orinville House

St. John's Hospital

ice water
sea over

end) by Stone House)

formed hard surfaced road, and Traveller sites, and speeds along this access. Traffic calming measures and to be several ownerships by the submission, and the adjoining road to the south

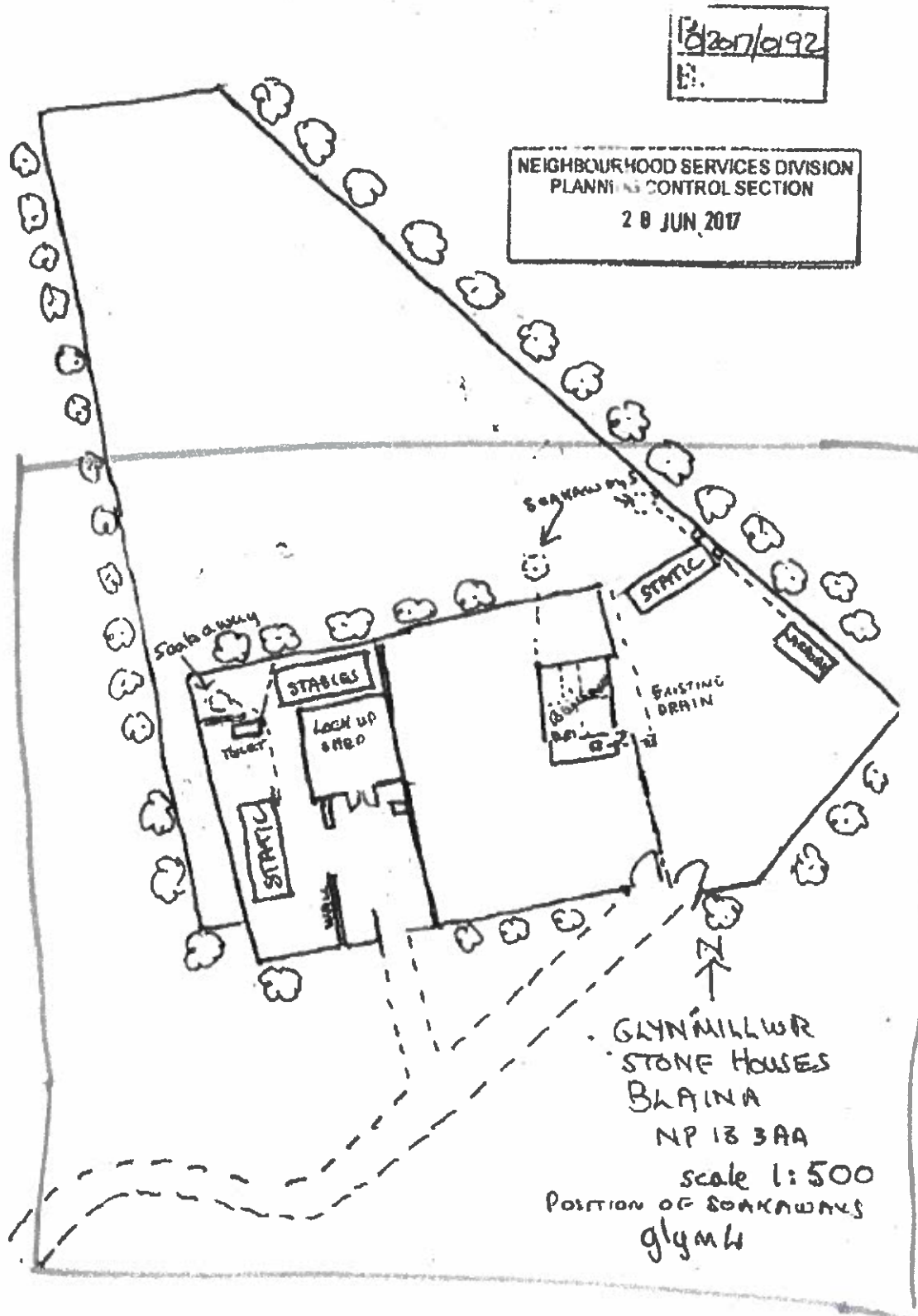


Site entrance photos taken in June 2024 from Drawing 06. The mound is identified for removal to improve visibility site lines.

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

3.4 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 by Traveller Ahead and have now been discharged by the LPA.

3.5 The LPA Officers are requested to examine the Inspectors decision (Ref APP/X6910/A/3155838) and the reasoning to grant planning permission with particular reference to paragraphs 7 to 17 of the decision notice.



Scan of the approved site plan allowed on appeal

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

3.5 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).



Fig 2: Site context (Image: Google)

3.6 In December 2022 an Enforcement Notice [redacted] was served [redacted] 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 ground (f) appeal. 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 [redacted] 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.

3.7 Notwithstanding the above, [REDACTED]

[REDACTED] The Local Planning Authority has taken no further action against the applicants since the appeal decision. It is apparent there may be 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.

4.0 THE APPLICANT'S DETAILS AND GYPSY STATUS

4.1 A private and confidential report, prepared by Travelling Ahead – Gypsy Advocacy Service, on the applicant's updated 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.



4.2 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) *All other persons with a cultural tradition of nomadism or of living in a mobile home.*

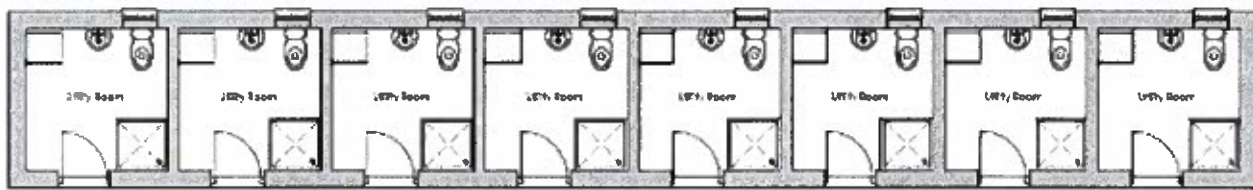
As such the Circular and Gypsy policies in the development plan applies to them as they urgently require a permanent family pitch on this site which they own and will be improved at their own expense with no impact on the public purse.

4.3 The statement on behalf of the applicant is contained in Appendix A and identifies a need for safe and secure permanent family pitches, away from larger sites but close to other family members, within a reasonable distance of access to services and facilities. As there are no alternative private or public sites available within the County and, unlikely to be available in the near future, the applicants have put forward this site to cater for the family's long-term needs and this was the main reason why this site has been purchased by the family to achieve this goal together with the fact the site was affordable. The provision of small private Gypsy sites is recognised in Circular 005/2018 as making a valuable contribution to the overall supply in any particular area.

5.1 The applicants intend to continue using the site as a permanent extended family pitch to accommodate five immediate family members and comprises of the following components. Details of the proposals are contained in Drawings 03 to 05 together with Drawing 09 and 10 in respect of the site access. The latter should be read with the contents of Appendix C prepared by LvW Highways Consultants on traffic impacts which will be referred to latter in this statement.



- 9



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

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 also changed to ensure a protection area for a Welsh Water surface water pipe is not affected and this has been agreed previously.

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 03 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. These improvements will be financed by the applicants. It is noted that the speed limit along road leading to High Street has now been reduced to 20mph and is acceptable for a shared accessway roads used by both traffic and pedestrians.



Scan of Drawing 02 showing location access improvements



Scan of Drawing 05 showing the junction improvements

6.0 NATIONAL PLANNING CONTEXT

6.1 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.

6.2 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.

6.3 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 Cwmcrachen. Unfortunately, these additional pitches have not materialised, and the planning permission has lapsed. 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.

6.4 This latest GTANA is now considered to be out of date for the following 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.

7.0 CURRENT LDP PLANNING POLICY

7.1 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

7.2 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.

7.3 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.

7.4 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 high 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.

7.5 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.

8.0 ANALYSIS AND COMMENT ON THE COMMITTEE REPORT AND DECISION IN RESPECT OF APPLICATION P/2024/0223

8.1 The original planning application submitted in August 2024, included details of a five-pitch Traveller and Gypsy site, the same area as the current resubmitted proposal.

8.2 In determining the application, 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.

8.3 In considering the principle of the development of the site was accepted by the Authority 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).

8.4 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 recent aerial photo showing the significant surrounding trees to help screen the site

8.5 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 with a SuDS assessment that will be submitted for SAB and to support 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).

8.6

It is considered these residents only generate a modest increase in the amount of traffic using the two adjoining sites contrary the Authority's opinion of a 'significant' increase.

8.7 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 shortfall 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.

8.8 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.

8.9 The main thrust of the refusal notice issued on 29th January 2026 relates to, what the Authority considers to be the substandard nature of the means of access from High Street which is an unadopted private route used by the applicants and their families together with residents from Stone's Houses as a pedestrian route and local walkers gaining access to the network of footpaths to the east (The Ebbw Fach Trail). The refusal notice considers the proposed development will significantly increase traffic and pedestrian movements to the detriment of users. However, no empirical evidence has been provided by the Highway Authority in respect of any accidents to either pedestrians or vehicles occurring along this unadopted, mainly private road, since the application site has been used by members of the

8.10 The Committee report refers to the access road being owned by three parties including the applicant and the County Highway Authority. To allow the development to be supported by the Authority, this access road needs to be resurfaced, widened to provide a separate pedestrian facility and vehicle passing bays financed by the applicant. Discussions with Highway Officers during the application consideration period indicated these improvements could cost [REDACTED] which is prohibitive for the applicants to undertake. Updated plans on these highways / pedestrian improvements were drawn up and initially offered and for transparency are attached in Appendix E (Drawing Nos A – F). Below and on the next page are scans of Drawings B, D & E.





Designed by	Checked by	File Number AYR 1401	Date 11/24/2024	Scale AS B' 3'
(Insert Title) Typical Traffic Control Detail Offered Highway Improvements Under P25024/0023 (alt)				

D



The above improvements were identified as being in LPA Highways or Estate Dept's so could be deliverable. However, as indicated the offer to provide this was turned down due to:

- Significant cost of [REDACTED] plus,
- LPA needed delivery within 6 months.

Logically, the improvements would not only benefit the traveller expansion, but also all residents of Stone House, walkers / pedestrians who use the linked footpath to access the surrounding village and recreational area. There is the Ebbw Fach Trail, as shown in the Planning Committee report and scanned in below:

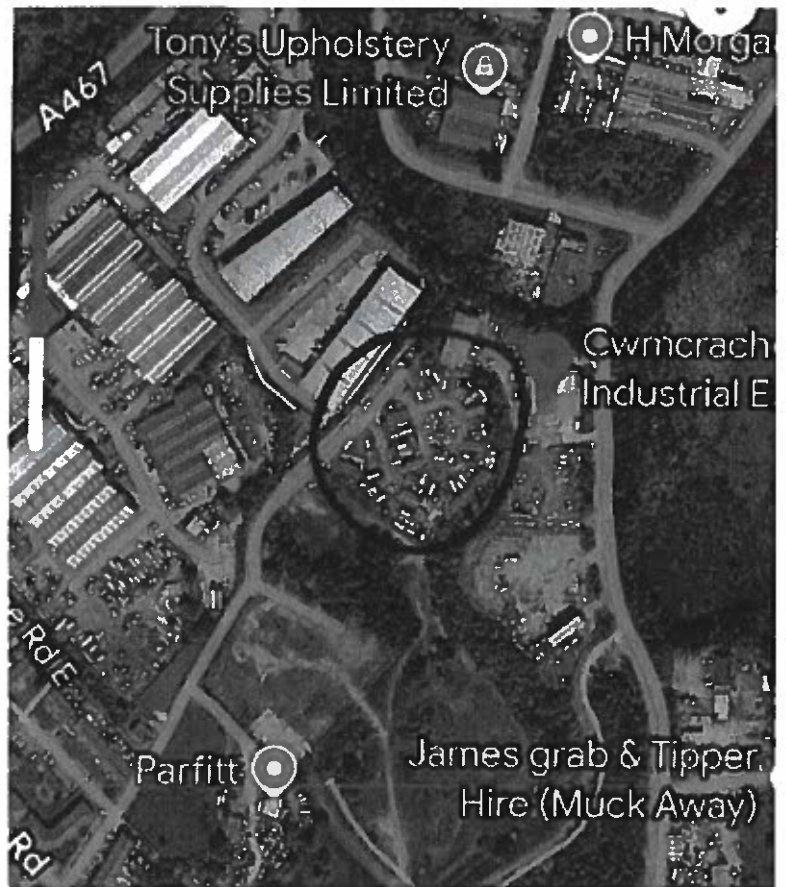


Fig 3 - red dotted lines show approximate walking routes. Image: Google Maps.

As such, a logical request was asked in respect to the LPA / Highways for joint funding this, however, this was declined as the funds were indicated as not available. Therefore, we ask is this highways improvement reasonable and a proportionate requirement for this traveller expansion? We consider it is not and this will be discussed later in the report. The applicants are prepared to undertake works to remove the mound to improve visibility adjacent to the site entrance at their expense. It was intimated in discussions with the Highway Authority that funds to carry out works to improve the access lane may become available however, this offer was withdrawn following discussions with the Council's elected members. It is considered that, as the Highways Authority owns the area of land across the whole of the access point, it is their responsibility to undertake these works at public expense if it is considered so crucial in relation to the scale the proposal.

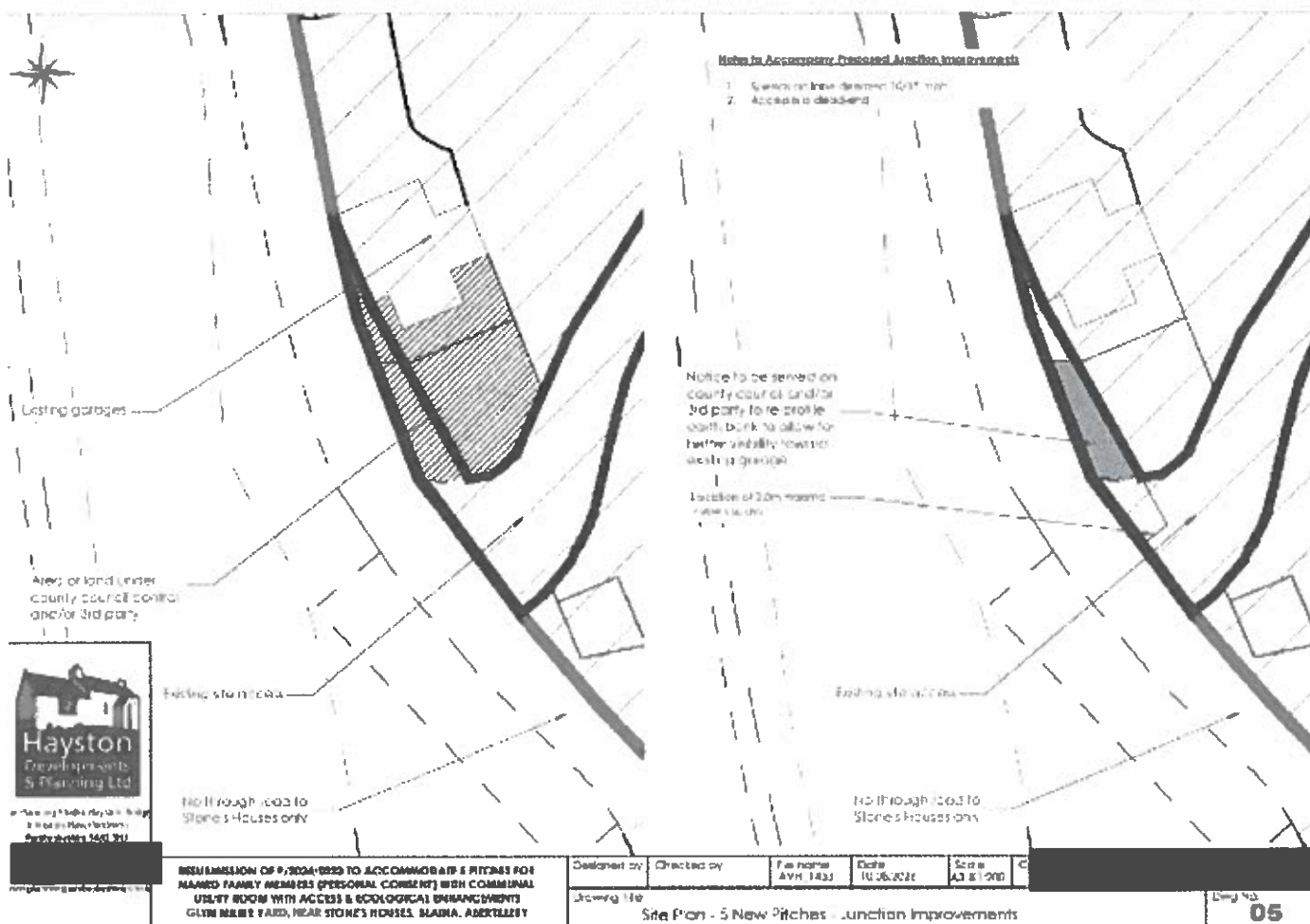
8.11 Appendix C contains a statement and evidence provided by LvW Highways Consultants who have been commissioned to assess the Council's Highways statement and to investigate the Authority owned and managed Gypsy and Traveller at Cwmcrachen in Nantaglo. This site has 20 pitches available but is intended to increase by at least a further 6 as it is an allocated site in the adopted LDP. This site has been operating

for over 26 years and is accessed by a single-track narrow lane with no dedicated pedestrian access and poor visibility at the junction with the main highway. The Council appears to be adopting double standards in respect of site access arrangements as the application site is being treated as a traditional residential development rather than a Gypsy and Traveller site similar to the Council's facility.



Google aerial of traveller site and access

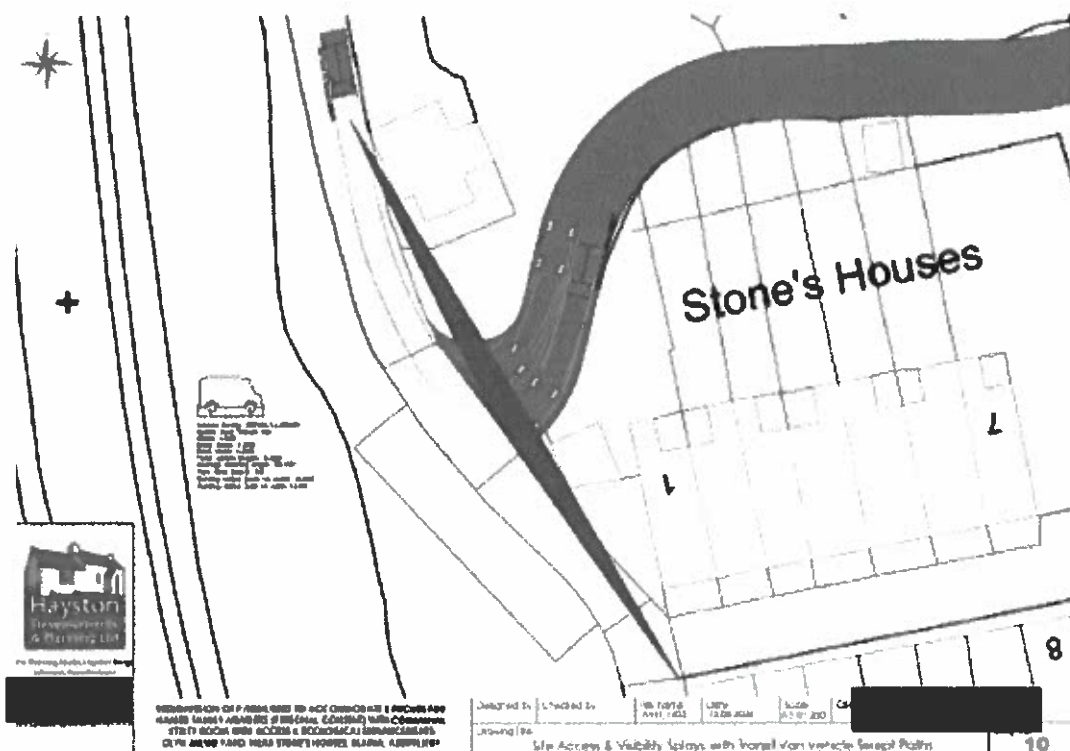
8.12 The Highway Consultants go on to assess the existing and proposed visibility splays, pedestrian and vehicular safety levels using a shared surface and improvements put forward by the application. In doing so Drawings 05, 09 and 10 have been prepared showing vehicle sweeps along the access lane. In summary, the Consultants conclude the current access does not meet the Highway Officers stringent requirements for a residential estate road. However, it has not resulted in a situation that has impacted on highway safety or capacity grounds and is therefore wrong in their assessment. Manual for Streets clearly acknowledges that shared surface streets used by both pedestrians and vehicles can exist together where vehicle flows are low and slow. The current surface of the access ensures slow speeds. It is concluded that the proposed development will not result in a situation that is detrimental to highway or pedestrian safety.



Scan of Drawing 05 showing junction improvements



Scan of Drawings 09 showing site access and visibility splays



Scan of Drawing 10 showing site access and visibility splays

8.13 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 a document entitled Welsh Government and Local Authorities Failing Traveller Communities August 2022 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.

8.14 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. As a consequence, conditional planning permission was granted.

9.0 OTHER MATERIAL CONSIDERATIONS

9.1 Article 8 of the European Convention on Human Rights

9.2 All the family members are committed to ensuring their children have access to important

[illegible]

10.0 CONCLUSION

10.1 As the refusal notice only refers to the means of access to the application it is logically concluded that all other development matters contained in both the original supporting Planning Statement, now repeated in this Statement, were considered acceptable and in compliance with adopted LDP policies. For the purposes of this application no further comments need to be addressed.

10.2 There is a high risk of involuntary eviction and distress to the family caused by the LPA's decision to instigate enforcement procedures to ensure the application site is vacated. This action is unsustainable and totally contrary to Welsh Government advice on how to deal with protected ethnic minorities in a proactive manner, particularly as the application site is sustainably located within the settlement of Blaina as required by adopted Gypsy and Traveller policies.

10.3 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.

10.4 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 high 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. This site has been provided at no cost to the public purse.

10.5 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 advocated by the applicants are carried out 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 LwW Highway Consultants have now fully assessed the one reason for refusal of the previous application and conditions on the council's site at Cwmcrahen in Nantaglo and have concluded that Highway Authority have adopted double standards. They have assessed the existing and proposed visibility splays, pedestrian and vehicular safety levels using a shared surface and improvements put forward by the applicants and conclude the current access does not meet the Highway Officers stringent requirements for a residential estate road. However, it has not resulted in a situation that has impacted on highway safety or capacity grounds and is therefore wrong in their assessment. Manual for Streets clearly acknowledges that shared surface streets used by both pedestrians and vehicles can exist together where vehicle flows are low and slow. The current surface of the access ensures slow speeds. It is concluded that the proposed development will not result in a situation that is detrimental to highway or pedestrian safety. It has been proven that over the years (with the existing development in place) there have been limited accidents / danger.

10.8 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.

10.9 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.

10.10 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 significant 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
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SENIOR PLANNER

REPORT REVIEWED BY
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DIRECTOR/PRINCIPAL PLANNER



RTPI

mediation of space · making of place

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Email: 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



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

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

Applicant 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?

2632.00

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

RETROSPECTIVE APPLICATION TO ACCOMMODATE 5 PITCHES FOR FAMILY MEMBERS, COMMUNAL UTILITY ROOM WITH ACCESS & ECOLOGICAL ENHANCEMENTS

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.

Does your proposal involve the construction of a new building?

☒ Yes

☐ No

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

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)

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

See Drawing 04 Sand cement render painted

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

See Drawing 04 White uPVC

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

See Drawing 04 White uPVC

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

See Drawing 04 Blue / black natural or composite slate

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

Please see Planning Statement and Drawings

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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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

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

See Drawing 07

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: ***** REDACTED ***** 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): 16/12/2024 Person Family Name:
Name of Owner/Agricultural Tenant: ***** REDACTED ***** House name: Estates Dept - Ms Louise Horner 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: ***** REDACTED ***** House name: C/O CB Commercials Ltd Number: 2 Suffix: Address line 1: Blaenant Industrial Estate Address Line 2: Brynmawr Town/City: Ebbw Vale

Postcode:

NP23 4BY

Date notice served (DD/MM/YYYY):

16/09/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

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):

16/09/2026

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Andrew

Surname

Vaughan-Harries

Declaration Date

16/09/2026

☒ 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

Mr

First Name

Andrew

Surname

Vaughan-Harries

Declaration Date

16/09/2026

☒ 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

Andrew Vaughan-Harries

Date

16/09/2026



Appeal Decision

by Richard E. Jenkins BA (Hons) MSc MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 09/12/2024

Appeal reference: CAS-01357-K3S5H0

Site address: Land at Rose Row, Penderyn Road, Hirwaun, Aberdare, CF44 0BN

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
 - The appeal is made by Dassy Jones against an enforcement notice issued by Rhondda Cynon Taff County Borough Council.
 - The enforcement notice, Council Ref: EN/21/00171, was issued on 20 September 2021.
 - The breach of planning control as alleged in the notice is without planning permission, the material change of use of the land to the stationing of caravans for residential purposes for one Gypsy and Traveller family, together with the formation of a hardstand, utility/ day room and storage building.
 - The requirements of the notice are i) Cease the use of the Land as a caravan site involving the stationing of caravans for residential purposes; ii) Remove from the land all caravans used for residential purposes, the utility/ dayroom, the storage building, the hardstand and all other domestic chattels and garden items.
 - The period for compliance with the requirements is 6 months from the date the Notice takes effect.
 - The appeal is proceeding on the grounds set out in section 174(2)(a), (f) and (g) of the Town and Country Planning Act 1990, as amended.
 - A Hearing was held on 25 September 2024.
 - A site visit was made on 25 September 2024.
-

Decision

1. The appeal is allowed under ground (a) and the Enforcement Notice is quashed. Planning permission is granted on the application deemed to have been made under Section 177(5) of the 1990 Act, as amended, for the development already carried out, namely the material change of use of the land to the stationing of caravans for residential purposes for one Gypsy and Traveller family, together with the formation of a hardstand, utility/ day room and storage building on Land at Rose Row, Penderyn Road, Hirwaun, Aberdare, CF44 9SQ, as referred to in the Notice, subject to the conditions set out at Annex A of this decision letter.

Procedural Matters

2. Upon the appellant being granted permission to appeal against the decision of the Planning Inspector previously appointed by the Welsh Ministers, and upon the Welsh Ministers indication that the appellant's appeal is conceded, the Decision dated 23 June 2023 was quashed, with the enforcement appeal admitted for re-determination. Both parties were given the opportunity to submit further written submissions on the case and a Hearing was held on 25 September 2024. It is on the basis of this evidence that the appeal shall be determined.
3. The breach of planning control alleged within the Notice is, amongst other things, the material change of use of the land to the stationing of caravans for residential purposes for a single Gypsy and Traveller family. It is common ground between the parties that the appellant and her immediate family fall within the definition of '*Gypsies and Travellers*', as defined by Welsh Government (WG) Circular 005/2018: *Planning for Gypsy, Traveller and Showpeople Sites* (2018) (hereinafter referred as Circular 05/2018). Having considered the written and oral evidence in respect of this appeal, I have no reason to dispute this position. The legislative and policy framework relating to Gypsies and Travellers is therefore engaged.
4. The Enforcement Notice refers to the postcode of the appeal site as CF44 0BN. This is incorrect, with the evidence suggesting that the postcode is in fact CF44 9SQ. For the avoidance of any doubt, I shall refer to the correct postcode in the formal decision.

Reasons

Ground (a) – The Deemed Planning Application

5. An appeal under ground (a) is that planning permission should be granted for the matters that constitute the alleged breach of planning control. Planning permission is therefore sought for the material change of use of the land to the stationing of caravans for residential purposes for one Gypsy and Traveller family, together with the formation of a hardstand, utility/ day room and storage building.
6. There is no dispute over the principle of development and, having regard to both the development plan framework and the provisions of WG Circular 05/2018, I have no reason to come to an alternative conclusion on this matter. Therefore, reflective of the reasons for issuing the Notice, the main issues in the determination of the appeal are: *the effect of the development upon highway safety along the A4059; and whether any identified harm in respect of that matter would be outweighed by the material considerations in favour of the development.*

Highway Safety

7. The appeal site is located on a parcel of land sited off an access lane located to the east of the A4059, north of the village of Hirwaun. The Council objects to the development on the basis that it intensifies the use of what it describes as '*a substandard access lane that lacks adequate vision splays, a turning area, suitable carriageway width, passing bays and adequate structural integrity, to the detriment of highway safety and the free flow of traffic along the A4059*'.
8. The A4059 links the A465 Heads of the Valleys Road to the south with the A470 and the Bannau Brycheiniog to the north. It represents a busy route, with the volume of traffic not disputed between the parties. The speed limit varies over the length of the A4059. However, as it passes the access lane leading to the appeal site, it currently stands at 50mph. Directly opposite that access lies another access serving a long-established

cemetery. To the south lies a railway bridge, beyond which there are bus stops and lay-bys that serve school buses, as well as an access to the properties at Bryn Hir.

9. The lane leading to the appeal site provides access to the adjoining fields and becomes a bridleway (HIR/38/1). I was able to confirm at the time of my site inspection that the access lane is not wide enough for two vehicles to pass simultaneously and neither are there any formal passing bays nor turning areas. However, given the scale of the development and the modest length of the access lane, I do not consider the overall geometry and junction radii to represent a significant constraint to the development before me. Furthermore, a turning area could be provided by reconfiguring the site's access gates and this could be secured through a suitably worded planning condition. Similarly, whilst the surface predominantly comprises hardcore and lacks the structural integrity of an adoptable highway, this is not a significant impediment to the safe and efficient use of the wider highway network, not least because the first few metres of the access lane are hard surfaced, akin to that of the adopted highway.
10. In respect of the issue of visibility, it is relevant to note that Technical Advice Note (TAN) 18: *Transport* (2007) recommends stopping site distances in the region of 160 metres for developments such as that up for consideration here. Whilst there are no significant concerns regarding the stopping site distance to the north, it is common ground between the parties that visibility to the south is significantly below the recommended distance, at around 70 metres. This is due to the gradient of the land and, in particular, the brow of the hill over the railway bridge. The appellant submits that the principles of Manual for Streets 2 (MfS2) should apply in this instance and that the TAN18 distances should be treated with caution. Specifically, the appellant notes that MfS2 states that "...unless there is local evidence to the contrary, a reduction in visibility below recommended levels will not necessarily lead to a significant problem."
11. I have not seen anything to lead me to conclude that the principles of MfS2 should override the advice set out in TAN18 in this instance. Indeed, despite the aforementioned neighbouring developments, the appeal site is located within the countryside, along the A4059 which represents a busy principal route through the county. Nevertheless, it is clearly material to note that the stopping site distances recommended in TAN18 represent guidance only and should not be prescriptively applied. Indeed, the particular circumstances of the case need to be fully considered in any assessment of risk to highway safety and it is on this basis that I shall consider this matter.
12. I was able to confirm at the time of my site inspection that, at the 2.4 metre x-distance, visibility to the south towards the railway bridge is restricted by the vertical alignment of the highway. This represents a risk to vehicles leaving the appeal site, particularly for slow-moving vehicles such as those towing a trailer or caravan. It also threatens those vehicles approaching the appeal site from the south that need to wait for on-coming vehicles to pass before turning right onto the access lane. Indeed, vehicles following in a northerly direction would not have full visibility of a stationary vehicle indicating to manoeuvre into the appeal site until relatively late on. It is clearly relevant to note that the appellant is a single mother who does not travel for work. Neither does she tow trailers or caravans. Nonetheless, the overall highway safety risks arising from the visibility to the south is a significant concern. Such risks could clearly be reduced via a reduction in the overall speed limit. However, the Highways Authority has indicated that it does not consider that it would be appropriate to give consideration to a reduction in speed to overcome issues at a specific location/ junction.
13. In terms of assessing the practical risks, it is relevant to note that the submitted personal injury accident data for the area indicates that there has been one accident in recent history. However, the evidence suggests that this was to the south of the railway bridge

and both parties confirmed at the Hearing that the circumstances of that incident were not directly relevant to the visibility issues at the appeal site. Having considered the circumstances of that accident, I have no reason to take a different view on this issue. There is, therefore, no record of any personal injury accidents within the immediate vicinity of the appeal site, suggesting that the brow of the hill over the railway bridge does influence the actions of road users in this location. Indeed, the lack of any accident data at the site access needs to be considered within the context that the appeal site has been occupied for residential purposes since around 2018, and the aforementioned cemetery, which has similar visibility constraints to that of the appeal site, has been in operation for a number of decades.

14. Nevertheless, success under ground (a) would result in planning permission being granted for the development, resulting in a permanent residential use only accessible under restricted visibility. As set out above, the development has the potential to threaten the free flow of traffic along the A4059, via the aforementioned issues associated with vehicles waiting to turn right onto the appeal site. Visibility when turning right onto the A4059 from the appeal site is also problematic. A grant of planning permission would, therefore, add to the existing risks in the area and thus undermine highway safety. The development therefore conflicts with the aims of Policies AW5 and NSA12 of the adopted Rhondda Cynon Taf Local Development Plan 2006- 2021 (Adopted 2011) (LDP). For the aforementioned reasons, it also conflicts with the thrust of the advice set out in TAN18.

Matters in favour of the development and planning balance

15. The Council confirmed at the Hearing that there is an unmet need for Gypsy and Traveller accommodation in the area. Indeed, I was advised that the Gypsy and Traveller Accommodation Assessment (GTAA), which was approved in March 2024, indicates that there is a need for 22No. pitches in the first 5 years, with a further need of 5No. pitches over the following 10-year period. The needs of the appellant have been factored into this assessment and there is no dispute that the appellant and her family are in genuine need of accommodation. This is reflected by the fact that the family have unlawfully occupied the appeal site since around 2018. Section 103 of the Housing (Wales) Act 2014 requires that, where a housing authority's approved Gypsy and Traveller needs assessment identifies needs within the area, the authority must exercise its powers so far as may be necessary to meet those needs.
16. The Council has confirmed that, despite the identified need, there are no available alternative sites within the administrative area. The on-going review of the LDP would represent an opportunity to provide sites to meet the identified needs, although it was confirmed at the Hearing that the prospect of its adoption in the short term, and thus carrying necessary weight in the planning process, is unlikely. Indeed, I have not seen anything to give me the confidence that it would be adopted in the near future and cannot, therefore, conclude that there is likely to be an impending material change in planning circumstances. Furthermore, despite having a criteria based policy in its adopted LDP, the Council does not have a strategy in place to deal with the Gypsies and Travellers that are in immediate need for accommodation. The Council is, therefore, failing to meet its statutory duty under Section 103 of the above Act. On this basis, and bearing in mind the appellant's aversion to conventional bricks and mortar accommodation, it is clear that the appellant would be extremely unlikely to find suitable alternative accommodation should the appeal be dismissed. Indeed, the appellant confirmed at the Hearing that the family would be forced into living on the roadside.
17. The loss of a family home, and the resulting displacement of its family members with no alternative base, engages the rights under the Human Rights Act (1998) and the Equality Act 2010. Article 8 and Article 1 of the European Convention on Human Rights, as

incorporated into the Human Rights Act, requires that decisions ensure respect for private and family life and the home, and the peaceful enjoyment of their possessions. Given the protected characteristics of the appellant, due regard must also be had to the equality aims set out in the Equality Act. As the appeal site is occupied by a number of children, the rights of the occupiers also need to be considered within the context of Article 3 of the United Nations Convention on the Rights of the Child which requires the best interest of the children to be a primary consideration. Indeed, it is well-established in law that no other factor can inherently carry greater weight in the planning balance.

18. As set out above, the failure to secure planning permission in this instance would lead to the family being made homeless, with only the prospect of a roadside existence in a layby or similar. This is a situation which the appellant has previously experienced and much was made at the Hearing of the problems that occurred in that instance. Whilst I shall refer to the inevitable issues associated with access to facilities and services below, the appellant told of the safety risks associated with a family that includes young children living in a roadside location. Indeed, there are clear and obvious highway safety implications associated with such an arrangement and these would threaten both the appellant's family and the wider public. Such concerns therefore need to be weighed against the highway safety concerns associated with the occupation of the appeal site. The appellant is also a single mother which means that a roadside existence would put the family in a particularly vulnerable position. This would be in complete conflict to the current arrangements where the family live in a secure environment throughout the year.
19. A roadside or itinerant lifestyle would also have clear and obvious implications for the family's ability to gain access to essential facilities and services, and this could have potentially catastrophic implications for the overall stability of the family unit. Specifically, the family are well embedded into the local community and the children attend local schools/ colleges. Whilst many children are successfully relocated when families move, the appellant's family would inevitably encounter problems accessing education from no fixed address and a letter of support has been submitted by the Headteacher at the local primary school where 3 of the 4 children have been educated. Specifically, that letter sets out the existing needs of the child that currently attends that school and references the stability that the school offers, before going on to note that the youngest child is also due to start at that school in the coming years. Another child is also currently settled in education at a community college and it was confirmed as common ground at the Hearing that the resumption of an itinerant lifestyle would be likely to have an adverse effect upon the continuity and stability of the children's education.
20. In addition to this, the loss of the home and an ensuing roadside existence would have a significant impact upon the general well-being of the family members and this would be further exacerbated by the health problems associated with one of the children. The diagnosis is set out in full in the evidence and a letter from the Cwm Taf Morgannwg University Health Board confirms the need for prescribed medication and frequent appointments with medical specialists. The appellant also suffers from both physical and mental conditions that are set out in both the appeal documents and Hearing Document No.1. Moreover, a letter from the Health Board confirms that the loss of the home, with no fixed alternative address, would mean that the appellant would lose support of both her GP and Health Visitor. This serves to highlight the substantial implications that the dismissal of the appeal, without alternative accommodation, would have upon the family's health and general well-being. These impacts would clearly have short-term implications, but would also be likely to result in long-lasting consequences for both the individual family members and the family unit as a whole.

21. Therefore, to conclude on the matters in favour of the appeal, the need for the accommodation is not disputed and there are no suitable sites available as an alternative. The Council is therefore failing in its duty under S.103 of the Housing (Wales) Act, meaning that the dismissal of the appeal would render the family homeless, with only the prospect of a roadside existence. This would bring with it clear safety implications for both the family and the wider community. Such a situation would interfere with the right to respect for the private and family life, the home, and to the peaceful enjoyment of their possessions. It would also run counter to the equality aims arising from the Equality Act. Whilst I shall balance the highway safety risks below, the best interests of the children would generally coincide with those of the appellant which, for the avoidance of any doubt, are for the family to live in a secure environment with necessary access to essential education and health services. Indeed, the need for access to such services is particularly pronounced in this case given the personal medical conditions. Such matters collectively weigh substantially in favour of granting planning permission.
22. It is clearly relevant to note that the aforementioned legislative rights are qualified, and that such interferences may be justified where they are proportionate and in the public interest. As set out above, allowing the appeal would result in highway safety risks for both the occupants of the site and the wider public and this is a legitimate planning aim. However, despite an inability to accurately quantify the risks, a roadside existence would also have the potential to threaten highway and public safety. Furthermore, there have not been any personal injury accidents within the immediate vicinity of the appeal site. This is despite the fact that the appeal site has been occupied for residential purposes for a significant period of time, and the cemetery located opposite has been in operation for a number of decades without any evidence of personal injury accidents. The occupation of the appeal site clearly intensifies the existing concerns. However, having regard to the scale of the development, the number of vehicular movements would be modest.
23. A turning area at the entrance to the appeal site could be secured via a planning condition, thus preventing the need for vehicles to reverse onto the A4059. The parties have also suggested planning conditions to ensure that signage could be utilised to prevent right turning manoeuvres to and from the appeal site, and to provide advanced warning of the entrance. Those planning conditions require works outside of the control of the appellant and do not, therefore, meet the relevant tests for planning conditions. However, such measures would clearly assist in further reducing the overall risks associated with the development and, despite some practical difficulties associated with enforcement, the option would remain open for the Council to progress with such measures through the implementation of a Traffic Regulation Order, as set out in the planning conditions suggested by the parties. Indeed, such measures would not only remove the ability to lawfully undertake the problematic right-hand turns, but would also forewarn road users of the potential dangers and thus influence driving behaviour in the area. Whilst such matters are not on their own determinative, they clearly add further weight to the compelling raft of arguments in favour of the appeal.
24. Therefore, in balancing the competing interests, I find that the wide range of matters in favour of allowing the appeal collectively outweigh the practical risks to highway safety associated with the continued occupation of the appeal site. The dismissal of the appeal would, therefore, disproportionately interfere with the rights of the occupants and run counter to the best interests of the children. It therefore follows that the deemed planning application arising from the appeal under ground (a) must succeed, subject to the imposition of suitably worded planning conditions.

Overall Conclusion and Planning Conditions

25. For the above reasons, and having considered all matters raised, I find that the appeal should be allowed under ground (a) and the Enforcement Notice quashed. Planning permission should therefore be granted, subject to conditions, on the application deemed to have been made under Section 177(5) of the 1990 Act, as amended, for the development already carried out, namely the material change of use of the land to the stationing of caravans for residential purposes for one Gypsy and Traveller family, together with the formation of a hardstand, utility/ day room and storage building.
26. In coming to this conclusion, I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under Section 3 of the Well-Being of Future Generations (Wales) Act 2015 (WBFG Act). I have taken into account the ways of working set out at Section 5 of the WBFG Act and consider that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives, as required by Section 8 of the WBFG Act.
27. I have considered the suggested planning conditions within the context of the advice set out in Welsh Government (WG) Circular 016/2014: *The Use of Planning Conditions for Development Management* (2014) and have imposed those which meet the relevant tests, albeit with minor amendments where necessary to aid precision. As set out above, the personal circumstances of the appellant and her family have materially impacted upon the justification for a grant of planning permission. As such, a condition tying the permission to the appellant and her resident dependents is necessary. However, I have not imposed the suggested planning conditions relating to road signage given that such powers lie entirely within the jurisdiction of the highways authority. The full reasons for each of the planning conditions imposed, as well as relevant policy references, are set out in full at Annex A.

Grounds (f) and (g)

28. In light of the findings in respect of the deemed planning application arising from the appeal under ground (a), grounds (f) and (g) do not fall to be considered.

Richard E. Jenkins

INSPECTOR

ANNEX A:
SCHEDULE OF PLANNING CONDITIONS

- 1) The occupation of the site shall only be by the following and their resident dependents:
Dassy Jones (appellant).

REASON: To reflect the personal circumstances that justify the grant of planning permission.

- 2) When the land ceases to be occupied by those named in Condition No.1, the use shall cease and all caravans, structures, materials and equipment brought on to or erected on the land, or works undertaken to it in connection with the use, shall be removed and the land restored to its condition before the development took place within 6 calendar months of that date.

REASON: To reflect the personal circumstances that justify the grant of planning permission.

- 3) No more than two caravans, as defined in the Caravan Sites and Control of Development Act 1990 and the Caravan Sites Act 1968, shall be stationed on the site at any time.

REASON: *In the interests of visual amenity in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.*

- 4) Within 3 months of the date of this decision, a biodiversity enhancement scheme shall be submitted for the written approval of the Local Planning Authority. The scheme shall include a timetable for its implementation. The works shall be carried out and maintained in accordance with the approved details.

REASON: *To safeguard and enhance biodiversity in accordance with PPW 12 Chapter 6 and Future Wales Policy 9.*

- 5) Within 3 months of the date of this decision, details of a turning facility to cater for service and delivery vehicles to enter/egress the access lane in a forward gear shall be submitted for the written approval of the Local Planning Authority. The scheme shall include a timetable for its implementation. The works shall be carried out, retained and maintained in accordance with the approved details.

REASON: *In the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.*

ANNEX B:
HEARING DOCUMENTS

- 1) Appellant – Confidential letter from doctor at Hirwaun Medical Centre
- 2) Rhondda Cynon Taf County Borough Council – Speed Limit Assessment
- 3) Appellant – Names and details of site occupants

GARDEN COURT CHAMBERS

Welsh Ministers concede appeal of planning inspector's decision brought by a Traveller

Monday 13 November 2023



TIM BALDWIN

Tim Baldwin of the Garden Court Romani Gypsy & Traveller Rights Team acted for the appellant Traveller, instructed by Michael Imperato of Watkins & Gunn Solicitors.

Following the grant of permission to appeal, the Welsh Ministers conceded the appeal with the quashing of their inspector's decision, also agreeing to pay the Appellant's costs and the case is to be remitted back to their planning inspector for reconsideration. The core issue in the case concerns the placing the rights of the Appellant's children and fundamental rights of the Appellant against the issue of highway safety, linked to the access point to a planned site for situation of static caravans. The notice of enforcement is stayed, pending a new decision by the Welsh Ministers.

The issue before the Welsh Ministers centres on the impact on the Traveller and her children of the consequences of eviction, and the interference of the rights under Article 8 of the ECHR. There is also a lack of any available Traveller sites should the Appellant be made homeless, combined with the potential impact of s 60C of the Criminal Justice and Public Order Act 1994 on criminalisation and seizure of their vehicles, as they would be forced onto the side of the road or into unauthorised encampments, disrupting the educational and health needs of the Appellant's children. Regarding children's rights, the Welsh Government has placed particular weight on having due regard to the UN Convention on the Rights of the Child (see Children's rights in Wales).

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Tuesday 3 October 2023

High Court in Cardiff grants Traveller permission to appeal planning inspector's decision

Tim Baldwin of Garden Court Romani Gypsy & Traveller Rights Team acted for the appellant, instructed by Michael Imperato of Watkins & Gunn Solicitors.



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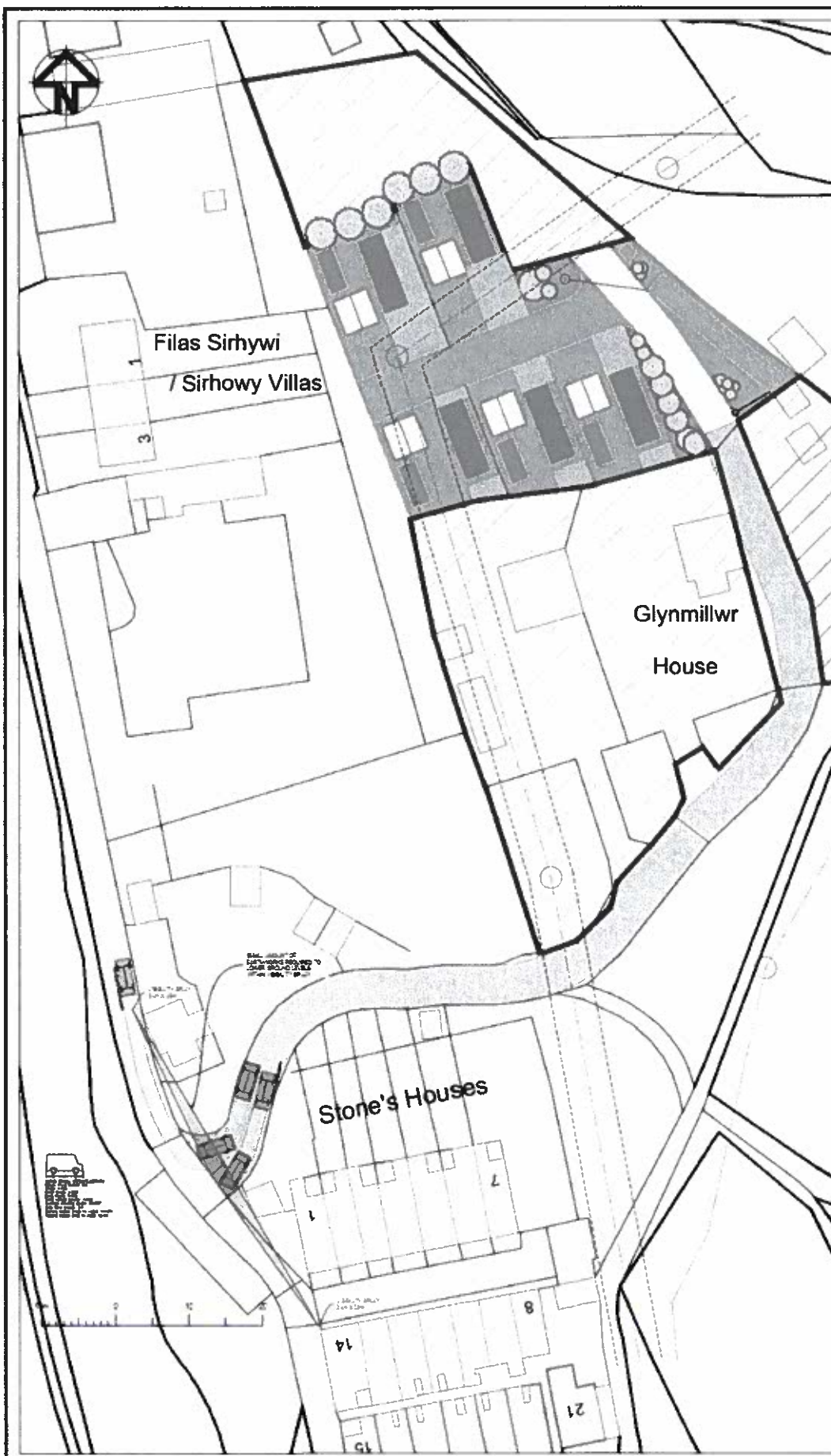
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GARDEN COURT CHAMBERS



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For Discussion		
No.	Revisions/Notes	Date

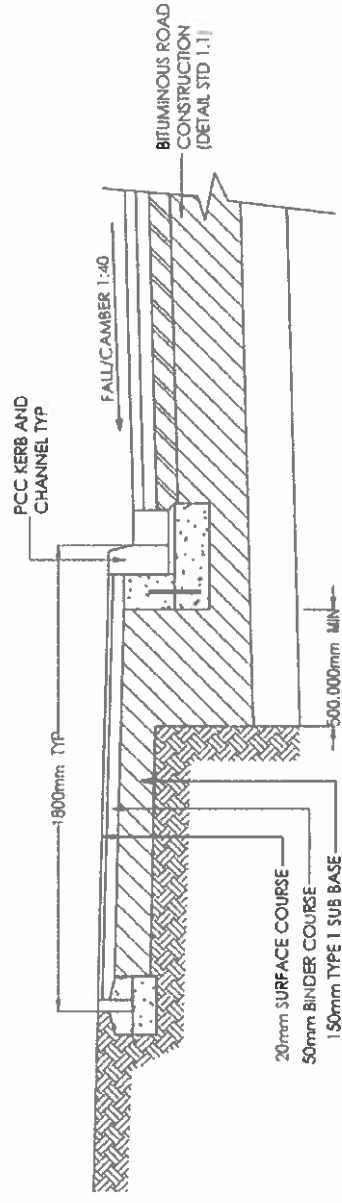
Design Status
50 - Work in progress
Site Name and Address

LvW Highways
www.LvWHighways.com

Project
Haydon Developments & Planning Ltd
Project Name and Address
Extension to Existing Traveler's Site
Land at Glyn Mill
Stone's Houses
Bosnia, NP13 3AA

Planning Info
Site Access & Visibility Studies
With Traveler's Van
Vehicle Sweep Paths

Engineer KvW	Drawn KvW	Approved KvW
Date 10/08/2024	File 14.04.2028	Sheet 1 of 1
Drawing Number 986a-LvW-H-CEN-SV-DR-001-171		



BITUMINOUS FOOTPATH CONSTRUCTION

SCALE 1:20



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& Planning Ltd

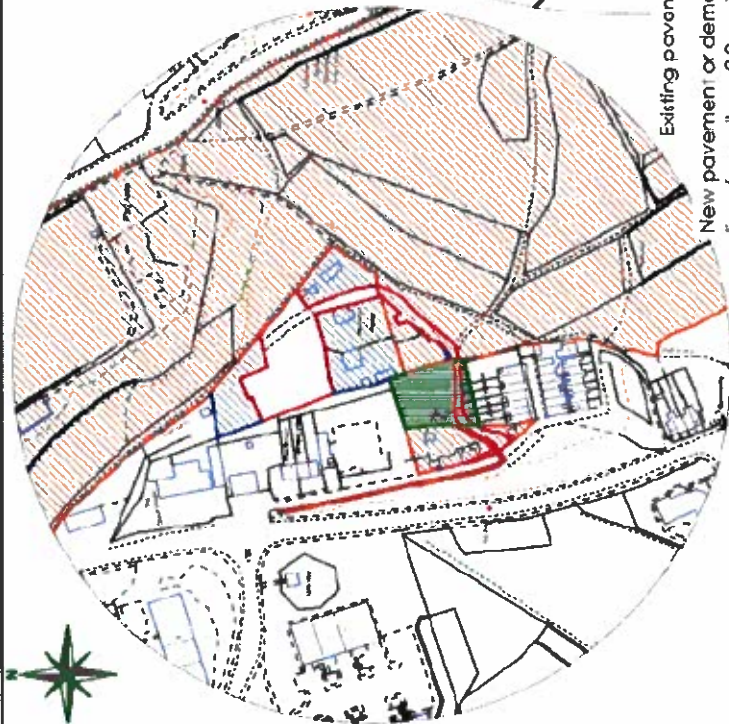
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Expansion of Traveller Site Approved Under Appeal in 2016 with 5
New Pitches (Statics & Tourers) & Communal Day Room Block with
Access & Ecological Improvements
Glyn Mawr, Near Stone's Houses, Blaenau, Aberfferry
(Under P/2024/0223)

Designed by	Checked by	File name	Date	Scale	Client
Drawing Title	Typical Footpath Detail	AVH_1430	10.08.2026	A3 @ 1:20	
Offered Highways Improvements Under P/2024/0223 Later Withdrawn on Costs					Dwg No. E

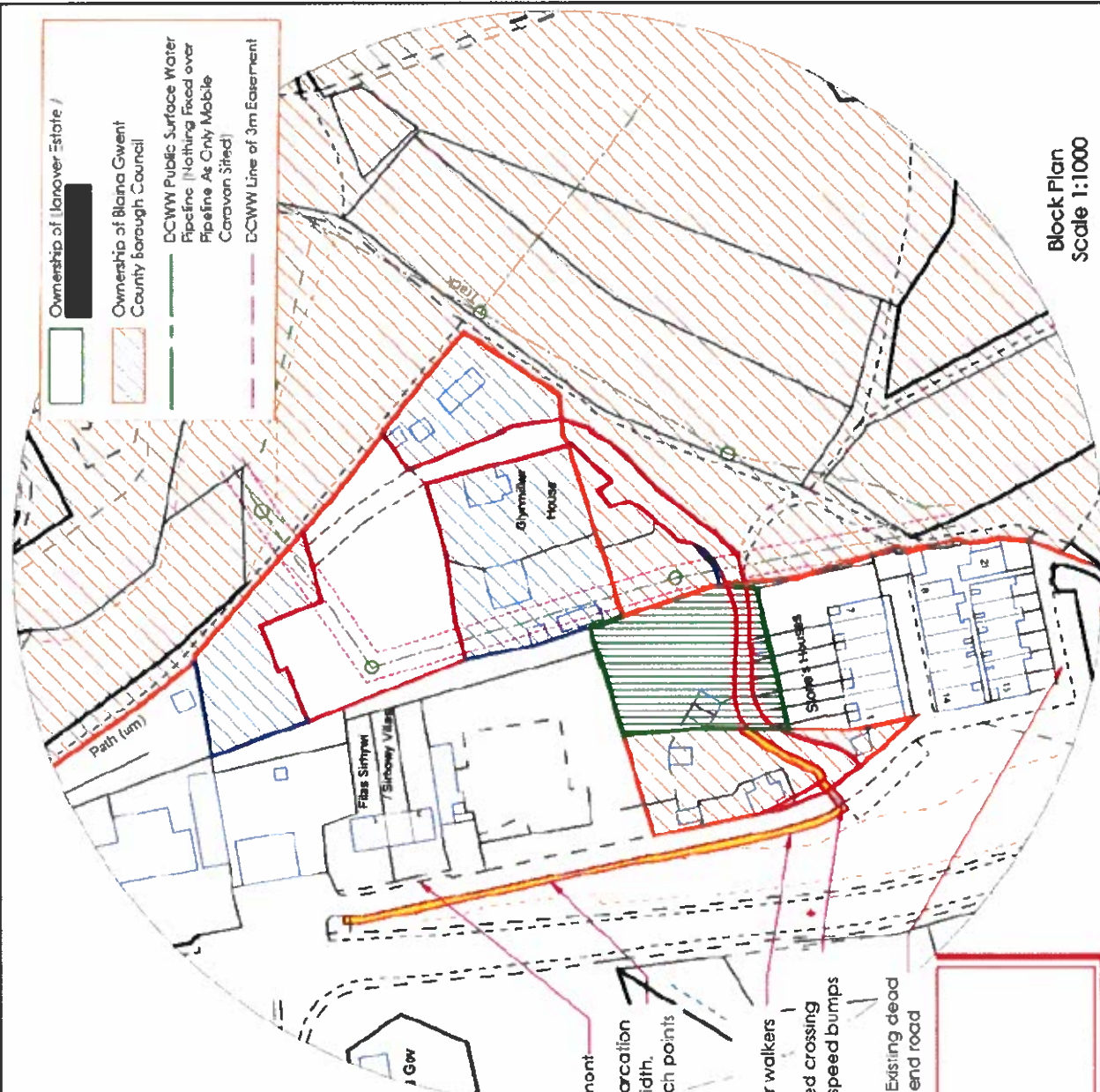




Location Plan
Scale 1:2500

Proposed Access Improvements

1. Splay to north of main access improved



Block Plan
Scale 1:1000

Notes

Red line site area - 2632 sqm (0.2632 Ha)

Additional land in client ownership highlighted in blue



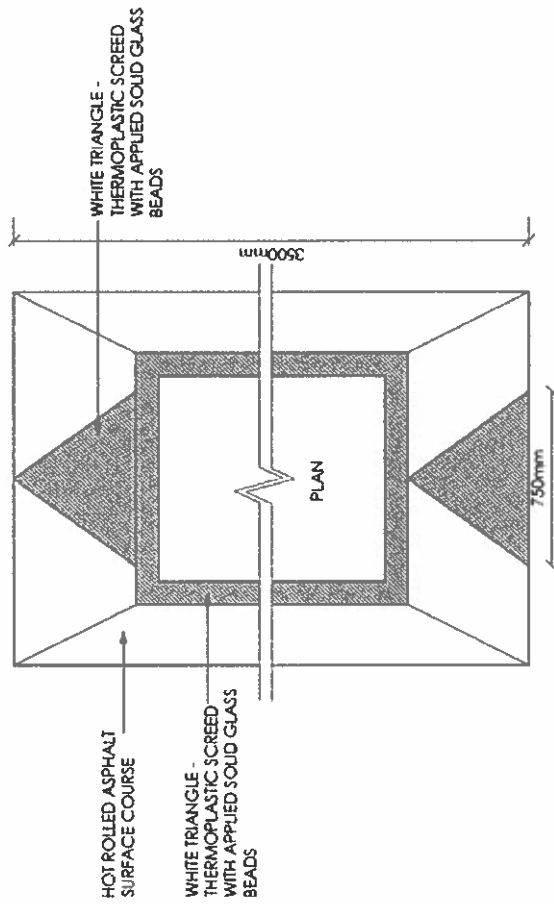
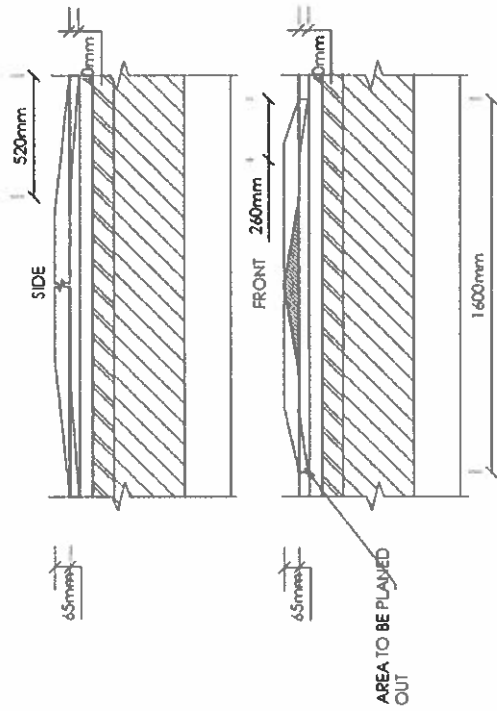
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Expansion of Traveller Site Approved Under Access in 2016 with 5
New Pitches (Stables & Toilets) & Communal Day Room Block with
Access & Ecological Improvements
Glyn Millwr, Near Stone's Houses, Blaenau, Aberllynny
(Under P/2024/0223)

Designed by: Checked by: File name: AVH_1430 Date: 10.08.2026 Scale: A3 A1 Brown Client: [Redacted]
Drawing Title: Location and Block Plans
Offered Highways Improvements Under P/2024/0223 Later Withdrawn on Costs

Dwg No. **B**



TYPICAL SPEED CUSHION DETAIL

SCALE 1:20

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, Blaenau, Aberffraw
(Under P/2024/0223)

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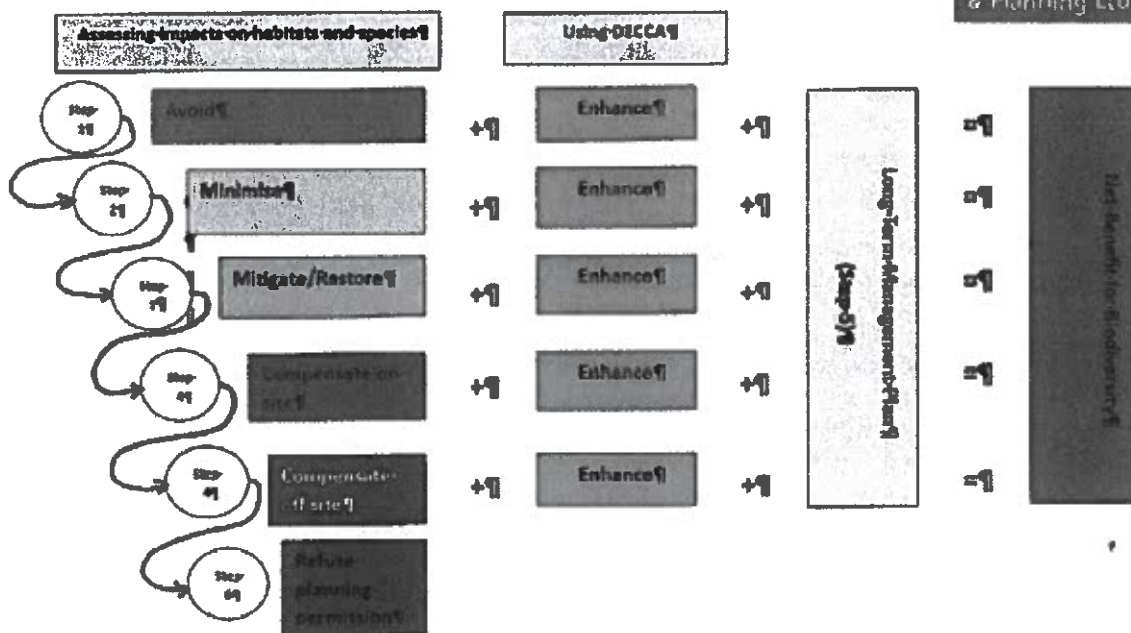
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APPENDIX D

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.

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.'

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

1.3 This Green Infrastructure Statement is supported by Drawing 03 (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).

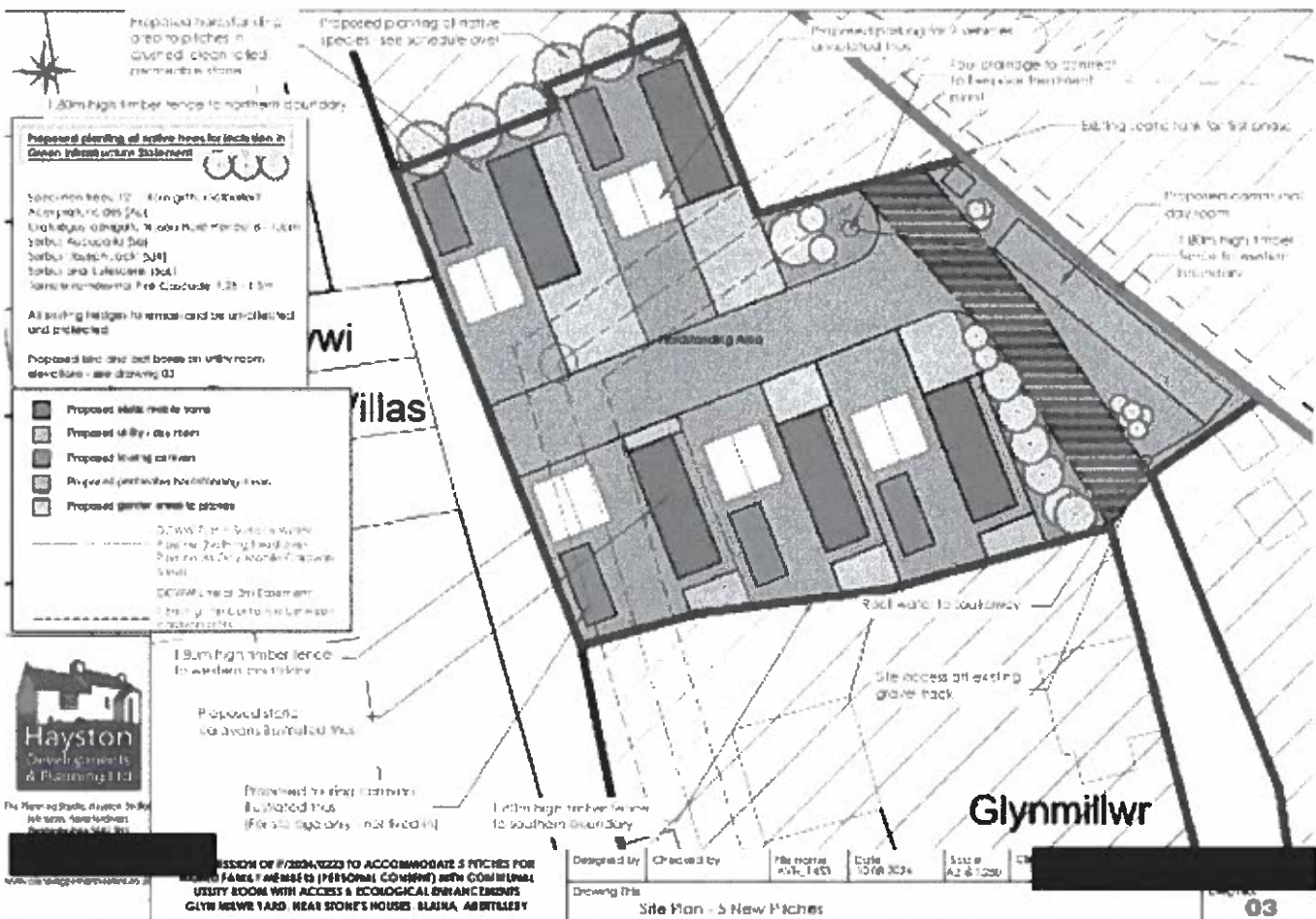
1.4 Modest Expansion Consideration: In line with the stepwise approach 'avoidance and minimisation' have been the first considerations. As such the proposal ensures minimal disturbance to the surrounding environment. Consideration will be given to the potential impact on local ecosystems, water usage, and waste management.

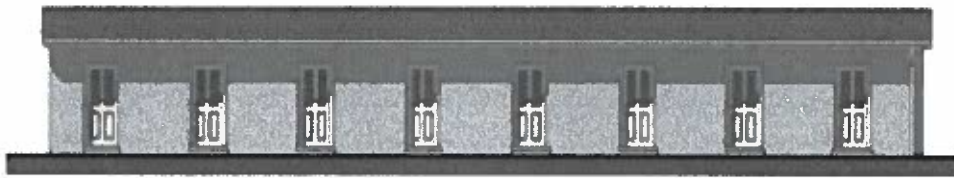
1.5 Proposed Enhancements / Biodiversity Net Benefits

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 03.
- 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, as shown on Drawing 04.
- 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.

1.6 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.





Front Elevation
West



Side Elevation
South



Rear Elevation
East

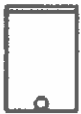


Side Elevation
North

Elevations - Scale 1:100



Beaumaris midi bat boxes



Bird box

Scan of Drawing 04

Transport Note

Subject:	Glyn Millwr Stones Houses, Blaina, Abertillery, Blaenau Gwent, NP13 3AA	Job No:	2026-986
Title:	Transport Note – v2	Date:	14 th April 2026

Introduction

A planning application (P/2024/0223) was submitted to Blaenau Gwent County Borough Council. The proposal is for 'The retention of the use of land as an extension to the existing traveller's 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' at Glyn Millwr Stones Houses, Blaina, Abertillery, Blaenau Gwent, NP13 3AA.

The planning application was refused for one reason as copied below: -

The existing adopted highway from Filas Sirhywi/Sirhowy Villas and the access track serving the proposed residential site is sub-standard with regards to both highway design and construction and is unacceptable in terms of highway safety and capacity grounds. There are no pedestrian provisions and the access track and existing carriageway varies in width such that two vehicles cannot pass. Traffic engineering solutions to overcome the above concerns would involve upgrading, widening, provision for pedestrians and resurfacing. The land required to carry out these engineering solutions is not in the control of the applicant. Expansion of the Gypsy & Traveller's site in this area would significantly increase traffic and pedestrian movements to an existing adopted highway and access track already recognised as sub-standard in design for both vehicles and pedestrians alike. The retention of the development is therefore contrary to Policy DM1(3a and b) of the adopted Blaenau Gwent Local Development Plan.

Policy DM1 (3a and b) of the adopted Blaenau Gwent Local Development Plan state: -

Accessibility

- a. The proposal has regard for the safe, effective and efficient use of the transportation network;*
- b. the proposal ensures that developments are designed to an appropriate standard that prioritises the interests of pedestrians, cyclists and public transport before that of the private car;*

Background

Clearly my client is disappointed by the comments and feels that they are somewhat over-rigorous in the interpretation and appraisal of the proposal.

The site considered as part of the planning application has been in use for a number of years since at least 2021. Evidence of the site being occupied since 2021 can be seen in the Google Earth arial photo taken July 2021 as shown in Plate 1.

Transport Note



Plate 1: Aerial view of site taken in July 2021 (Source: Google Earth)

To show that the site has been in continuous use since 2021 the following images (Plate 2 to Plat 5) taken from Google Earth, show the site fully occupied and in use since this date.



Plate 2: Aerial view of site taken in February 2022 (Source: Google Earth)

Transport Note



Plate 3: Aerial view of site taken in April 2023 (Source: Google Earth)



Plate 4: Aerial view of site taken in April 2025 (Source: Google Earth)

Transport Note



Plate 5: Aerial view of site taken in August 2025 (Source: Google Earth)

A retrospective planning application was submitted to regulate the traveller's site for an additional 5 pitches and refused on 6th October 2022. An enforcement notice was served on 9th December 2022 and an appeal was dismissed on 16th April 2022.

On 17 September 2023, the Welsh Government introduced a 20mph speed limit on most roads that were previously 30mph, mainly in residential and busy pedestrian areas with street lighting. Welsh councils were legally required to implement the change, but some roads could remain at 30mph if they met specific criteria set out in government guidance.

Therefore, reference to the 2022 planning application should be undertaken with extreme caution as the roads under consideration as part of this planning application are now 20mph. Similarly, references to historic Inspectors decisions should also be considered carefully as these were made when the local highway network was set at 30mph.

Wales introduced 20mph in built-up and residential areas mainly to improve road safety, cut the severity of collisions, and make streets safer and more pleasant for walking and cycling.

The Highway Officers primary objection is based around the intensification of use of, in his view, a substandard access, that he says is considered detrimental to highway safety.

We have to disagree with the Highway Officers assessment and present the following reasons why.

Intensification of use

The site considered as part of the planning application has been in use for a number of years since 2021. Therefore, the only intensification of use is a theoretical one when compared against the planning application approved in 2017 for 3 static caravans and 4 touring caravans.

The Google Earth historic images shown in Plates 1 to 5 clearly show that the site, considered as part of this planning application, has been occupied since 2021 for at least six years, so in reality there is NO actual intensification of use, only a theoretical one.

Transport Note

Substandard Access

The highway comments allege that the access is "sub-standard with regards to both highway design and construction and therefore, unacceptable in terms of highways safety and capacity grounds", which strictly is not accurate.

The Council runs one dedicated Gypsy Traveller site at Cwmcrachen in Nantyglo. The site has only 20 pitches available to rent and there is a significant waiting list. Access to this site is via the unclassified adopted highway Blaenant Road that is a single width, bound surfaced lane. The access is narrow, predominantly single track, lacks segregated footways for pedestrians, and does not have proper visibility splays.

Plate 6 shows a Google Earth arial photo taken in November 2025 of the Cwmcrachen site.



Plate 6: Council run Gypsy Traveller site at Cwmcrachen in 2025 (Source: Google Earth)

This site has been occupied for over twenty-six years and even with all the 'sub-standard' deficiencies of Blaenant Road access lane and 20 pitches served, there have been no recorded personal injury highway safety collisions. So, this form of access does not create a situation that is detrimental to highway safety.

Plate 7 shows a Google Earth arial photo taken in December 2001 of the Cwmcrachen site, this is provided to show how the sites occupation has developed over time, but the access highway has not changed and remains a single-track highway with no dedicated footways.

Transport Note



Plate 7: Council run Gypsy Traveller site at Cwmcrachen in 2001 (Source: Google Earth)

We can only assume that when the Highway Officer says that the access track is sub-standard, they are interpreting that a traveller's site is the same as a residential dwelling estate, which is clearly not the case as is evident at the Council run site at Cwmcrachen in Nantyglo.

Visibility Splays

Junction visibility splays are designated triangular areas at road junctions or access points where drivers should ideally have an unobstructed view of traffic approaching from both directions on the main road. These splays allow drivers emerging from a minor road or driveway to see approaching vehicles, thus reducing the risk of collisions.

The relevant junction visibility splay dimension should be measured from a point 2.4m back from the give-way line or edge of the main road carriageway at the centre of the access as a representation of where the drivers eye will be, this is referred to as X-distance.

Visibility (Y-distance) should be measured along the main road from the junction, determined by either the speed limit i.e. 20mph or the 85th percentile speed of approaching vehicles, to the nearside edge of the approaching vehicle's path, however, for simplicity it is often measured along the nearside edge of the carriageway.

Within the junction visibility splay envelope there should be no obstructions to vision such as walls or vegetation etc. within the horizontal and vertical profile.

Junction visibility splays are measured in both a horizontal and vertical plane. Drivers waiting at the access or side road junction are not moving, unlike stopping sight distance where the vehicles are moving at speed. The eye height for a driver waiting at the access or side road is taken at a dimension of 1.05m above road level an historic dimension developed in the 1960s to represent the average height of a drivers eye line.

The resultant visibility envelope is the area within which the driver of a vehicle emerging from the minor road is able to see to the left and right along the main carriageway as shown in Figure 1.

Transport Note

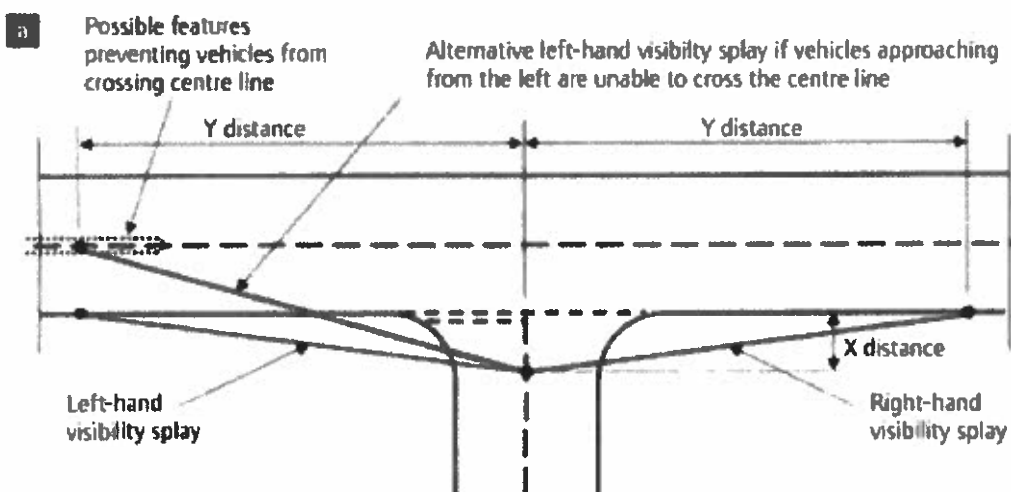


Figure 1: Measurement of junction visibility splays on a straight road (Source: MfS)

The information contained in Figure 4 is representative of the situation at the Mill Lane and Tondur Road junction in that, to the right is a single carriageway and to the left is the dual carriageway and the visibility splay to the left is taken to the central island and not the nearside of the carriageway, as the central island prevents vehicles from crossing the theoretical highway centre line.

The object height is less important for junction visibility splays as the driver and vehicle at the access are not moving, the driver is looking to see approaching vehicles moving at speed along the main carriageway. For simplicity an object height of 0.6m is typically used (being the same as the requirement for stopping sight distance) although when you think about this logically, it is very unlikely that an object of this height (small child) is approaching the access at the 85th percentile speed of vehicles, so a more logical object height for visibility splays would be the eye height of a driver in an approaching vehicle.

Manual for Streets makes no reference to vertical object height for junction visibility splays, vertical object height is only referenced for stopping sight distance visibility requirements.

TAN18-Transport at Annex B paragraph B.10 states: - The impact of other obstacles, such as street trees and street lighting columns, should be assessed in terms of their impact on the overall envelope of visibility. In general, occasional obstacles to visibility that are not large enough to fully obscure a whole vehicle or a pedestrian, including a child or wheelchair user, will not have a significant impact on road safety.

In the research undertaken for MfS2 (see para 10.4.2) carried out by TMS Consultancy¹ they have found no evidence that failure to provide visibility at priority junctions in accordance with the values recommended in MfS1 or DMRB (as appropriate) will result in an increased risk of injury collisions. Research into cycle safety at T-junctions found that higher cycle collision rates are associated with greater visibility².

MfS2 states in para 10.5.9; "... based on the research referred to above, unless there is local evidence to the contrary, a reduction in visibility below recommended levels will not necessarily lead to a significant problem."

¹ Research for MfS2 – High risk collisions sites and Y distance visibility, TMS Consultancy, 2010

² Layout and design factors affecting cycle safety at T-junctions, Traffic Engineering and Control, October 1992

Transport Note

Under the refused scheme the Applicant offered to re-profile the mound of earth on the North side of the entrance to improve the visibility splay to the north, although there has been no issue with the current arrangement. The achievable visibility splays (with some minor earthworks to reduce the height of the mound to 600mm above road level within the visibility splay) can be seen in Figure 2 and included as an attachment.



Figure 2: Access Visibility Splay

Pedestrians

Concerning the comments about no pedestrian provisions, this does not seem to be an issue at the Council run site with 20 pitches at Cwmcraehen in Nantyglo (12 more than is proposed at Stone's Houses).

Manual for Streets undertook research which found that shared surface streets are likely to work well where they are in short lengths, form cul-de-sacs and where vehicular traffic is below a peak of 100 vehicles per hour³. All of these criteria are met in this instance at both Cwmcraehen in Nantyglo and at the Glyn Millwr Stones Houses site.

There are no Public Rights of Way that pass through or near to the site at Blaina as can be seen in Figure 3 an extract from the Blaenau Gwent Public Rights of Way Network Map downloaded of the Councils website.

The dashed lines on the image show the current Public Rights of Way.

³ Manual for Streets p.p. 7.2.14

Transport Note

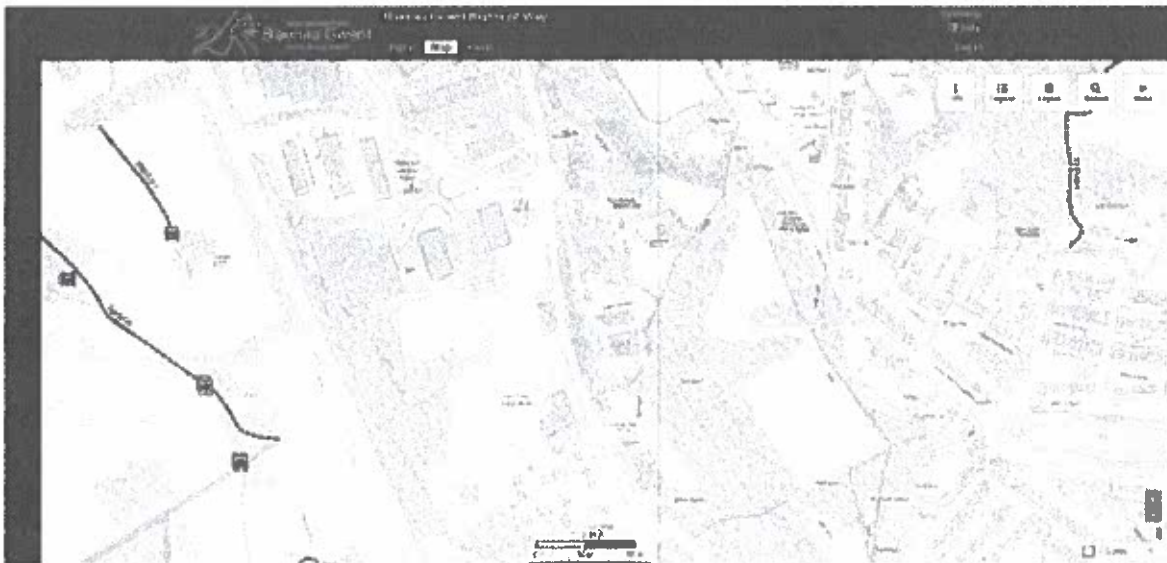


Figure 3: Public Rights of Way Network Map (Source: BGCBC)

Active Travel Network

Blaenau Gwent County Borough Council have developed an Active Travel Network Map (ATNM), including developing new (future) routes and improving existing ones so that residents and visitors can see where our existing routes are and where future routes are planned. The ATNM is reviewed every four years, and the next update is due in 2026. The current ATNM can be found at: [DataMapWales](https://www.datamapwales.com/).

We have reviewed the information and provide an extract in Figure 4 that shows the Council have aspirations to provide future walking routes (the blue dashed lines) along Sirhowy Villas / Stones Houses, along the access track and the connecting land adjacent to the Gypsy Traveller site. The purple dashed lines represent proposed future walking and cycling routes.

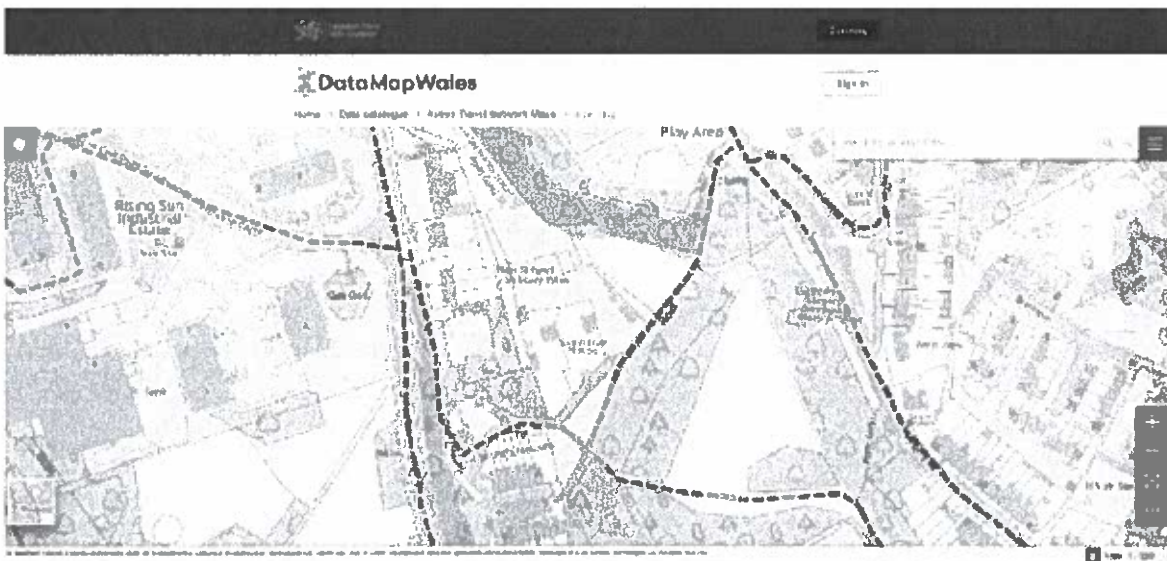


Figure 4: BGCBC Proposed Active Travel Network (Source: DataMapWales)

Transport Note

The applicant explored the option of providing a footpath along the eastern side of the unclassified highway 'Stones Houses' up to the site. However, the cost (with no contribution from LPA although it does form part of the BGCBC future walking routes network) and for it to be done within 6 months as asked for by the Highway Authority, made it unviable especially considering the unrealistic time frame.

At its junction with the adopted highway, the access lane is of sufficient width to accommodate a vehicle waiting to exit from the access lane onto the adopted highway and a vehicle turning in off the adopted highway on to the access lane. See Figure 2 and the attached plan.

The access lane then reduces in width as it rounds the rear gardens of the residential dwelling on Stones Houses, before widening out again towards the site. However, even at the access lanes narrowest point, there is sufficient space for a vehicle to wait whilst the other passes.

Detrimental to Highway Safety

The overall safety of a road network is measured by looking at the latest 5 years of collision and casualty statistics. There are various online tools that provide a geographic representation of these statistics such as Crashmap⁴, CycleStreets⁵ and MAVRIC⁶.

If we look at the Crashmap website we can see that there have been no collisions on the local highway network from 2020 to 2024 as shown in Figure 5.



Figure 5: Crashmap

The website CycleStreets shows the same assessment, in that, there have been no injury related collisions on the local highway network as can be seen in Figure 6.

⁴ [CrashMap - UK Road Safety Map](#)

⁵ [Bikedata - collisions, traffic counts, cycle theft, cycleability ratings, photos, and more](#)

⁶ [MAVRIC](#)

Transport Note

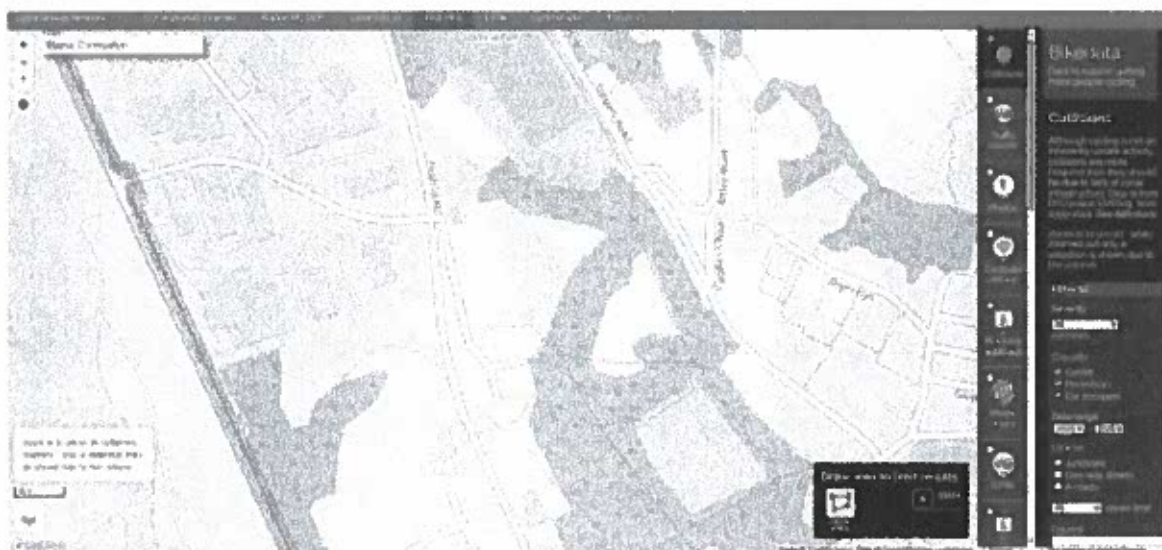


Figure 6: CycleStreets

The DfT Mapping Application for Visualising Road Injury Casualties (MAVRIC) shows the same information; there have been no injury related collisions on the local highway network as shown in Figure 7.



Figure 7: MAVRIC

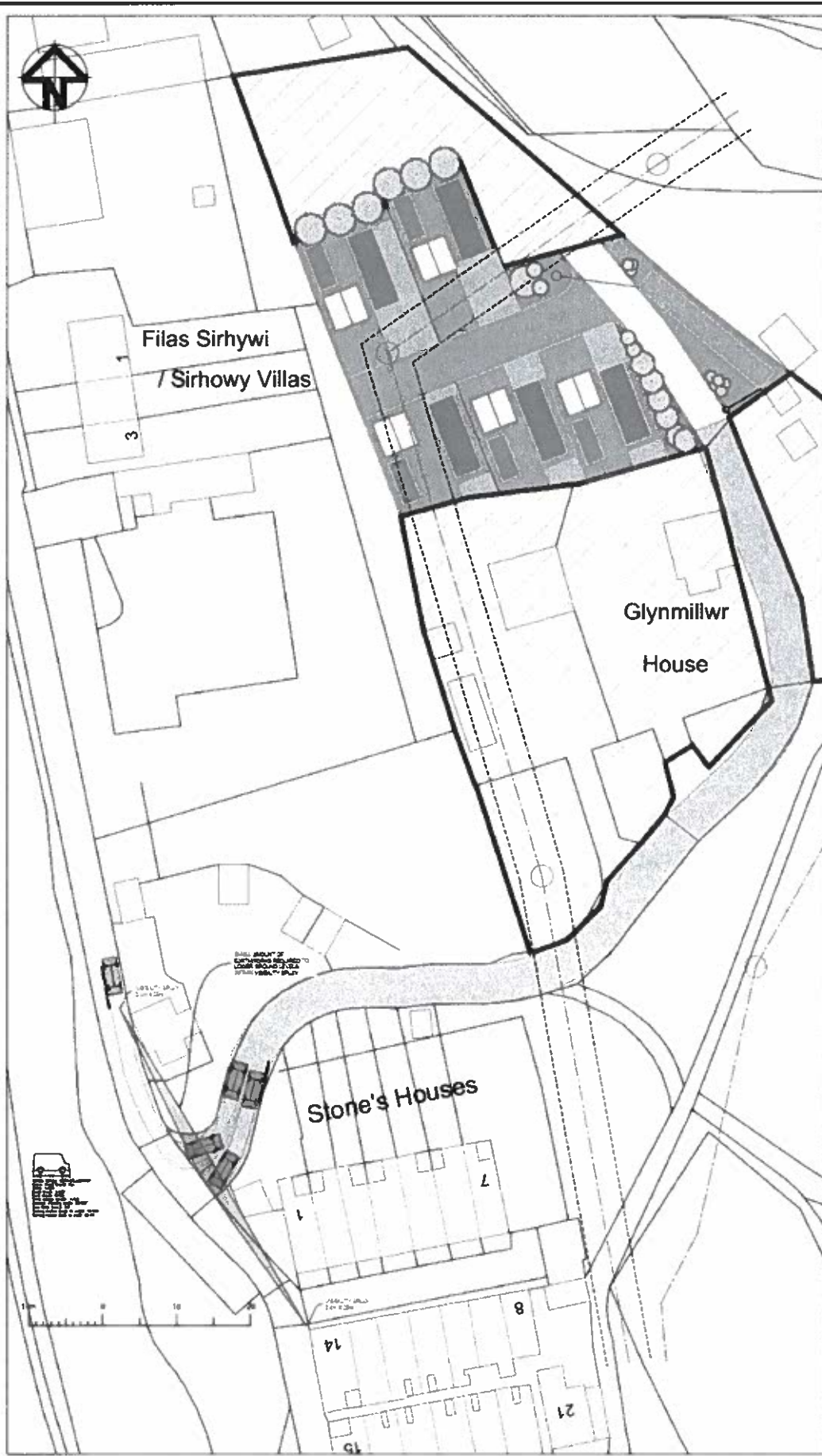
Transport Note

Summary and Conclusion

Although the current access does not meet the Highway Officers stringent requirements for a residential estate road, it has not resulted in a situation that has impacted on highway safety or capacity grounds, so he is wrong in his assessment.

Manual for Streets clearly acknowledges that shared surface streets i.e. pedestrians and vehicles can exist together where vehicle flows are low and slow as is the situation. The current surface of the access track ensures slow speeds.

It can be concluded that the five traveller pitches (eight in total) do not result in a situation that is detrimental to highway safety. The planning application is partly retrospective and aims to regularise the site occupation provide enhanced facilities for the occupants and therefore does and will conform to Policy DM1(3a and b) of the adopted Blaenau Gwent Local Development Plan.



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6. THE SPECIFICATION IN ALL ASPECTS SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING, PLANNING AND SPECIFICATION IN FORCE WITHIN THE COUNTRY AT THE TIME OF CONSTRUCTION.
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No.	Description/Remarks	Date
A	For Discussion	04/11/24

Project Information

Client: SO - Work in progress

Site Name and Address: **LvW Highways**
www.LvWHighways.com

Project Name and Address: **Haydon Developments & Planning Ltd**
Extension to Existing Traveller's Site
Land at Glyn Millwr
Stone's Houses
Glyn, NP13 3AA

Project Title: Site Access & Visibility Study
With Travel Van
Vehicle Sweep Path

Project Manager: KVV
Engineer: KVV

Date: 04.11.2024

Drawing Number: 986a-LVWH-CEN-SV-DR.dwg



Vehicle Name: DEBAST_LIMBAY
Name: Ford Transit Van
Wheel: 1.6L
Front gear: 1.000
Rear gear: 1.000
Total wheel length: 4.950
Average steering angle: 38.107
Turn Time (sec): 3.0
Turning radius (m): 10.000
Turning radius (m) to m/s: 12.11

Stone's Houses

7

1

8



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 UTILITY ROOM WITH ACCESS & ECOLOGICAL ENHANCEMENTS
 GLYN MILLWR YARD, NEAR STONE'S HOUSES, BLAINA, ABERTULLY

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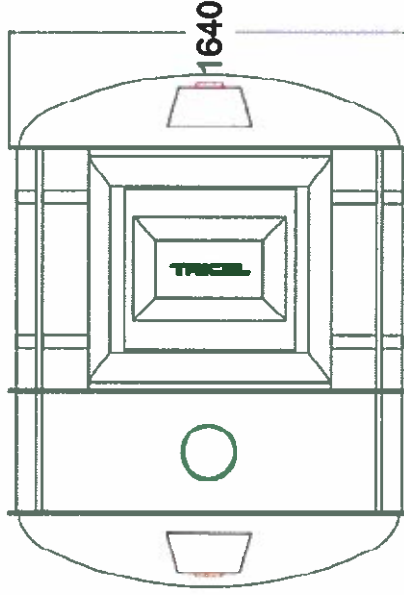
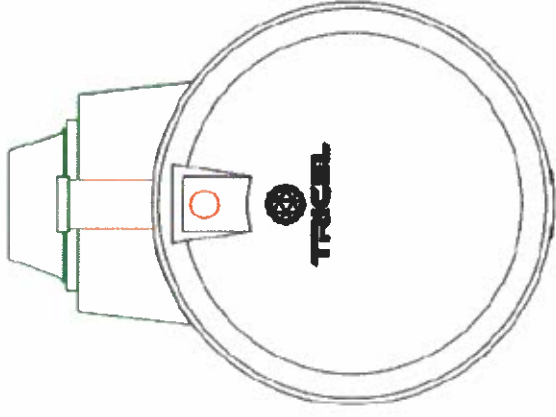
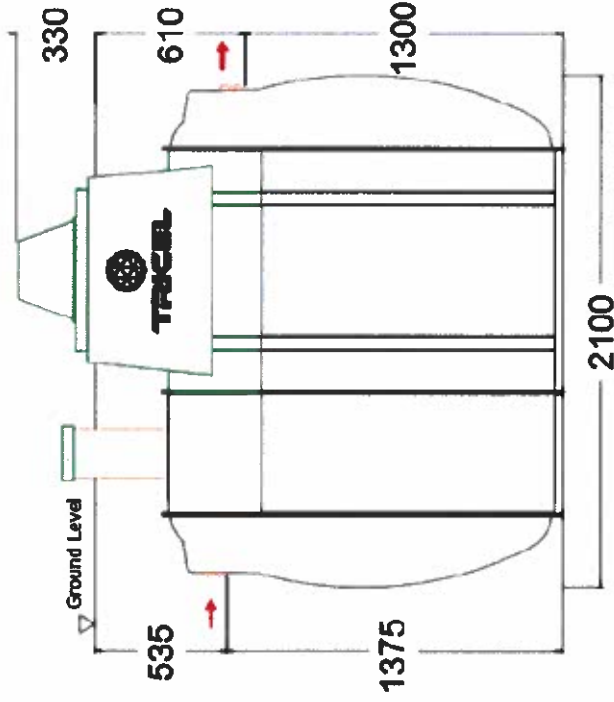
Date
 10.08.2024

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UTILITY ROOM WITH ACCESS & ECOLOGICAL ENHANCEMENTS
GLYN MILLER YARD, NEAR STONE'S HOUSES, BLAINA, ABERTULLY

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Checked by
Drawing Title
Treatment Plant Details

Date
10.08.2024

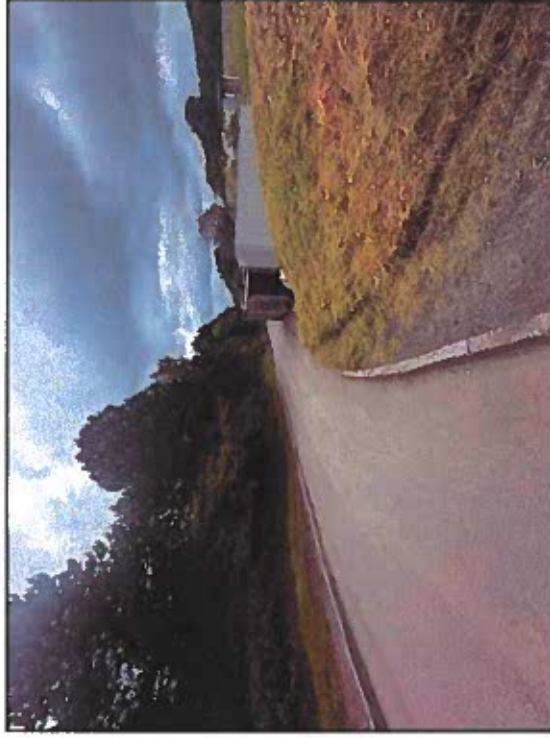
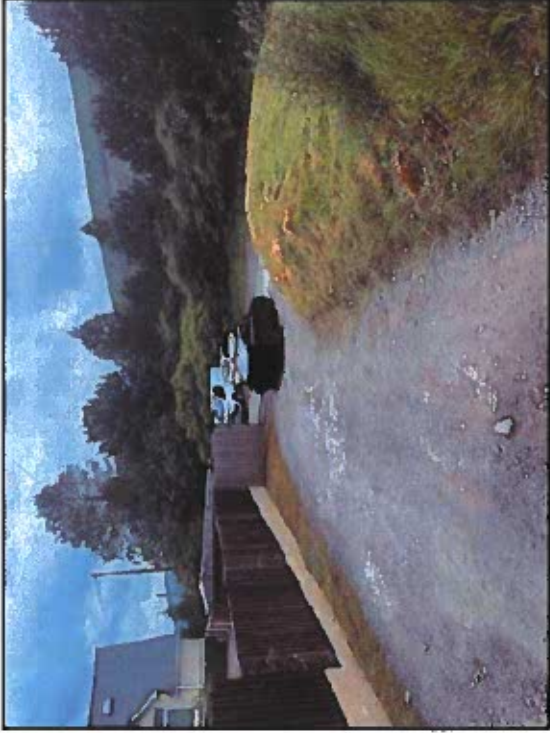
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A3 @ 1:20

File name
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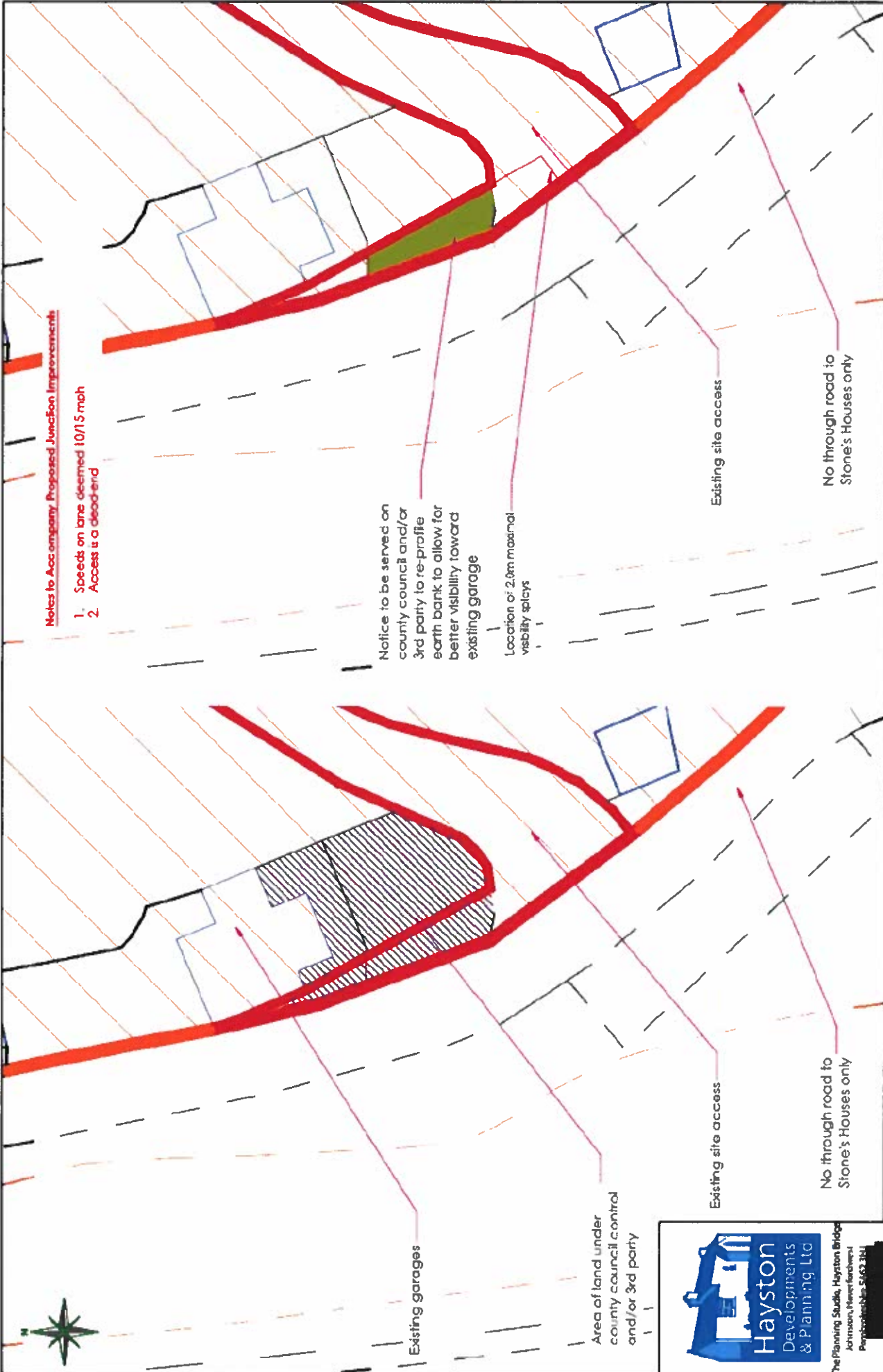
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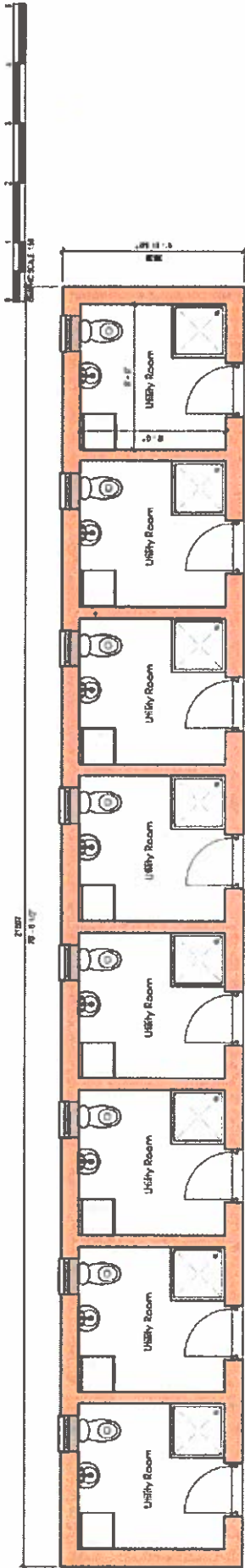
Dwa No. 06



RESUBMISSION OF P/2024/10223 TO ACCOMMODATE 5 PITCHES FOR NAMED FAMILY MEMBERS (PERSONAL CONSENT) WITH COMMUNAL UTILITY ROOM WITH ACCESS & ECOLOGICAL ENHANCEMENTS GUYN MILLWR YARD, NEAR STONE'S HOUSES, BLAINA, ABERYLLERY				Designed by Drawing Title	Checked by	File name AVH_1453	Date 10.08.2026	Scale A3 @ 1:200	Client
Site Plan - 5 New Pitches - Junction Improvements									
									Dwa No. 05



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 Herefordshire, HR12 3JL
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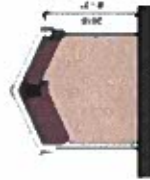


Floor Plan - Scale 1:50

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



Front Elevation
West



Side Elevation
South

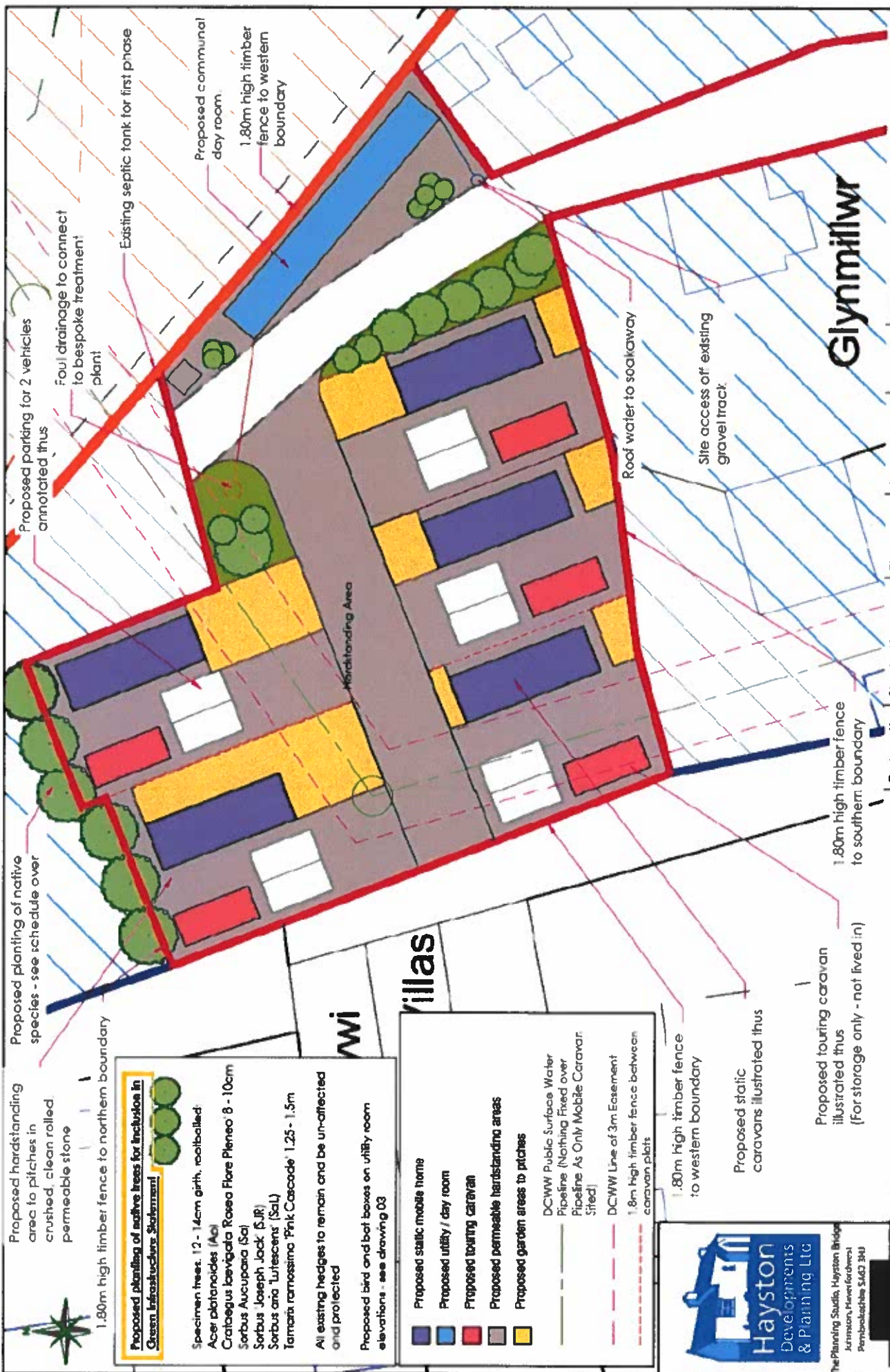


Rear Elevation
East

Elevations - Scale 1:100



 Hayston Developments & Planning Ltd 100-102, High Street, Haverhill, Cambridgeshire CB9 7AA Tel: 01455 561111 Email: info@hayston.co.uk	
PROJECT SUBMISSION OF PERMITS TO ACCOMMODATE 6 PRICES FOR THE CONSTRUCTION OF A NEW 6-UNIT COMMERCIAL BUILDING WITH ROOMS ACCORDING TO SPECIFICATIONS CITY CENTRE VILLAGE, HAVERTHILL, CAMBRIDGESHIRE Haverhill	
FILE Day/Utility Room Details	
CLIENT [Redacted]	
DRAWN BY [Redacted]	CHECKED BY [Redacted]
DATE 10.08.2025	PROJECT NUMBER AYH_1453
SCALE (S&D) As indicated	REVISION REV
DRAWING NUMBER 04	

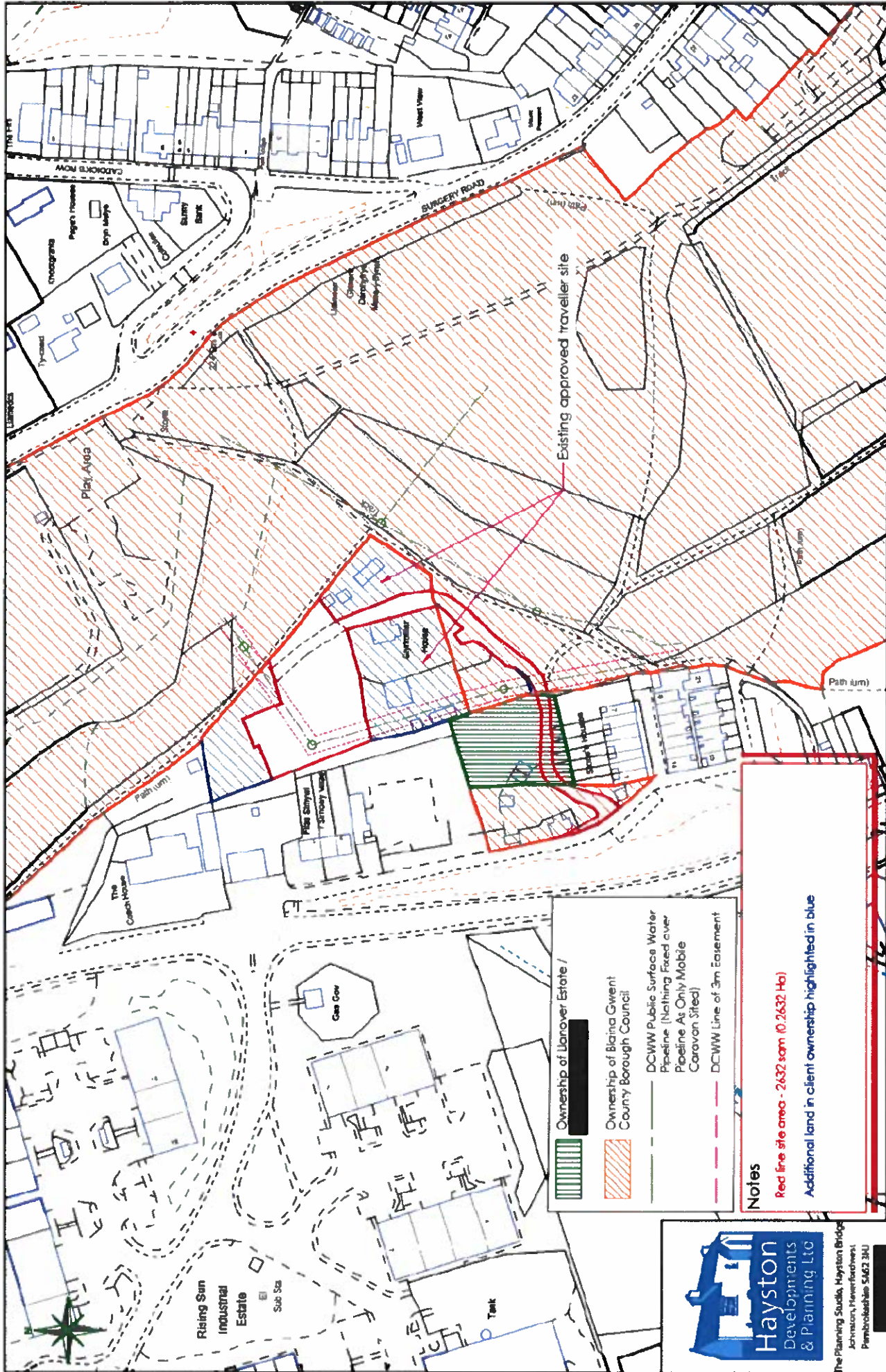


RESUBMISSION OF P/2024/0223 TO ACCOMMODATE 5 PITCHES FOR NAMED FAMILY MEMBERS (PERSONAL CONSENT) WITH COMMUNAL UTILITY ROOM WITH ACCESS & ECOLOGICAL ENHANCEMENTS GLYN MILLWR YARD, NEAR STONE'S HOUSES, BLAUN, ABERTULLY

Designed by	Checked by	File name	Date	Scale	Client
		AVL1453	10.08.2024	A3 @ 1:250	
Site Plan - 5 New Pitches					
Drawing Title					
Dwa No. 03					



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Admission, Meirionddale
Pembrokeshire SA42 3HJ
www.haystondevelopmentsandplanning.co.uk



- Ownership of Llanover Estate /
- Ownership of Blaenau Gwent County Borough Council
- DCWW Public Surface Water Pipeline (Nothing Faced 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

RESUBMISSION OF P/2024/0223 TO ACCOMMODATE 5 PITCHES FOR NAMED FAMILY MEMBERS (PERSONAL CONSENT) WITH COMMUNAL UTILITY ROOM WITH ACCESS & ECOLOGICAL ENHANCEMENTS GLYN ALLUR TAYD, NEAR SONE'S HOUSES, BLAUA, ABERTULLEY



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		AVH_453	10.08.2026	A3 @ 1:250	
Expanded Location Plan					
Drawing Title	Dwg No. 01				



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

Location Plan
Scale 1:2500

Proposed Access Improvements

1. Splay to north of main access improved

