

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

Mrs T Hughes - Town Clerk/RFO

Council Offices, Blaina Institute, High Street, Blaina NP13 3BN

Swyddfa'r Cyngor, Sefydliad Blaenau, Y Stryd Fawr, Blaenau NP13 3BN

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

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 May 2025 at 6pm.**

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 13th May 2025 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.

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. Please note that 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 might be received prior to the date of the meeting.

No correspondence received to date.

4. Planning Applications:

Members are invited to consider the listed planning applications and with the Chair's permission, any additional planning applications that may be received prior to the meeting:

a) Plan Application No.P/2025/0102 – Co-operative Group Ltd, 53 High Street, Blaina, NP13 3XB:

New plant in rear yard within 2.4m high palisade fence. Replace entire shop front with new. New section of shop front in lobby with brick stall riser to match existing. New roller shutter to replace existing. Installation of new ventilation in external walls. New external LED lighting to replace existing. New bollard to shop front to match existing. Remove roller shutter and install new double security goods in doors with secure infill panels on rear elevation – *Copies attached*

b) Plan Application No. P/2025/0120 – 18 Limestone Road, Nantyglo, NP23 4ND:

Proposed single storey extension to front of dwelling – *Copies attached*.

5. Licence Applications/:

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

- Name & Address of Applicant:
TJ Morris, Axis Business Park, Portal Way, Gillmoss, Liverpool, L11 0JA

Details of Application:

Application to vary the designated supervisor (DPS) to Daniel Kevin Thomas (Licensing Act 2003)

Premises Name & Address:

Home Bargains, Unit 3, Brynmawr, Retail Park, Blaina Road, Brynmawr

Please quote : P/2025/0102

NANTYGLO & BLAINA

Direct line : 01495 364847

28 April 2025

TOWN COUNCIL

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

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

New plant in rear yard within new 2.4m high palisade fence. Replace entire shop front with new. New section of shop front in lobby with brick stall riser to match existing. New roller shutter to replace existing. Installation of new ventilation in external walls. New external LED lighting to replace existing. New bollard to shop front to match existing. Remove roller shutter and install new double steel security goods in doors with secure infill panels on rear elevation.

Co-operative Group Limited, 53 High Street, Blaina, Abertillery, Blaenau Gwent, NP13 3XB

Grid Reference: 320050.25 208275.22

Please use the following link **[https://developmentservices.blaenau-gwent.gov.uk//planning/index.html?](https://developmentservices.blaenau-gwent.gov.uk//planning/index.html?fa=getApplication&id=125373)**

fa=getApplication&id=125373 to view the application documents. Please return any comments with 21 days of the date of this letter.

Yours sincerely

Sara Thomas
Planning Officer
Email: planning.bgcbbc@blaenau-gwent.gov.uk

Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

General Offices
Steelworks Road
Tylhryn, Ebbw Vale, NP23 6AA.
Tel: 01495 355555 **Fax:** 01495 355598
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****NANTYGLO & BLAINA****Town and Country Planning Act 1990****29 APR 2025****Publication of applications on planning authority websites****TOWN COUNCIL**

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

Other

First name

Surname

The Co-operative Group

Company Name

Address

Address line 1

1 Angel Square

Address line 2

5th Floor

Address line 3

Town/City

Manchester

Country

England

Postcode

M60 0AG

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

**** REDACTED ****

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Steve

Surname

Norton

Company Name

DB3 Architecture

Address

Address line 1

DB3 Group

Address line 2

10 South Parade

Address line 3

Town/City

Leeds

Country

United Kingdom

Postcode

LS1 5QS

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

0.01

Scale

Hectares

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

New plant in rear yard within new 2.4m high palisade fence.
Replace entire shop front with new.
New section of shop front in lobby with brick stall riser to match existing. New roller shutter to replace existing.
Installation of new ventilation in external walls.
New external LED lighting to replace existing.
New bollard to shop front to match existing.
Remove roller shutter and install new double steel security goods in doors with secure infill panels on rear elevation

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Retail

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Application advice

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

Does your proposal involve the construction of a new building?

- ☐ Yes
☒ No

Materials

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

- ☒ Yes
- ☐ No

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

<p>Type: Boundary treatments (e.g. fences, walls)</p> <p>Existing materials and finishes: n/a</p> <p>Proposed materials and finishes: New 2.4m high palisade fence and gate to form new plant compound</p>
<p>Type: Windows</p> <p>Existing materials and finishes: Aluminium frames with glazed panels</p> <p>Proposed materials and finishes: New aluminium glazed shop front in Traffic Grey RAL 7043</p>
<p>Type: Doors</p> <p>Existing materials and finishes: Steel roller shutter</p> <p>Proposed materials and finishes: New steel security goods in doors with secure panel infill</p>

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

- ☒ Yes
- ☐ No

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

<p>20010 Existing Plan and Elevations</p> <p>20011 Proposed Plan and Elevations</p> <p>90002 Site Location Plan</p> <p>Proposed Lighting Plan</p> <p>Proposed Ventilation Plan</p> <p>Lighting Calculations</p> <p>Proposed Plant Layout</p> <p>Noise Impact Assessment</p>

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

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

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 1 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
-
-

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
-
-

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
-
-

If you do not know the hours of opening, select the Use Class and tick Unknown

Use Class:

A1 - Shops

Unknown:

No

Monday to Friday:

Start Time:

06:00

End Time:

22:00

Saturday:

Start Time:

06:00

End Time:

22:00

Sunday / Bank Holiday:

Start Time:

06:00

End Time:

22:00

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

Certificate of Ownership - Certificate A

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

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Steve

Surname

Norton

Declaration Date

20/03/2025

☒ 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

Steve

Surname

Norton

Declaration Date

20/03/2025

☒ 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

Steve Norton

Date

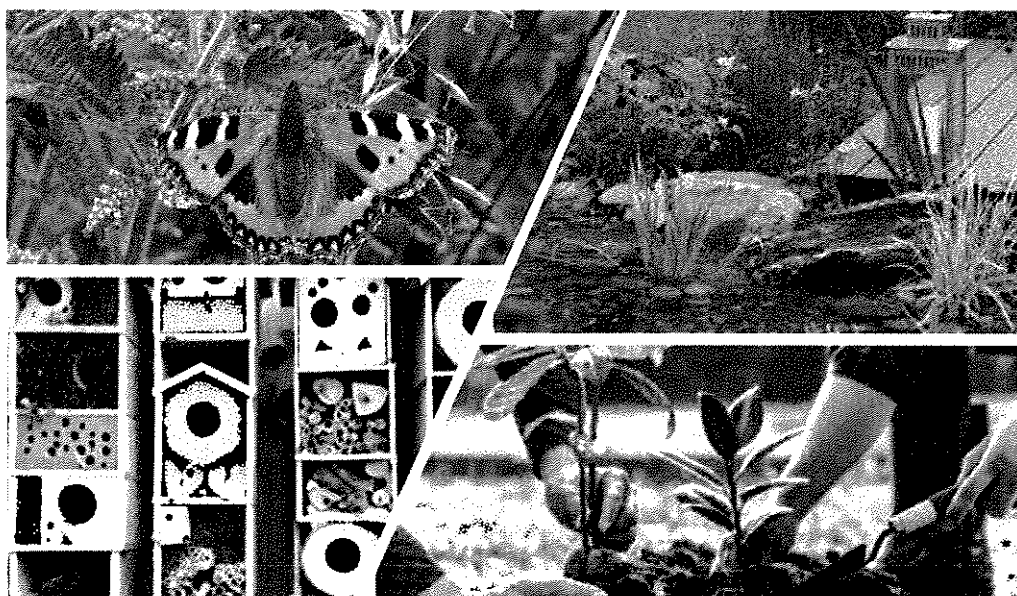
20/03/2025

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, hedges, and 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 (PPW)12, Chapter 6 published by Welsh Government and duties under the Environment (Wales) Act 2016. This requires new development to have a **net benefit** to biodiversity and green infrastructure. This information is **not** appropriate to seek 'retrospectively' by way of a condition and must be provided as 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 simple measures like bird boxes, insect boxes and the planting of native shrubs or flowers suitable for bees and 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:	Steve Norton
Date:	28.04.25
Address of site:	Co-op Food, High Street, Blaina, NP13 3XB
Description of Proposal:	New plant in rear yard within new 2.4m high palisade fence. Replace entire shop front with new. New section of shop front in lobby with brick stall riser to match existing. New roller shutter to replace existing. Installation of new ventilation in external walls. New external LED lighting to replace existing. New bollard to shop front to match existing. Remove goods in roller shutter and install new secure door with infill panel to side elevation

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:	
Boundary 2:	
Boundary 3:	
Boundary 4:	
Front Garden:	1 x large tree on the corner of the entrance to car park
Rear Garden:	
Other:	

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

Boundary 1:	
Boundary 2:	
Boundary 3:	
Boundary 4:	
Front Garden:	
Rear Garden:	
Other:	

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

Boundary 1:	
Boundary 2:	
Boundary 3:	
Boundary 4:	
Front Garden:	No heavy works taking place around tree
Rear Garden:	
Other:	

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

Boundary 1:	
Boundary 2:	
Boundary 3:	
Boundary 4:	
Front Garden:	
Rear Garden:	
Other:	

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

Boundary 1:	
Boundary 2:	
Boundary 3:	
Boundary 4:	
Front Garden:	
Rear Garden:	
Other:	

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

n/a

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 is that the enhancements will lead to a 'net benefit' for biodiversity. The following biodiversity enhancements have also been added:

The following biodiversity enhancements will be added:

Type	Location	Info

8. Declaration

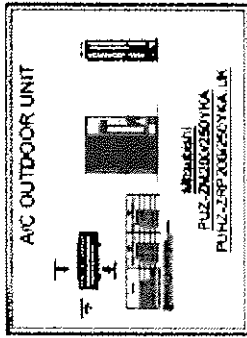
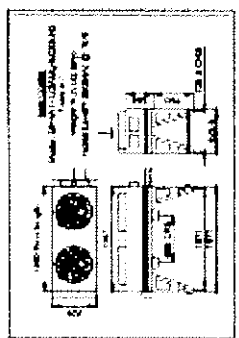
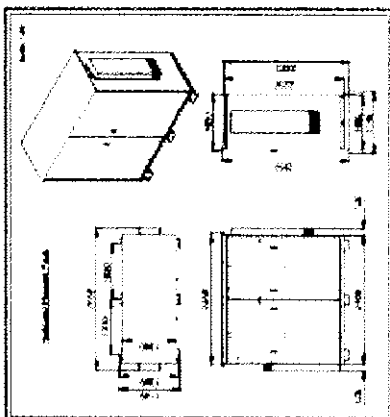
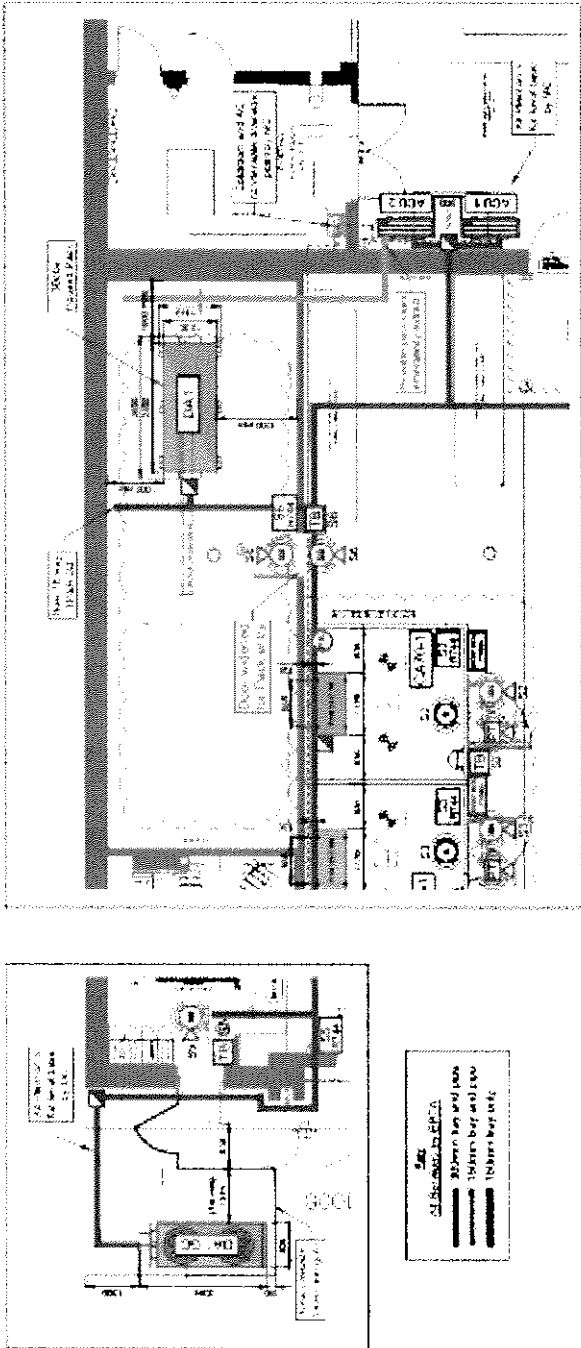
The information provided in this form has been given to the best of my knowledge. ☒

Site photos (optional)



Appendix E

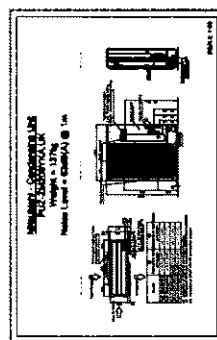
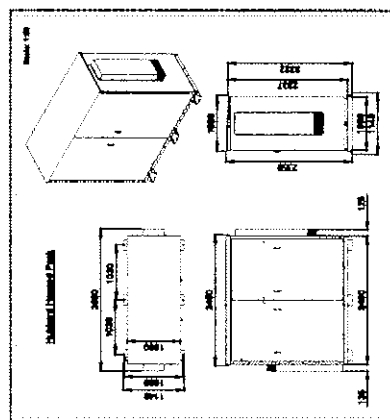
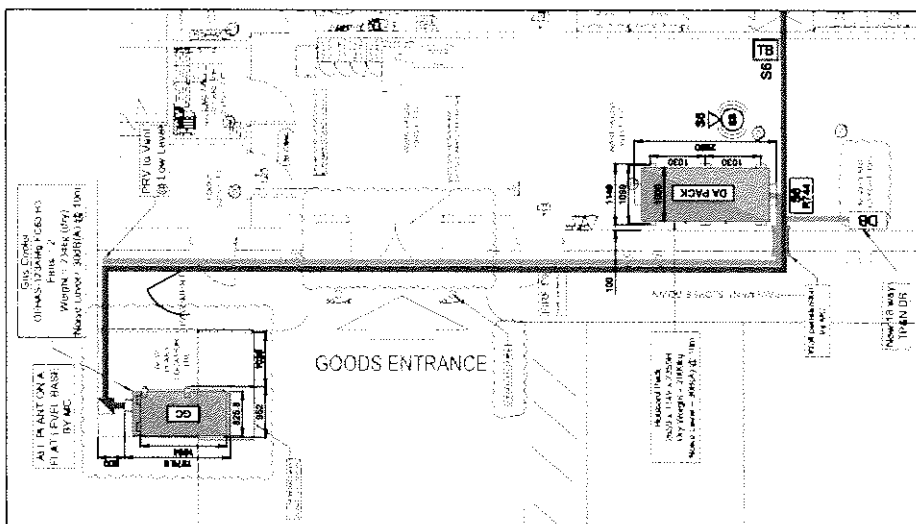
Proposed plant layout



Daytime

Night-time

Plant	Plant noise level at source		DISTANCE		DIRECIVITY	SCREENING	BS4142 Feature Correction (dB)	RESULTANT AT RECEPTOR (dBA)
	Noise Level (dBA)	Distance (m)	Distance (m)	Correction (dB)	Correction (dB)	Correction (dB)		
Gas Cooler	30	10	36	-11	0	-5	3	17
							CUMULATIVE:	17

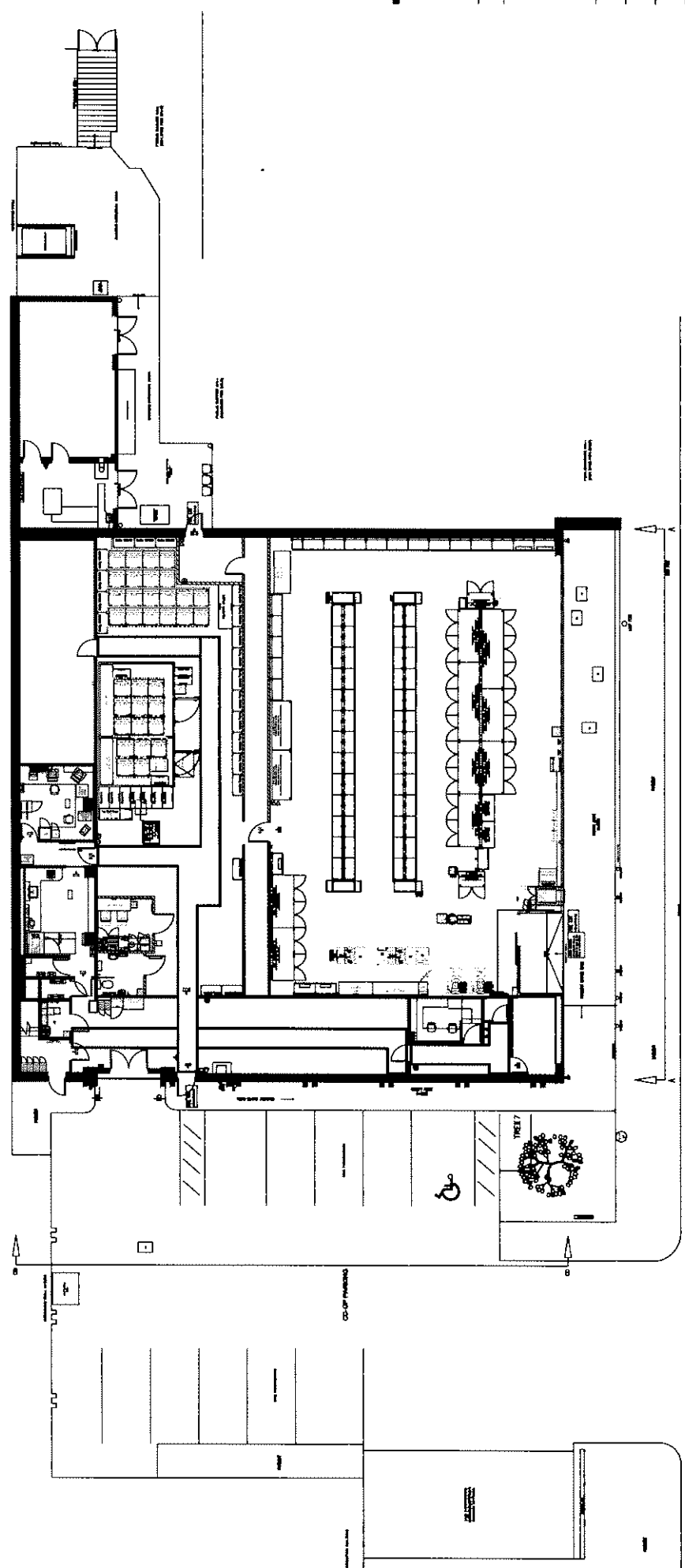
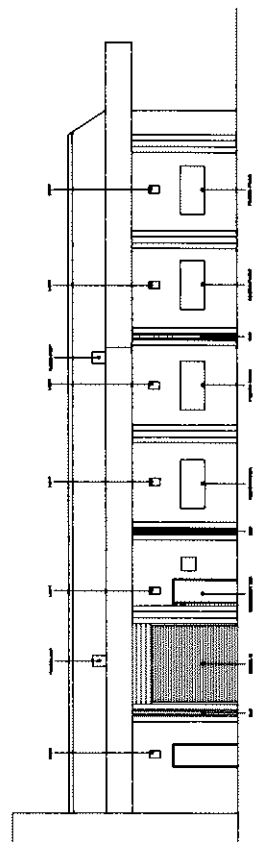
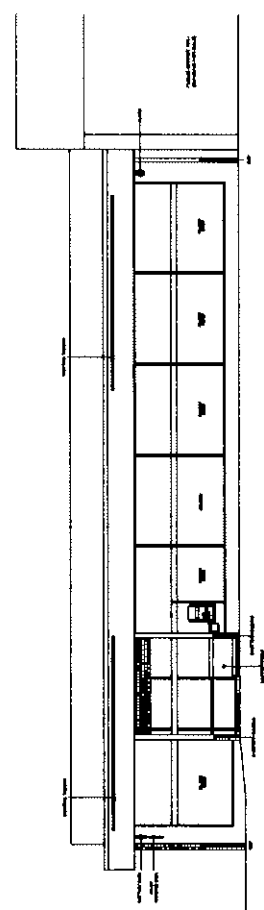


Key
All Sections by EPTA

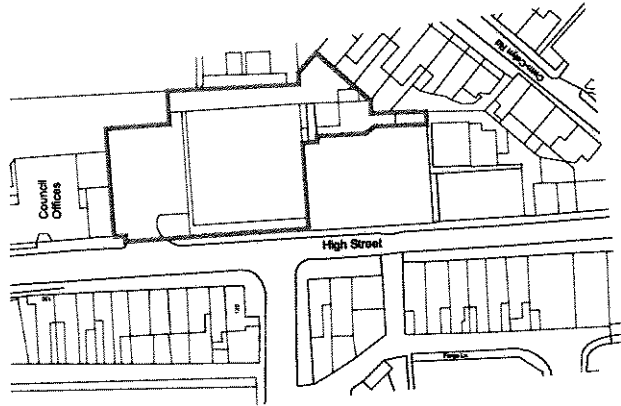
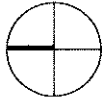
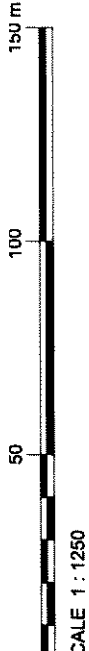
300mm pipe and tray
150mm pipe and tray
300mm tray only
150mm tray only

Condensate

[illegible][illegible]



1 EXISTING GROUND FLOOR PLAN 1:100



1 SITE LOCATION PLAN
1:1250

REV	DATE	DESCRIPTION	DR	CH
-----	------	-------------	----	----

PLANNING ISSUE

DB3

LEEDS
4th Floor, 70 South Parade, Leeds LS1 5QS.
T: 0113 244 6931 www.dainonba.com

CURR:
The Co-operative Group

PROJ:
Blaina

TITLE
Site Location Plan

CREATION DATE	SCALE	MAP	SPR	CHK	STATUS
18.03.25	1:1250	A2			P
SHEET NO.					REVISION
18047 - DB3 - 801-00 - DR - A - 90002					-

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Hem no. 4b



Please quote : P/2025/0120

Direct line : 01495364847

28 April 2025

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

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

Proposed single storey extension to front of dwelling
18 Limestone Road, Nantyglo, Brynmawr, Ebbw Vale, Blaenau Gwent, NP23 4ND
Grid Reference: 319198.1 211019.16

Please use the following link <https://developmentsservices.blaenau-gwent.gov.uk//planning/index.html?fa=getApplication&id=125372> to view the application documents. Please return any comments with 21 days of the date of this letter.

Yours sincerely

Thomas Engel
Planning Officer
Email: planning.bgcbbc@blaenau-gwent.gov.uk

NANTYGLO & BLAINA
TOWN COUNCIL



Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990

This form is specifically designed to be printed and completed offline.

Please complete this form in block capitals using black ink to facilitate scanning.

You are advised to read the accompanying guidance notes and per-question help text.

If you would rather make this application online, you can do so on our website: <https://planningportal.wales>

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 will have no access to the form or the data you enter into it.

Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application.

Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

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

Swyddfeydd Cyffredinol
Heol Gwaith 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.

1. Applicant Name and Address

Title:	<input type="text" value="Ms"/>	First name:	<input type="text" value="Melita"/>	
Last name:	<input type="text" value="Randell"/>			
Company (optional):	<input type="text"/>			
Unit:	<input type="text"/>	House number:	<input type="text" value="18"/>	House suffix:
House name:	<input type="text"/>			
Address 1:	<input type="text" value="Limestone Road"/>			
Address 2:	<input type="text" value="Nantyglo"/>			
Address 3:	<input type="text"/>			
Town:	<input type="text" value="Ebbw Vale"/>			
County:	<input type="text" value="Gwent"/>			
Country:	<input type="text"/>			
Postcode:	<input type="text" value="NP23 4ND"/>			

2. Agent Name and Address

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Terry"/>	
Last name:	<input type="text" value="Morgan"/>			
Company (optional):	<input type="text"/>			
Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:
House name:	<input type="text" value="Clifton House"/>			
Address 1:	<input type="text" value="Westside"/>			
Address 2:	<input type="text" value="Blaina"/>			
Address 3:	<input type="text"/>			
Town:	<input type="text" value="Abertillery"/>			
County:	<input type="text" value="Gwent"/>			
Country:	<input type="text"/>			
Postcode:	<input type="text" value="NP13 3DD"/>			

3. Description of Proposed Works

Please describe the proposed works:

Propose single storey extension to front of dwelling.

Has the work already started?

☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed?

☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way?

☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

6. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application? ☐ Yes ☒ No

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

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

Officer name:

Reference:

Date (DD MM YYYY):

(must be pre-application submission)

Details of the pre-application advice received:

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

7. Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building? ☐ Yes ☒ No

(ii) alterations or enlargement to your roof? ☐ Yes ☒ No

(iii) the loss of any trees or hedges? ☐ Yes ☒ No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further.

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. Trees and Hedges

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

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

11. Ownership Certificates

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

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

08.04.2025

Certificate of Ownership – Certificate B

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

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

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Certificate of Ownership – Certificate C

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

I certify/ The applicant certifies that:

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

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates (continued)

Certificate of Ownership - Certificate D

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

I certify/ The applicant certifies that:

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

The steps taken were:

--

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

--

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

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

12. Agricultural Holdings

Agricultural Holding Certificate

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

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

08.04.2025

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

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

13. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Applications for planning permission in Wales must be accompanied by certain additional supporting documents if they exceed certain thresholds. For detailed information please refer to Welsh Government Circular WGC 002/2012. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

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



The original and 3 copies of a design and access statement where proposed work falls within a World Heritage Site

The correct fee: TO BE PAID ON-LINE ☒

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



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



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



The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



14. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

08.04.2025

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

17. Site Visit

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

☐ Yes

☒ No

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

☒ Agent

☐ Applicant

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

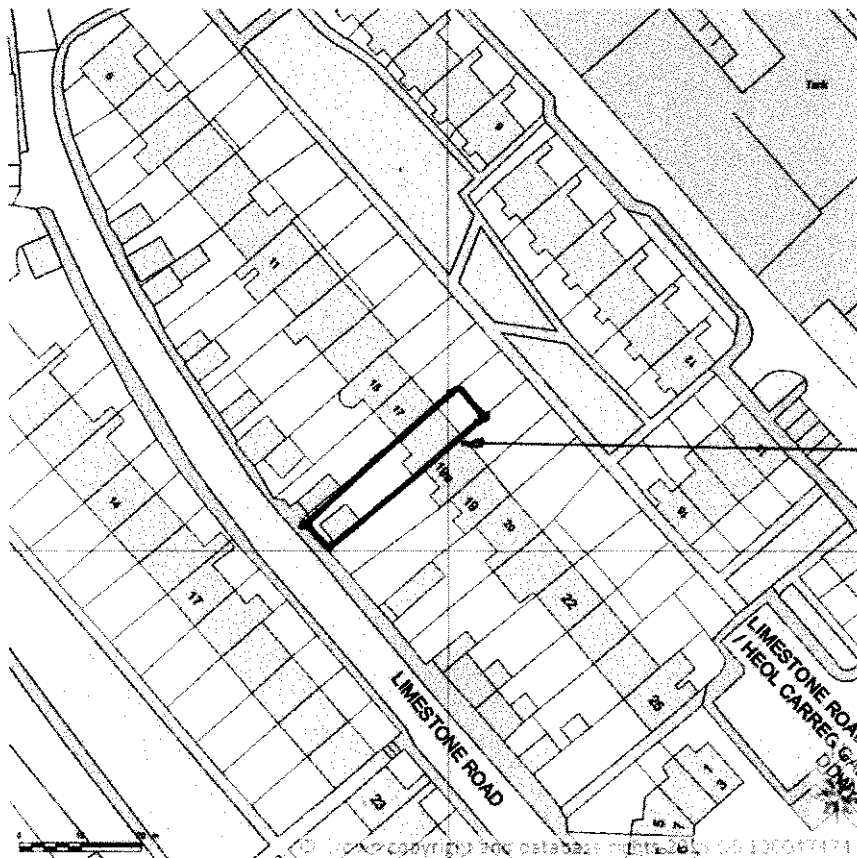
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 319198, 211019

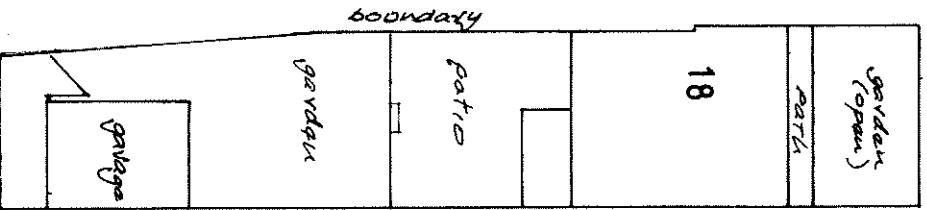


proposed
site



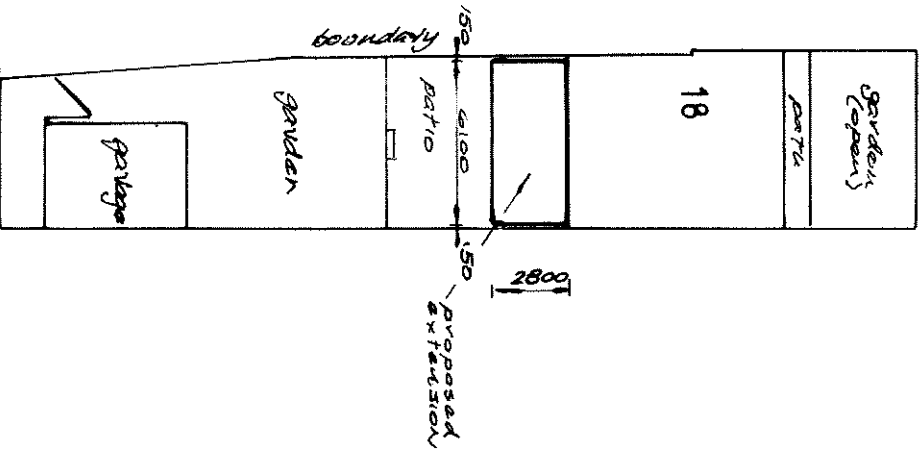
Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
15/04/2025 18:43

1 |



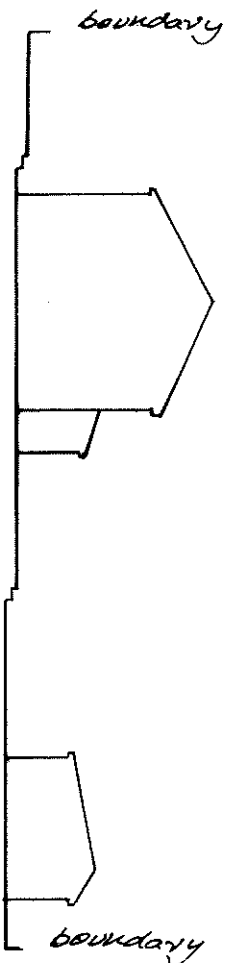
1 |
block plan
existing

2 |

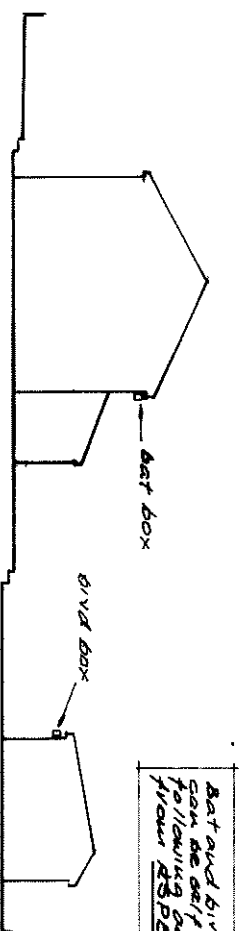


2 |
block plan
proposed

1-1



2-2



Bat and bird boxes
can be self made by
following advice
from RSPB

REV. A
extension depth
varies 15.4m
or

Agent

T. Morgan
Clifford House
Worcester
Blaina
Gallt
Tel: 01495 700023

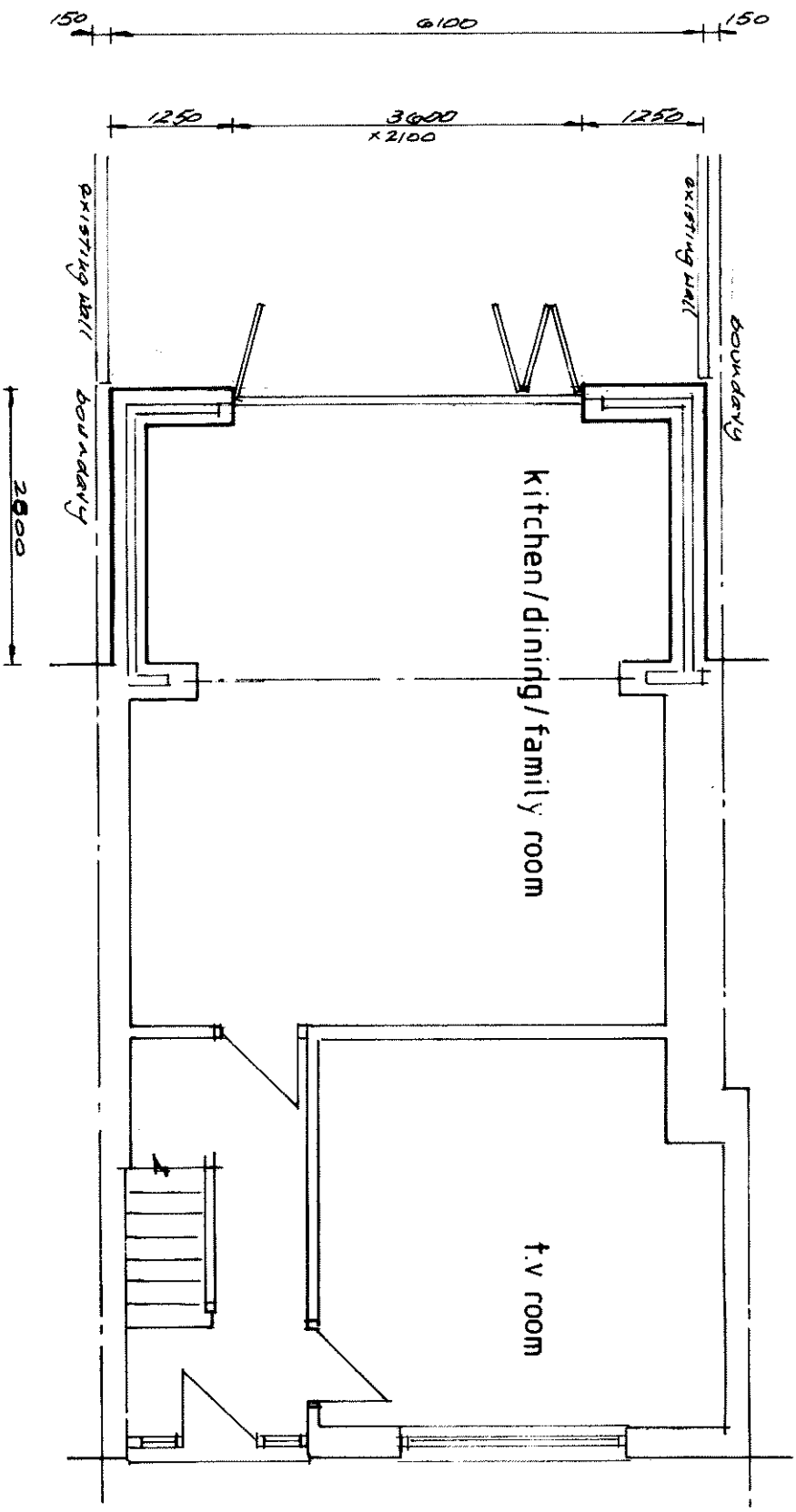
Project

18 Limestone Road, Newrygle
estate, Wales
proposed single storey extension

Drawing title

Block Plans existing and
proposed

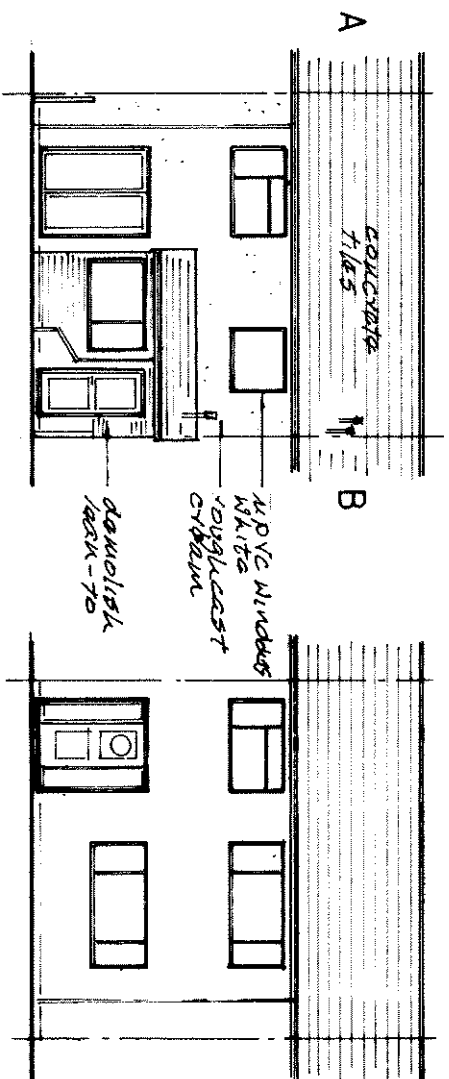
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Checked by: []
Scale: []
Date: []



ground floor plan

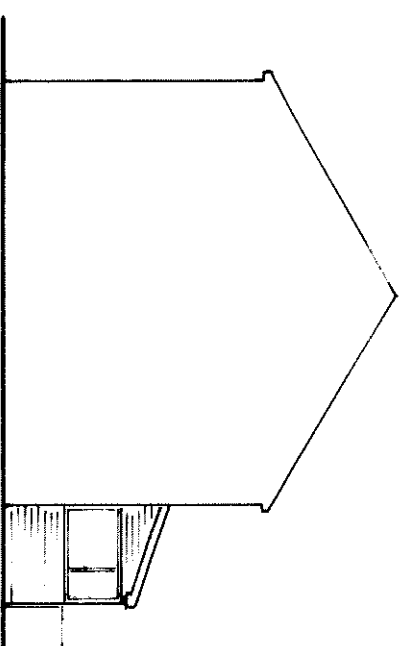
Rev. A
 dimensions of
 ext. walls
 changed 15-4-15
 TK

Agent		Project	
T. Morgan	Cliffen House	15 Limestone Road, Nantyglo	
Blaine	Wastock	Eden Vale	
Galant		Proposed single storey extension	
Tel: 01452 30657		Drawing title	
		Proposed ground floor	
		Blaine	
		DWG NO	Date
		Scale	Drawn
		1:100	15-4-15

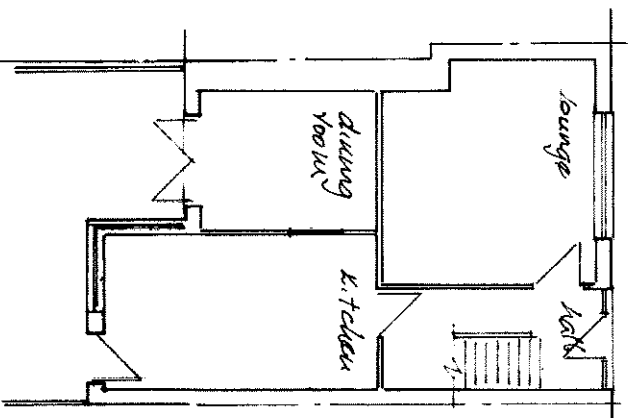


front elevation

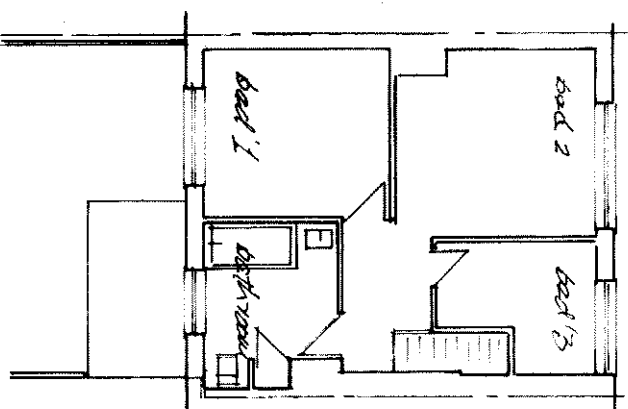
rear elevation



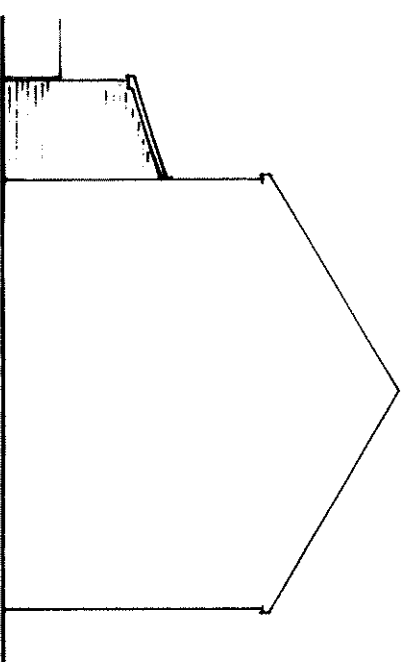
elevation A



ground floor plan

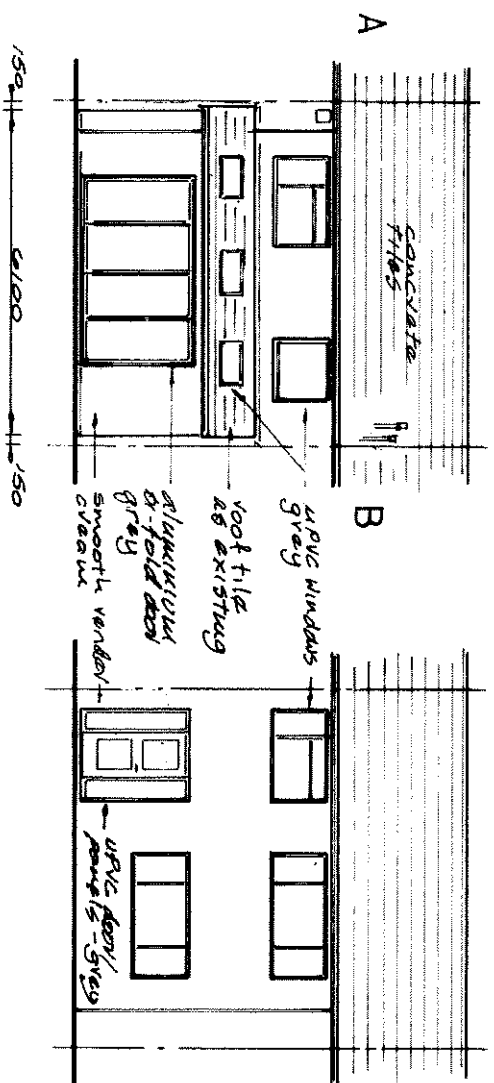


first floor plan

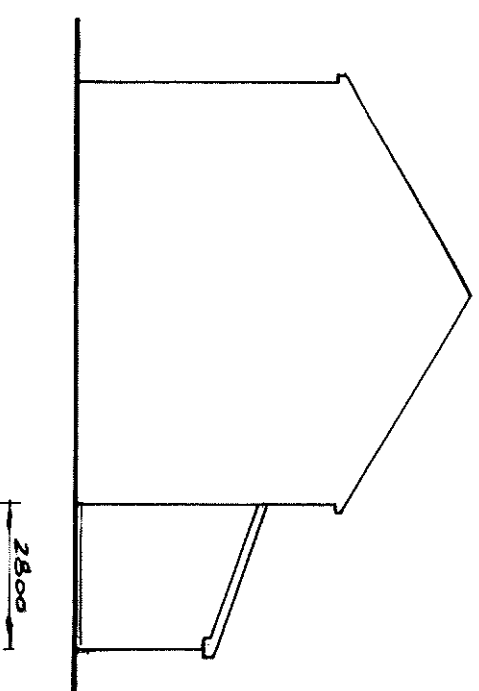


elevation B

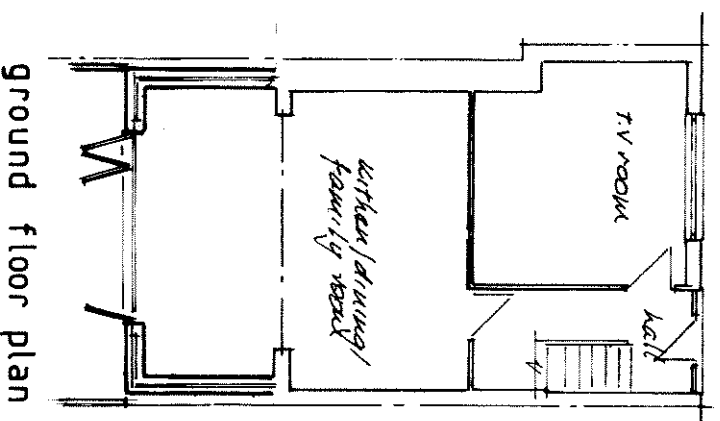
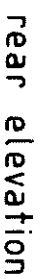
Agent	Project
T. Morgan	18 Limestone Road, Nantyglo
Clifford Thomas	Estu Vale
Australia	Proposed single story extension
Alana	Drawing title
Edgar	EXISTING elevations and
Feb 11	floor plans
11/11/11	DATE
	SCALE
	OWNER



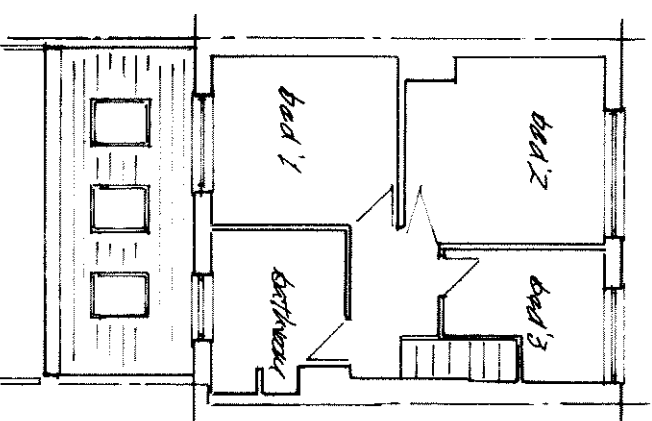
front elevation



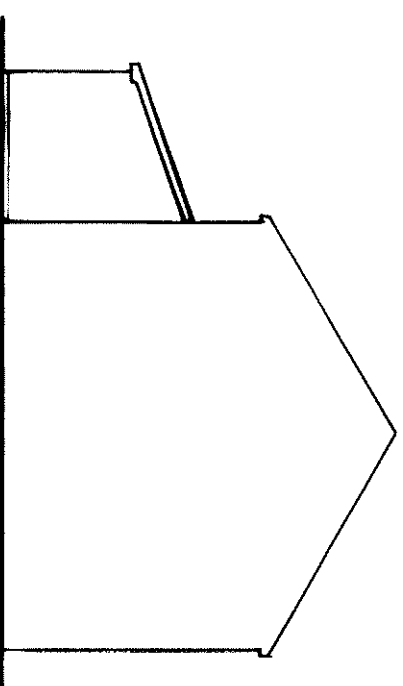
elevation A



ground floor plan



first floor plan



elevation B

<u>Rev.</u>	<u>Agent</u>	<u>Project</u>
written on depth versioned 15-4-85 The	T. Morgan C.I./Her House Westons Buses Gubart Tel: 01926 330 857	1st Limestone Road Nantyglo Ebbw Vale Proposed single storey extension <u>Drawing title</u> Proposed elevations and floor plans
Dwg no 427/10	Date 22.12.85	Scale 1:500 A3
Drawn J.M.		

Green Infrastructure Statement (ref: 421/5)

18 Limestone Road, Nantyglo, Ebbw Vale, Gwent, NP23 4ND

Site Description and Introduction

A Planning Application is proposed for a single storey extension to provide an improved kitchen/dining/family room at the front of the property.

Existing Boundary/Garden

There are no issues with boundaries, as they are not affected in any way, there are no hedges at either front or rear, the rear has always been an open space with no defined boundaries, it is not intended to change this at the present time. The front garden is a mix of some soft areas and some paved adjacent to the house. In the lawn area there will be some additional beds for shrubs that will encourage pollinators such as:

Hawthorn, Flowering Currant, Hebe, Sweet Box, Viburnum, this is not a definitive selection. The proposed planting will encourage plants that provide some winter food for birds and also to provide some protection during colder spells.

In the lawn and in pots on the paved area spring flowers will also be encouraged for example Crocus, Primrose, English Lavender, Narcissus.

Biodiversity Enhancements

Bird and bat boxes to be fixed to the main house and garage as indicated on plan ref. 421/4

It should be considered bird and bat boxes can be self-made, provided advice is taken from RSPB regarding material/design/provision to clean etc. It should be noted for example timber should not be treated as this tends to be 'offensive' to bats as they are sensitive to strong timber preservation smells. There are timbers that are suitable, they need to be sourced correctly, they will be suitably stamped for this use. The option to purchase the manufactured boxes is also an option, for example Woodstone.