

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 10th September 2024 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 10th September 2024 for details of how to access the meeting.

*** Please note the change of time**

Yours sincerely

PP N Horner

Town Clerk

AGENDA

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

To receive: Mr Andrew Parker – Service Manager Policy & Partnerships, Blaenau Gwent County Borough Council re: CCTV within Nantyglo & Blaina.

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

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

Declaration of Interest

Members are invited to declare matters of interest either at the beginning or at any time during the proceedings. 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.

None received to date.

4. Decisions taken under delegated powers during August 2024:

- a) Plan Application No. P/2024/0190 - 8 Berea Close, Blaina
Application for Proposed dormer extension to facilitate loft conversion.

Resolved that no representation or objection made.

5. 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/2024/0163 – Miners Cabin, West Side, Blaina:
Application for construction of wooden cabin with change of use to holiday let
(*copy attached*).
- b) Plan Application No .P/2024/0196 – Blaina Integrated Childrens Centre, High Street, Blaina, NP13 3BN:
Application for new single storey office extension to be built within the existing courtyard. The proposal will include an external store unit for the ASHP & childcare store and a bin / bike store to be located at the main entrance gates
(*copy attached*).
- c) Plan Application No. P/2024/0223 – Land at Glyn Millwr, Stones Houses, Blaina, NP13 3AA:
The retention of the use of land as an extension to the existing Travellers Site to accommodate five pitches for family members, to construct a communal utility room block, retention of timber fencing, installation of private treatment plant with access and ecological improvements (*copy attached*).

6. Licence Applications:

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

No Licence applications received to date.

Resolved to note information received.

7. Default Speed Limit: Survey requested by Welsh Government.

Summary of survey results received to date for consideration (*copy attached*).

Please quote : P/2024/0163

Direct line : 01495 369660

20 August 2024

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

Construction of wooden cabin with change of use to holiday let
Miners Cabin West Side, Blaina, Abertillery,
Grid Reference: 319734 207948

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

Yours sincerely

Helen Hinton
Team Leader Development Management
Email: helen.hinton@blaenau-gwent.gov.uk

NANTYGLO & BLAINA

TOWN COUNCIL

Application for Planning Permission**Town and Country Planning Act 1990****TOWN COUNCIL****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

Miners Cabin

Address Line 1

West Side

Address Line 2

Blaina

Town/city

Ebbw Vale

Postcode

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

Easting (x)

319733

Northing (y)

207978

Description

Cabin on axis as above.

Applicant Details

Title

Mr

First name

Andrew

Surname

Sheehy

Company Name

Address

Address line 1

95 Abertillery Road

Address line 2

Blaina

Address line 3

Ebbw Vale

Town/City

Country

Blaenau Gwent

Postcode

NP133DZ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Email address

***** REDACTED *****

Agent Details

Reference: PP-13070126

Title

Mr

First name

Andrew

Surname

Sheehy

Company Name

Mr A Sheehy

Address

Address line 1

95 Abertillery Road

Address line 2

Blaina

Address line 3

Ebbw Vale

Town/City

Blaenau Gwent

Country

United Kingdom

Postcode

NP13 3DZ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

0.50

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

Construction of wooden cabin with change if use to holiday let.

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)

01/01/2018

Has the work or change of use been completed?

☒ Yes

☐ No

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

01/01/2020

Existing Use

Please describe the current use of the site

Wooden cabin. Application submitted for change of use to a holiday let

Is the site currently vacant?

☐ Yes

☒ No

Does the proposal involve any of the following?

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

☐ Yes

☒ No

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

☐ Yes

☒ No

Application advice

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

- ☐ Yes
☒ No

Materials

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

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

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

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

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

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☐ Yes
☒ No

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

How will surface water be disposed of?

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

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with an 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

Other

Taken away - port-a-loo

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

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

- ☐ 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

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):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PA/2024/0038- The Miners Cabin

Date (must be pre-application submission)

30/04/2024

Details of the pre-application advice received

Please email Helen on
Helen.Hinton@blaenau-gwent.gov.uk
For information regarding pre planning applications

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

Andrew

Surname

Sheehy

Declaration Date

29/05/2024

☒ Declaration made

Agricultural Holding Certificate

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

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Andrew

Surname

Sheehy

Declaration Date

29/05/2024

☒ 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 Sheehy

Date

20/06/2024



Scale 1:100

(3.7m high, 3.45m length, 4.8m width)



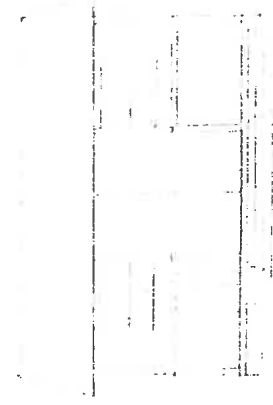
Side elevation South facing



Side elevation North facing

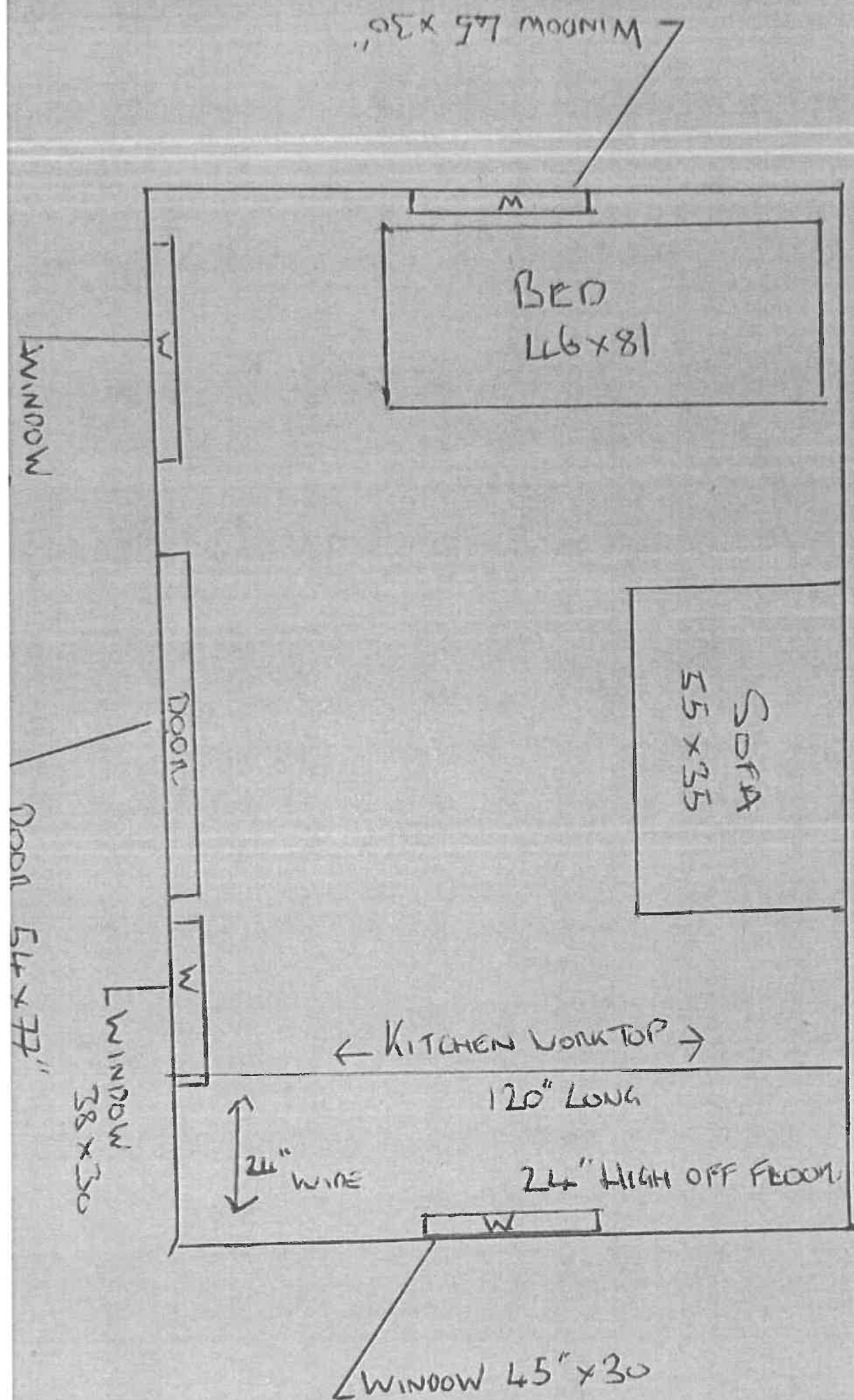


Rear elevation



Front elevation

CABIN INTERNAL MEASUREMENTS
83.5" TALL 120" WIDE 177" LONG





0 5 10 15 20 25 30 35 40 50m

Map scale 1:1250

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This map is for reference purposes only. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.
Data last updated 10:00pm 07 JUNE, 2024

Hinton, Helen

From: Winter, Georgia
Sent: 29 April 2024 16:19
To: Hinton, Helen
Subject: The Miner's Cabin, The Woodlands, West Side, Blaina
Attachments: Miner's Cabin Title Plan.pdf; Miner's Cabin Land Reg.pdf; Miner's Cabin Site Location Plan.pdf

Good afternoon,

Following your teams message regarding The Miner's Cabin, The Woodlands, West Side, Blaina, I can confirm that there were several buildings on site, however the cabin itself measured by P and I at:

3.7m high

3.45m length

4.8m width

Other buildings include the toilet measuring at 2.26m in height; the shower area which measured at 2.41m in height and 2 other rather old storage sheds under 2.5m in height.

In terms of location, I have attached the land reg, title plan and site location plan. But its right opposite what is known as The Bombay Lounge, West Side, Blaina, Abertillery NP13 3BS on Google Maps, you can see green gates just to the right of The Bombay Lounge on Streetview and that is the entrance to the site.

My folder is up to date on the case should you need any photos etc. Jo also went through flood maps, SB, etc with me on this case so they are saved to the folder too in "other info."

I hope that helps.

Let me know if you need anything else.

G.

NANTYGLO & BLAINA



TOWN COUNCIL

Please quote : P/2024/0196

Direct line : 01495369663

21 August 2024

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

A new single storey office extension to be built within the existing courtyard. The proposal will include an external store unit for the ASHP and childcare store and a bin / bike store to be located at the main entrance gates.

Blaina Integrated Childrens Centre High Street, Blaina, Abertillery, Blaenau Gwent, NP13 3BN
Grid Reference: 320080 207797

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

Yours sincerely

Joanne White
Team Leader Development Management
Email: joanne.white@blaenau-gwent.gov.uk

Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

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

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

Reference: PP-13267207

First name

Ceri

Surname

Bird

Company Name

Blaenau-Gwent County Borough Council

Address

Address line 1

Heart Of The Valleys Integrated Childrens Centre High Street

Address line 2

Address line 3

Blaenau Gwent

Town/City

Blaina

Country

Postcode

NP13 3BN

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

First name

Darren

Surname

Knight

Company Name

Blaenau Gwent CBC

Address

Address line 1

Energy Centre

Address line 2

Lime Avenue

Address line 3

The Works

Town/City

Ebbw Vale

Country

United Kingdom

Postcode

NP23 6GL

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

2528.00

Sq. metres

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

☐ Yes

☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

A new single storey office extension to be built within the existing courtyard. The proposal will include an external store unit for the ASHP and childcare store and a bin / bike store to be located at the main entrance gates.

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

Existing site has offices and a childcare facility

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

- ☒ Yes
☐ No

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

<p>Type: Walls</p> <p>Existing materials and finishes: Red / orange brickwork and white render</p> <p>Proposed materials and finishes: EWI with Black render applied to the existing walls. Vertical timber cladding to the proposed extensions</p>
<p>Type: Roof</p> <p>Existing materials and finishes: Metal corrugated profile sheets and bitumen roof felt</p> <p>Proposed materials and finishes: All pitched roofs to have new metal standing seam roof sheets.</p>
<p>Type: Windows</p> <p>Existing materials and finishes: White upvc double glazed windows</p> <p>Proposed materials and finishes: Black PPC Aluminium frame double glazed windows</p>
<p>Type: Doors</p> <p>Existing materials and finishes: White metal frame double glazed doors</p> <p>Proposed materials and finishes: Black PPC aluminum frame double glazed doors</p>
<p>Type: Vehicle access and hard standing</p> <p>Existing materials and finishes: Concrete paving slabs to walkway and ramps Tarmac areas generally</p> <p>Proposed materials and finishes: New grass / landscaping areas. New concrete paving slabs to walkway and ramps, Existing tarmac areas (generally) to be cleaned and re-surfaced.</p>
<p>Type: Other</p> <p>Other (please specify): Rainwater Goods</p> <p>Existing materials and finishes: Combination of white and black metal and upvc guttering and downpipes.</p> <p>Proposed materials and finishes: All guttering and downpipes, hopper heads to be black PPC Aluminum</p>

- ☒ Yes
☐ No

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

Please refer to the following drawings: TS1684-P2-07 Proposed Site Plan, TS1684-P2-08 Proposed Ground Floor Plan, TS1684-P2-09 Proposed Roof Plan, TS1684-P2-10 Proposed Elevations, TS1684-P2-11 Proposed 3D Views 1-2 and TS1684-P2-12 Proposed 3D Views 3-4

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

How will surface water be disposed of?

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

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

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

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

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

Foul Sewage

Please state how foul sewage is to be disposed of:

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

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

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

The site has a number of manholes. The proposed foul and surface water drainage will connect to the nearest onsite manholes.

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 any of the following?

- ☒ Yes
☐ No

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

Use Class: D1 - Non-residential institutions
Existing gross internal floorspace (square metres): 1440
Gross internal floorspace to be lost by change of use or demolition (square metres): 0
Total gross internal floorspace proposed (including change of use) (square metres): 200.9
Net additional gross internal floorspace following development (square metres): 200.9

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	1440	0	200.9	200.9

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

--

Employment

Will the proposed development require the employment of any staff?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	64
Part-time	21
Total full-time equivalent	74.00

Proposed Employees

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

Full-time	120
-----------	-----

40

Total full-time equivalent

130.00

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:

D1 - Non-residential institutions

Unknown:

No

Monday to Friday:

Start Time:

07:00

End Time:

21:00

Saturday:

Start Time:

07:00

End Time:

16:00

Sunday / Bank Holiday:

Start Time:

08:00

End Time:

16:00

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

First Name

Surname

Declaration Date

☒ Declaration made

Agricultural Holding Certificate

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

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☐ The Applicant
☒ The Agent

Title

Darren

Surname

Knight

Declaration Date

22/07/2024

☒ 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.

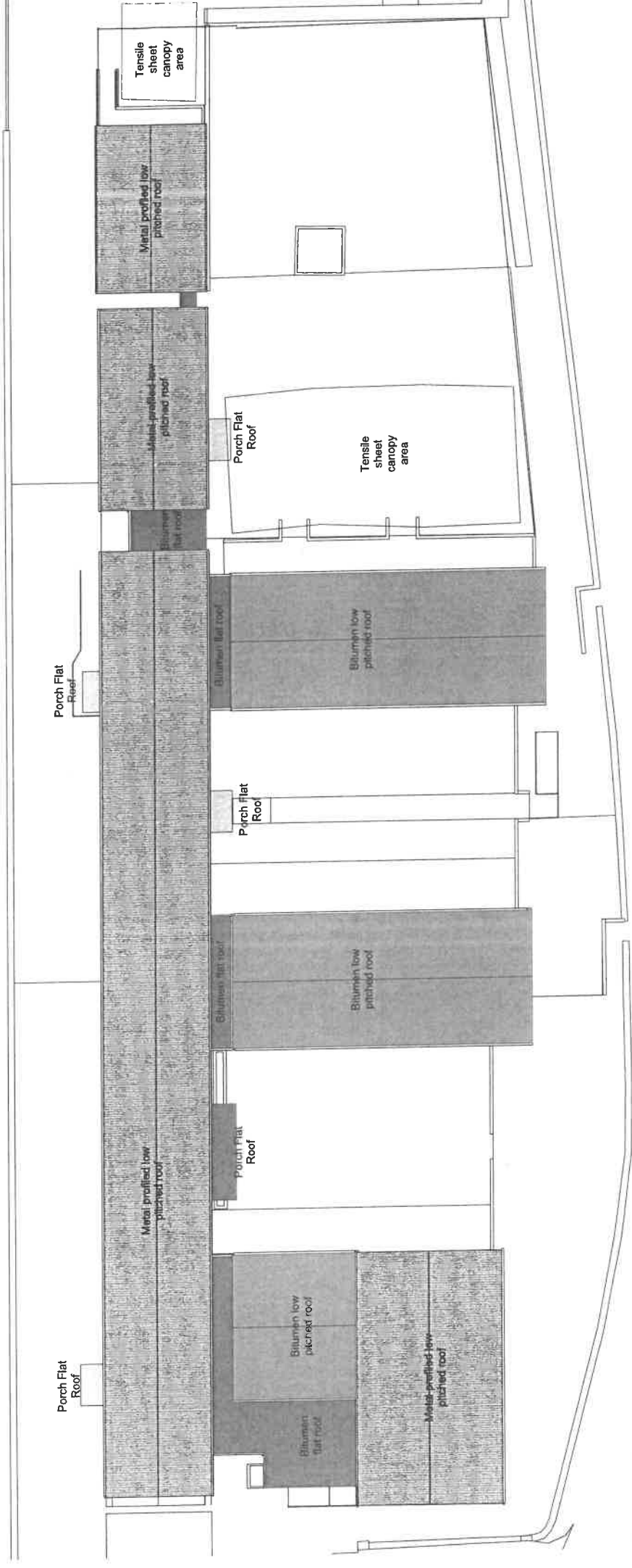
☒ I / We agree to the outlined declaration

Signed

Darren Knight

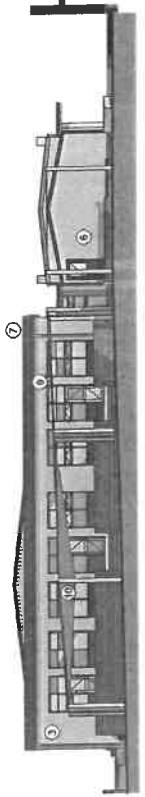
Date

22/07/2024



Materials Legend

- 1 Existing Red/ Orange facing bricks
- 2 Existing Stone effect banding
- 3 Existing White Render to walls
- 4 Existing White Framed Double Glazed Curtain Walling / Windows
- 5 Existing White Framed Double Glazed Doors
- 6 Existing Yellow Clad Portable Nursery Extension with a shallow pitched roof
- 7 Existing Metal profile low pitched roof and metal eaves
- 8 Existing Bitumen Flat Roofing
- 9 Existing white fascia and white rainwater goods
- 10 Existing Tensile Sheet covered areas with metal support posts



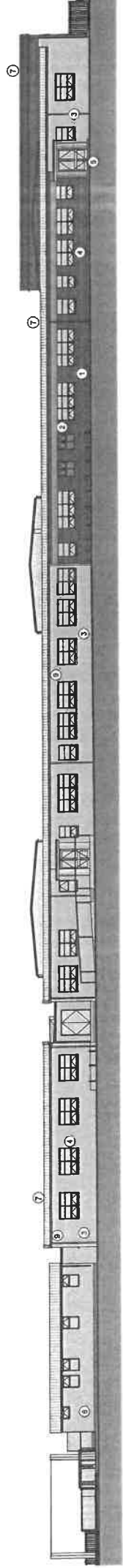
North Elevation

1:200

2

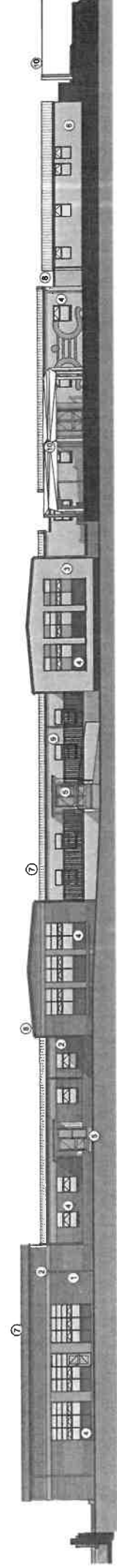
South Elevation

1:200



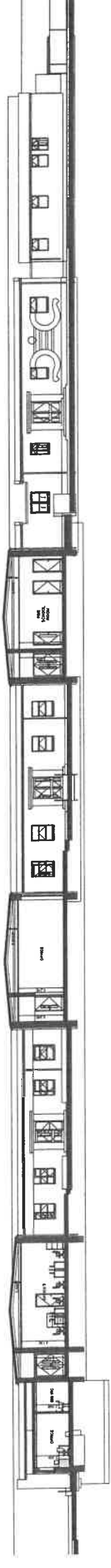
East Elevation

1:20



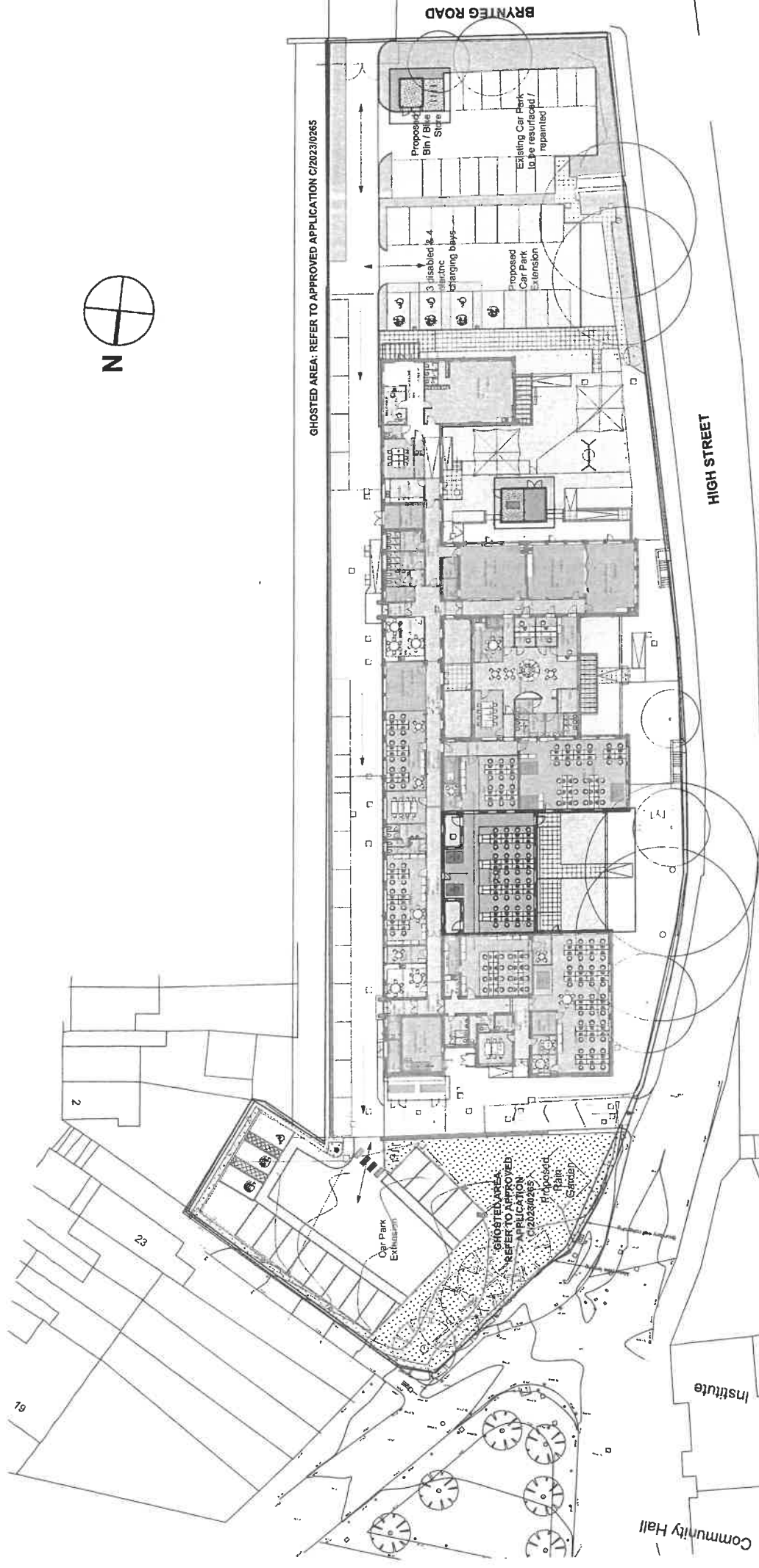
West Elevation

1:2



Building Section

1

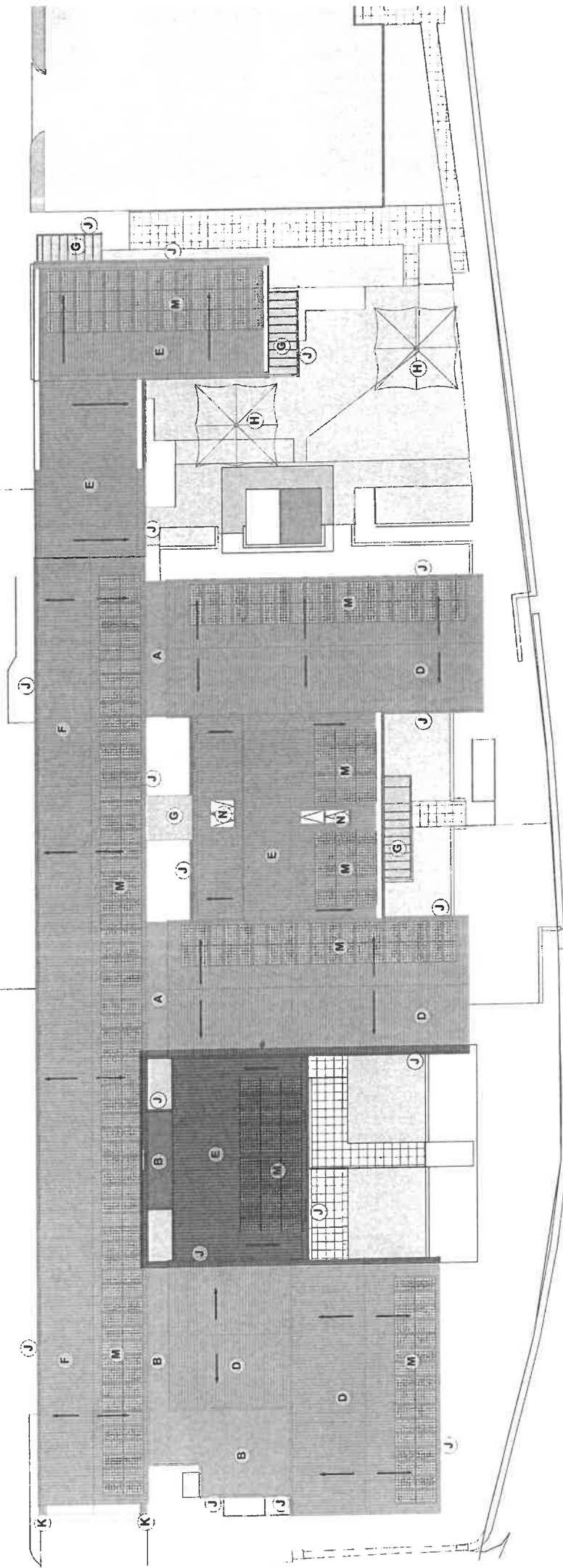


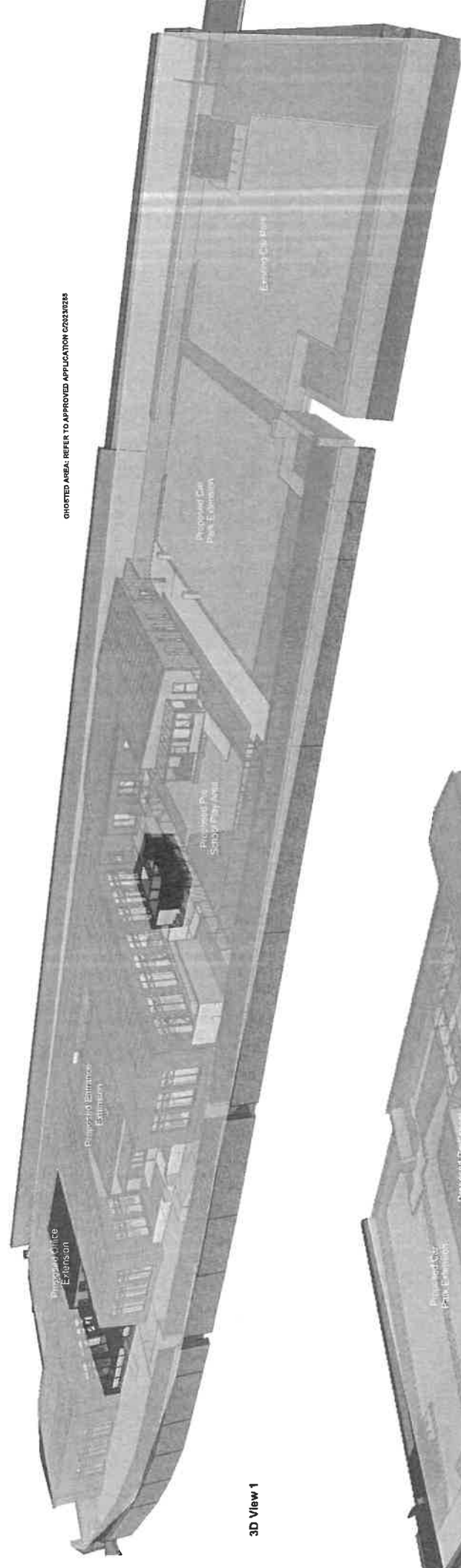
ROOFING KEY:

- (A) Existing bitumen flat roofs to be thermally upgraded
- (B) New warm deck bitumen flat roofs laid with falls
- (C) New doubled glazed flat rooflights
- (D) New Black / Dark Grey Metal standing seam roof with insulation to be installed over the existing pitched roof
- (E) New Roof - Black / Dark Grey Metal profiled low pitched roof with insulation
- (F) New Black / Dark Grey Metal standing seam roof sheathing fixed to existing roof structure
- (G) New timber framed canopy with glass roof
- (H) New Tensile sheet canopy area
- (J) New Black / Dark Grey PPC Aluminium rainwater goods
- (K) New Black / Dark Grey PPC Aluminium parapet trims
- (L) New internal roof gutters
- (M) New PV panels installed to the roofs
- (N) New Rooflights

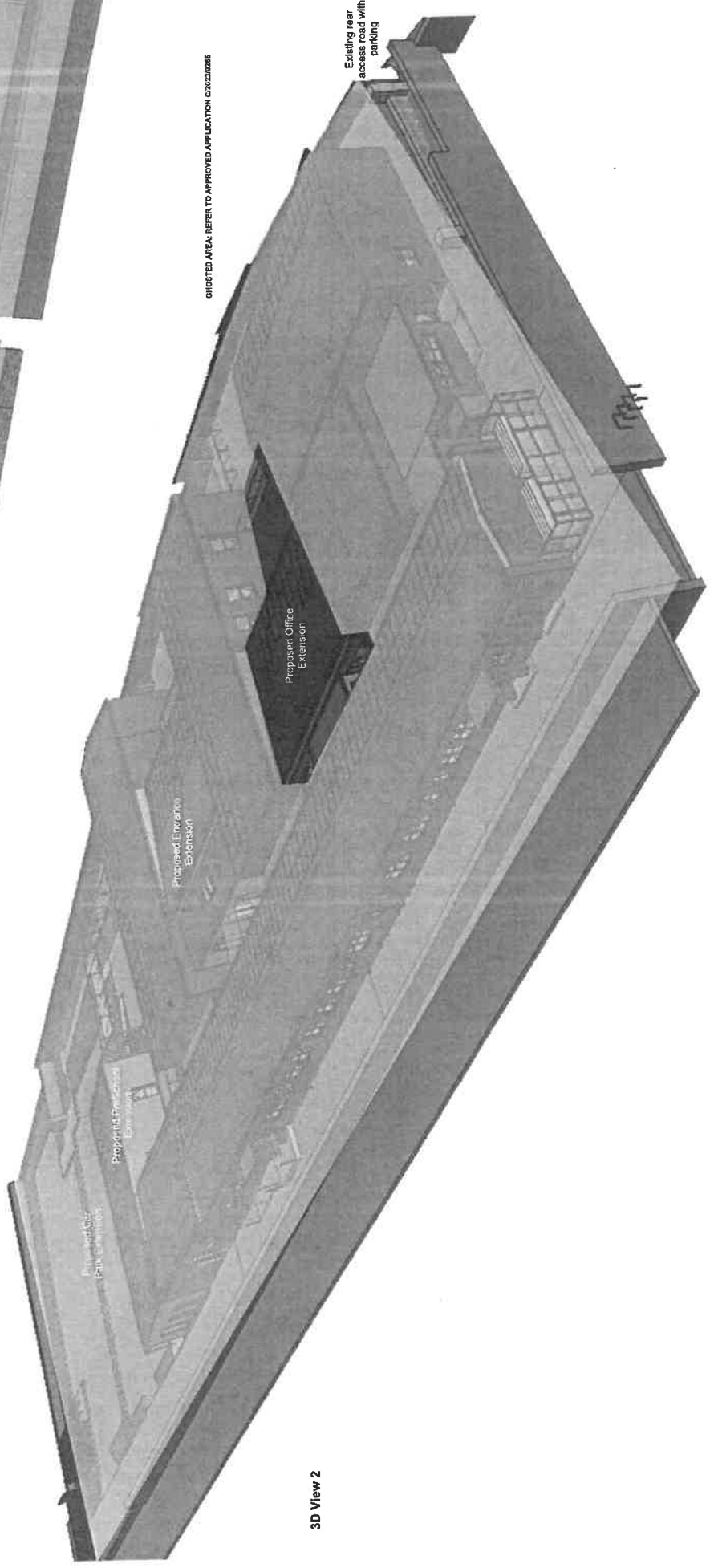


GHOSTED AREA: REFER TO APPROVED APPLICATION C20230285





3D View 1

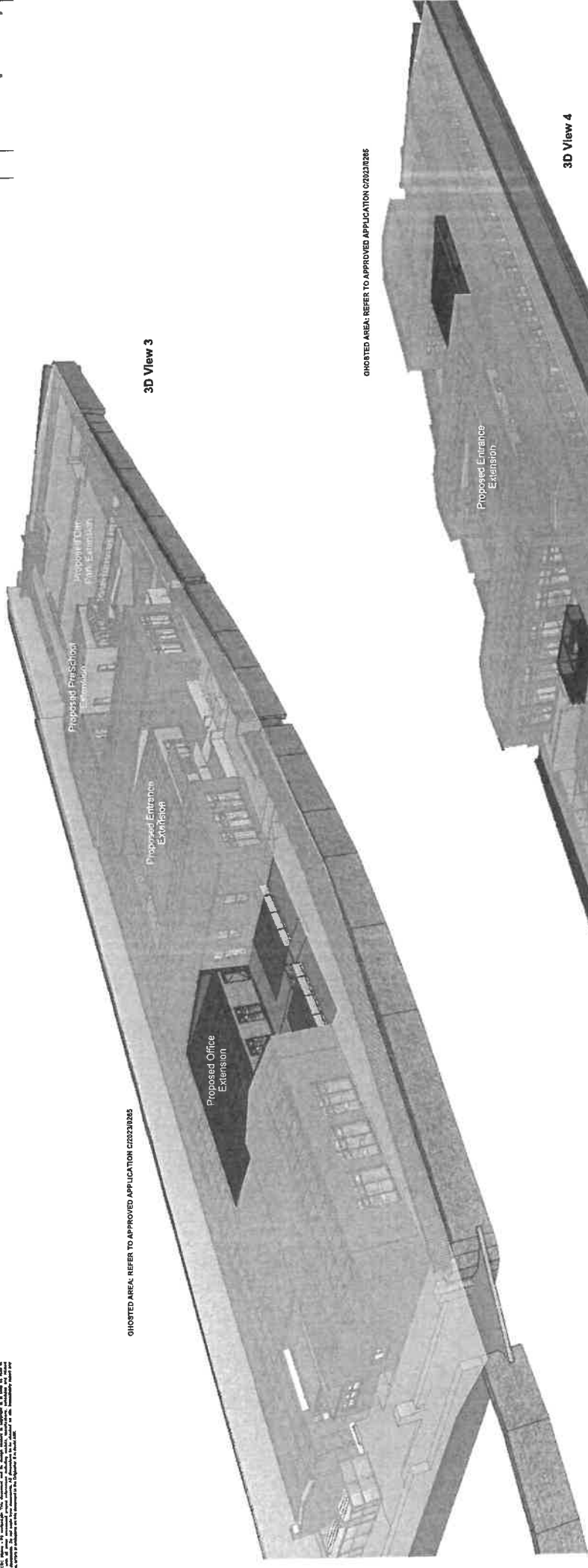


3D View 2

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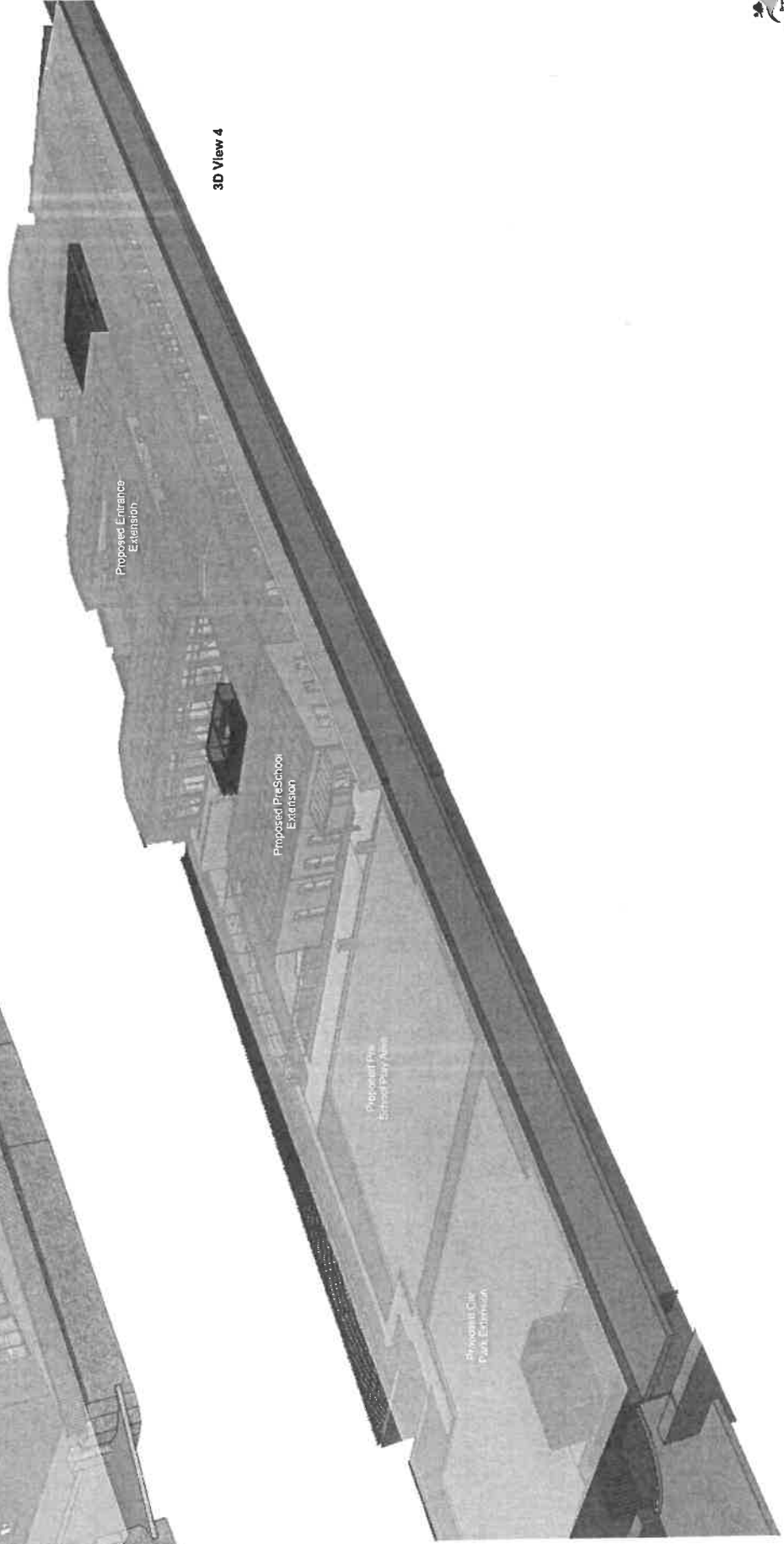
ONOTED AREA: REFER TO APPROVED APPLICATION C/2022/0285

3D View 3



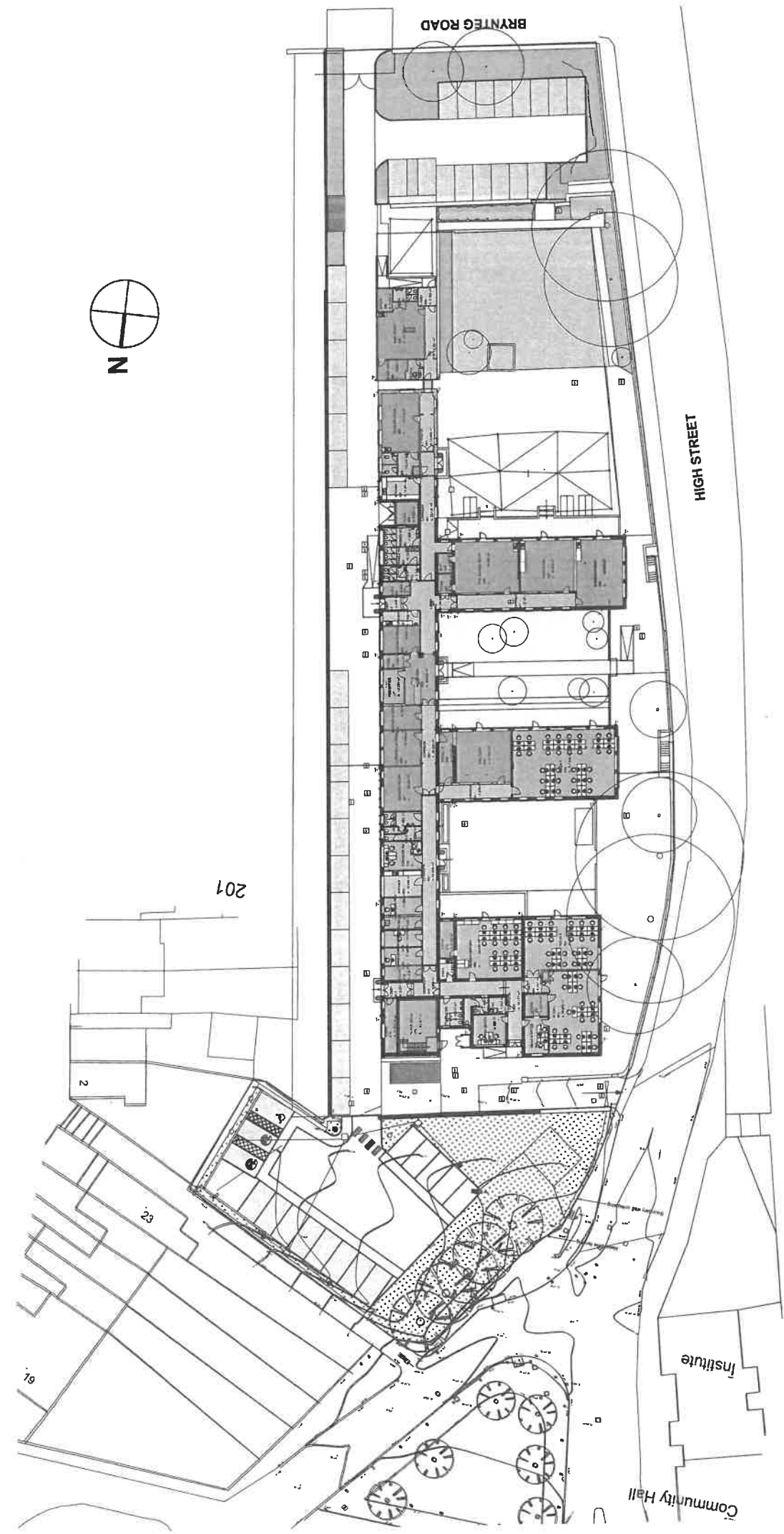
ONOTED AREA: REFER TO APPROVED APPLICATION C/2022/0285

3D View 4



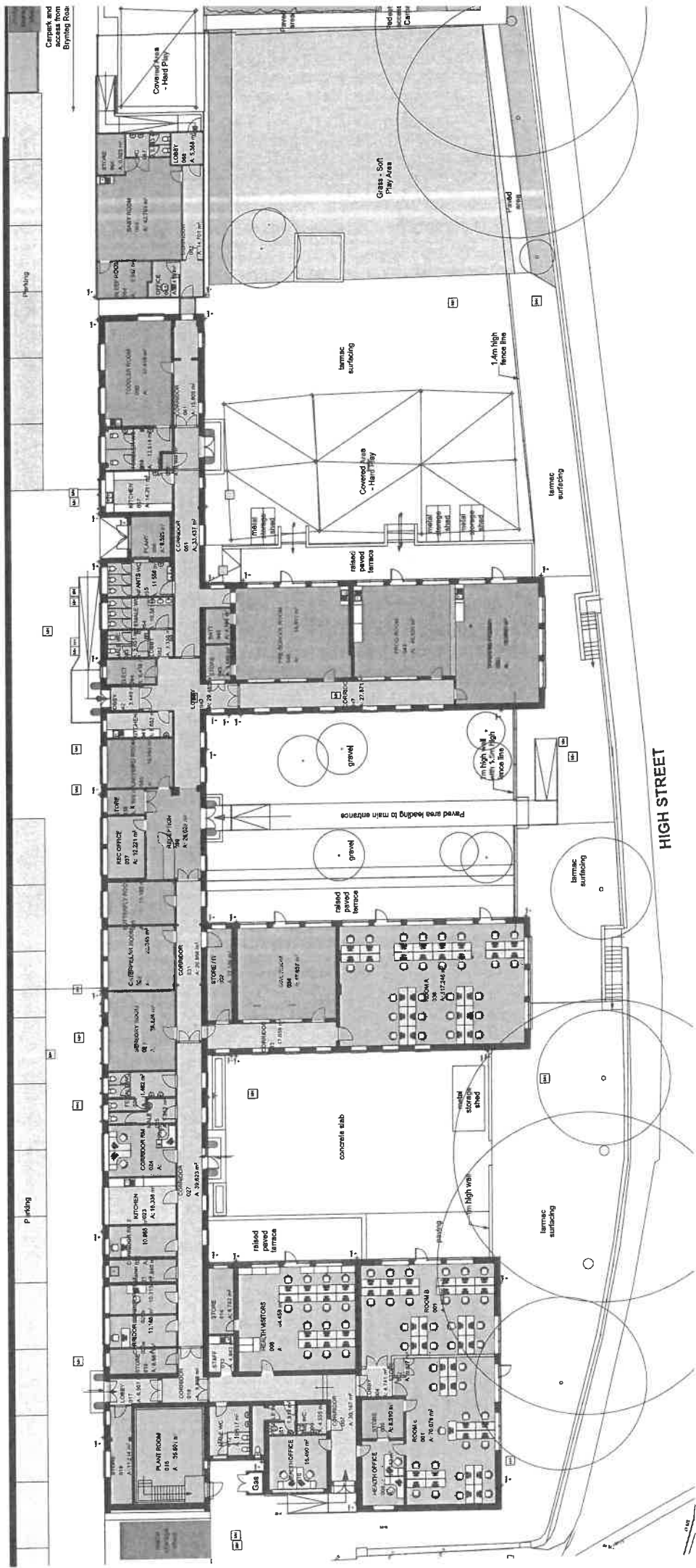


1. Information on this plan is based on the information provided by the client and is not intended to be a final design. It is the responsibility of the client to ensure that the information provided is accurate and complete. The client acknowledges that the information provided is for informational purposes only and is not intended to be a final design. The client acknowledges that the information provided is for informational purposes only and is not intended to be a final design.





1. All dimensions are in millimetres unless otherwise stated.
 2. All areas are in square metres unless otherwise stated.
 3. All areas are rounded to the nearest square metre.
 4. All areas are based on the finished floor level.
 5. All areas are based on the internal dimensions of the rooms.
 6. All areas are based on the internal dimensions of the rooms.
 7. All areas are based on the internal dimensions of the rooms.
 8. All areas are based on the internal dimensions of the rooms.
 9. All areas are based on the internal dimensions of the rooms.
 10. All areas are based on the internal dimensions of the rooms.



NANTYGLO & BLAINA

2 SEP 2024

TOWN COUNCIL

Please quote : P/2024/0223

Direct line : 01495 355571

30 August 2024

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

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

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

Grid Reference: 320000 208743

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

Yours sincerely

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

Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

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

Swyddfeydd Cyffredinol
 Heol Gwaith Dur
 Tŷ Llwyn, 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****NANTYGLO & BLAINA**

- 2 SEP 2024

Publication of applications on planning authority websites

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

Site Details

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

Number

Suffix

Property Name

Land at Glynmillwr

Address Line 1

Near Stone's House

Address Line 2

Blaina

Town/city

Abertillery

Postcode

NP13 3AA

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

Easting (x)

319977

Northing (y)

208773

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Bridges & Family

Company Name

Address

Address line 1

C/O Agent

Address line 2

C/O Agent

Address line 3

C/O Agent

Town/City

C/O Agent

Country

C/O Agent

Postcode

NP13 3AA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Reference: PP-13332941

Title

Mr

First name

Andrew

Surname

Vaughan-Harries

Company Name

Hayston Developments & Planning Ltd

Address

Address line 1

The Planning Studio

Address line 2

Hayston Bridge

Address line 3

Johnston

Town/City

Haverfordwest

Country

United Kingdom

Postcode

SA62 3HJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Email address

***** REDACTED *****

Site Area

What is the site area?

2470.00

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

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

Has the work or change of use already started?

- ☒ Yes
☐ No

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

01/08/2021

Has the work or change of use been completed?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Existing Traveller Site and yard

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following?

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

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

Application advice

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

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

Pedestrian and Vehicle Access, Roads and Rights of Way

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

- ☒ Yes
☐ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

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

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☒ Yes
☐ No

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

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

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

- ☐ Yes
☒ No

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

Assessment of Flood Risk

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 03b

Waste Storage and Collection

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

- ☐ Yes
- ☒ No

Trade Effluent

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

- ☐ Yes
- ☒ No

Residential/Dwelling Units

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

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

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

- ☒ Yes
☐ No

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

Use Class:

Other

Existing gross internal floorspace (square metres):

0

Gross internal floorspace to be lost by change of use or demolition (square metres):

0

Total gross internal floorspace proposed (including change of use) (square metres):

29

Net additional gross internal floorspace following development (square metres):

29

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	0	0	29	29

For hotels, residential institutions and hostels please additionally indicate the 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):

14/08/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

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):

14/08/2024

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Andrew

Surname

Vaughan-Harries

Declaration Date

19/08/2024

☒ Declaration made

Agricultural Holding Certificate

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

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Andrew

Surname

Vaughan-Harries

Declaration Date

19/08/2024

☒ 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

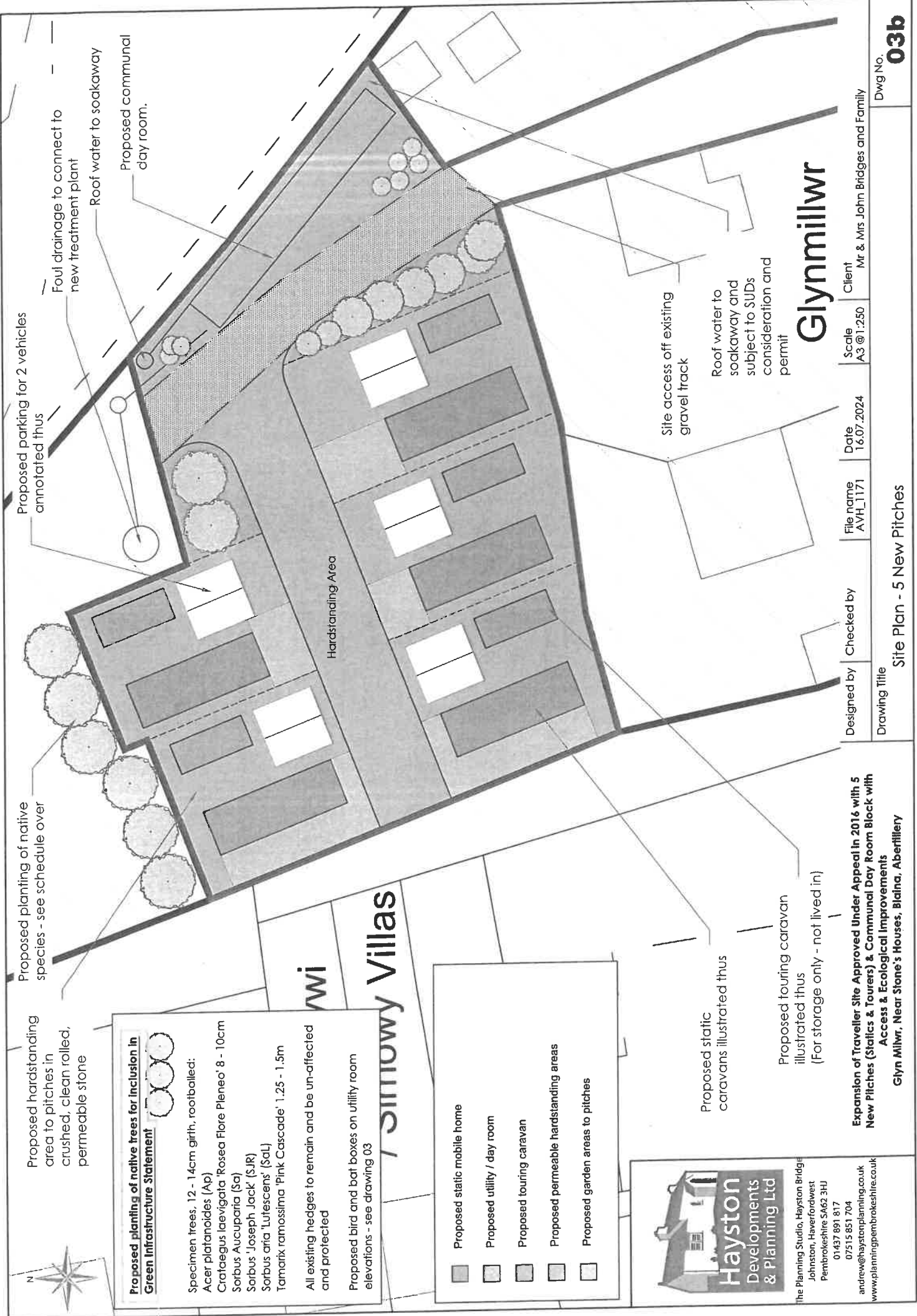
Signed

Andrew Vaughan-Harries

Date

19/08/2024

Reference: PP-13332941



Proposed planting of native trees for inclusion in Green Infrastructure Statement

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

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

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

- Proposed static mobile home
- Proposed utility / day room
- Proposed touring caravan
- Proposed permeable hardstanding areas
- Proposed garden areas to pitches

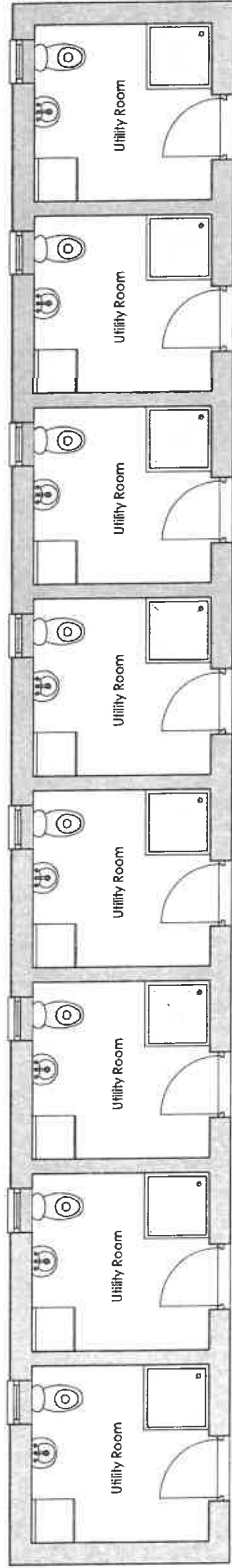


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Expansion of Traveller Site Approved Under Appeal in 2016 with 5 New Pitches (Statics & Tourers) & Communal Day Room Block with Access & Ecological Improvements
Glyn Milwr, Near Stone's Houses, Blaina, Aberllyry

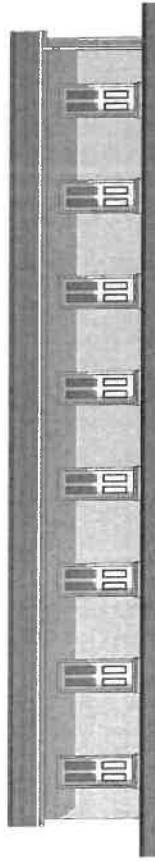
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Site Plan - 5 New Pitches					
Drawing Title					

Glynmillwr

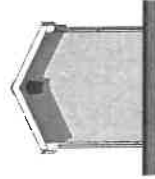


Floor Plan - Scale 1:50

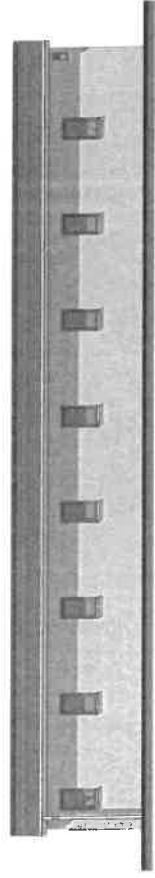
- FINISHES**
- WALLS - SAND CEMENT RENDER - PAINTED
 - ROOF - BLUE/BLACK NATURAL OR COMPOSIT E SLATE
 - DOORS - WHITE - UPVC
 - WINDOWS - WHITE - UPVC
 - RAINWATER GOODS - WHITE - UPVC



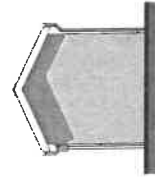
Front Elevation
West



Side Elevation
South

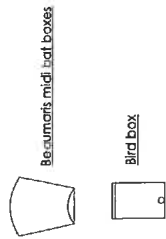


Rear Elevation
East



Side Elevation
North

Elevations - Scale 1:100



Document's mid-lid boxes

Bird box



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PROJECT
Expansion of Traveller Site Approved Under Appraisal
in 2016 with 5 New Pitches (Stables & Tourers) &
Communal Day Room Block with Access &
Ecological Improvements
Glyn Millwr, Near Stone's Houses, Blaina, Aberthaw

TITLE
Day/Utility Room Details

CLIENT
Mr & Mrs J Bridges & Family

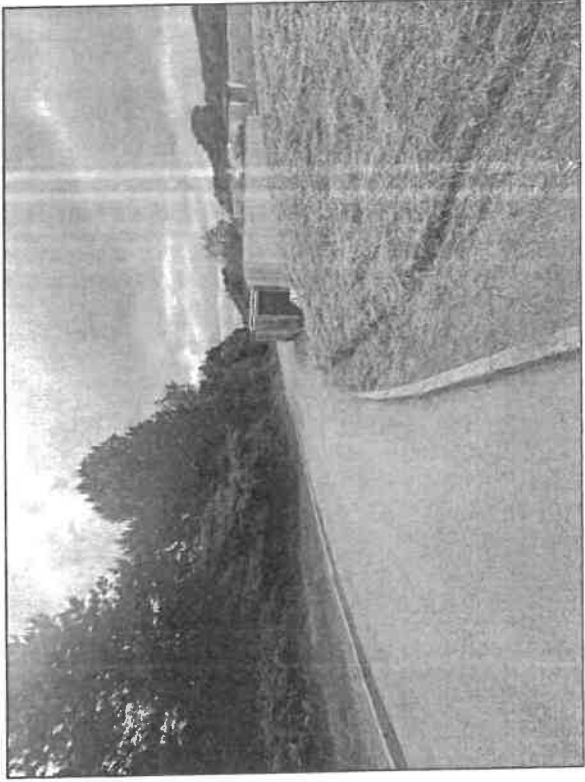
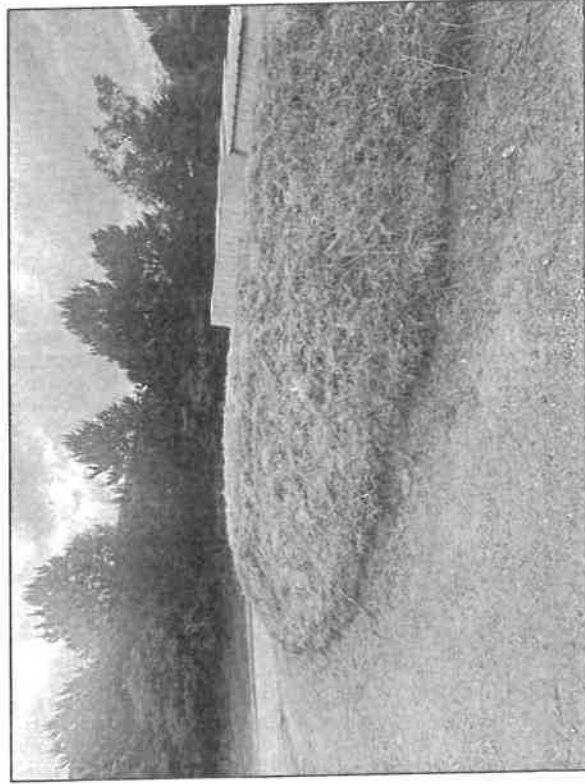
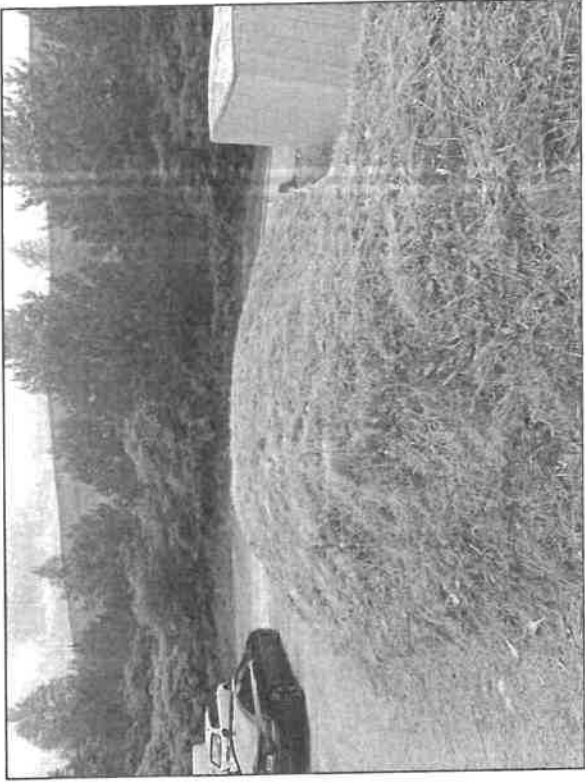
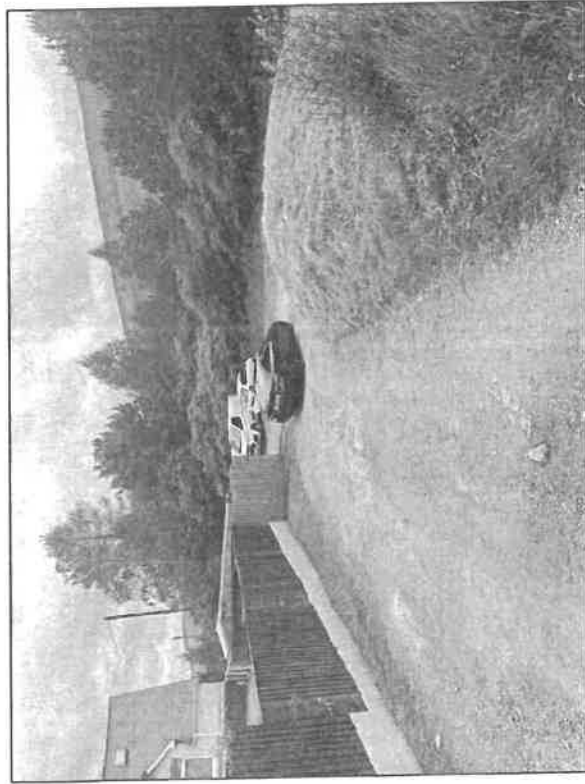
DRAWN BY
AS INDICATED

CHECKED BY
DATE
24.06.2024

PROJECT NUMBER
AVH 1171

DRAWING NUMBER
04

REV



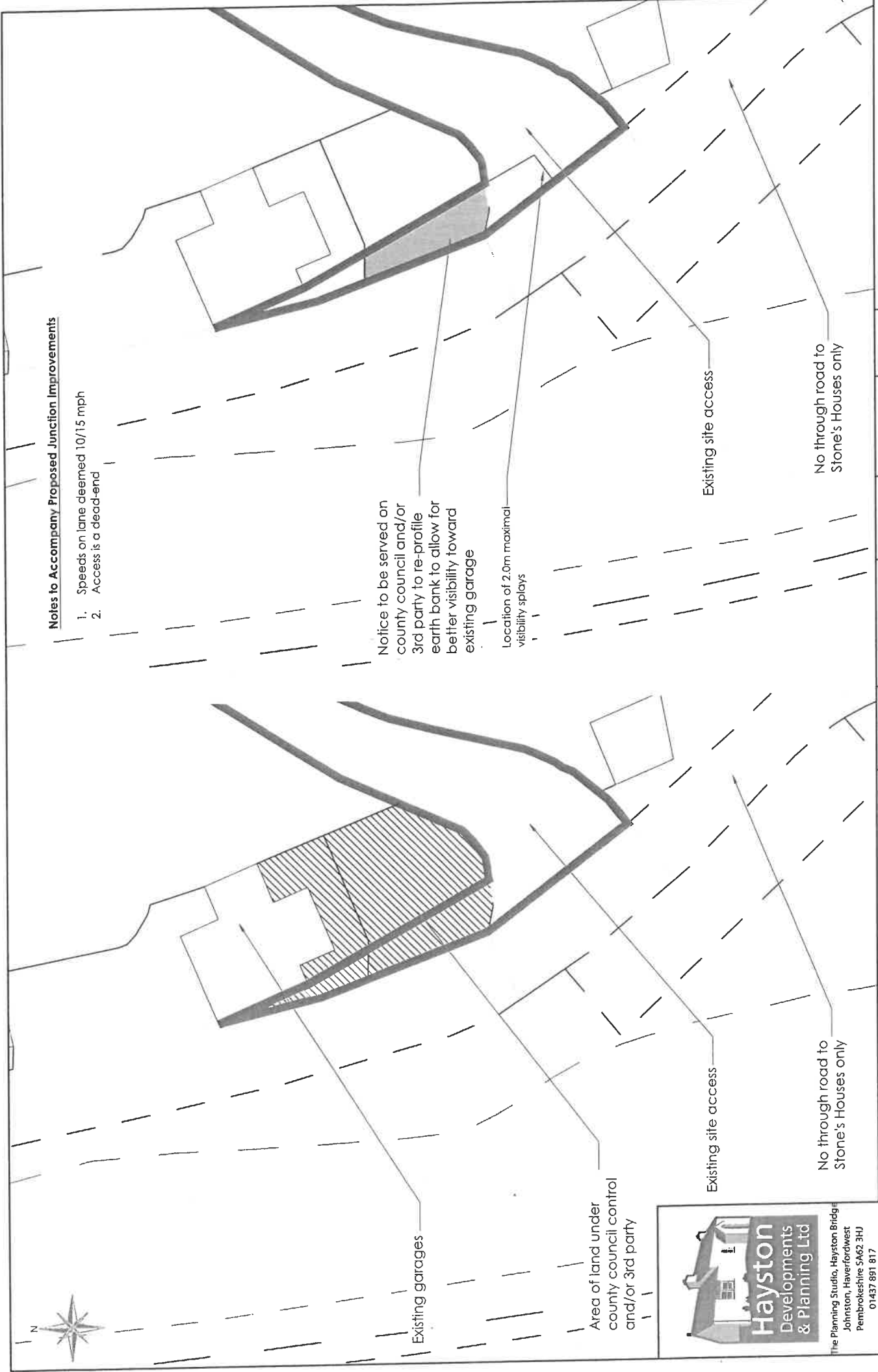


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Expansion of Traveller Site Approved Under Appeal in 2016 with 5 New Pitches (Statics & Tourers) & Communal Day Room Block with Access & Ecological Improvements
Glyn Milwr, Near Stone's Houses, Bialna, Aberillery

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



Notes to Accompany Proposed Junction Improvements

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

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

Location of 2.0m maximal visibility splays

Existing site access

No through road to Stone's Houses only

Existing site access

No through road to Stone's Houses only



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Glyn Milwr, Near Stone's Houses, Blaina, Abertillery

Client
Mr & Mrs John Bridges and Family

Scale
A3 @ 1:200

Date
29.06.2024

File name
AVH_1171

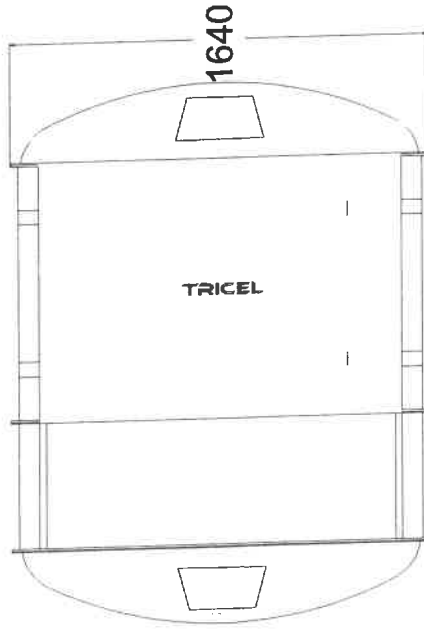
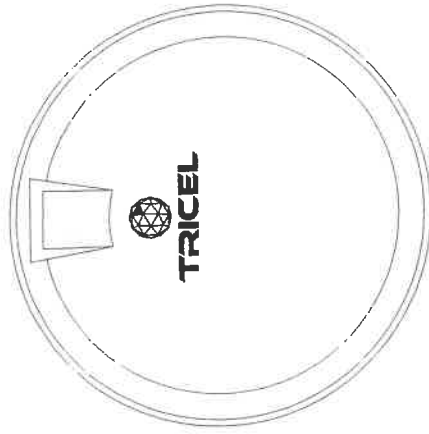
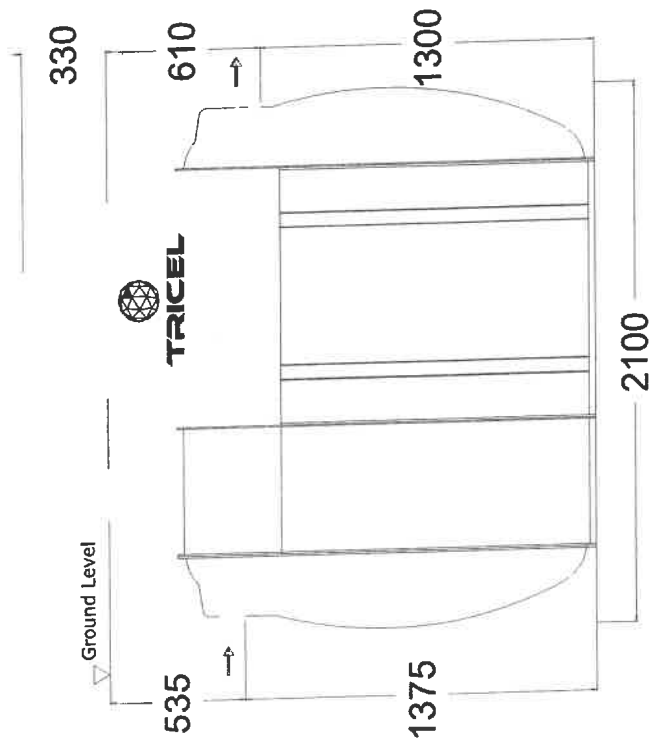
Checked by

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Drawing Title
Site Plan - 5 New Pitches - Junction Improvements

Dwg No.

05a



100% compliant with European standard EN 12566-3

Novo UK06 Gravity

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

Designed by
Checked by
Drawing Title
Treatment Plant Details

File name
AVH_1171

Date
01.08.2024

Scale
A3 @ 1:20

Client
Mr & Mrs John Bridges and Family

Dwg No.
07

