

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

Mrs T Hughes - Town Clerk/RFO

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

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

Dear Member,

You are summoned to attend a remote meeting of the Highways and Planning Committee to be held **on Tuesday 8<sup>th</sup> February 2022 at 1.00pm.**

Members of the Council have been provided with instructions on how to join the meeting.

If any member of the public wishes to attend (remotely) the meeting, please contact the Town Clerk at the above e-mail by 12 noon on 8<sup>th</sup> February 2022 for details of how to access the meeting.

Yours sincerely



Town Clerk

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

## **AGENDA**

### **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. Correspondence:**

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

##### **a) Amy Hoidge-Hughes – Farm Garden Org uk:**

E-mail - Building a National Allotment Development Team: Expressions of Interest (Communities) (*For information - Copy attached*)

**3. Planning Applications:**

Members are invited to consider any further applications that may be received prior to the date of the meeting:

- a) Planning Application No. C/2021/0346- ADV. Units 1 - 4 McDonalds, Blaina Road, Lakeside Retail Park, Brynmawr:  
Installation of 6 no. Fascia Signs (including roof letters and the 'M' logo letter). *(copy attached)*.
- b) Planning Application No C/2022/0015 - 68 Queen Street, Nantyglo, Gwent. NP23 4LW  
To construct a domestic garage in the rear garden and access gates to rear road.  
(Copies attached).
- c) Planning Application No C/2022/0019 - 5 Bethel Place, Ebbw Vale, Blaenau Gwent, NP23 4UB  
Single storey rear extension and balcony (Copies attached)

**4. Licence Applications:**

Members are invited to consider the application(s):

None received to date.

**From:** Amy Hoidge-Hughes <amy@farmgarden.org.uk>  
**Sent:** 13 January 2022 15:17  
**To:** Wales Admin  
**Subject:** National Allotment Development Team - SF&G  
**Attachments:** RGS Allotments - landowners.pdf; RGS Allotments - communities.pdf

If you know of a landowner or land-seeker in Wales, we want to hear from you!

Expressions of interest are now open until 9am on Monday 24 January.

If you'd like to apply, please fill out either an [Expression of Interest for Communities](#) or [Expression of Interest for landowners](#).

Please read our [Application Advice and Criteria](#) to find out more about the application process.

If you'd like to see the questions we ask before filling in the form, click here for the [Communities EOI questions](#), or here for the [Landowners EOI questions](#).

See our [Defining Allotment Plot Sizes document](#) for more information about allotment plot sizes.

Kind regards,

Amy Hoidge Hughes  
Wales Administrator | Gweinyddwr Cymru  
Tel | Ffon: 029 2022 5942

*The Wales team will be working from home in line with government guidance*

**Please note:** I work part time, 3 days a week (Tuesday – Thursday)

**Nodwch:** Rwy'n gweithio'n rhan amser, 3 diwrnod yr wythnos (dydd Mawrth – Dydd Iau)



SF&G deliver a range of programmes across Wales, details can be found [here](#)

[www.farmgarden.org.uk](http://www.farmgarden.org.uk)

Like us on [Facebook](#) Follow us on [Twitter](#)

Company No: 2011023 & Charity (England & Wales) No: 294494, Charity (Scotland) No: SC039440

Watch our series of short films about [community growing in Wales](#)



Social Farms & Gardens is an accredited training provider with the British Accreditation Council

*Item 2a*



## Building A National Allotment Development Team

Are you a community group with land you'd like better used? Or a community allotment group & want to develop new plots for individuals? Do you want to see old allotment plots revived in your area? Would you consider providing some micro-allotment (c. 8ft x 4ft) or 'trainer' allotment plots to help individuals progress their growing skills from a group setting to growing more independently? Would your group be interested in hosting some mini-allotment plots (for individuals) to generate a sustainable income for your group from ground rent?

Then Social Farms & Gardens might be able to help!

If you're based in Wales and can answer yes to any of the above, please see [our website](https://www.farmgarden.org.uk/resilient-green-spaces) for more details (application deadline: 9am, 24 Jan 2022).

Interested community sites or organisations can find further information on the Social Farms & Gardens website, or by contacting: [Wales@farmgarden.org.uk](mailto:Wales@farmgarden.org.uk)



This project is funded through the Welsh Government – Rural Development Programme 2014 – 2020, which is funded by the European Agricultural Fund for Rural Development & the Welsh Government.

For more information about the wider Resilient Green Spaces project, and for other opportunities for communities as part of the project, please go to the Social Farms & Gardens website:

<https://www.farmgarden.org.uk/resilient-green-spaces>



OPEN FOOD  
NETWORK UK

SHARED ASSETS



School of Geography  
and Planning  
Ysgol Ddeoriyddiaeth  
a Chyrtluno



## Building A National Allotment Development Team

Do you own underused land? Are you interested in exploring how you might be able to access support to establish or extend allotments for your community? Or how a community might be able to this for you?

Then Social Farms & Gardens might be able to help!

If you're based in Wales and can answer yes to any of the above, please see [our website](https://www.farmgarden.org.uk/resilient-green-spaces) for more details (application deadline: 9am, 24 Jan 2022).

This project is funded through the Welsh Government – Rural Development Programme 2014 – 2020, which is funded by the European Agricultural Fund for Rural Development & the Welsh Government.

For more information about the wider Resilient Green Spaces project, and for other opportunities for communities as part of the project, please go to the Social Farms & Gardens website: <https://www.farmgarden.org.uk/resilient-green-spaces>



Interested community sites or organisations can find further information on the Social Farms & Gardens website, or by contacting: [Wales@farmgarden.org.uk](mailto:Wales@farmgarden.org.uk)



Tracy

Item 3a

**From:** Davies, Ann 1 <Ann.Davies2@blaenau-gwent.gov.uk>  
**Sent:** 17 January 2022 15:05  
**To:** Clerk; Town Council: Brynmawr - External (clerk@brynmawrtc.co.uk)  
**Subject:** # Planning Consultation | TC | C/2021/0346- ADV. McDonalds  
**Attachments:** 0346-Application Form-Redacted.pdf; 6352\_AEW\_8407\_0001B\_Location Plan.pdf; SIGN 005 - Alfresco Roof Letters.pdf; Sign23c\_Arch Panel\_New Build\_Booth.pdf

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

NANTYGLO & BLAINA

19 JAN 2022

TOWN COUNCIL

Email sent on behalf of Sophie Godfrey



Planning Ref.: C/2021/0346 **ADVERTISEMENT Application**  
Email: [planning@blaenau-gwent.gov.uk](mailto:planning@blaenau-gwent.gov.uk)

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION FOR PLANNING PERMISSION**

Please see attached documents in respect of the planning application below for your comments/observations.

- **LOCATION:** Units 1 - 4 McDonalds, BLAINA ROAD, LAKESIDE RETAIL PARK, BRYNMAWR.
- **PROPOSAL:** Installation of 6 no. Fascia Signs (including roof letters and the 'M' logo letter).

Please forward your response to [planning@blaenau-gwent.gov.uk](mailto:planning@blaenau-gwent.gov.uk) within 21 days of the date of this email quoting the reference number above.

If no communication is received within this period, the application will be determined on the assumption you have no comments to make.

Yours faithfully

**Sophie Godfrey**  
Planning Officer

Tel: 01495 355555  
E: [planning@blaenau-gwent.gov.uk](mailto:planning@blaenau-gwent.gov.uk)

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg a Saesneg a byddwn yn cyfathrebu gyda chi yn eich dewis iaith, dim ond i chi rhoi gwybod i ni pa un sydd well gennych. Ni fydd gohebu yn Gymraeg yn creu unrhyw oedi.

The Council welcomes correspondence in Welsh and English and we will communicate with you in the language of your choice, as long as you let us know which you prefer. Corresponding in Welsh will not lead to any delay.

## Application for consent to display an advertisement(s).

## Town and Country Planning (Control of Advertisement) Regulations 1992

**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.

**1. Site Details**

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Former NMC Site"/>
Address line 1	<input type="text" value="Units 1-4 Lakeside"/>
Address line 2	<input type="text" value="Blaina Road"/>
Town/city	<input type="text" value="Brynmawr"/>
Postcode	<input type="text"/>

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

Easting (x)	<input type="text" value="318997"/>
Northing (y)	<input type="text" value="211462"/>

Description

**2. Applicant Details**

Title	<input type="text" value="Other"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Company name	<input type="text" value="MCDONALD'S RESTAURANTS LTD"/>
Address line 1	<input type="text" value="11 - 59 HIGH ROAD"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text" value="EAST FINCHLEY"/>
Town/city	<input type="text" value="LONDON"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="N2 8AW"/>

## 2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

## 3. Agent Details

Title

Mr

First name

Benjamin

Surname

Fox

Company name

Planware Ltd

Address line 1

St Andrews Castle

Address line 2

33 St Andrews Street South

Address line 3

Town/city

Bury St Edmunds

Country

United Kingdom

Postcode

IP33 3PH

Primary number

Secondary number

Email

## 4. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

Installation of 6 no. Fascia Signs.

Please select the sign types you wish to propose

- ☒ Fascia sign  
☐ Hanging sign  
☐ Hoarding sign  
☐ Other sign

Fascia Sign

Fascia sign: 1

What is the height from the ground to the base of the advertisement?

4.25 metre(s)

What is the maximum projection of the advertisement from face of building?

0 metre(s)

Dimension:

Height: 0.606 x Width: 5.481 x Depth: 0.1 metre(s)

What materials will the sign be made of?

ELEVATION B - LETTER SIGN- WHITE INTERNALLY ILLUMINATED ACRYLIC "MCDONALD'S" TEXT FASCIA SIGN

What is the maximum height of any of the individual letters and symbols?

60.6 cm



#### 4. Type of Proposed Advertisement(s)

The colour of text and background

WHITE

Will the sign be illuminated?	Yes
Will the sign be illuminated internally or externally?	Internally Illuminated
Illuminance levels	600 cd/m2
Will the illumination be static or intermittent?	Static

Fascia sign: 2

What is the height from the ground to the base of the advertisement?	3.7 metre(s)
What is the maximum projection of the advertisement from face of building?	0 metre(s)
Dimension:	Height: 1.38 x Width: 1.38 x Depth: 0.1 metre(s)
What materials will the sign be made of?	
ELEVATION A - SIGN 23C - KHAKI GREEN PANEL WITH INTERNALLY GOLDEN ARCH	
What is the maximum height of any of the individual letters and symbols?	91 cm
The colour of text and background	
KHAKI GREEN AND YELLOW	
Will the sign be illuminated?	Yes
Will the sign be illuminated internally or externally?	Internally Illuminated
Illuminance levels	600 cd/m2
Will the illumination be static or intermittent?	Static

Fascia sign: 3

What is the height from the ground to the base of the advertisement?	3.7 metre(s)
What is the maximum projection of the advertisement from face of building?	0 metre(s)
Dimension:	Height: 1.38 x Width: 1.38 x Depth: 0.1 metre(s)
What materials will the sign be made of?	
ELEVATION A - SIGN 23C - KHAKI GREEN PANEL WITH INTERNALLY ILLUMINATED GOLDEN ARCH	
What is the maximum height of any of the individual letters and symbols?	91 cm
The colour of text and background	
KHAKI GREEN AND YELLOW	
Will the sign be illuminated?	Yes
Will the sign be illuminated internally or externally?	Internally Illuminated
Illuminance levels	600 cd/m2
Will the illumination be static or intermittent?	Static

#### 4. Type of Proposed Advertisement(s)

Fascia sign: 4	
What is the height from the ground to the base of the advertisement?	4.24 metre(s)
What is the maximum projection of the advertisement from face of building?	0 metre(s)
Dimension:	Height: 0.606 x Width: 5.481 x Depth: 0.1 metre(s)
What materials will the sign be made of?	
ELEVATION C - LETTER SIGN - WHITE INTERNALLY ILLUMINATED ACRYLIC "MCDONALD'S" TEXT FASCIA SIGN	
What is the maximum height of any of the individual letters and symbols?	61 cm
The colour of text and background	
WHITE	
Will the sign be illuminated?	Yes
Will the sign be illuminated internally or externally?	Internally Illuminated
Illuminance levels	600 cd/m2
Will the illumination be static or intermittent?	Static

Fascia sign: 5	
What is the height from the ground to the base of the advertisement?	4.265 metre(s)
What is the maximum projection of the advertisement from face of building?	0 metre(s)
Dimension:	Height: 0.9 x Width: 1.05 x Depth: 0.1 metre(s)
What materials will the sign be made of?	
ELEVATION C - SIGN 19 -INTERNALLY ILLUMINATED YELLOW ACRYLIC "GOLDEN ARCH" FASCIA SIGN	
What is the maximum height of any of the individual letters and symbols?	90 cm
The colour of text and background	
YELLOW	
Will the sign be illuminated?	Yes
Will the sign be illuminated internally or externally?	Internally Illuminated
Illuminance levels	600 cd/m2
Will the illumination be static or intermittent?	Static

Fascia sign: 6	
What is the height from the ground to the base of the advertisement?	4.25 metre(s)
What is the maximum projection of the advertisement from face of building?	0 metre(s)
Dimension:	Height: 0.606 x Width: 5.481 x Depth: 0.1 metre(s)
What materials will the sign be made of?	
ELEVATION D - LETTER SIGN - WHITE INTERNALLY ILLUMINATED ACRYLIC "MCDONALD'S" TEXT FASCIA SIGN	
What is the maximum height of any of the individual letters and symbols?	61 cm

#### 4. Type of Proposed Advertisement(s)

The colour of text and background

WHITE

Will the sign be illuminated?

Yes

Will the sign be illuminated internally or externally?

Internally Illuminated

Illuminance levels

600 cd/m2

Will the illumination be static or intermittent?

Static

#### 5. Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place?

☐ Yes ☒ No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

☐ Yes ☒ No ☐ Not Applicable

Will the proposed advertisement(s) project over a footpath or other public highway?

☐ Yes ☒ No

#### 6. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From

10/11/2021

To

10/11/2031

#### 7. Neighbour and Community Consultation

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

☐ Yes ☒ No

#### 8. 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

#### 9. Pre-application Advice

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

☐ Yes ☒ No

#### 10. 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

## 11. Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed?

☐ Yes ☒ No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained? ☒ Yes ☐ No

## 12. 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. ☒

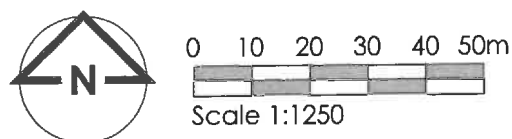
Date (cannot be pre-application)

10/11/2021



# NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- The drawing shall not be scaled to ascertain any dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturer's recommendations.
- Scale for planning purposes only.
- Drawing based on Frank's - Tams Architects drawing numbered 1642-23-290 revision M.
- Extent of McDonald's Demise Indicated:
- Application Boundary Indicated:



**AEW** LOCATION PLAN  
Scale @ 1:1250

B 25/07/19 MC TSS

Location plan updated

A 18/07/17 MC JC

Boundaries revised

REV Date Drawn by: Checked by:

Status Purpose of Issue

**S2 For Information**

drawing stage **PLANNING**

client

McDonald's Restaurants Ltd

project store

Brynmaur 8407

drawing title

**LOCATION PLAN**

date 15/05/2017 drawn JC

scale@A4 1:1250 checked ECH

Rev  
**6352\_AEW\_8407\_0001 B**

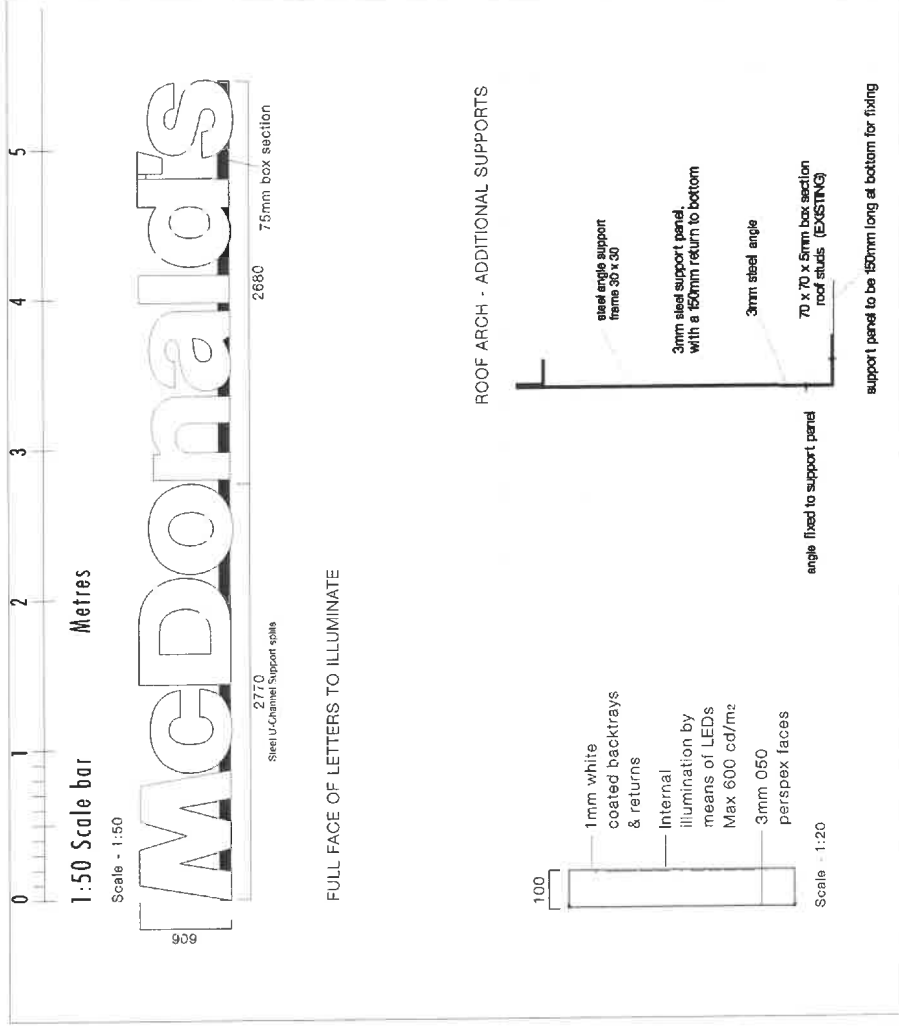
Job No

AEW ARCHITECTS AND DESIGNERS LTD  
THE FIFTH BUILDING, SPRING GARDENS  
MANCHESTER M2 1AB TEL: 0161 274 3570 FAX: 0161 274 3571



SIGN 5

DATE	07 FEBRUARY 2008	SCALE	1:50/20 @ A4
SALES CONT	ARB	DRAWN BY	GC
JOB NO.	77670	DWG NO.	McDonalds / 002 / 2008



1:20 Scale bar



Metres



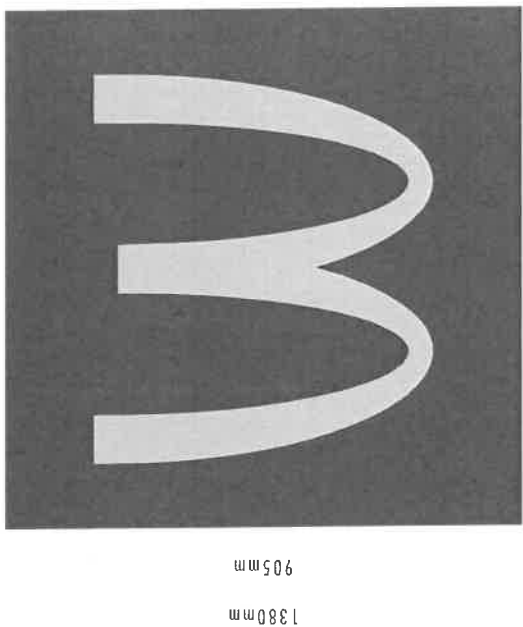
174 SUNBRIDGE ROAD, BRADFORD, WEST YORKSHIRE. BD1 2RZ. Tel : +44 (0) 1274 722244 Fax : +44 (0) 1274 848998 - [www.butterfieldsigns.co.uk](http://www.butterfieldsigns.co.uk)

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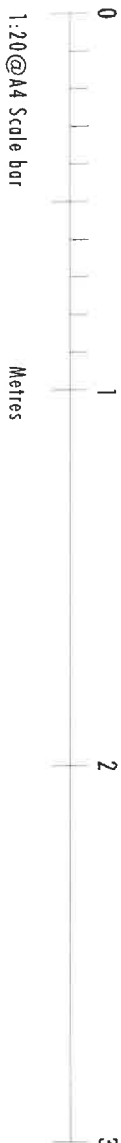
CERTIFICATE No. 19 3254

ARCH PANEL - scale 1:20

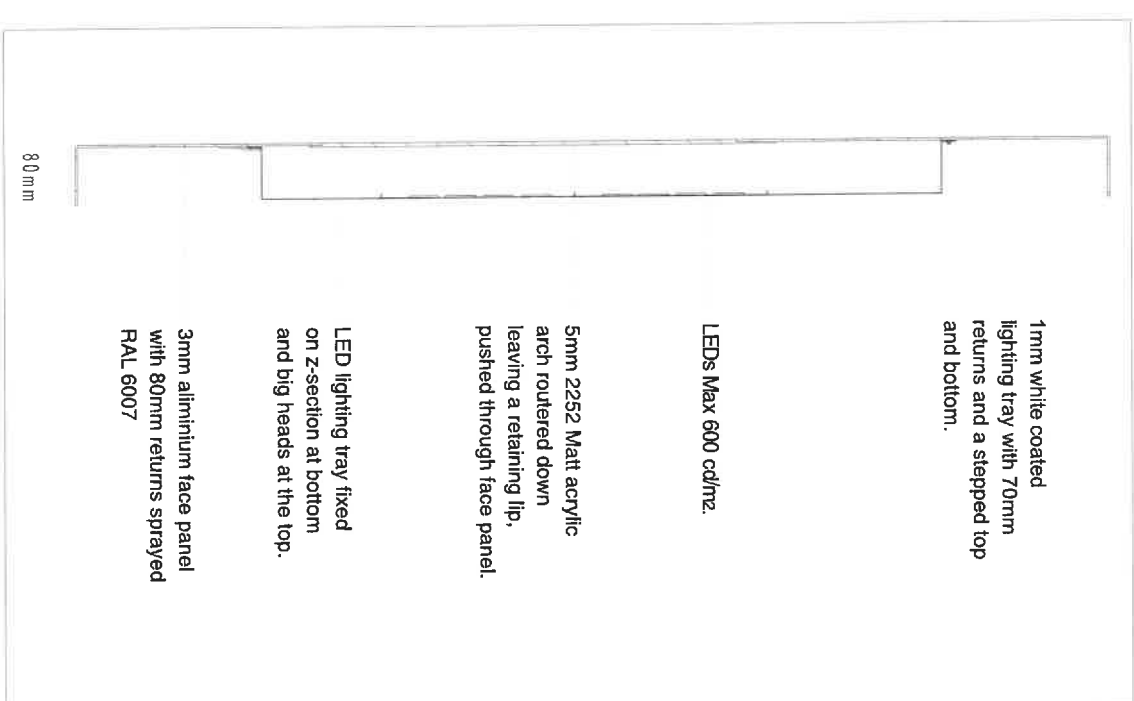


1035mm  
1380mm

CLADDING PANEL TO HAVE PAINTED DARK GREEN MATT RECTANGLE OR ALUMINIUM PANEL (SITE SPECIFIC) WITH YELLOW ACRYLIC ARCH, INTERNALLY ILLUMINATED BY MEANS OF LED'S.



SECTION THROUGH - scale 1:10



**From:** Davies, Ann 1 <Ann.Davies2@blaenau-gwent.gov.uk>  
**Sent:** 26 January 2022 14:25  
**To:** Clerk  
**Subject:** Planning Consultation | TC | C/2022/0015- 68 Queen Street  
**Attachments:** C2020\_0139-Decision Notice.pdf; Red line site plan.pdf; 0015-Application Form-Redacted.pdf; 390,2 Garage elevations.pdf; 390,3 Site layout & entrance gate details.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Email sent on behalf of Sophie Godfrey



Planning Ref.: C/2022/0015

NANTYGLO & BLAINA  
31 JAN 2022  
TOWN COUNCIL

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION FOR PLANNING PERMISSION**

Please see the attached documents in respect of the planning application below for your comments/observations.

**APPLICATION / PROPOSED DEVELOPMENT: -**

- **LOCATION:** 68 Queen Street, NANTYGLO, Ebbw Vale, Gwent, NP23 4LW.
- **PROPOSAL:** To construct a domestic garage in the rear garden and access gates to rear road.

Please forward your response to [planning@blaenau-gwent.gov.uk](mailto:planning@blaenau-gwent.gov.uk) within 21 days of the date of this email quoting the reference number above.

If no communication is received within this period, the application will be determined on the assumption you have no comments to make.

Yours faithfully

Sophie Godfrey  
Planning Officer

Tel: 01495 355555  
E: [planning@blaenau-gwent.gov.uk](mailto:planning@blaenau-gwent.gov.uk)

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg a Saesneg a byddwn yn cyfathrebu gyda chi yn eich dewis iaith, dim ond i chi rhoi gwybod i ni pa un sydd well gennych. Ni fydd gohebu yn Gymraeg yn creu unrhyw oedi.

The Council welcomes correspondence in Welsh and English and we will communicate with you in the language of your choice, as long as you let us know which you prefer. Corresponding in Welsh will not lead to any delay.





Blaenau Gwent County Borough Council

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

Town and Country Planning Act 1990 *(as amended)*

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

**FULL PLANNING PERMISSION FOR DEVELOPMENT**

To  
Mr C Bennett  
Ty Wyth  
Garn Cross  
Nantyglo

In pursuance of its powers under the above mentioned Act & Order, Blaenau Gwent County Borough Council ("the Council") as Local Planning Authority hereby permits:-

New build to infill terrace where original property has been demolished at 68 Queen Street,  
Nantyglo, Brynmawr

in accordance with the application submitted to the Council subject to the conditions specified under:-

1. The development shall be completed in full accordance with the following approved plans and documents
  - Proposed elevations DRG Ref 20/CB/101 received 17 June 2020
  - Proposed Parking Area Plan Received 16th July 2020
  - Proposed floor layout plans DRG 20/CB/102 received 9th January 2020
  - Site location Plan Received 9th June 2020
2. Notwithstanding any details indicated on the approved plans no development shall commence on site until details are submitted to and approved in writing by the Local Planning Authority of a scheme showing how foul water, will be dealt with. The dwelling hereby approved shall not be occupied until all drainage works and its connection to the wider drainage network are completed in accordance with the approved details.
3. Notwithstanding any details indicated on the approved plans the surface water drainage is not hereby approved.
4. The dwelling hereby approved shall not be occupied until all external finishes are completed in full accordance with the details indicated on the approval plans.
5. The dwelling hereby approved shall not be occupied until the two car parking spaces indicated on the approved parking area plan received 16th July 2020 are provided. Such spaces shall be hard surfaced using porous or permeable material(s) or such other surface as may be agreed in writing by the Local Planning Authority. The parking areas provided shall be retained for the parking of vehicles in perpetuity.
6. The development shall begin not later than five years from the date of this decision notice.

**The reasons for attaching the above conditions are:-**

1. To clearly define the scope of this permission.

2. To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system.
3. For the avoidance of doubt over the scope of this planning permission.
4. In the interests of visual amenity
5. To ensure the vehicular needs of the development are catered for.
6. To comply with the requirements of Section 91 of The Town and Country Planning Act 1990.

Informative Advice

1. The proposed development site is crossed by public sewers with the approximate position being marked on the attached Statutory Public Sewer Record. The positions shall be accurately located, marked out on site before works commence and no operational development shall be carried out within a specified easement zone either side of the centreline of the public sewers. The applicant is advised to contact Welsh Water to discuss.
2. The applicant/developer should note that the development hereby approved requires SuDS approval before work commence. Further guidance can be found at <https://www.blaenau-gwent.gov.uk/en/resident/planning/how-to-apply-for-planning-permission/permission-for-drainage/>.  
On such basis any surface water drainage details submitted as part of your application have not been considered. Should it be necessary to amend your development to meet the requirements of the SAB (SuDS Approval Body) you should seek further advice from the Local Planning Authority.
3. The applicant/developer should note that the site falls within an area defined by the Coal Authority as a Low Risk area. On such basis there is not requirement to provide a Coal Mining Risk Assessment in support of the planning application. The applicant is reminded however that it is his responsibility to ensure that any development is implemented in an appropriate and safe manner and should consider taking independent professional advice in relation to such issues.

The adopted development plan for this area is the Blaenau Gwent Local Development Plan. This planning permission is issued having regard to policies in that LDP including policies DM1 & DM2.

Signed



Service Manager Development & Estates

Date: 24/09/2020

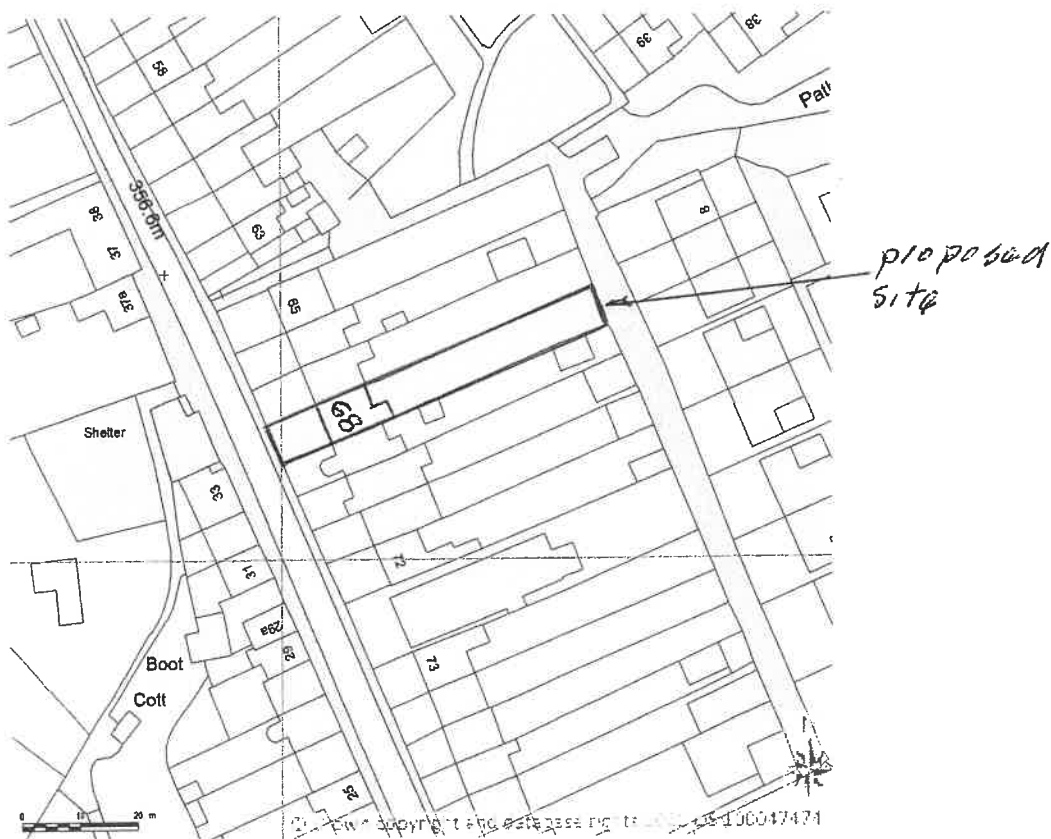
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**IT IS IMPORTANT YOU READ THE NOTES ON THE REVERSE OF THIS NOTICE**

## NOTES

1. If the applicant is aggrieved by the decision to grant planning permission subject to conditions, they may appeal to the Welsh Government (WG) in respect of those conditions in accordance with Section 78 of the Town and Country Planning Act 1990 within strict timescales. You should contact the Planning Inspectorate in Cardiff to establish the deadline for your appeal to be submitted as it is different dependent on the type of application/case. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Cathays Park, Cardiff CF10 3NQ.
2. If permission to develop land is refused or granted subject to conditions, whether by the Council or by the WG, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council, a purchase notice requiring that the Council purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990. In certain circumstances a claim may be made against the Council for compensation where permission is refused or granted subject to conditions by the WG on appeal. The circumstances in which such compensation is payable is set out in section 114 of the T&CPA 1990.
3. This permission does not purport to grant consent under any other legislation than the Town and Country Planning Act 1990. It does not grant consent to enter or develop land/buildings without the owners permission.
4. This is a planning permission. It may be necessary to also obtain consent under the building regulations or other legislation e.g. party wall act before the development is carried out.
5. The applicant is advised that the grant of planning permission does not entitle him/her to obstruct a right of way. If it is necessary to stop-up or divert a right of way to enable the development to be carried out, they must apply to the Rights of Way Officer, Blaenau Gwent CBC, Municipal Offices, Civic Centre, Ebbw Vale, for an order under 257 of the Town and Country Planning Act, 1990. Development should not be started until the decision of the Council has been taken on such application.
6. If you wish to deviate from your approved plans, it is advisable to contact the council. You may be able to follow the non material amendment procedure but be advised that a new planning application may be required if the changes are significant. Failure to notify the council may result in a development that does not have planning permission.
7. Mining / Ground Conditions: If the site subject to this planning permission is in a low risk area, the site may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk) Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)  
However your site may be in a high risk area as defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place. It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to the Coal Authority policy in relation to new development and mine entries available at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk)  
Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com) If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is available on The Coal Authority website [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk)
8. The developer/applicant is advised that the removal and disposal of all waste resulting from this development must be dealt with in accordance with The Waste (England and Wales) Regulations 2012, and the principles of the Waste Hierarchy. It is the applicant/developers responsibility to ensure that all waste is dealt with in the appropriate manner and to secure and produce evidence to enable tracking of such disposal upon request.

**SITE LOCATION PLAN  
AREA 2 HA  
SCALE 1:1250 on A4  
CENTRE COORDINATES: 319624, 209823**



Supplied by Streetwise Maps Ltd  
[www.streetwise.net](http://www.streetwise.net)  
 Licence No: 100047474  
 05/01/2022 13:48



**Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent**

Floor 1a, Municipal Offices, Civic Centre,  
Ebbw Vale, NP23 6XB  
Tel: 01495 355555 Fax: 01495 355598  
Email: [planning@blaenau-gwent.gov.uk](mailto:planning@blaenau-gwent.gov.uk)

Llawr 1a, Swyddfeydd Bwrdeisiol, Canolfan Ddinesig  
Glyn Ebwy, NP23 6XB  
Ffôn: 01495 355555 Ffacs: 01495 355598  
Email: [planning@blaenau-gwent.gov.uk](mailto:planning@blaenau-gwent.gov.uk)



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

## Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting [www.planningportal.gov.uk/apply](http://www.planningportal.gov.uk/apply)

### 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.

Please complete using block capitals and black ink.

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

#### 1. Applicant Name and Address

Title:	MR	First name:	CRAIG
Last name:	BENNETT		
Company (optional):	-		
Unit:	House number:	House suffix:	
House name:	TY-WYTH HOUSE		
Address 1:	GARN CROSS		
Address 2:	NANTYGLD		
Address 3:			
Town:	EBBW VALE		
County:	GWENT		
Country:			
Postcode:	NP23 4LJ		

#### 2. Agent Name and Address

Title:	MR	First name:	TERRY
Last name:	MORGAN		
Company (optional):			
Unit:	House number:	House suffix:	
House name:	CLIFTON HOUSE		
Address 1:	WESTSIDE		
Address 2:	BLAINA		
Address 3:			
Town:	ABERTILLERY		
County:	GWENT		
Country:			
Postcode:	NP13 3DD		

#### 3. Description of Proposed Works

Please describe the proposed works:

TO CONSTRUCT DOMESTIC GARAGE IN REAR GARDEN  
ALSO ACCESS GATES TO REAR ROAD.

### 3. Description of Proposed Works (continued)

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 Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered 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

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

### 6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

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

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

THE PROPOSAL IMPROVES THE EXISTING ARRANGEMENT BY PROVIDING OFF ROAD PARKING

### 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, guidance is also available from the Planning Portal.

### 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; guidance notes are available on the Planning Portal.

## 11. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	—	<u>SMOOTH RENDER .K.REND</u> <u>SILICONE - COLOUR - CREAM</u>	<input type="checkbox"/>	<input type="checkbox"/>
Roof	—	<u>FIBRE CEMENT SLATE</u> <u>BLUE BLACK</u>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	—	<u>UPVC WHITE</u>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	—	<u>SIDE DOOR - WHITE UPVC</u> <u>MAIN ENTRANCE</u> <u>ROLLED SHUTTER POWDER</u> <u>COATED - BLACK</u>	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)	<u>TIMBER FENCE</u>	<u>TIMBER FENCE</u>	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing	—	<u>PERMEABLE BLOCK</u> <u>PAVINGS - BROWN</u>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

☒ Yes

☐ No

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

PLAN REF: 390/1 390/2 390/3  
SITE PLAN REF: 319624, 209825

## 12. 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):

12-01-2022

### 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):



## 12. 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):

## 13. Agricultural Holdings

### Agricultural Holding Certificate

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

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12-01-2022

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

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

## 14. 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 and the guidance available on the Planning Portal website. 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 works fall within one of the following designated areas:



- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site



The correct fee:



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 the completed, dated Ownership Certificate (A, B, C or D - as applicable):



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 Article 7 Certificate (Agricultural Holdings):



### 15. 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):

12-01-2022

(date cannot be pre-application)

### 16. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

### 17. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code:

Country code: Fax number (optional):

Email address (optional):

### 18. 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)

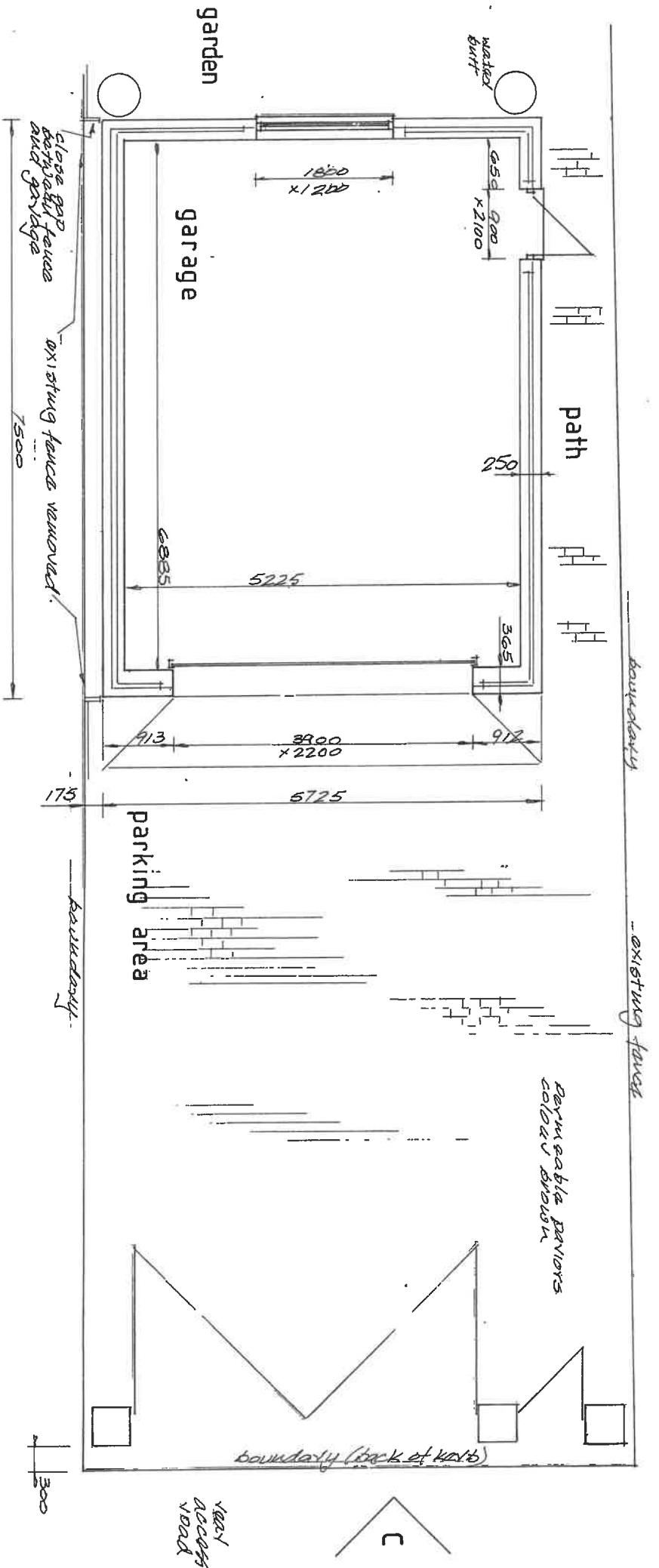
If Other has been selected, please provide:

Contact name:

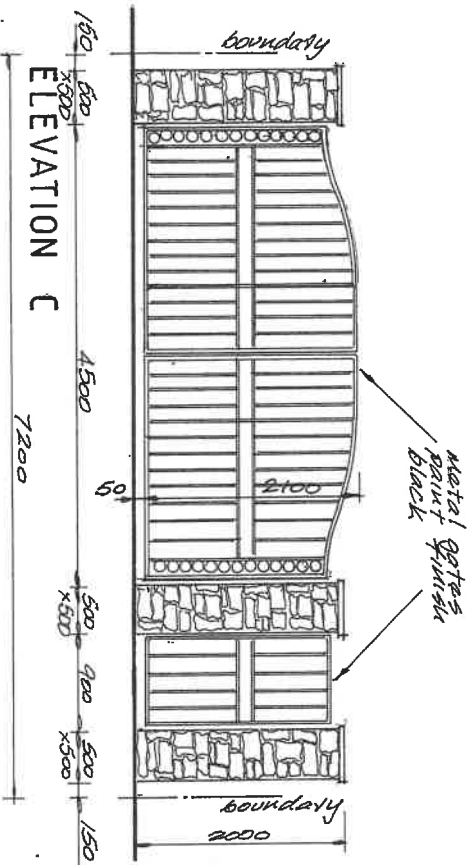
Telephone number:

Email address:





SITE LAYOUT



Agent	Project
Mr Morgan	28, Sussex Street, Nantyglo
Clifford House	28, Sussex Street, Nantyglo
Westside	28, Sussex Street, Nantyglo
Blower	28, Sussex Street, Nantyglo
Claret	28, Sussex Street, Nantyglo
tel: 04496-290852	28, Sussex Street, Nantyglo
Drawing title	Scale
Site layout and entrance gate details	1:50/1:3
Drawn	7/4

Tracy

Item 3c

**From:** Evans, Lauren <Lauren.Evans@blaenau-gwent.gov.uk>  
**Sent:** 27 January 2022 14:31  
**To:** Clerk  
**Subject:** Planning Consultation C/2022/0019 5 Bethel Place  
**Attachments:** JM01 EXISTING SURVEY PROPOSED SITE PLAN LOCATION PLAN.pdf; Application Form Redacted.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

NANTYGLO & BLAINA

31 JAN 2022

TOWN COUNCIL



Cyngor Bwrdeistref Sirol  
**Blaenau Gwent**  
County Borough Council

Date: 27 January 2022

Planning Ref: C/2022/0019

**FAO: Town Council**

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: 5 Bethel Place, Ebbw Vale, Blaenau Gwent, NP23 4UB

I enclose herewith an application form and location plan in respect of a planning application for development at the above site.

Please forward your observations upon the intended development within 21 days of the date of this letter. If no communication is received within this time the application will be determined on the assumption that you have no comments to make.

Yours faithfully  
SGD

OBSERVATIONS

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

**1. Site Details**

Number	<input type="text" value="5"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Bethel Place"/>
Address line 2	<input type="text" value="Nantyglo"/>
Town/city	<input type="text" value="Brynmawr"/>
Postcode	<input type="text" value="NP23 4UB"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="319740"/>
Northing (y)	<input type="text" value="209446"/>
Description	<input type="text"/>

**2. Applicant Details**

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Mark"/>
Surname	<input type="text" value="Hughes"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="5, Bethel Place"/>
Address line 2	<input type="text" value="Nantyglo"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Brynmawr"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="NP23 4UB"/>

## 2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

## 3. Agent Details

No Agent details were submitted for this application

## 4. Description of Proposed Works

Please describe the proposed works:

Single storey rear extension and balcony

Has the work already been started without planning permission?

☐ Yes ☒ No

## 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, extinguishment 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. 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, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## 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 hedgerows?

☐ 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, guidance is also available in the help text.**

## 8. 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



## 9. 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

First name

Sophie

Surname

Godfrey

Reference

PA/2021/0234

Date (Must be pre-application submission)

25/11/2021

Details of the pre-application advice received

We have taken into account all of the concerns highlighted in the consultation and amended the scheme accordingly.

## 10. 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

## 11. Ownership Certificates

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 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

Mark

Surname

Hughes

Declaration date

18/01/2022

☒ Declaration made

## 12. 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

**12. Agricultural Holding Certificate Town and Country Planning  
(Development Management Procedure) (Wales) Order 2012**

First name

Mark

Surname

Hughes

Declaration Date

18/01/2022

☒ Declaration made

**13. 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. ☒

Date (cannot be pre-  
application)

18/01/2022



5 BETHEL PLACE  
NANTYGLO  
NP23 4UB  
TEL: 0785 196529

[illegible]