

NANTYGLO & BLAINA

- 3 MAY 2022

TOWN COUNCIL

Item no. 2a

Linda Cook  
12 Richmond Close  
Market Weighton  
YO433EX

[HedgehogsRus@mail.com](mailto:HedgehogsRus@mail.com)

Firstly, thank you for taking the time to read this letter!

I am writing to all Councils, Parishes, Towns and Wards in the UK to ask them to take part in this amazing project!

## Hedgehogs R Us Highway Project

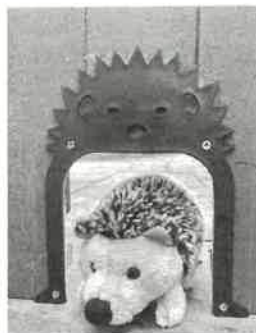
With hedgehog numbers in decline and hedgehog awareness on the rise, there has never been a better time to get involved in hedgehog conservation.

A Hedgehog Highway is a 5 inch gap in a fence and is essential in the battle to prevent the extinction of our endangered spiky friends. This gap allows them access to forage for food and meet mates. A Highway surround raises awareness to their plight and encourages others to take part.

I am asking for each area of the UK to use a small portion of their assigned funds to purchase just ONE box of hedgehog highway surrounds and make them available for their residents. These could be situated in a Town Council building, a Town Hall or even a Local Shop or Post Office?

Each box of 50 is £150 and includes:

- \* 50 Hedgehog Highway surrounds & 50 information leaflets
- \* A display box & window sticker showing you are part of the project.



Depending on what your budget guidelines allow you to do, you could:

1. Give the highways to residents for free
2. Sell them for £3 each to regain your invested money
3. Sell for the suggested resale price of £5 and use the £100 profit for a community project / hedgehog project of your choice.

The project will be receiving a lot of publicity in the coming months via Social Media and I really hope that you choose to take part.

My dream is to make the whole of the UK one giant Hedgehog Highway and for that dream to come true, it needs EVERYONE to take part.

Money is donated to Hedgehog Conservation for every box sold too!

If you would like to order or have any questions please do not hesitate to get in touch and thank you for caring.

Linda Cook, Founder of Hedgehogs R Us

## Tracy

---

**From:** Linda Cook <hedgehogsrus@mail.com>  
**Sent:** 01 May 2022 13:14  
**Subject:** Please consider taking part in this exciting project :-)  
**Attachments:** Council Letter2.docx

Thank you for taking time to read this Email :-)

I would like to tell you about my Hedgehog Highway Project, which many councils are either taking part in, or adding it to their next council meeting agendas.

Please read about the project here: <https://hedgehogsrus.co.uk/hedgehog-highway-project> .

The attached letter and the following video should also tell you all that you need to know: <https://fb.watch/8Om1mGp0Bk/> .

Please would you be so kind as to add it to the agenda of your next meeting?

I really hope you choose to take part as together we can make the whole of the UK hedgehog friendly!

Follow the project on Facebook: Hedgehogs R Us.

Thank You!

Linda Cook, Hedgehogs R Us

## Tracy

**From:** WeDontBuyCrime <WeDontBuyCrime@gwent.police.uk>  
**Sent:** 24 May 2022 14:06  
**Subject:** Protecting Communities...  
**Attachments:** 2075\_62\_WDBC\_Safer\_Neighbourhood\_Booklet\_A5\_Cym\_NoCM.pdf; 2075\_62\_WDBC\_Safer\_Neighbourhood\_Booklet\_A5\_Eng\_NoCM.pdf; Safer Neighbourhoods Letter.pdf

Dear Sir/Madam,

Please find attached a letter from Inspector Hannah Lawton explaining the work of our team and how we hope to work with you to tackle neighbourhood crime within your Community Council areas, utilising a proven, evidence-based approach.

We Don't Buy Crime is a recently established department within Gwent Police; we utilise a number of strategies to target offenders and protect communities, with information detailing some of the work we are doing included in the attached booklet.

Also included in the booklet is further information around how we hope to help safeguard your community by working with you on our Safer Neighbourhoods strategy.

Please don't hesitate to contact us for further information,

Kind regards,

The We Don't Buy Crime Team



**Huw Rowlands**

Cyd- gysylltydd / Coordinator

**DANGOS Y  
DRWS I DROSEDD**



**WE DON'T  
BUY CRIME**

Ffôn symudol | Mobile: 07471 021 377 / ISSI 2763069  
 E-bost | E-mail: [huw.rowlands@gwent.police.uk](mailto:huw.rowlands@gwent.police.uk) /  
[wedontbuycrime@gwent.police.uk](mailto:wedontbuycrime@gwent.police.uk)

Heddlu Gwent Police | Newport Central Police Station | Cardiff Road |  
 Newport | NP20 2EH

### Mae fy nghyfeiriad e-bost yn newid

Mae fy nghyfeiriad e-bost yn newid ac ni fydd yn cynnwys .pnn mwyach.  
 Er mwyn sicrhau fy mod yn derbyn negeseuon yn y dyfodol, newidiwch fy nghyfeiriad e-bost gan ddilyn yr enghraifft ganlynol: [EnwCyntaf.Cyfenw@gwent.police.uk](mailto:EnwCyntaf.Cyfenw@gwent.police.uk).

**My email address is changing**



**HEDDLU  
GWENT  
POLICE**

**DANGOS Y  
DRWS I DROSEDD**



**WE DON'T  
BUY CRIME**

We Don't Buy Crime Department  
Gwent Police

November 2021

Dear Sir/Madam,

I am writing to you as clerk of your Community Council to invite you to work with us to address acquisitive crime within your locality.

We understand the impact that acquisitive crime, including burglary and theft, can have and we are committed to protecting our communities against these crimes.

Please find attached an information leaflet detailing some of the work of the **We Don't Buy Crime** Team, our acquisitive crime taskforce, and how we hope to work with you in the near future to continue this work through our **Safer Neighbourhoods** strategy.

We are happy to arrange a presentation to you and your community council members to provide further information about the scheme and answer any queries you may have.

To arrange this, please contact the team at [wedontbuycrime@gwent.police.uk](mailto:wedontbuycrime@gwent.police.uk)

Kind regards,

Inspector Hannah Lawton

We Don't Buy Crime Lead  
Gwent Police

**NANTYGLO & BLAINA**

**24 MAY 2022**

**TOWN COUNCIL**







**WE DON'T  
BUY CRIME**



**HEDDLU  
GWENT  
POLICE**

# SAFER NEIGHBOURHOODS



COMISIYNYDD YR  
HEDDLU A THROSEDD

POLICE AND CRIME  
COMMISSIONER



@GP\_WDBC

[www.gwent.police.uk](http://www.gwent.police.uk)

Trowch drosodd am fersiwn Cymraeg.

2075\_62



## INFORMATION



vehicles and items across the force; this has proved an extremely successful tactic in identifying offenders and securing convictions against them.

We have formed partnerships with local businesses and communities with a common goal of reducing crime. We work closely with our Neighbourhood Policing Teams and SmartWater to make use of the latest technologies to fight crime, by ensuring that property in homes is marked appropriately and that signage is displayed accordingly.

By working with partners, we are looking to property mark as many households as possible to create **We Don't Buy Crime Safer Neighbourhoods**, to significantly reduce the risk of burglary and theft across communities.

As a community council, we invite you to join us in this approach.

**We Don't Buy Crime** is a new department within Gwent Police tackling acquisitive crime throughout the Local Authority areas of Blaenau Gwent, Caerphilly, Monmouthshire, Newport and Torfaen, with the support of the Office of the Police and Crime Commissioner.

We are aware that acquisitive crimes - those in which the offender receives a material gain - including burglary, robbery and theft harm our communities. A person's home and possessions often carry an emotional attachment and when crime interferes with this, it can have a long-lasting impact on its victims. Gwent Police are committed to protecting people from these crimes.

**We Don't Buy Crime** demonstrates this commitment by taking an innovative approach to reducing and disrupting the market for stolen goods, whilst protecting your home and possessions by making them less attractive to the would-be criminal.

We work with second hand retailers and have developed processes to ensure traders adopt best practice, whilst working with our local policing teams to identify stolen goods, identify offenders and make it harder for them to benefit from crime.

Information about these dealers is recorded on a unique portal which assists in identifying which dealers are at more risk of receiving stolen property.

A key function of the portal allows officers to send stolen property email alerts to stores across the force area, allowing us to work more efficiently and effectively to protect our communities.

We also have a number of assets which we deploy as "capture"



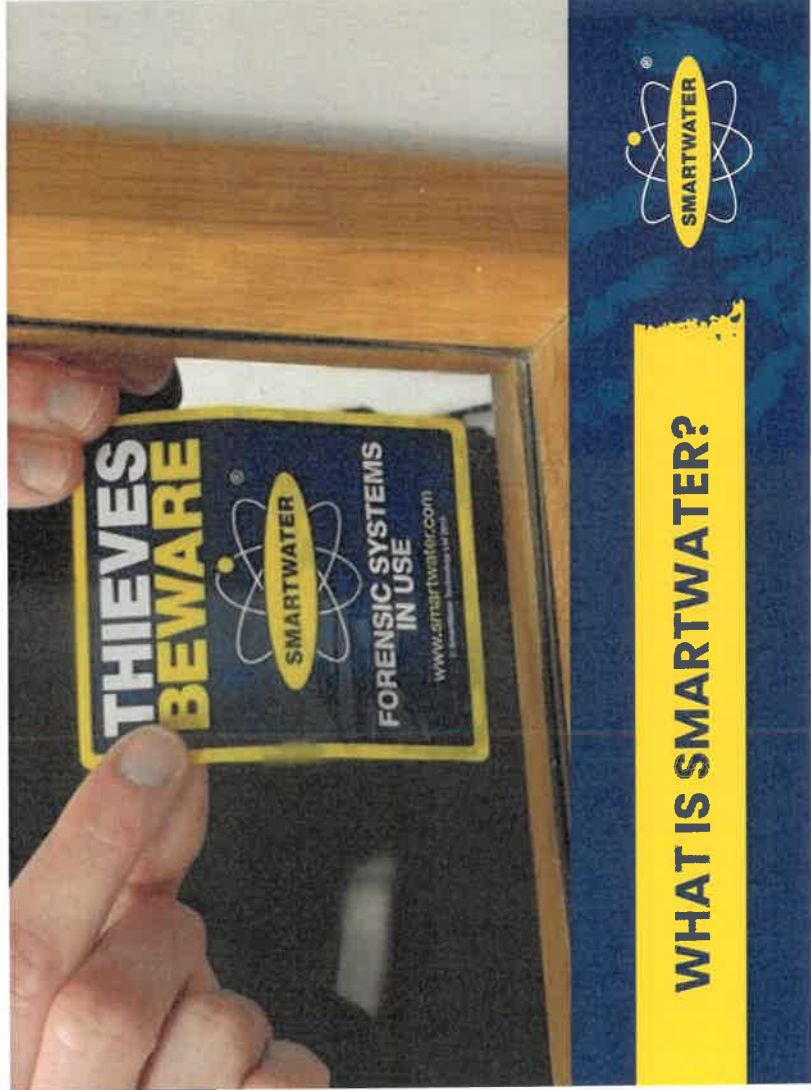
## WHY USE SMARTWATER TO PROTECT HOMES AND POSSESSIONS?

This approach is supported by a variety of academic research. For example, when interviewing burglars about the best deterrent, SmartWater outscored all other forms of crime deterrent.

| SECURITY MEASURE                 | SCORE OUT OF 10 |
|----------------------------------|-----------------|
| <b>SmartWater</b>                | <b>8.3</b>      |
| High visibility police patrols   | 7.4             |
| Ink-dye tags                     | 7.2             |
| Access control systems           | 6.9             |
| Window Grills                    | 6.7             |
| CCTV                             | 6.2             |
| Burglar/Intruder alarms          | 6.0             |
| Cased merchandise                | 5.9             |
| Electronic tagging               | 5.0             |
| Security guards/Store detectives | 4.9             |
| Property marking                 | 4.8             |
| Mirrors                          | 3.9             |
| Perimeter fencing                | 3.8             |

The above highlights the impact that marking property with SmartWater can have.

All officers and second-hand retailers within Gwent are provided with a UV torch to detect the presence of SmartWater, using it when searching suspects and property and also when goods are brought in for sale.



SmartWater is a water based solution which contains a unique forensic code.

Each pack contains its own individual forensic signature; by marking property with SmartWater, if an item is stolen it is more likely that we can trace that item back to its rightful owner.

This also helps to link offenders to a crime, with a 100% conviction rate in court cases where SmartWater is used as evidence.

SmartWater is extremely effective as a deterrent to criminals; research shows that 74% of acquisitive crime offenders would not break into a property with a SmartWater sign on display.



## WHAT IS A WE DON'T BUY CRIME SAFER NEIGHBOURHOOD?

**We Don't Buy Crime Safer Neighbourhoods** are towns and villages where every resident has the opportunity to mark their possessions free of charge with SmartWater. This is supported by deterrent street signage (large warning signs at the key entry and exit routes and smaller repeater signage throughout the area).

The purpose of this is to let any would-be criminal know that if they commit crime, they are more likely to get caught and less likely to profit from their criminality, due to the wider work also being completed.



## DOES THIS PARTICULAR APPROACH WORK?

The We Don't Buy Crime approach originated in the West Mercia Police area where, since the inception of the scheme five years ago, they have recorded:

- a reduction in burglary by between 30 - 50%
- a significant reduction in both robbery and other criminal offences
- analysis evidenced that crime was not displaced and that a diffusion of benefits was found up to 750M from the areas using SmartWater
- a survey sent 6 months after distribution found more than half of respondents reporting feeling safer as a result of their property being treated with SmartWater.

We believe that by creating **We Don't Buy Crime Safer Neighbourhoods**, we will be able to significantly reduce not only acquisitive crime but also the fear of crime. This can only be made possible by working in partnership with local people and community councils.



# POTENTIAL COST OF PROPERTY MARKING IN YOUR COMMUNITY

The cost involved in implementing this scheme includes the property marking kits (offered at a reduced rate agreed as part of 'We Don't Buy Crime' at £9.95) and the associated signage.

Based on our previous experience we would recommend that those interested in adopting this initiative make their cost prediction on approximately 75% of the homes in the area will be marked.

The work being completed by the We Don't Buy Crime department across the force area provides support for this approach; from our work with second-hand retailers, the checks our officers are making in relation to SmartWater, our work with partners, victims and businesses, to the analytical capabilities of the team and daily review of all acquisitive crime across the force area; we provide a collaborative and holistic approach to tackling these types of crime.

We will fund the cost of the metal deterrent signage throughout the Safer Neighbourhood area and also assist you in coordinating the implementation of the scheme, providing resources to do this.

We strongly believe that by preventing crime from happening in the first place, we can reduce the distress, concern and impact caused. By working together, we can continue to make our communities and neighbourhoods safer.

To become a **We Don't Buy Crime Safer Neighbourhood** or for more information, please contact us at, **WeDontBuyCrime@gwent.police.uk**



**Tracy**

---

**From:** Consultation <consultation@carn-y-cefn.co.uk>  
**Sent:** 24 May 2022 10:41  
**To:** Clerk  
**Subject:** Subject: Mynydd Carn-y-Cefn Wind Farm Proposals Statutory Consultation (24 May-8 July 2022)  
**Attachments:** 220510\_MCYC\_Newsletter\_English\_v1.1 (digital).pdf; 220510\_MCYC\_Newsletter\_Welsh\_v1.2 (digital).pdf; 220126\_MCYC\_Site\_and\_Newspaper\_Notice\_Bilingual\_d6.0\_REDACTED.pdf

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

**NANTYGLO & BLAINA**

**24 MAY 2022**

**TOWN COUNCIL**

**\*\*Bilingual email – please scroll down for Welsh\*\***

Hello

We are writing to notify you of Pennant Walters' statutory consultation on its proposals for Mynydd Carn-y-Cefn Wind Farm, located to the west of Abertillery.

The extent of the site is located within a Pre-Assessed Area for the development of wind farms, as set out in Future Wales: The National Plan 2040.

The statutory consultation for this Development of National Significance (DNS) will run from 24 May until 8 July 2022.

Attached is a copy of the statutory notice and newsletter, which is being posted to around 8,000 residential and business addresses in the consultation zone. More information - including the draft planning application - can be found on the project website: [www.carn-y-cefn.co.uk](http://www.carn-y-cefn.co.uk)

We look forward to receiving your feedback on the proposals. If you have any queries, please let us know.

Kind regards

Bethan  
On behalf of Pennant Walters

24 Mai 2021

Helo,

Ysgrifennwn atoch fel ymgynghorai statudol i roi gwybod i chi am ymgynghoriad statudol Pennant Walters ar ei gynigion ar gyfer Fferm Wynt Mynydd Carn-y-cefn, a leolir i'r gorllewin o Abertillery.

Mae maint y safle wedi'i leoli o fewn Ardal a Aseswyd ymlaen llaw ar gyfer datblygu ffermydd gwynt, fel y nodir yn Cymru'r Dyfodol: Cynllun Cenedlaethol 2040.

Bydd yr ymgynghoriad statudol ar gyfer y Datblygiad o Arwyddocâd Cenedlaethol (DAC) hwn yn rhedeg o 24 Mai tan 8 Gorffennaf 2022.

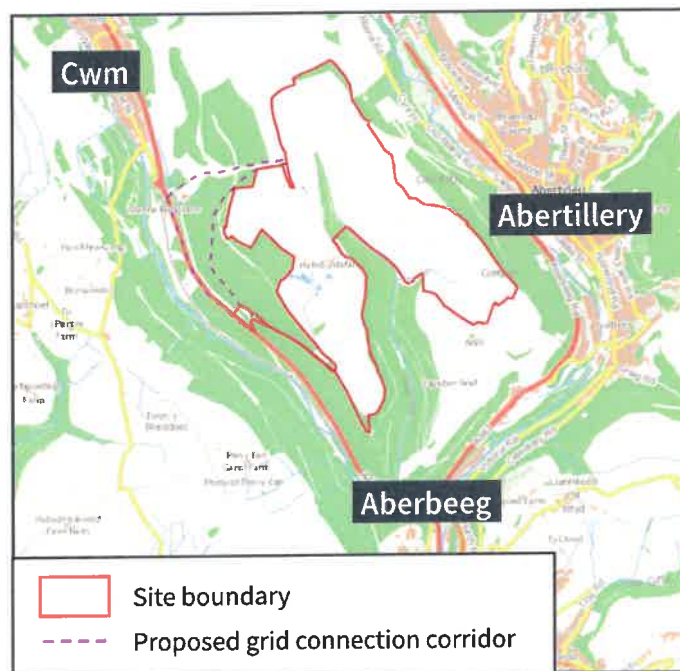


## Statutory consultation: 24 May to 8 July 2022

Following the results of extensive environmental studies and a review of the feedback from the early engagement in Summer 2021, Pennant Walters has produced detailed proposals for Mynydd Carn-y-Cefn Wind Farm, located to the west of Abertillery in Blaenau Gwent (see location map).

These detailed proposals form the basis of the statutory consultation, taking place from the 24 May to 8 July 2022. The consultation will give you the opportunity to examine the plans and provide your comments / responses to be considered before the Development of National Significance (DNS) application is finalised.

The application will then be submitted to Planning and Environment Decisions Wales (PEDW) for consideration before being determined by Welsh Ministers.



Above: Site location map

This newsletter provides an overview of the proposals. The full draft planning application and photomontages showing what the wind farm would look like from various viewpoints are available to view on the project website: [www.carn-y-cefn.co.uk](http://www.carn-y-cefn.co.uk)

## Have your say

To find out more, discuss the proposals with members of the project team and view the photomontages, come along to one of our public exhibitions:

| Public exhibitions                |   |
|-----------------------------------|---|
| 3pm - 7pm<br>Wednesday<br>15 June | <b>Ebenezer Baptist Chapel</b><br>Park Place, Abertillery<br>NP13 1ED           |
| 10am - 2pm<br>Saturday<br>18 June | <b>Cwm Community Education Centre</b><br>Canning St, Cwm, Ebbw Vale<br>NP23 7RD |
| 3pm - 7pm<br>Tuesday<br>21 June   | <b>Aberbeeg Community Centre</b><br>Pant ddu Rd, Abertillery<br>NP13 2BP        |

Although Covid restrictions have been lifted, we will ensure the public exhibitions are well ventilated and provide time slots to enable social distancing.

**Please register to attend** with your preferred time/date by calling or emailing us and we will confirm your time slot in advance. See exhibition times/dates/locations (left) and contact details on the back page of this newsletter. If you are unable to attend, a virtual exhibition is available to view on the project website.

Although the wind farm application will ultimately be determined by Welsh Ministers, Blaenau Gwent County Borough Council and the local communities are key consultees, and we are keen to hear your views on the current proposals.

**Please submit your comments by 8 July 2022.**



## The site

**The proposed wind farm would be located on an upland ridge between the Ebbw Fawr and Ebbw Fach valleys, in the areas of Hafod y Dafal and Cefn-yr-Arail.**

As currently defined, the site extends to approximately 208 hectares, which is predominantly grassland used for grazing. It is split by the forestry haul road, woodland and the operational Hafod-yr-Dafal Solar Farm (28.6 hectares). Access is from a forestry haul road, and this connects to the A4046 Aberbeeg Road.

The grid connection corridor to the west of site totals 27.4 hectares.

## The proposals

- up to eight wind turbines with a blade height of up to 180m
- substation and transformer housing
- temporary construction compound and site offices
- crane pads, storage areas and cabling
- access track construction

A secondary consent will be required for the diversion of three public rights of way during construction and operation of the wind farm. It is anticipated that a separate application will be needed from the Local Authority for the temporary removal of highway furniture to allow for the transportation of turbines to site.

The design iteration work has been influenced by an extensive suite of assessment and survey work together with modelling of potential views from local

sensitive receptors to minimise potential effects. The project team is confident the site can accommodate eight wind turbines, which could generate up to 34MW of electricity per year. The Wind Farm has been designed with an operational life of 30 years, exporting renewable energy to the National Grid.

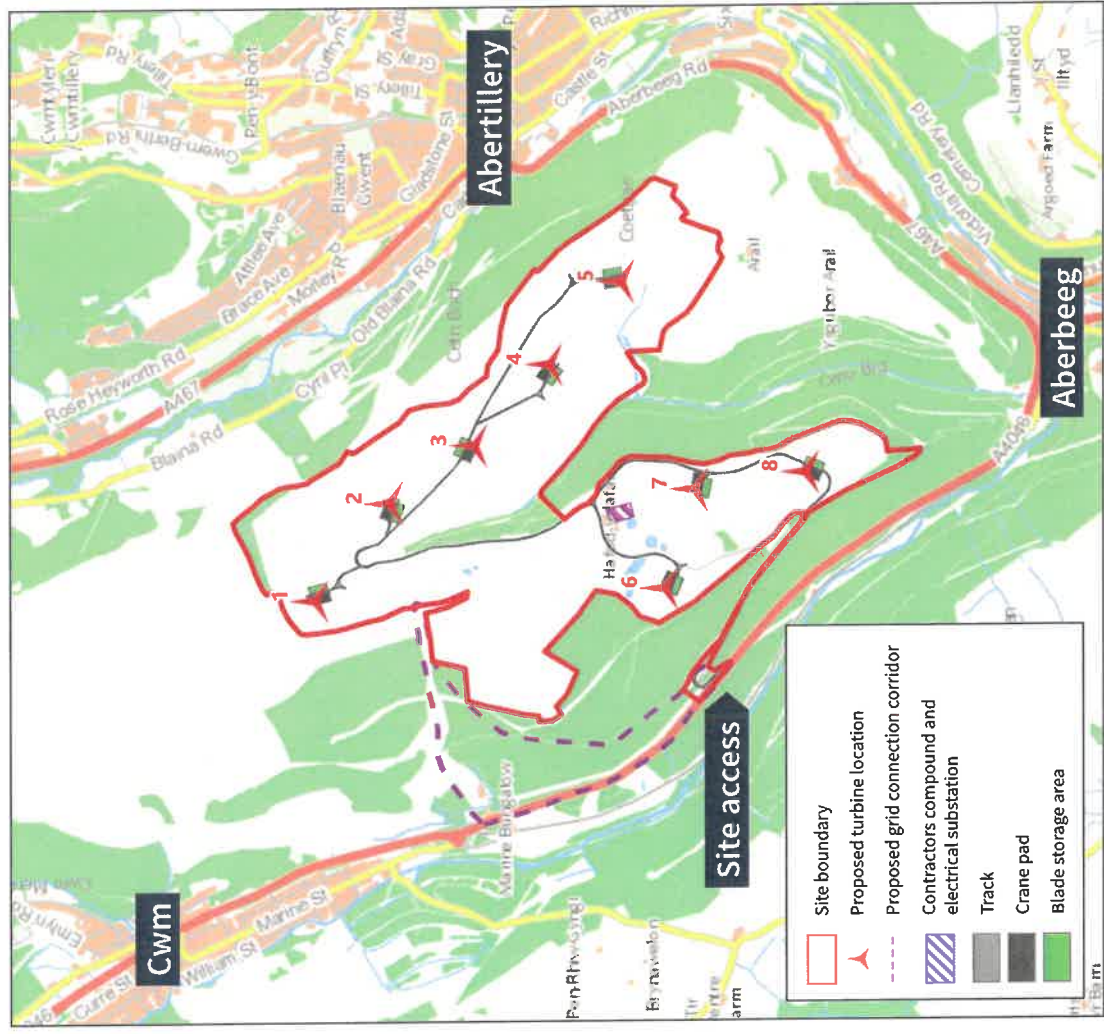
An offer of a grid connection from Western Power Distribution (WPD) has been received. A 33kV line between the on-site substation and the electricity grid at Crumlin will also be the subject of a separate application.

## Key considerations

**Site constraints:** There are several constraints that we have considered whilst developing the layout for Mynydd Carn-y-Cefn Wind Farm. These include forestry, landscape features, biodiversity sensitivities, ground conditions, visual considerations, Public Rights of Way, haul roads and Hafod-yr-Dafal Farm (including the site of the solar farm and Steelhouse Festival).

**Environmental impact assessment:** To help inform the number and location of the wind turbines, access tracks and substation, we have carried out studies on a range of environmental and technical issues including landscape and visual impact, biodiversity, ground conditions, noise and socioeconomics. A draft of these reports can be found on the project website.

**Community benefits:** For Mynydd Carn-y-Cefn Wind Farm, we are considering several ways to administer the Community Fund to allocate funds annually to local, qualifying projects. We continue to welcome views on this as we develop plans for the fund, which will be available when the Wind Farm is operational.



Above: Proposed wind farm layout





## About Pennant Walters

The proposals are being developed by Pennant Walters, a subsidiary of Walters Group; a local company based at Hirwaun and operating nationally. Pennant Walters has developed, built and now operates six wind farms and solar development in South Wales (on land very typical of the south Wales coalfield with both surface and underground mine features), generating a total of 127MW, making it Wales' largest home-grown renewable energy developer.

## Contact us

Please let us have your comments on the proposals for Mynydd Carn-y-Cefn Wind Farm by **8 July 2022**:

- Complete the feedback form at the public exhibition or online: **[www.carn-y-cefn.co.uk](http://www.carn-y-cefn.co.uk)**
- Call: **01495 832476**
- Email: **[consultation@carn-y-cefn.co.uk](mailto:consultation@carn-y-cefn.co.uk)**
- Write to: **Freepost GRASSHOPPER CONSULT** (no stamp or further address required)

These contact details will put you in touch with Grasshopper Communications, who are managing the consultation.

A response to issues raised during the statutory consultation will be included in the Pre-Application Consultation Report which will be submitted as part of the DNS application.

| Indicative Timeline        |   |
|----------------------------|---|
| <b>Summer 2022</b>         | Statutory consultation on detailed layout of proposed wind farm                     |
| <b>Autumn 2022</b>         | Review feedback from the consultation and finalise the proposals/DNS application    |
| <b>Autumn/ Winter 2022</b> | DNS application submitted to PEDW   |
| <b>Spring/ Summer 2023</b> | Examination of application by PEDW and recommendation submitted to Welsh Government |
| <b>Autumn/ Winter 2023</b> | Welsh Ministers determine application   |

Subject to planning consent being granted, the construction of Mynydd Carn-y-Cefn Wind Farm would take around two years, so it would be operational and generating electricity by Winter 2025.



Above: Early engagement exhibition in Aberbeeg

## Publicity and consultation before applying for planning permission

The Developments of National Significance (Procedure) (Wales) Order 2016


### PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

#### NOTICE UNDER ARTICLES 8 AND 9 (2)

(to be served on owners and/or occupiers of adjoining land, community consultees and relevant persons; displayed by site notice on or near the location of the proposed development; and published in a newspaper in the locality.)

**Purpose of this notice:** this notice provides the opportunity to comment directly to the developer on a proposed Development of National Significance (DNS) prior to the submission of a planning application to the Welsh Ministers. Planning applications for DNS will be publicised by the Welsh Ministers and the relevant local planning authority; any comments provided in response to this notice will not prejudice your ability to make representations to the Welsh Ministers on any related DNS planning application. You should note that any comments submitted may be placed on the public file.

|   |  |
|---|--|
| Proposed development at (a):  | <b>Address or location of the proposed development</b><br>Mynydd Carn-y-Cefn - land to the west of Abertillery<br>(Grid Reference: SO 20347 04330).  |
| <b>I give notice that (b):</b>  | <b>Applicant's name</b><br>Pennant Walters Ltd   |
| is intending to apply to the Welsh Ministers for planning permission in respect of Development of National Significance which is (c):   | <b>Description of the proposed development</b><br>The Proposed Development is a wind farm consisting of a maximum of eight wind turbines, each with a three-bladed rotor with a diameter of up to 150m, a hub height of 105m and maximum height to blade tip of 180m.<br>The application also comprises associated infrastructure including internal wind farm tracks off main access corridor, crane pads at each turbine location, turbine foundations, laydown and storage areas, underground power cables linking the turbines and the on-site substation, temporary construction compounds, and grid connection infrastructure, including an on-site substation and control building together with construction enabling works. |
| and considers that the following secondary consents are connected to the proposed application and that a decision in respect of those consents is to be made or should be made by the Welsh Ministers, or a person appointed by the Welsh Ministers for that purpose (d): | <b>Details of secondary consents in respect of which the applicant considers a decision should be made by the Welsh Ministers (Section 62H of the Town and Country Planning Act 1990, as prescribed by the Developments of National Significance (Specified Criteria and Prescribed Secondary Consents) (Wales) Regulations 2016)</b><br>A secondary consent will be required for the diversion of three public rights of way during construction and  |

|   |   |
|---|---|
|   | operation of the wind farm under section 247(1) of the 1990 Act (order authorising stopping up or diversion of highway).  |
| You may inspect copies of: the proposed application; the plans; and other supporting documents online at (e):               | <b>Address of website</b>   |
|   | <a href="http://www.carn-y-cefn.co.uk">www.carn-y-cefn.co.uk</a>  |
| Anyone who wishes to make representations about this proposed development must write to the applicant/ agent at (f) or (g): | <b>Email address of the applicant/agent</b>   |
|   | <a href="mailto:consultation@carn-y-cefn.co.uk">consultation@carn-y-cefn.co.uk</a>  |
|   | <b>Address of the applicant</b><br>Pennant Walters Ltd<br>Hirwaun House<br>Hirwaun Ind. Est.<br>Hirwaun<br>Aberdare, CF44 9UL                                   |
| By (h):   | <b>Date giving a period of 42 days, beginning with the date of service and publication</b>  |
|   | From 9am on Tuesday, 24 May 2022 to midnight on Friday, 8 July 2022   |
| Signed:   | <br>M. Lewis, Director of Environment & Sustainability,<br>Pennant Walters Ltd |
| Date:   | 24 May 2022   |

## Tracy

**From:** Justin.Toland@gov.wales on behalf of CoalSpoilTips@gov.wales  
**Sent:** 26 May 2022 08:00  
**To:** CoalTipSafetyConsultation@gov.wales  
**Subject:** Public events on coal tip safety - please share with your communities  
**Attachments:** Coal Tip Safety Events.jpg

The Welsh Government is consulting on proposals for a new legislative management regime for disused coal tips in Wales. This includes proposals for a new supervisory authority. The proposals aim to ensure a consistent approach to the management, monitoring, and oversight of disused coal tips. The framework could also be applied in the future to other spoil tips in Wales. Find out more at online public events on June 9 and July 6. The consultation is open until Thursday August 4 at the following link: <https://gov.wales/white-paper-coal-tip-safety>

*We invite you to share this information with your communities. I have also attached a shareable poster for the events.*

Mae Llywodraeth Cymru yn ymgynghori ar gynigion ar gyfer trefn reoli ddeddfwriaethol newydd ar gyfer tomenni glo nas defnyddir yng Nghymru. Mae hyn yn cynnwys cynigion ar gyfer awdurdod goruchwyllo newydd. Nod y cynigion yw sicrhau dull cyson o ran rheoli, monitro a chynnal trosolwg o domenni glo nas defnyddir. Gellid defnyddio'r fframwaith hefyd gael ei ddefnyddio yn y dyfodol ar gyfer tomenni sborion eraill yng Nghymru. Dewch i wybod mwy mewn digwyddiadau ar-lein ar gyfer y cyhoedd ar Mehefin 9 a Gorffennaf 6. Bydd yr ymgynghoriad yn parhau hyd ddydd Iau Awst 4 a gallwch weld y Papur Gwyn gan ddefnyddio'r ddolen hon: <https://llyw.cymru/papur-gwyn-ar-diogelwch-tomenni-glo>

*Fe'ch gwahoddir i rannu'r wybodaeth hon gyda'ch cymunedau. Rwyf hefyd wedi amgáu poster y gellir ei rannu ar gyfer y digwyddiadau.*

Justin Toland  
Rheolwr Cyfathrebu ac Ymgysylltu / Communications and Engagement Manager  
Tîm Diogelwch Tomenni Glo / Coal Tip Safety Team  
Y Grŵp Newid Hinsawdd a Materion Gwledig / Climate Change and Rural Affairs Group  
Llywodraeth Cymru / Welsh Government  
Ffôn / Tel: 0300 025 0089 / 07971 9214573  
<https://llyw.cymru/diogelwch-tomenni-glo> / <https://gov.wales/coal-tip-safety>

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein hysbysiad preifatrwydd yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our Privacy Notice explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.



**Find out about the Welsh Government's  
new coal tip safety proposals Dysgwch am  
gynigion diogelwch tomenni glo newydd  
Llywodraeth Cymru**



# **Coal Tip Safety Events Digwyddiadau Diogelwch Tomenni Glo**

**9 June 9 Mehefin**

**6 July 6 Gorffennaf**

Register online Cofestru ar-lein

<https://gov.wales/coal-tip-safety-wales-white-paper>

<https://llyw.cymru/papur-gwyn-ar-ddiogelwch-tomenni-glo-cymru>

**Tracy**

---

**From:** White, Joanne <joanne.white@blaenau-gwent.gov.uk>  
**Sent:** 28 April 2022 11:37  
**To:** Clerk  
**Subject:** RE: Planning Application - C/2022/0091 - Land At Pond Road/ Waun Ebbw Road

Hi Tracy,

Thanks for the comments – please see my response below in red.

Kind Regards  
Jo

---

**From:** BGCBC - Planning <Planning.bgcbbc@blaenau-gwent.gov.uk>  
**Sent:** 27 April 2022 15:32  
**To:** White, Joanne <joanne.white@blaenau-gwent.gov.uk>  
**Subject:** FW: Planning Application - C/2022/0091 - Land At Pond Road/ Waun Ebbw Road

---

**From:** Clerk <clerk@nantygloandblainatc.co.uk>  
**Sent:** 27 April 2022 11:38  
**To:** BGCBC - Planning <Planning.bgcbbc@blaenau-gwent.gov.uk>  
**Subject:** RE: Planning Application - C/2022/0091 - Land At Pond Road/ Waun Ebbw Road

External: This email originated from outside Blaenau Gwent Borough Council. Please take care when clicking links.  
Allanol: Daeth yr e-bost hwn o'r tu allan Cyngor Bwrdeistref Sirol Blaenau Gwent. Cymerwch ofal wrth glicio ddolenni.

Good morning,

At a meeting of the Town Council held last night (26/04/2022), it was resolved that no objections be made but that the following representations/comments be made:

- The application form (section – ownership certificate) has a written statement 'form edited' This is because Certificate A was originally signed (saying the applicant owned all the land) but was subsequently changed to Certificate B and Notice served on the Council's Highways Department. I am satisfied that the form is acceptable. R
- Has the coal authority been consulted regarding the application? Yes R
- Council would find it helpful to receive copies of the any responses received in respect of consultations undertaken. I am assuming you are only referring to this particular application given that this would be a very time consuming exercise? I will arrange for our business support team to send over redacted copies of the responses we have had so far. R
- The amended plans (30/03/22) and Drainage Details were considered to be poorly worded public documents. Noted. However, the information provided is acceptable for validation purposes. R

Please do not hesitate to contact me if you require any further information and clarification.

Kind regards

*Tracy*

Tracy Hughes

## Tracy

---

**From:** BGCBC - Planning <Planning.bgcbbc@blaenau-gwent.gov.uk>  
**Sent:** 28 April 2022 17:33  
**To:** Clerk  
**Cc:** White, Joanne  
**Subject:** RE: Planning Application - C/2022/0091 - Land At Pond Road/ Waun Ebbw Road  
**Attachments:** Response - External - Western Power 1.pdf; Response - External - Western Power 2.pdf; Response - External - Western Power 3.pdf; Response - External - Western Power 4.pdf; Response - External - ESP 1.pdf; Response - External - ESP 2.pdf; Response - External - Wales & West 1.pdf; Response - External - Wales & West 2.pdf; Response - External - Wales & West 3.pdf; Response - External - Wales & West 4.pdf; Response - Internal - Env Health.pdf; Response - Internal - Green Infrastructure.pdf; Response - Internal - Drainage.pdf

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

Good afternoon,

Please find attached the consultation responses received so far for application C/2022/0091.

Regards

**Alanna Russell**

Blaenau Gwent County Borough Council | Cyngor Bwrdeistref Sirol Blaenau Gwent  
Business Support Officer | Swyddog Cymorth Busnes  
Environment & Regeneration | Amgylchedd & Adfywio  
Phone/Ffon: 01495 357897  
Email/E-bost: [Alanna.Russell@blaenau-gwent.gov.uk](mailto:Alanna.Russell@blaenau-gwent.gov.uk)  
Development Management, General Offices, Steelworks Road, Ebbw Vale, NP23 6DN

**From:** White, Joanne <[joanne.white@blaenau-gwent.gov.uk](mailto:joanne.white@blaenau-gwent.gov.uk)>  
**Sent:** 28 April 2022 11:40  
**To:** BGCBC - Planning <Planning.bgcbbc@blaenau-gwent.gov.uk>  
**Cc:** Clerk <[clerk@nantygloandblainatc.co.uk](mailto:clerk@nantygloandblainatc.co.uk)>  
**Subject:** RE: Planning Application - C/2022/0091 - Land At Pond Road/ Waun Ebbw Road

Could you please send over redacted copies of the consultation responses we've received so far (Drainage, GI, Env Health) to the Town Council. I've copied in Tracy (Town Council Clerk) into this email.

Tracy – the comments we've received have been the same for 0091 and 0092.

Many thanks  
Jo

**From:** BGCBC - Planning <[Planning.bgcbbc@blaenau-gwent.gov.uk](mailto:Planning.bgcbbc@blaenau-gwent.gov.uk)>  
**Sent:** 27 April 2022 15:32  
**To:** White, Joanne <[joanne.white@blaenau-gwent.gov.uk](mailto:joanne.white@blaenau-gwent.gov.uk)>  
**Subject:** FW: Planning Application - C/2022/0091 - Land At Pond Road/ Waun Ebbw Road

Date: 14 April 2022

Planning Ref: C/2022/0091

**FAO: Town Council**

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Mr Jones, Land At Pond Road/ Waun Ebbw Road

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  
Joanne White

OBSERVATIONS

**Signed:**  
Jeff Butcher - Business Support

Environment & Regeneration

**Dated:**

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

From: [REDACTED]  
Sent: 19 April 2022 08:55  
To: BGCBC - Planning  
Subject: RE: Planning Application - C/2022/0091 - Mr Jones Land At Pond Road/ Waun Ebbw Road.

Categories: Picked Up / Working On (AR), Response

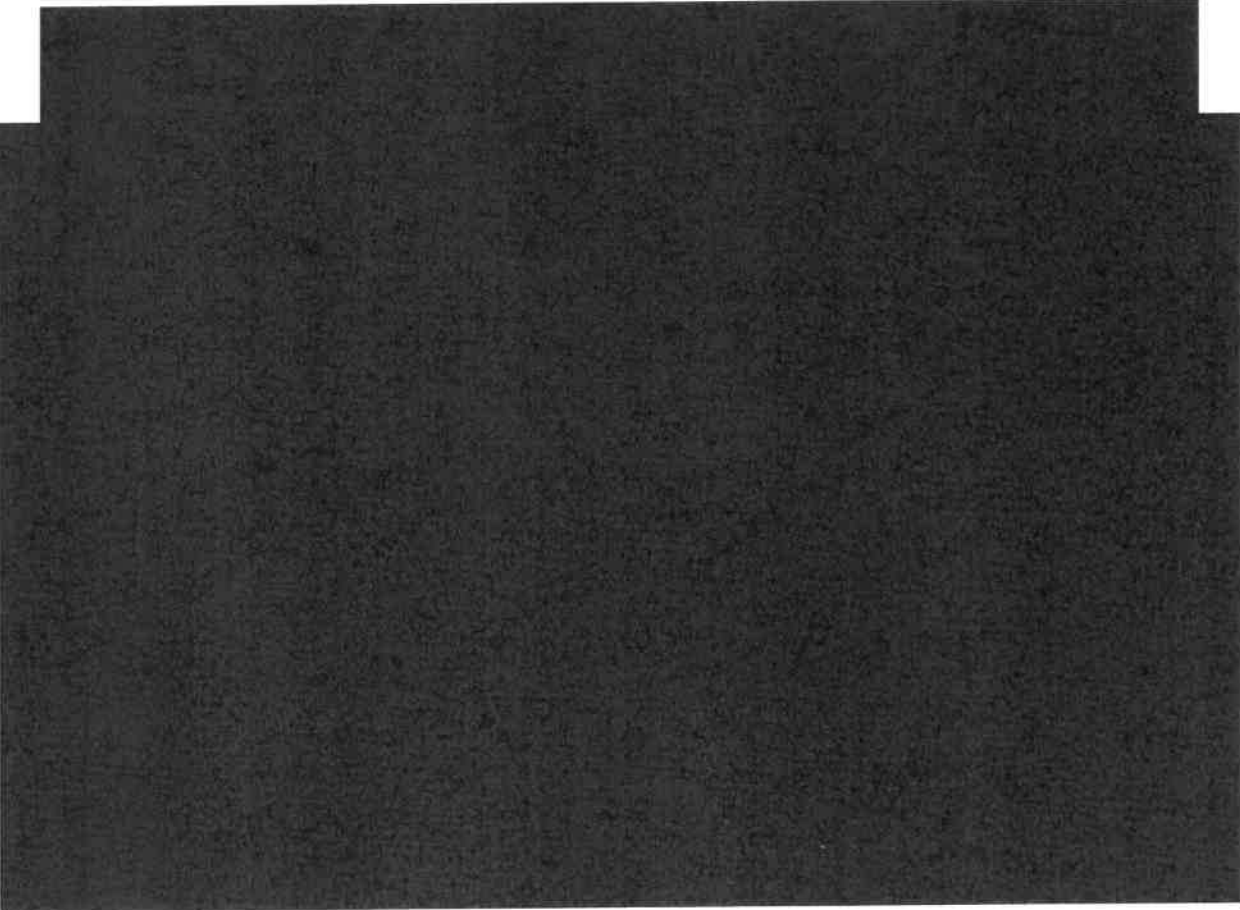
Hi Jo.

I have no objections in principle to the proposals, on condition that the development complies with all the SAB requirements.

In order to do this the developer will need to apply through Caerphilly CBC for SAB approval.

Regards

W. Jervis,  
Team Leader Natural Environment  
Municipal Offices  
Civic Centre  
Ebbw Vale  
NP23 6XB  
Tel 01495 311556 (switchboard)



**Memorandum / Memorandum**  
**Green Infrastructure Team Planning Consultation Response**

**Planning Application - C/2022/0091 - Mr Jones Land At Pond Road/ Waun Ebbw Road**

**Case Officer: Joanne White**  
**Date: 14/04/2022**

| <b>Officer &amp; Date</b>  | <b>Comments</b>  | <b>LDP Policies</b><br>(delete as appropriate)  | <b>Conclusion</b><br>(delete as appropriate)<br>(see definitions) | <b>Further Consultation</b><br>(delete as appropriate) |
|--|--|---|---|--|
| <b>Landscape</b><br><div style="background-color: black; width: 100px; height: 1.2em; margin-bottom: 5px;"></div> (Date) DA 26/04/2022 | <p>The site lies within the settlement boundary and in a residential area. It is not the subject of any constraints or specific designations as outlined in the adopted Local Development Plan.</p> <p>To ensure that we fulfil the council's duty under the Environment (Wales) Act 2016 and Local Development Plan Development Management Policy DM1, it is important that we seek to not only avoid a net loss, but 'maintain and enhance' biodiversity through compensation or mitigation measures and also seek to 'promote the resilience of ecosystems.'</p> <p>We would therefore seek a landscape scheme that looks to minimise the loss of any existing green infrastructure while enhancing connectivity.</p> | ENV1 Green Wedges<br>ENV2 Special Landscape Areas<br>DM1 New Development Criteria<br>DM2 Design and Placemaking | Holding Objection   |  |
| <b>Ecology</b><br><div style="background-color: black; width: 100px; height: 1.2em; margin-bottom: 5px;"></div> (Date) NM 26/04/2022   | <p>A PEA will be required to assess the ecology of the site.</p> <p>It's the council's duty under the Environment (Wales) Act 2016 to seek to 'maintain and enhance' biodiversity and also seek to 'promote the resilience of ecosystems.'</p> <p>The designs need to take into account biodiversity enhancements measures in</p>  | SP10 Protection and Enhancement of the Natural Environment<br>DM14 Biodiversity Protection and Enhancement      | Holding Objection   |  |



|   |  |  |                   |  |
|---|--|--|-------------------|--|
|   | <p>order for it to comply with policies:</p> <p>SP10 Protection and Enhancement of the Natural Environment<br/>DM14 Biodiversity Protection and Enhancement</p> <p>Measures such as, hedgehog passes in boundary fences, and native planting that will benefit pollinators would be beneficial to ensure ecological connectivity and ecosystem resilience. However, this is not an exhaustive list of measures, and I would like to see a design brief that incorporates ecological measures that would provide maximum biodiversity net gains. SUDS should also be included within the scheme designs which incorporates biodiversity enhancements.</p>   |  |                   |  |
| <p><b>Arboriculture</b></p> <p>(Date) DA 26/04/2022</p> | <p>There are no TPOs in force at this location.</p> <p>We would look to see native tree/hedgerow planting included as part of a scheme in order to maintain and enhance biodiversity (See landscape comments above).</p> <p><i>A trees' root system and the associated soil structure is often over looked during the construction process and can be damaged or altered by compaction causing major damage to the health of the tree. Generally, the entire root system of the tree is within the top 600mm of soil where it can be easily damaged.</i></p> <p>There do not appear to be any trees of note present within the red line plot boundary.</p> | <p>DM15 Protection and Enhancement of the Green Infrastructure<br/>DM16 Trees, Woodlands and Hedgerow Protection</p> | Holding Objection |  |

|                                |   |  |  |     |
|--------------------------------|---|--|--|-----|
|                                | Where trees exist on or directly adjacent a development plot we must ensure that existing tree/hedgerow species of those on the development plot and those adjacent are retained and protected.<br>Where trees/hedgerows are present, you must provide a full tree survey with accompanying plan in accordance with the current 'BS5837: Trees in relation to design, demolition and construction – Recommendations'. |  |  |     |
| <b>Rights of Way</b><br>(Date) |   | SP9 Active and Healthy Communities   | No objection Holding Objection Object in current form Object | NRW |
| <b>Definitions</b>             |   |  |  |     |
| No objection                   |   | When a feature will not be significantly affected, but enhancements could be made.<br>Or<br>In support of mitigation or conditions put forward by the developer that will prevent a feature from being significantly affected. The relevant plans or documents containing these recommendations will be cited. |  |     |
| Holding Objection              |   | Used when there is insufficient information to determine whether a feature will be affected. Additional information (usually surveys/management plans) will be stated.   |  |     |
| Object in current form         |   | Used when the development will have a significant impact on a feature, unless it is modified or conditions attached. Changes, mitigation or compensation will be stated.   |  |     |
| Object                         |   | Used when the development will have a significant impact on a feature and there is no feasible way to mitigate or compensate   |  |     |

From/Oddi wrth: **Robert Davies**

To/I: **Planning**

Our Ref./Ein Cyf: 27/4/22-C-2022-0091

Your Ref./Eich Cyf: C-2022-0091

Date/Dyddiad: 27/4/22



## Memorandum / Memorandwm

**Re: Planning Application: C/2022/0091 - Mr Jones Land At Pond Road/ Waun Ebbw Road**

I refer to the above application passed to Environmental Protection for comment.

I can confirm that I have no major concerns regarding the development. However, the following conditions need consideration.

I recommend a condition be attached to any permission granted, requiring submission of a construction and environmental management plan (detailing means of noise and dust mitigation) prior to commencement of the development.

### **Construction Hours**

No development, (including land raising and demolition if required) shall be carried out other than between the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays, unless otherwise first agreed in writing by the Local Planning Authority.

Regards

**Mr Robert James Davies**  
**Specialist Environmental Health Officer**  
**Environmental Protection Team**

**Company Address**

Wales and West Utilities Ltd,  
Wales and West House,  
Spooners Close, Celtic,  
Springs, Coedkernew,  
Newport, NP10 8FZ

Our Ref: 25361958      C/2022/0091

Tuesday, 19 April 2022

Katherine Rees  
Development Management Floor 1a, Municipal Offices, Civic Centre  
Ebbw Vale  
Blaenau Gwent  
NP23 3XB

Dear Katherine Rees

Thank you for contacting us regarding Wales & West Utilities equipment at the above site.

I enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This information is given as a general guide and its accuracy cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated.

No liability of any kind whatsoever is accepted by Wales and West Utilities (WWU), its agents or servants for any error or omission. Please note that all WWU equipment on site should be assumed to be LIVE until proven otherwise.

Safe digging practices, in accordance with HS(G)47, Avoiding Danger from underground services must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. Safe working procedures should be defined and practiced.

**WWU reserves its position completely to enforce the terms of any existing easement against the landowner, even if this results in any planning permission granted not being able to be fully implemented.**

**You must not build over any of our plant or enclose our apparatus.**

**Wales & West Utilities have no planning objections to these proposals, although it should be noted that Wales & West's apparatus is held pursuant to easements and it has other private law rights in relation to the use of the land in the vicinity of its apparatus. Wales & West's private law land rights are not material planning considerations and therefore no comment is made in relation to those rights and they have no impact on whether or not planning permission should be granted, or whether, if permission is granted, it can lawfully be implemented. It should also be noted that Wales & West's apparatus may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversion works be required these will be fully chargeable.**

Where diversions to WWU apparatus are needed to allow change to occur on site, the cost of these alterations may be charged to the persons responsible for the works.

If you have requested a new connection the WWU connections team will where necessary prepare detailed proposals and provide a quotation for any necessary alterations and/or development of our equipment on the site.

If you require advice in connection with your proposals please contact the relevant number below.

Yours sincerely,

**Company Address**

Wales and West Utilities Ltd,  
Wales and West House,  
Spooners Close, Celtic,  
Springs, Coedkernew,  
Newport, NP10 8FZ

WWU Dig Team

**Gas Emergency Number:**

In an emergency call 0800 111 999, 24 hours a day.

**Mapping Enquiries:**

If you have an enquiry relating to this letter or the attached map plan, please contact us using the following information:

Telephone 02920 278912  
Email dig@wwutilities.co.uk

**General Enquiries:**

If you have a general enquiry, please call us on the following number  
All areas 0800 912 29 99

**LinesearchbeforeUdig:**

If you have an enquiry relating to the use of the LinesearchbeforeUdig website please contact LinesearchbeforeUdig using the following information:

Telephone 0845 437 7365  
Email enquiries@linesearchbeforeudig.co.uk  
Website www.linesearchbeforeudig.co.uk

---

**PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK IN THE VICINITY OF UNDERGROUND GAS PIPES**

**ADVICE TO SITE PERSONNEL**

**MANAGEMENT NOTE**

Please ensure that a copy of this note is read by your site management and to your site operatives.

Early consultation with ESP Utilities Group prior to excavation is recommended to obtain the location of plant and precautions to be taken when working nearby.

This Guidance Note should be read in conjunction with the Health and Safety Executive guidance HSG47 "Avoiding danger from underground services".

---

**Introduction**

Damage to ESP Utilities Group's plant can result in uncontrolled gas escapes which may be dangerous. In addition these occurrences can cause expense, disruption of work and inconvenience to the public.

Various materials are used for gas mains and services. Cast Iron, Ductile Iron, Steel and Plastic pipes are the most widely found. Modern Plastic pipes are either bright yellow or orange in colour.

Cast Iron and Ductile Iron water pipes are very similar in appearance to Cast Iron and Ductile Iron gas pipes and if any Cast Iron or Ductile Iron pipe is uncovered, it should be treated as a gas pipe. ESP Utilities Group do not own any metallic gas pipes but their gas network infrastructures may be connected to Cast Iron, Ductile Iron or Steel pipes owned by Distribution Network Operators.

The following general precautions apply to Intermediate Pressure (2-7barg MOP), Medium Pressure (75mbarg-2barg MOP), Low Pressure (up to 75mbarg MOP) and other gas mains and services likely to be encountered in general site works and are referred to within this document as '**pipes**'.

**Locating Gas Pipes**

It should be assumed when working in urban and residential areas that gas mains and services are likely to be present. On request, ESP Utilities Group will give approximate locations of pipes derived from their records. The records do not normally show the position of service pipes but their probable line can be deducted from the gas meter position. ESP Utilities Group's staff will be pleased to assist in the location of gas plant and provide advice on any precautions that may be required. The records and advice are given in good faith but cannot be guaranteed until hand excavation has taken place. Proprietary pipe and cable locators are available although generally these will not locate plastic pipes.

**Safe working Practices**

**To achieve safe working conditions adjacent to gas plant the following must be observed:**

Observe any specific request made by ESP Utilities Group's staff.

Gas pipes must be located by hand digging before mechanical excavation. Once a gas pipe has been located, mechanical excavation must proceed **with care**. A mechanical excavator must not in any case be used within 0.5 metre of a gas pipe and greater safety distances may be advised by ESP Utilities Group depending on the mains maximum operating pressure (MOP).

Where heavy plant may have to cross the line of a gas pipe during construction work, the number of crossing points should be kept to a minimum. Crossing points should be clearly indicated and crossings at other places along the line of the pipe should be prevented.

Where the pipe is not adequately protected by an existing road, crossing points should be suitably reinforced with sleepers, steel plates or a specially constructed reinforced concrete raft as necessary. ESP Utilities Group staff will advise on the type of reinforcement necessary.

No explosives should be used within 30 metres of any gas pipe without prior consultation with ESP Utilities Group.

**ESP Utilities Group must be consulted prior to carrying out excavation work within 10 metres of any above ground gas installation.**

Where it is proposed to carry out piling or boring within 15 metres of any gas pipe, ESP Utilities Group should be consulted prior to the commencement of the works.

Access to gas plant must be maintained at all times during on site works.



### **Proximity of Other Plant**

A minimum clearance of 300 millimetres (mm) should be allowed between any plant being installed and an existing gas main to facilitate repair, whether the adjacent plant be parallel to or crossing the gas pipe. No apparatus should be laid over and along the line of a gas pipe irrespective of clearance.

No manhole or chambers shall be built over or around a gas pipe and no work should be carried out which results in a reduction of cover or protection over a pipe, without consultation with ESP Utilities Group.

### **Support and Backfill**

Where excavation of trenches adjacent to any pipe affects its support, the pipe must be supported to the satisfaction of ESP Utilities Group and must not be used as an anchor or support in any way. In some cases, it may be necessary to divert the gas pipe before work commences.

Where a trench is excavated crossing or parallel to the line of the gas pipe, the backfill should be adequately compacted, particularly beneath the pipe, to prevent any settlement which could subsequently cause damage to the pipe.

In special cases it may be necessary to provide permanent support to the gas pipe, before backfilling and reinstatement is carried out. Backfill material adjacent to gas plant must be selected fine material or sand, containing no stones, bricks or lumps of concrete, etc., placed to a minimum depth of 150mm around the pipes and well compacted by hand. No power compaction should take place until 300mm of selected fine fill has been suitably compacted.

If the road construction is in close proximity to the top of the gas pipe, a "cushion" of selected fine material such as sand must be used to prevent the traffic shock being transmitted to the gas pipe. The road construction depth must not be reduced without permission from the local Highway Authority.

No concrete or other hard material must be placed or left under or adjacent to any Cast Iron pipe as this may cause fracture of the pipe at a later date.

Concrete backfill should not be used closer than 300 mm to the pipe.

### **Damage to Coating**

Where a gas pipe is coated with special wrapping and this is damaged, even to a minor extent ESP Utilities Group must be notified so that repairs can be made to prevent future corrosion and subsequent leakage.

### **Welding or "Hot Works"**

When welding or other "hot works" involving naked flames are to be carried out in close proximity to gas plant and the presence of gas is suspected, ESP Utilities Group must be contacted before work commences to check the atmosphere. Even when a gas free atmosphere exists care must be taken when carrying out hot works in close proximity to gas plant in order to ensure that no damage occurs.

Particular care must be taken to avoid damage by heat or naked flame to plastic gas pipes or to the protective coating on other gas pipes.

### **Leakage from Gas Mains or Services**

If damage or leakage is caused or an escape of gas is smelt or suspected the following action should be taken at once:

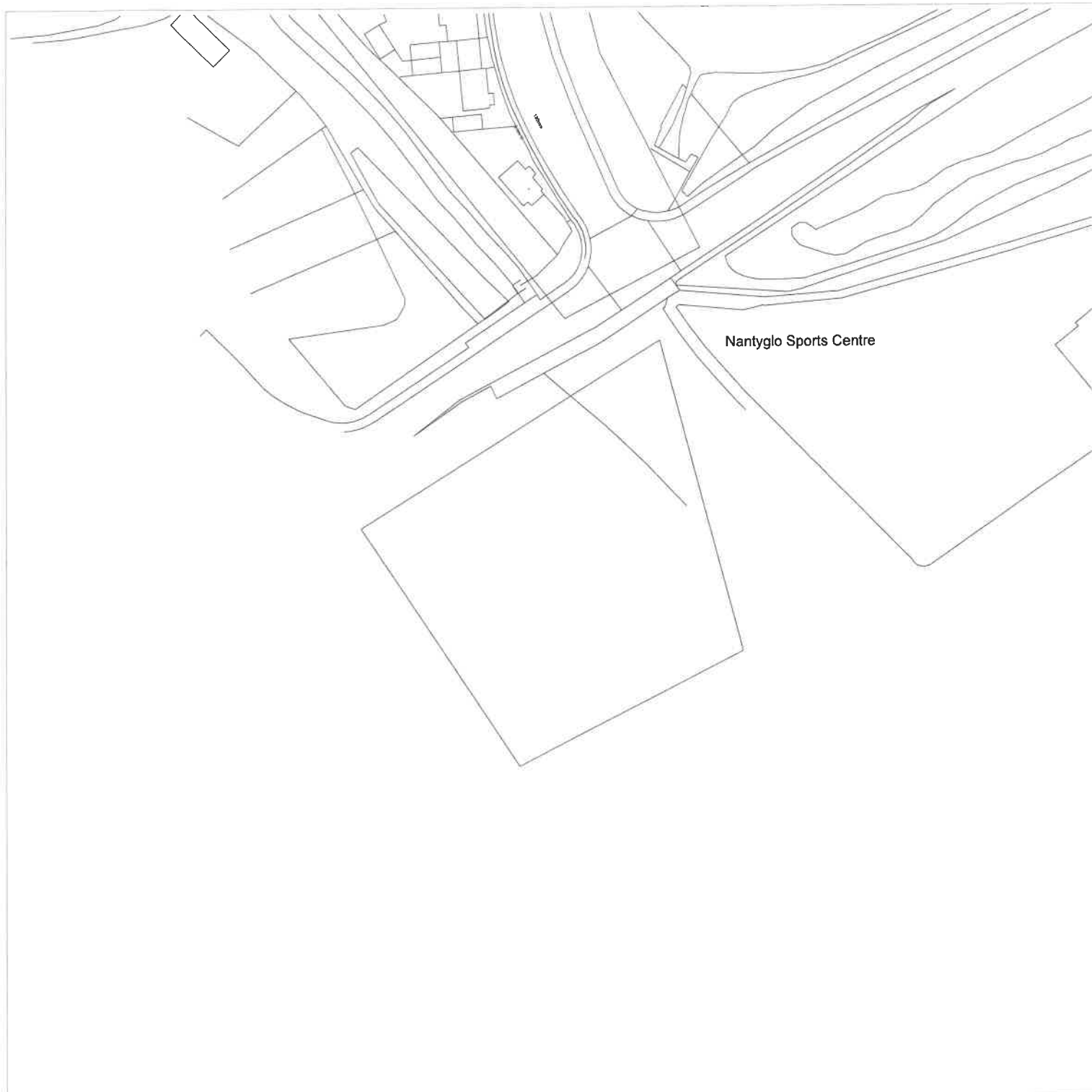
- ❖ Remove all personnel from the immediate vicinity of the escape;
- ❖ Contact the National Gas Emergency Service on: **0800 111 999**;
- ❖ Prevent any approach by the public, prohibit smoking, extinguish all naked flames or other source of ignition for at least 15 metres from the leakage;
- ❖ Assist gas personnel, Police or Fire Service as requested.

**REMEMBER - IF IN DOUBT; SEEK ADVICE FROM ESP UTILITIES GROUP.**

**ESP Utilities Group can be contacted at:**

**Office Address:** Bluebird House, Mole Business Park, Leatherhead, Surrey, KT22 7BA

**Office Tel:** 01372 587 500; **Fax:** 01372 377 996



Date Requested: 19/04/2022

Requested by: Katherine Rees

Job Reference: 25361958

Company: Blaenau Gwent County Borough C

Your Scheme/Reference: C/2022/0091

#### Key for Mains & Service Pipework



Existing LP mains or services operating up to 75 millibar gauge



Existing MP mains or services operating between 75 millibar and 2 bar gauge



Existing IP mains or services operating between 2 bar and 7 bar gauge

Whilst ESP Utilities Group Ltd (ESP) try to ensure the asset information we provide is accurate, the information is provided Without Prejudice and ESP accept no liability for claims arising from any inaccuracy, omissions or errors contained in this response. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to ESP apparatus and all claims made against them by Third parties as a result of any interference or damage.

REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE © CROWN COPYRIGHT RESERVED.

THIS DRAWING IS THE COPYRIGHT OF ES PIPELINES LIMITED AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT ©



**UTILITIES GROUP**

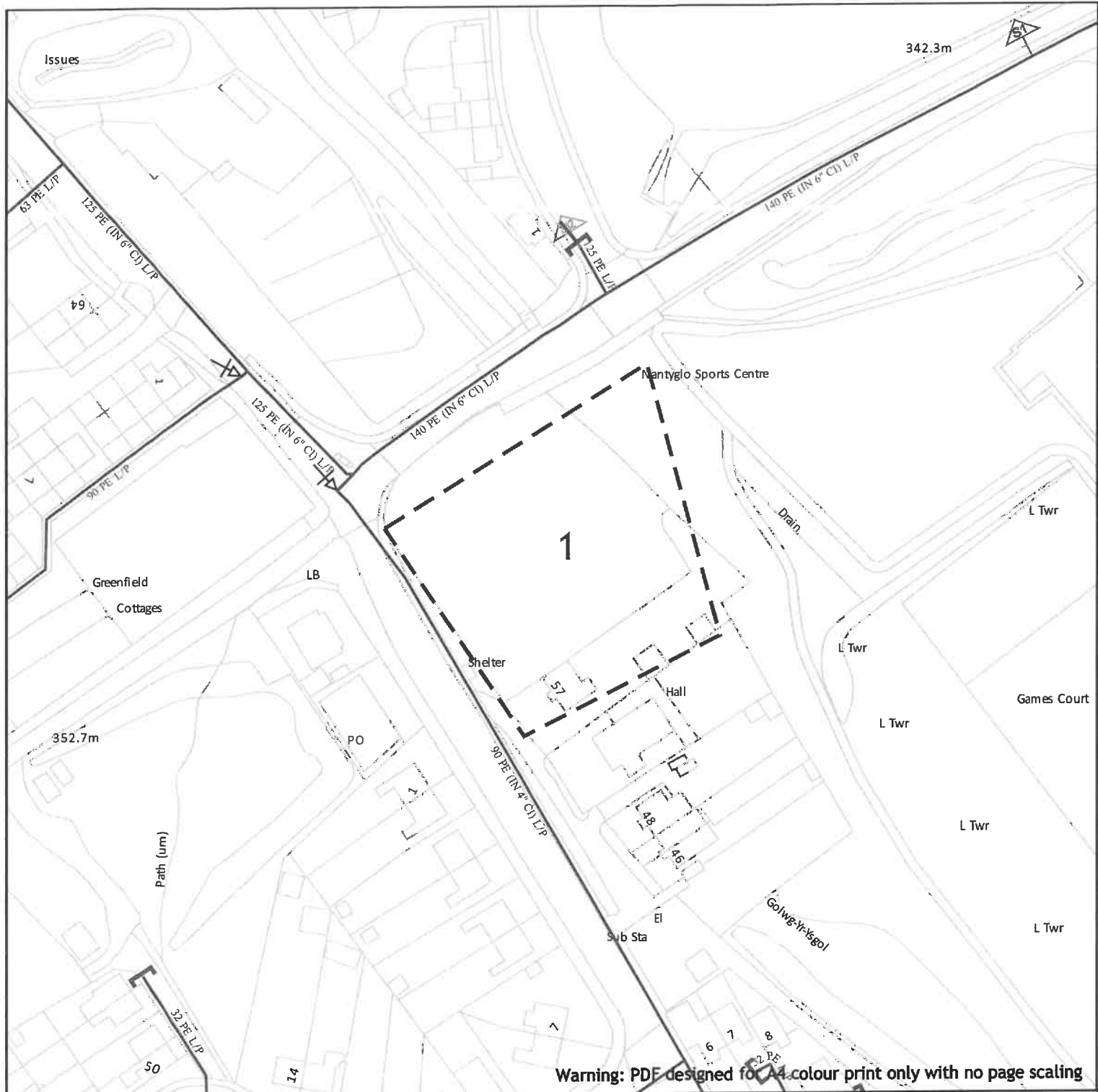
ESP Utilities Group Ltd  
Bluebird House  
Mole Business Park  
Leatherhead  
Surrey  
KT22 7BA

Phone: 01372 587500  
Email: [PlantResponses@espug.com](mailto:PlantResponses@espug.com)

Dig Sites:

Area  Line 

Approx scale on A4 paper: 1:1000  
(excluding Overview map)



Warning: PDF designed for A4 colour print only with no page scaling



#### Contact Us

##### Mapping Enquiries:

All areas 02920 278 912

##### General Enquiries:

All areas 0800 912 2999

#### Dig Sites

Area:

Line:

- Low Pressure (LP) 21mbar – 75mbar
- Medium Pressure (MP) 350mbar – 2bar
- Intermediate Pressure (IP) 2bar – 7bar
- High Pressure (HP) >7bar



Change of Diameter



End Cap



Depth of cover



Line/Fire Valve



Governor Station

Date Requested: 19/04/2022  
Job Reference: 25361958  
Site Location: 318681 210944  
Requested by: Mrs Katherine Rees  
  
Your Scheme/Reference:  
C/2022/0091

#### IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed
- The plan only shows those pipes owned by Wales & West Utilities (WUU) as its role as a licensed Gas Transporter
- Service pipes, valves, syphons, stub connections etc. may not be shown but their presence should be anticipated
- You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains, services and other apparatus before any mechanical excavation is used
- It is your responsibility to ensure this information is provided to all persons working near our plant
- If in doubt call the WUU dig team on 02920 27891

**Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA**  
0800 111 999

Scale: 1:1250 (When plotted at A4)

Crown Copyright © - Reproduced by permission of Ordnance Survey on behalf of HMSO. And database right 2020. All rights reserved. Ordnance Survey Licence number 0100044308.

**Dial  
before  
you dig**



Smell gas?  
Call the Gas Emergency Service on  
0800 111 999

Call 029 2027 8912  
before you start work.

**Investigate**  
Before you dig, make sure  
you know what's below!

**Go ahead**  
Do the your research!  
Now you can dig safely.

# Wales & West Utilities Limited

## General Conditions to be observed for the Protection of Apparatus and the Prevention of Disruption to Gas Supplies.

General conditions affecting the design, construction or maintenance of services and/or structures or other works in the vicinity of Wales & West Utilities (WWU) plant, pipelines and associated installations:

These general conditions apply only to the gas apparatus and pipes operated by WWU. It is possible that there may be other gas transporters with apparatus in the vicinity, therefore you should ensure that you have made enquiries of them and have complied with their requirements.

### 1. GRAPHIC REPRESENTATION OF GAS MAINS

Any plans supplied or marked up by WWU will indicate the **APPROXIMATE** location of its apparatus. This information is provided as a general guide only; its accuracy cannot be guaranteed and is given without obligation or warranty. Service pipes are not shown but their presence should be anticipated. No liability whatsoever is accepted by WWU, its agents or servants for any error, omission, discrepancy or deviation. Plans on site should be current, i.e. no older than 28 days from the date of issue. Gas pipes owned by other Gas Transporters, or otherwise privately owned, may be present in this area (pink areas indicated on our plans). Information with regard to such pipes should be obtained from the relevant owners.

Should you require assistance on site locating WWU apparatus, please contact our Plant Protection Team on **02920 278912**.

### 2. METHODS OF WORKING

The following methods of work shall not normally be permitted within the limits of distance indicated (relative to the established pipe position). Any variances must have consent from WWU before works commence on site:

|                                 |                                       |                             |             |
|---------------------------------|---------------------------------------|-----------------------------|-------------|
| Mechanical Excavation           | <b>3m (1m for low pressure mains)</b> | Hydraulic Testing           | <b>8 m</b>  |
| Piling / Pile removing / Boring | <b>15m</b>                            | Welding or other hot works* | <b>15m</b>  |
| Directional Drill Operations    | <b>15m</b>                            | Explosives                  | <b>250m</b> |

\* NOTE: Welding or other hot works involving naked flames shall be carried out at a safe distance to the satisfaction of a WWU Engineer. A check should be made prior to the commencement of works, to ensure a gas free atmosphere exists. It is also necessary to monitor the atmosphere at regular intervals for the duration of the works. In no case shall such activities take place in any Wales & West Utilities Easement without the written consent and in the presence of a WWU representative.

WWU must be consulted prior to carrying out any excavation work within **10m** of any above or below ground gas installations or pipeline. No excavation works may commence within **50m** of a High Pressure or Very High Pressure Pipeline unless the pipeline has been located by tracing and its precise route identified.

In addition to the above methods of working, WWU must be contacted prior to any External Wall Installation (EWI) schemes, proposed solar farms and wind turbine installations.

No work shall be undertaken near, nor heavy plant or equipment moved over, any gas pipeline or apparatus until all of the conditions specified by WWU have been complied with.

Where WWU have apparatus in the vicinity of your work, any damage to it could have serious consequences. In view of this and in the interests of safety, a meeting should be arranged before the commencement of work on site between WWU representatives, representatives of the promoting authority, the contractors and any other interested parties. At this meeting the suggested program of site works and plant safety should be discussed. It is essential that this meeting is convened well in advance of commencement on site. Access to WWU plant and facilities for inspection by WWU staff must not be affected. Where formal consent has been given, **A MINIMUM OF SEVEN DAYS NOTICE IS REQUIRED** before carrying out work in WWU easements, or the appropriate notice under the New Roads & Street Works Act (NRSWA) where existing plant is situated within the public highway.

Further guidance can also be sought from the document **HS(G)47 – Avoiding Danger from Underground Services** from the HSE website.

### 3. PROXIMITY OF OTHER PLANT

A minimum clearance of **600 millimetres (mm)** should be allowed between all plant being installed and an existing gas main operating above 2 bar medium pressure (MP), whether the adjacent plant is parallel to or crossing the gas pipe. For mains operating at MP or below, this distance can be reduced to 300mm. **NO APPARATUS SHOULD BE LAID OVER AND ALONG THE LINE OF A GAS PIPE, IRRESPECTIVE OF CLEARANCE.**

No manhole or chamber shall be built over or around a gas pipe and no work should be carried out which results in a reduction of cover or protection over a pipe without consultation with and the agreement of WWU staff.

### 4. PROTECTION

Where any works cross or run in close proximity to WWU apparatus, periodic visits must be made by a WWU engineer. His requests for protection or support to the apparatus shall be immediately observed.

Suitably designed crossing points are to be constructed to the satisfaction of a WWU Engineer. These crossing points shall be clearly indicated by the erection of bunting and crossings at other places should be prevented.

Backfill material adjacent to WWU apparatus shall be soft fill or sand, containing no stones, bricks, or lumps of concrete etc., placed to a minimum 150mm around the mains and is to be well compacted by hand. No power consolidation shall take place above the main until 300mm of soft fill has been compacted by hand.

Our Ref: 25361958      Your Ref: C/2022/0091

Tuesday, 19 April 2022

Katherine Rees  
Development Management Floor 1a, Municipal Offices, Civic Centre  
Ebbw Vale  
Blaenau Gwent  
NP23 3XB

Western Power Distribution,  
Mapping Centre  
Toll End Road  
Tipton  
West Midlands  
United Kingdom  
DY4 0HH  
www.westernpower.co.uk

Dear Katherine Rees

Thank you for your enquiry dated Tuesday, 19 April 2022

I now enclose a copy of our plan showing existing Western Power Distribution (WPD) Electricity / WPD Surf Telecom apparatus in the vicinity of your proposed works. This information is given as a general guide only and its accuracy cannot be guaranteed. Please note that all WPD equipment on site should be assumed to be LIVE until WPD prove otherwise and provide you with confirmation to this effect in writing. Recent additions to our network, or service connections between the main cable and a building or street lamp may not be shown.

Map Response  
T 0121 623 9780  
WPDMapResponse  
@westernpower.co.uk

LinesearchbeforeUdig  
Help Desk 0845 437 7365

Damage to underground cables and contact with overhead lines can cause severe injury or may prove fatal. If you are excavating on site in the vicinity of either WPD Electrical apparatus or WPD Surf Telecom apparatus you must comply with the requirements of the following:-

Health & Safety Executive guidance HS(G)47, Avoiding Danger from underground services.

Work taking place in the vicinity of our plant is also regulated under the:-

Electricity at Work Regulations 1989, Health and Safety Act 1974, CDM Regulations 2015.  
Safe working procedures should be defined and practiced

Please ensure that the use of mechanical excavators in the vicinity of our plant is kept to a minimum. WPD Surf Telecom ducts contain fibre cables, which are expensive to repair. Therefore, extreme care must be taken whilst working in the vicinity of these ducts, hand digging methods being used to determine their precise position.

If there are overhead lines crossing your site and your proposal involves building works which may infringe the clearance to our overhead system then you should call the relevant general enquiries number (see page 2 of this letter) for advice. Where overhead lines cross your site you must comply with the requirements of Health & Safety Executive guidance as laid down in GS6, Avoidance of Danger from Overhead Electric Lines.

Western Power Distribution PLC  
South West - 02366894  
South Wales - 02366985  
East Midlands - 02366923  
West Midlands - 03600574

Where diversions to WPD apparatus are needed to allow change to occur on site, the cost of these alterations may be charged to the persons responsible for the works.

If you require advice in connection with your proposals please contact the relevant general enquiries number (see page 2 of this letter)

Registered in  
England and Wales

Following consultation the local Western Power Distribution team will where necessary prepare detailed proposals and provide a quotation for any necessary alterations and/or development of our equipment on the site.

Registered Office:  
Avonbank  
Feeder Road  
Bristol  
BS2 0TB

Yours sincerely  
WPD Map Response Team

## Safety Documents:

<https://www.westernpower.co.uk/customers-and-community/health-safety/public-safety-advice>

## **Contact Us**

### **Emergency or Power Supply issues**

In an emergency call 105, 24 hours a day.

### **Mapping Enquiries**

If you have an enquiry relating to this letter or the attached map plan, please contact us using the following information:

Telephone        0121 623 9780  
Email             WPDMapResponse@westernpower.co.uk

### **General Enquiries**

If you have a general enquiry, please call us on the following telephone number:

All areas         0800 096 3080

### **LinesearchbeforeUdig**

If you have an enquiry relating to the use of the LinesearchbeforeUdig website please contact LinesearchbeforeUdig using the following information:

Telephone        0845 437 7365  
Email             enquiries@linesearchbeforeudig.co.uk  
Website          www.linesearchbeforeudig.co.uk

## Steps to help keep you safe

- **If you are working within 10 metres of our 33kV, 66kV, 132kV underground electricity cables or within 10 metres of an overhead electricity line you should call the relevant General Enquiries for free safety advice.**

**Safety Documents** – please download our informative safety documents to help ensure that you, your staff and the public are kept safe whilst working in the vicinity of electricity.

<https://www.westernpower.co.uk/customers-and-community/health-safety/public-safety-advice>

- **Make sure you have up to date plans** - remember that recent additions to our network or service connections between the main cable and a building or street lamp may not be shown.
- **Look for signs of service cables** - an electricity meter box or nearby streetlamp may give you an indication that service cables are present in your area of work.
- **Non WPD Network** - electricity cables, lines and equipment owned by others may also be present in addition to WPD network. They are unlikely to be shown on our plans.
- **Use a cable locator** - trace electricity cables and mark the position of them using paint or other waterproof marking on the ground.
- **Hand dig trial holes** - to confirm the position of cables in close proximity to your area of your work and use spades and shovels rather than picks, pins or forks.
- **Have an emergency plan** - so that everyone working on site understands what to do in the event of an underground electricity cable being damaged or contact being made with an overhead electricity line.
- **If you are working within 10 metres** of an overhead electricity line then it may be necessary for you to erect warning signs and markers, or height restriction goal posts. Ensure that you comply with the requirements of Health & Safety Executive guidance laid down in GS6, Avoidance of Danger from Overhead Electric Lines.
- **If you are erecting a structure** that could allow anyone standing on it, or its access device (ladder, scaffold, MEWP), to come within 3m of any overhead electric line then **you must inform us**. This is your duty and a legal requirement under the Electricity Safety, Quality & Continuity Regulations 2002.
- **If you cannot work safely** around the underground electricity cable or overhead electricity line, then you may need to get it moved to allow your works to go ahead. Call the general enquiry numbers above for guidance.
- **It is possible that cables or pipes may be embedded in concrete** - electricity cables embedded in concrete **MUST** be made 'dead' by Western Power Distribution or the cable owner before the concrete is broken out. Alternatively, another safe way of working should be agreed.

**Cables are sometimes covered by tiles or a marker tape** - these can be concrete, polythene or earthenware and are a useful early warning of the presence of cables; you should avoid disturbing any tiles or tape to expose the cable. Not all cables have these warning indicators.



Warning: PDF designed for colour print only with no page scaling.

**WESTERN POWER DISTRIBUTION**  
Serving the Midlands, South West and Wales

**Contact Us**  
**Mapping Enquiries:**  
All areas 0121 623 9780  
**General Enquiries:**  
All areas 0800 096 3080

Date Requested: 19/04/2022  
Job Reference: 25361958  
Site Location: 318678 210950  
Requested by:  
Mrs Katherine Rees  
Your Scheme/Reference:  
C/2022/0091

Exact Scales:  
1:1250 Area or Circle dig site  
1:500 Line dig site

**Link Box**  
●  
**Site Location**  
**Line/Area**

**Overhead Line**  
○ PL  
○ Service  
○ LV  
○ HV (11kV)  
○ HV (33kV)  
○ HV (66kV)  
○ HV (132kV)

**Underground Cable**  
— PL  
— Service  
— LV  
— HV (11kV)  
— HV (33kV)  
— HV (66kV)  
— HV (132kV)

**SURF Telecoms**  
S S  
PME Earth  
— E —  
Underground Earth

**Pilot Cables**  
— P —  
Pole Mounted Transformer  
Ground Mounted Transformer

#### IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our General Enquiries number.
- Advice should be sought from the Western Power Distribution General Enquiries team for any work that is to take place in proximity to 132kV underground cables and 132kV overhead lines.

**Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA**  
**0800 6783 105**

Crown Copyright © All Rights Reserved. Ordnance Survey Licence numbers: 100022488, 100024877 & 100021807.  
WPD Copyright: This copy has been made by or with the authority of Western Power Distribution (WPD) pursuant to Section 47 of the Copyright Designs and Patents Act 1988 unless that Act provides a relevant exception to copyright the copy must not be copied without the prior permission of the copyright owner



**Tracy**

---

**From:** BGCBC - Planning <Planning.bgcbbc@blaenau-gwent.gov.uk>  
**Sent:** 03 May 2022 10:00  
**To:** Clerk  
**Subject:** Planning Consultation - C/2022/0114 - Glyn Millwr Stones Houses, Abertillery, Blaenau Gwent.  
**Attachments:** Amended os plan.pdf; Application Form (Redacted).pdf; Cover letter.pdf; Email from Peter Baines 29 4 2022.pdf; Email with SS - 29 4 2022 - OK TO REGISTER APP.pdf; Existing plan.pdf; form-3.pdf; Letter.pdf; Note 1.pdf; proposed plan.pdf; Statement.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**NANTYGLO & BLAINA**

**- 3 MAY 2022**

**TOWN COUNCIL**



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

Date: 3 May 2022

Planning Ref: C/2022/0114

**FAO: Town Council**

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Glyn Millwr Stones Houses, Abertillery, Blaenau Gwent, NP13 3AA

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  
Joanne White

OBSERVATIONS

Cyngor Bwrdeisdref Sirol

**.Blaenau**

County Borough Council

Community Services Department, Central Depot, Barleyfield Industrial

Estate, Nantyglo, Brynmawr. NP23 4YF

Tel./Ffon: (01495) 355600

Fax:/Ffacs: (01495) 312574

R.P. Morrison, B.Sc.(Hons), C.Eng., M.I.C.E., D.M.S. - Director of Community Services/Cyfarwyddwr Gwasanaethau'r Gymuned



Map Reference :

Scale : 1:1250

PROJECT:

**GLYNMILLWR, STONES HOUSES**

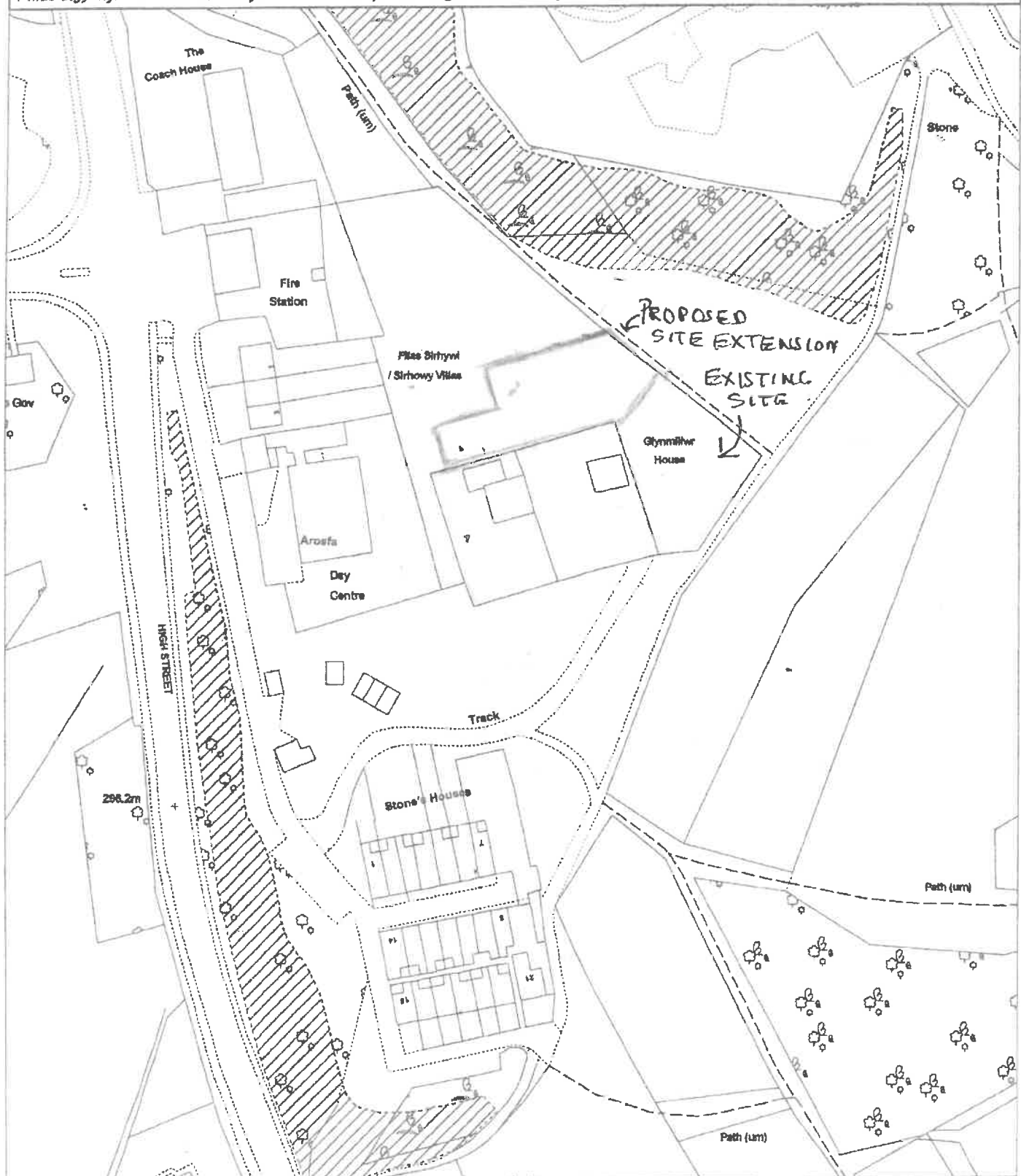
TITLE:

**5 BITCH SITE EXTENSION  
LOCATION PLAN**

Reproduced from the Ordnance Survey Mapping with the permission of Her Majesty's Stationary Office (C) Crown Copyright.  
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. BGCBC - LA09002L.

Atgynhyrchwyd o Fapiau'r Ordnance Survey charitaded Rheolwr Llyfrfa Ei Mawrhydi (c) Hawffraint y Goron.

Y mae atgynhyrchu heb awdurdod yn torri Hawffraint y Goron a gall arwain at erlyniad neu achosion sifil. BGCBC - LA09002L



DRAWING I



Llywodraeth Cymru  
Welsh Government

If you would rather make this application online, you can do so on the Welsh Government website:  
[www.gov.wales/planningapplications](http://www.gov.wales/planningapplications)

## Application for Planning Permission. Town and Country Planning Act 1990

### Privacy Notice

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

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

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

### Local Planning Authority details:

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

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, Swyddfaedd Bwrdeistrol, Canolfan Ddinasig  
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)

### Publication on Local Planning Authority websites

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

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

If printed, please complete using block capitals and black ink.

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

#### 1. Applicant Name and Address

Title: **MR.** First name: **ROBERT**  
Last name: **SMITH**  
Company (optional):  
Unit: House number: House suffix:  
House name:  
Address 1: **GLYN MILLWR**  
Address 2: **STONE HOUSES**  
Address 3:  
Town: **BLAINA**  
County: **BLAENAU GWENT CBC**  
Country: **WALES**  
Postcode: **NP23 3AA**

#### 2. Agent Name and Address

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

### 3. Description of the Proposal

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

'Retrospective application for extension to existing travellers' site to accommodate an additional 5 pitches including hardstanding, parking, toilet, fencing and extension to access drive.'

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

☒ Yes

☐ No

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

1 2020

(date must be pre-application submission)

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

☐ Yes

☒ No

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

(date must be pre-application submission)

### 4. Site Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name: GLYNMILLOR

Address 1: STONES HOUSES.

Address 2: PD

Town: BLAINA

County: BLAENAU GWENT

Postcode (optional): NP23 3AN

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

Easting: 3206 Northing: 2081

Description:

### 5. Pre-application Advice

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

☒ Yes

☐ No

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

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

Officer name:

PAUL SAMUEL

Reference:

GLYNMILLOR

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

MAKE FULL PLANNING APPLICATION (RETROSPECTIVE)

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

#### 8. Neighbour and Community Consultation

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

☒ Yes ☐ No

If Yes, please provide details:

There seem to be few objections.

#### 7. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

~~consulted neighbours~~  
Yes  
There is a contract with a waste contractor to supply & empty bins

#### 9. Authority Employee / Member

With respect to the Authority, I am:

a) a member of staff

b) an elected member

c) related to a member of staff

d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

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

**10. Materials**

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

|   | Existing<br>(where applicable) | Proposed                         | Not<br>applicable                   | Don't<br>Know            |
|---|--------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Walls                                       |                                |                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Roof  |                                |                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Windows                                     |                                |                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Doors                                       |                                |                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Boundary treatments<br>(e.g. fences, walls) | NONE                           | WOOD SLAT 6'<br>FENCES           | <input type="checkbox"/>            | <input type="checkbox"/> |
| Vehicle access and<br>hard-standing         | NONE                           | STONE PARKING<br>TURNING<br>AREA | <input type="checkbox"/>            | <input type="checkbox"/> |
| Lighting                                    |                                | ONE LIGHT                        | <input type="checkbox"/>            | <input type="checkbox"/> |
| Others<br>(please specify)                  |                                |                                  | <input 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:

|  |
|--|
|  |
|--|



### 11. Vehicle Parking

Is vehicle parking relevant to this proposal? ☒ Yes ☐ No

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

### 12. Foul Sewage

Please state how foul sewage is to be disposed of:

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

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

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

### 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation"). The notes provide further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

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

b) Designated sites, important habitats or other biodiversity features:

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

c) Features of geological conservation importance:

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

#### Supporting Information Requirements

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

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

Your Local Planning Authority will be able to advise on the content of any assessments that may be required.

### 14. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

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

☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

### 15. Trade Effluent

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

☐ Yes ☒ No

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

### 16. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☒ Yes ☐ No

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

Additional private caravans.

**17. All Types of Development: Non-residential Floorspace**Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

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

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

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

| Use class      | Type of use              | Not applicable           | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|----------------|--------------------------|--------------------------|--|---|----------------------|
| C1             | Hotels                   | <input type="checkbox"/> |  |   |                      |
| C2             | Residential institutions | <input type="checkbox"/> |  |   |                      |
| OTHER          |                          | <input type="checkbox"/> |  |   |                      |
| Please Specify |                          | <input type="checkbox"/> |  |   |                      |

**18. Employment**

N/A

Please complete the following information regarding employees:

|                    | Full-time | Part-time | Total full-time equivalent |
|--------------------|-----------|-----------|----------------------------|
| Existing employees | —         | —         |                            |
| Proposed employees | —         | —         |                            |

**19. Hours of Opening**

N/A

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

| Use | Monday to Friday | Saturday | Sunday and Bank Holidays | Not known |
|-----|------------------|----------|--------------------------|-----------|
|     |                  |          |                          |           |
|     |                  |          |                          |           |
|     |                  |          |                          |           |

## 20. Site Area

Please state the site area in hectares (ha) 0.075

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

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

☐ Yes ☒ No

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

## 21. Assessment of Flood Risk

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

☐ Yes ☐ No

Possibly  
risk of  
surface  
water  
flooding  
(see Note  
below)

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

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

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

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

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

How will surface water be disposed of?

☒ Sustainable drainage system ☒ Soakaway ☐ Main sewer ☐ Existing watercourse ☐ Pond/lake

Surface Water Flood Risk.

Note: The risk of surface water flooding applies to Stone Houses nearby - However alynwllwr is not listed amongst the addresses at the post code NP13 3AA, it is significantly higher than the houses & the risk of surface water flooding is remote for that reason

## 22. Existing Use

Please describe the current use of the site:

Until occupied recently  
(retrospective application) land  
was not occupied.

Is the site currently vacant? ☐ Yes ☒ No

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

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

(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known or suspected to be contaminated for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☒ Yes ☐ No

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

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

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

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

## 23. Renewable and Low Carbon Energy

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

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

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

## 24. Industrial or Commercial Processes and Machinery

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

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

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

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

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

|   |  |
|---|--|
| Municipal                               |  |
| Construction, demolition and excavation |  |
| Commercial and industrial               |  |
| Hazardous                               |  |

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

## 25. Hazardous Substances

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

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

|                        |                      |                               |                      |                              |                      |
|------------------------|----------------------|-------------------------------|----------------------|------------------------------|----------------------|
| Acrylonitrile (tonnes) | <input type="text"/> | Ethylene oxide (tonnes)       | <input type="text"/> | Phosgene (tonnes)            | <input type="text"/> |
| Ammonia (tonnes)       | <input type="text"/> | Hydrogen cyanide (tonnes)     | <input type="text"/> | Sulphur dioxide (tonnes)     | <input type="text"/> |
| Bromine (tonnes)       | <input type="text"/> | Liquid oxygen (tonnes)        | <input type="text"/> | Flour (tonnes)               | <input type="text"/> |
| Chlorine (tonnes)      | <input type="text"/> | Liquid petroleum gas (tonnes) | <input type="text"/> | Refined white sugar (tonnes) | <input type="text"/> |

Other:  Other:

Amount (tonnes):  Amount (tonnes):

## 26. Ownership Certificates

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

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

|  |  |   |
|--|--|---|
|  |  |  |
|--|--|---|

### 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 |
|----------------------|---------------------------------------|--------------------|
| MRS CASIE<br>BRIDGES | % GUYMILLWIR, STONE<br>HOUSES, BLAINA | 29/01/22           |
|                      |                                       |                    |
|                      |                                       |                    |
|                      |                                       |                    |
|                      |                                       |                    |

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):

|  |  |   |
|--|--|---|
|  |  |  |
|--|--|---|



## 26. Ownership Certificates (continued)

### Certificate of Ownership – Certificate D

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

certify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates. but i have/ the applicant has been unable to do so.

The steps taken were:

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

## 27. Agricultural Holdings

### Agricultural Holding Certificate

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

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

29/01/22

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

| Name of Tenant | Address | Date Notice Served |
|----------------|---------|--------------------|
|                |         |                    |
|                |         |                    |
|                |         |                    |
|                |         |                    |
|                |         |                    |

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

## 28. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

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



The correct fee:



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



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

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



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



- constitutes "major development".



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



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



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



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

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

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

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

## 29. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

29/01/22

(date cannot be pre-application)

## 30. Applicant Contact Details

Telephone numbers

Country code: National number:

Extension number:

Country code: Mobile number (optional):

Email address (optional):

## 31. Agent Contact Details

Telephone numbers

Country code: National number:

Extension number:

Country code: Mobile number (optional):

Email address (optional):

## 32. Site Visit

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

☒ No

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

☐ Agent

☒ Applicant

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

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

Paul Samuel,  
PLANNING DEPT  
Blakenau Gwent  
CBC

Floor 1  
Civic Centre  
Elbow Vale  
NP23 6XB

Dear Paul,

As promised. Hope it  
is more or less what is required.

Best Wishes,

Pete Barnes

**From:** [Peter Baines/Katrina Morris](#)  
**To:** [Parry, Sarah](#)  
**Subject:** Re: Planning Application 1/2022/0037 - Glynmillwr, Stones Houses, Blaina  
**Date:** 29 April 2022 12:23:21

---

External: This email originated from outside Blaenau Gwent Borough Council. Please take care when clicking links.

Allanol: Daeth yr e-bost hwn o'r tu allan Cyngor Bwrdeistref Sirol Blaenau Gwent.  
Cymerwch ofal wrth glicio ddolenni.

Dear Sarah Parry,

Thanks for yours. I'm sorry you had trouble contacting me - as far as we know both phones are working well. The house phone has an answer machine and we will usually respond to any messages left or request to ring back. As you can probably imagine we get quite a lot of calls and some quite difficult one - so the ansaphone is a form of protection!

Regarding the description on the application, I think, 'pitches' may be the better description as this allows a degree of flexibility. Most of the current occupants have tourers, ie caravans that can be towed rather than 'statics' which sometimes come in sections and are erected on site. The current site was set up in response to families with no where else to go and I don't have any information as to what the owners long term intentions are. So the second of your suggestions seems most sensible (dealing with it as part of the application'.)

In relation to amending the titles of the plans, by all means go ahead.

It would be good if the application can now be registered.

Thanks for your help

Kind Regards,

Peter Baines

PS did you see that the Senedd's local government and Housing Committee has started an inquiry into the provision of sites in Wales - which runs until the 20th May?

-----Original Message-----

From: Parry, Sarah <sarah.parry@blaenau-gwent.gov.uk>

To: Peter Baines/Katrina Morris <paebkam@aol.com>

Sent: Wed, 27 Apr 2022 11:19

Subject: RE: Planning Application 1/2022/0037 - Glynmillwr, Stones Houses, Blaina

Dear Mr Baines,

I tried to telephone you, it appears your phone is out of service.

Thank you for the amended details. I have now checked the details and require further clarification with regards to the proposal.

Please amend the description to specify the number of tourers and number of statics or would you rather have this dealt with as part of the application and conditioned if approved?

Can I please amend the titles of plan 2 to 'existing layout' and plan 3 to 'proposed layout'?

Once the above has been confirmed I can register the application.

Kind Regards

Sarah Parry

**From:** Peter Baines/Katrina Morris <paebkam@aol.com>

**Sent:** 20 April 2022 23:39

**To:** Parry, Sarah <sarah.parry@blaenau-gwent.gov.uk>



**Subject:** Planning Application 1/2022/0037 - Glynmillwr, Stones Houses, Blaina

External: This email originated from outside Blaenau Gwent Borough Council. Please take care when clicking links.

Allanol: Daeth yr e-bost hwn o'r tu allan Cyngor Bwrdeistref Sirol Blaenau Gwent. Cymerwch ofal wrth glicio ddolenni.

Dear Sarah Parry,

These are the latest Glynmillwr plans

-

drawing 1 Revised Location Plan,

drawing 2 Revised Block Plan for the site extension

drawing 3 a draft alternative lay out responding to your request for an indication as to where the 5 pitches will be located that we are seeking permission for (point 4 in your latest email ).

I have tried to address all the points you raised hope these are now in order and the application can proceed to be determined.

Yours sincerely,

P. Baines

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.

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu yn y ddwy iaith. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

Mae'r neges ebost hon, ynghyd ag unrhyw ffeiliau sydd ynghlwm wrthi, yn gyfrinachol ac at ddefnydd yr unigolyn neu sefydliad y cyfeiriwyd hi ato. Pe dderbynioch y neges hon mewn camgymeriad, byddwch mor garedig a rhoi gwybod i'r rheolwr system. Mae'r nodyn hwn hefyd yn cadarnhau bod y neges ebost hon wedi cael ei archwilio am bresenoldeb feirws cyfrifiadurol.

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this e-mail in error please notify the system manager.

This e-mail also confirms that this e-mail message has been swept for the presence of computer viruses.

**From:** [Smith, Steve](#)  
**To:** [Parry, Sarah](#)  
**Subject:** RE: Planning Application 1/2022/0037 - Glynmillwr, Stones Houses, Blaina  
**Date:** 29 April 2022 14:24:04

---

Yes go ahead thanks

**From:** Jenkins, Rachel <[rachel.jenkins@blaenau-gwent.gov.uk](mailto:rachel.jenkins@blaenau-gwent.gov.uk)> **On Behalf Of** Parry, Sarah  
**Sent:** 29 April 2022 13:24  
**To:** Smith, Steve <[steve.smith@blaenau-gwent.gov.uk](mailto:steve.smith@blaenau-gwent.gov.uk)>  
**Subject:** FW: Planning Application 1/2022/0037 - Glynmillwr, Stones Houses, Blaina

Hello Steve,

I have checked Sarah's emails and found the following email in relation to the above invalid application. Sarah had emailed me to keep an eye out and have changed the plans ready for his approval which he has. With regard to the description it looks like I don't need to do anything looking at the options given and what he has chosen.

Are you ok for me to register the application as of today's date?

Thanks  
Rachel

---

**From:** Peter Baines/Katrina Morris <[paebkam@aol.com](mailto:paebkam@aol.com)>  
**Sent:** 29 April 2022 12:23  
**To:** Parry, Sarah <[sarah.parry@blaenau-gwent.gov.uk](mailto:sarah.parry@blaenau-gwent.gov.uk)>  
**Subject:** Re: Planning Application 1/2022/0037 - Glynmillwr, Stones Houses, Blaina

External: This email originated from outside Blaenau Gwent Borough Council. Please take care when clicking links.

Allanol: Daeth yr e-bost hwn o'r tu allan Cyngor Bwrdeistref Sirol Blaenau Gwent. Cymrwch ofal wrth glicio ddolenni.

Dear Sarah Parry,

Thanks for yours. I'm sorry you had trouble contacting me - as far as we know both phones are working well. The house phone has an answer machine and we will usually respond to any messages left or request to ring back. As you can probably imagine we get quite a lot of calls and some quite difficult one - so the ansaphone is a form of protection!

Regarding the description on the application, I think, 'pitches' may be the better description as this allows a degree of flexibility. Most of the current occupants have tourers, ie caravans that can be towed rather than 'statics' which sometimes come in sections and are erected on site. The current site was set up in response to families with nowhere else to go and I don't have any information as to what the owners long term intentions are. So the second of your suggestions seems most sensible (dealing with it as part of the application'.)

In relation to amending the titles of the plans, by all means go ahead.  
It would be good if the application can now be registered.

Thanks for your help  
Kind Regards,  
Peter Baines

PS did you see that the Senedd's local government and Housing Committee has started an inquiry

into the provision of sites in Wales - which runs until the 20th May?

-----Original Message-----

From: Parry, Sarah <[sarah.parry@blaenau-gwent.gov.uk](mailto:sarah.parry@blaenau-gwent.gov.uk)>

To: Peter Baines/Katrina Morris <[paebkam@aol.com](mailto:paebkam@aol.com)>

Sent: Wed, 27 Apr 2022 11:19

Subject: RE: Planning Application 1/2022/0037 - Glynmillwr, Stones Houses, Blaina

Dear Mr Baines,

I tried to telephone you, it appears your phone is out of service.

Thank you for the amended details. I have now checked the details and require further clarification with regards to the proposal.

Please amend the description to specify the number of tourers and number of statics or would you rather have this dealt with as part of the application and conditioned if approved?

Can I please amend the titles of plan 2 to 'existing layout' and plan 3 to 'proposed layout'?

Once the above has been confirmed I can register the application.

Kind Regards

Sarah Parry

---

**From:** Peter Baines/Katrina Morris <[paebkam@aol.com](mailto:paebkam@aol.com)>

**Sent:** 20 April 2022 23:39

**To:** Parry, Sarah <[sarah.parry@blaenau-gwent.gov.uk](mailto:sarah.parry@blaenau-gwent.gov.uk)>

**Subject:** Planning Application 1/2022/0037 - Glynmillwr, Stones Houses, Blaina

External: This email originated from outside Blaenau Gwent Borough Council. Please take care when clicking links.

Allanol: Daeth yr e-bost hwn o'r tu allan Cyngor Bwrdeistref Sirol Blaenau Gwent. Cymerwch ofal wrth glicio ddolenni.

Dear Sarah Parry,

These are the latest Glynmillwr plans

-

drawing 1 Revised Location Plan,

drawing 2 Revised Block Plan for the site extension

drawing 3 a draft alternative lay out responding to your request for an indication as to where the 5 pitches will be located that we are seeking permission for (point 4 in your latest email ).

I have tried to address all the points you raised hope these are now in order and the application can proceed to be determined.

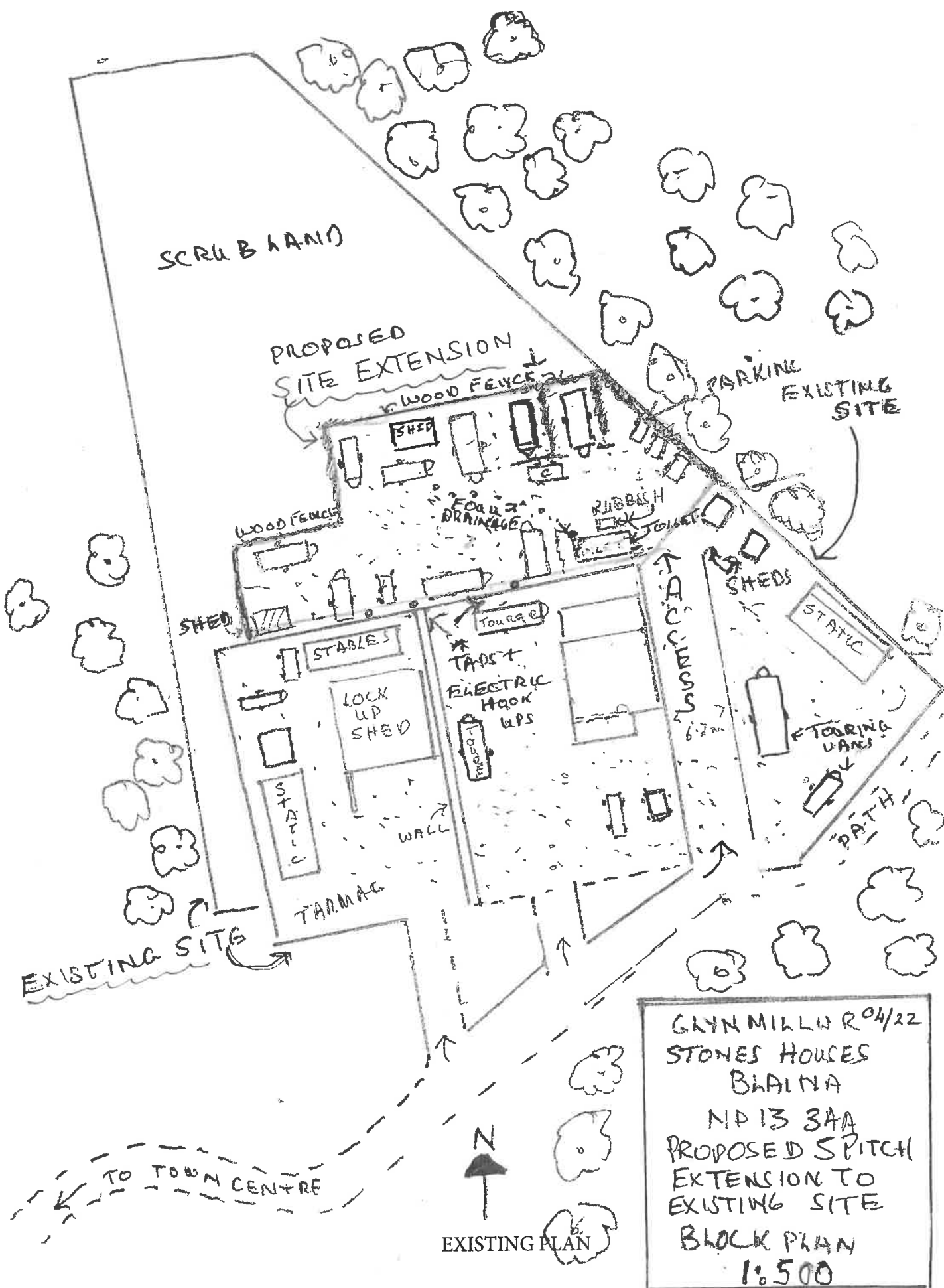
Yours sincerely,

P. Baines

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.

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu yn y ddwy iaith. Byddwn yn



Gwyn Millw R04/22  
 STONES HOUSES  
 BLAINA  
 NP13 3AA  
 PROPOSED SPITCH  
 EXTENSION TO  
 EXISTING SITE  
 BLOCK PLAN  
 1:500



Llywodraeth Cymru  
Welsh Government

If you would rather make this application online, you can do so on the Welsh Government website:  
[www.gov.wales/planningapplications](http://www.gov.wales/planningapplications)

## Application for Planning Permission. Town and Country Planning Act 1990

### Privacy Notice

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

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

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

### Local Planning Authority details:

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

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, Swyddfaedd Bwrdeistiol, 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)

### Publication on Local Planning Authority websites

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

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

If printed, please complete using block capitals and black ink.

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

#### 1. Applicant Name and Address

|                     |                   |               |        |
|---------------------|-------------------|---------------|--------|
| Title:              | MR.               | First name:   | ROBERT |
| Last name:          | SMITH             |               |        |
| Company (optional): |                   |               |        |
| Unit:               |                   | House number: |        |
| House name:         |                   |               |        |
| Address 1:          | GYNMILLWR         |               |        |
| Address 2:          | STONE HOUSES      |               |        |
| Address 3:          |                   |               |        |
| Town:               | BLAINA            |               |        |
| County:             | BLAENAU GWENT CBC |               |        |
| Country:            | WALES             |               |        |
| Postcode:           | NP23 3AA          |               |        |

#### 2. Agent Name and Address

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



### 3. Description of the Proposal

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

'Retrospective application for extension to existing travellers' site to accommodate an additional 5 pitches including hardstanding, parking, toilet, fencing and extension to access drive.'

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

☒ Yes

☐ No

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

1 2020

(date must be pre-application submission)

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

☐ Yes

☒ No

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

(date must be pre-application submission)

### 4. Site Details

Please provide the full postal address of the application site.

Unit:

House number:

House suffix:

House name:

GLYNMILWR

Address 1:

STONES HOUSES.

Address 2:

RD

Town:

BLAINA

County:

BLAENAU GWENT

Postcode (optional):

NP23 3AN

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

Easting:

3206

Northing:

2081

Description:

### 5. Pre-application Advice

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

☒ Yes

☐ No

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

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

☐

Officer name:

PAUL SAMUEL

Reference:

GLYNMILWR

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

MAKE FULL PLANNING APPLICATION (RETROSPECTIVE)

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

#### 8. Neighbour and Community Consultation

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

☒ Yes ☐ No

If Yes, please provide details:

There seem to be few objections.

#### 7. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

~~consulted neighbours~~  
Yes  
There is a contract with a waste contractor to supply & empty bins

#### 9. Authority Employee / Member

With respect to the Authority, I am:

a) a member of staff

b) an elected member

c) related to a member of staff

d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

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

**10. Materials**

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

|   | Existing<br>(where applicable) | Proposed                         | Not<br>applicable                   | Don't<br>Know            |
|---|--------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Walls                                       |                                |                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Roof  |                                |                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Windows                                     |                                |                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Doors                                       |                                |                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Boundary treatments<br>(e.g. fences, walls) | NONE                           | WOOD SLAT 6'<br>FENCES           | <input type="checkbox"/>            | <input type="checkbox"/> |
| Vehicle access and<br>hard-standing         | NONE                           | STONE PARKING<br>TURNING<br>AREA | <input type="checkbox"/>            | <input type="checkbox"/> |
| Lighting                                    |                                | ONE LIGHT                        | <input type="checkbox"/>            | <input type="checkbox"/> |
| Others<br>(please specify)                  |                                |                                  | <input 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:

|  |
|--|
|  |
|--|

### 11. Vehicle Parking

Is vehicle parking relevant to this proposal?

☒ Yes

☐ No

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

### 12. Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer

☐ Cess pit

☐ Package treatment plant

☒ Septic tank

☐ Other

Are you proposing to connect to the existing drainage system?

☒ Yes

☐ No

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

### 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation"). The notes provide further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features:

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance:

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

#### Supporting Information Requirements

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

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

Your Local Planning Authority will be able to advise on the content of any assessments that may be required.

### 14. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes

☒ No

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

☒ Yes

☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

### 15. Trade Effluent

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

☐ Yes

☒ No

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

### 16. Residential Units (Including Conversion)

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

☒ Yes

☐ No

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

Additional private caravans.

**17. All Types of Development: Non-residential Floorspace**Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

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

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

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

| Use class      | Type of use              | Not applicable           | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|----------------|--------------------------|--------------------------|--|---|----------------------|
| C1             | Hotels                   | <input type="checkbox"/> |  |   |                      |
| C2             | Residential institutions | <input type="checkbox"/> |  |   |                      |
| OTHER          |                          | <input type="checkbox"/> |  |   |                      |
| Please Specify |                          | <input type="checkbox"/> |  |   |                      |

**18. Employment**

N/A

Please complete the following information regarding employees:

|                    | Full-time | Part-time | Total full-time equivalent |
|--------------------|-----------|-----------|----------------------------|
| Existing employees | —         | —         |                            |
| Proposed employees | —         | —         |                            |

**19. Hours of Opening**

N/A

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

| Use | Monday to Friday | Saturday | Sunday and Bank Holidays | Not known |
|-----|------------------|----------|--------------------------|-----------|
|     |                  |          |                          |           |
|     |                  |          |                          |           |
|     |                  |          |                          |           |



## 20. Site Area

Please state the site area in hectares (ha) 0.075

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

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

☐ Yes ☒ No

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

## 21. Assessment of Flood Risk

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

☐ Yes ☐ No

Possibly  
risk of  
surface  
water  
flooding  
(see Note  
below)

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

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

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

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

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

How will surface water be disposed of?

☒ Sustainable drainage system ☒ Soakaway ☐ Main sewer ☐ Existing watercourse ☐ Pond/lake

Surface Water Flood Risk.

Note: The risk of surface water flooding applies to Stone Houses nearby - However Alynallwyr is not listed amongst the addresses at the post code NP13 3AA, it is significantly higher than the houses & the risk of surface water flooding is remote for that reason.

## 22. Existing Use

Please describe the current use of the site:

Until occupied recently  
(retrospective application) land  
was not occupied.

Is the site currently vacant? ☐ Yes ☒ No

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

|  |
|--|
|  |
|--|

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

(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known or suspected to be contaminated for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☒ Yes ☐ No

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

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

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

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

## 23. Renewable and Low Carbon Energy

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

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

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

## 24. Industrial or Commercial Processes and Machinery

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

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

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

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

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

|   |  |
|---|--|
| Municipal                               |  |
| Construction, demolition and excavation |  |
| Commercial and industrial               |  |
| Hazardous                               |  |

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

## 25. Hazardous Substances

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

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

|                        |                      |                               |                      |                              |                      |
|------------------------|----------------------|-------------------------------|----------------------|------------------------------|----------------------|
| Acrylonitrile (tonnes) | <input type="text"/> | Ethylene oxide (tonnes)       | <input type="text"/> | Phosgene (tonnes)            | <input type="text"/> |
| Armonla (tonnes)       | <input type="text"/> | Hydrogen cyanide (tonnes)     | <input type="text"/> | Sulphur dioxide (tonnes)     | <input type="text"/> |
| Bromine (tonnes)       | <input type="text"/> | Liquid oxygen (tonnes)        | <input type="text"/> | Flour (tonnes)               | <input type="text"/> |
| Chlorine (tonnes)      | <input type="text"/> | Liquid petroleum gas (tonnes) | <input type="text"/> | Refined white sugar (tonnes) | <input type="text"/> |

Other:

Other:

Amount (tonnes):

Amount (tonnes):

## 26. Ownership Certificates

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

### Certificate of Ownership – Certificate A

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

|                                     |  |  |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> |  |  |
|-------------------------------------|--|--|

### 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 |
|---------------|----------------------|--------------------|
| MRS CASSIE    |                      | 29/01/22           |
| BRIDGES       | % GLYNMILLWR, STONEI |                    |
|               | HOUSES, BLAINA       |                    |
|               |                      |                    |
|               |                      |                    |

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

|   |  |          |
|---|--|----------|
| <input checked="" type="checkbox"/> R SMITH |  | 29/01/22 |
|---|--|----------|

### Certificate of Ownership – Certificate C

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

I certify/ The applicant certifies that:

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

The steps taken were:

|  |
|--|
|  |
|--|

| Name of Owner | Address | Date Notice Served |
|---------------|---------|--------------------|
|               |         |                    |
|               |         |                    |
|               |         |                    |
|               |         |                    |
|               |         |                    |

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

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

|  |  |
|--|--|
|  |  |
|--|--|

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

|  |  |  |
|--|--|--|
|  |  |  |
|--|--|--|

## 26. Ownership Certificates (continued)

### Certificate of Ownership – Certificate D

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

certify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates. but i have/ the applicant has been unable to do so.

The steps taken were:

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

## 27. Agricultural Holdings

### Agricultural Holding Certificate

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

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

\* R Smith.

29/01/22

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

| Name of Tenant | Address | Date Notice Served |
|----------------|---------|--------------------|
|                |         |                    |
|                |         |                    |
|                |         |                    |
|                |         |                    |
|                |         |                    |
|                |         |                    |

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



## 28. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

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



The correct fee:



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



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

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



- constitutes "major development".



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



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



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



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



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

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

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

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

## 29. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

*R Smith*

29/01/22 (date cannot be pre-application)

## 30. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

07803

494920

Country code:

Mobile number (optional):

Email address (optional):

## 31. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

## 32. Site Visit

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

☐ Yes

☒ No

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

☐ Agent

☒ Applicant

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

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

GLYNMILLWR, Stones Houses, Blaina NP13 3AA

Sarah Parry,  
Planning technician,  
Blaenau Gwent CBC,

22<sup>nd</sup> March 2022.,

Dear Sarah Parry,

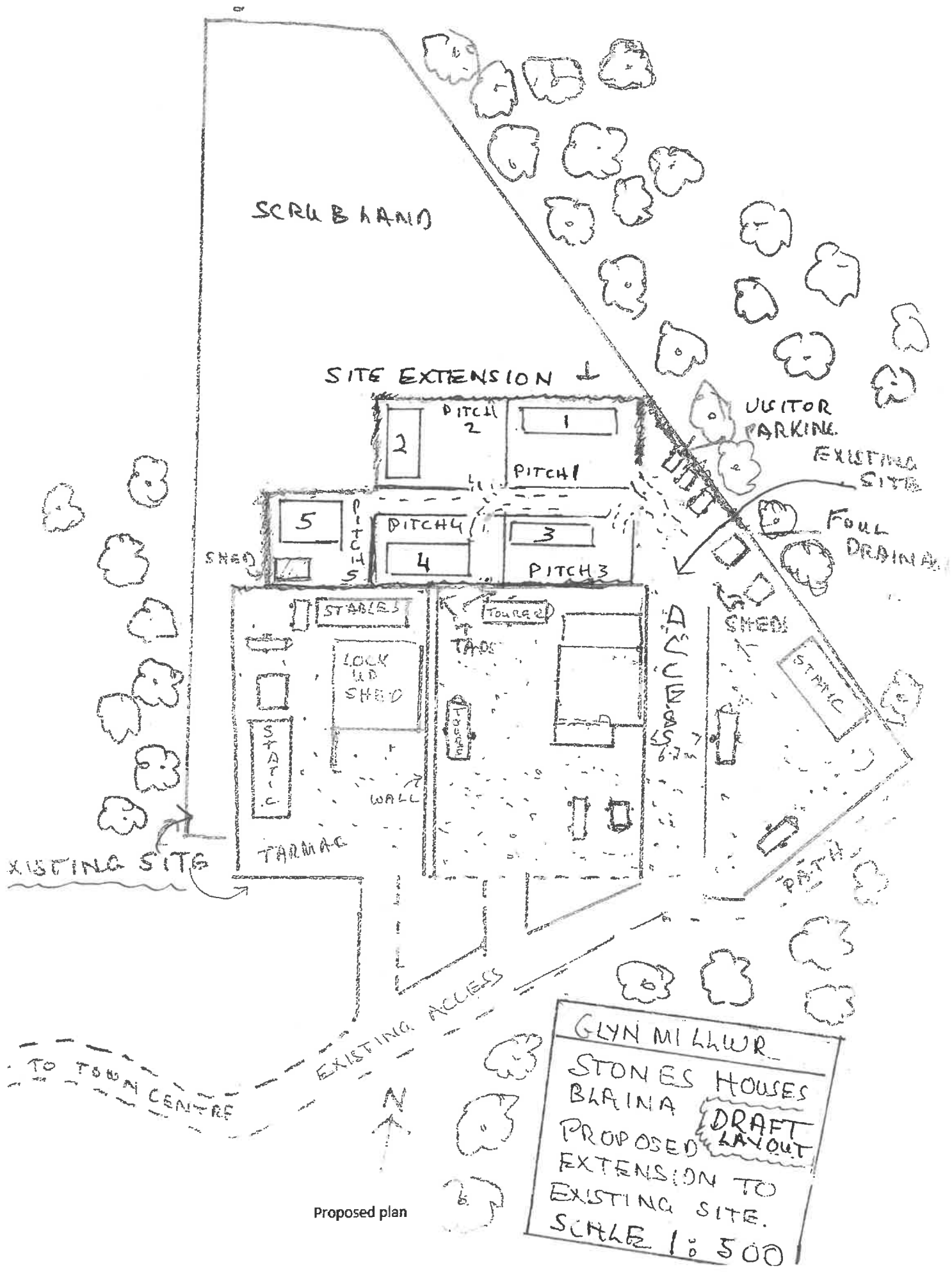
We are sorry the original documents were missing certain items and the plan was confusing. We hope these have now been corrected and the application can be registered and proceed to determination. If not then no doubt you will let us know.

Regarding the Block Plan, there is a certain amount of coming and going on the site and the number of vehicles etc. changes on a daily basis (as is perhaps to be expected on a Traveller site). However we notice that the proposed site extension is now showing on Google earth. This may be helpful.

Yours faithfully,

A handwritten signature in black ink that reads "R Smith". The letters are cursive and slightly slanted to the right.

Mr. R Smith



**RETROSPECTIVE APPLICATION FOR EXTENSION TO EXISTING TRAVELLERS SITE TO ACCOMMODATE AN ADDITIONAL 5 PITCHES INCLUDING HARD STANDING, PARKING, TOILET, FOUL DRAINAGE, FENCING & EXTENSION TO ACCESS DRIVE' AT GLYNMILLWR, STONES HOUSES, BLAINA NP13 3AA**

**Introduction**

This Application is made by the owner of the existing one family traveller site – Glynmillwr -(of the above address) - to extend the site to provide accommodation for an extra 5 closely related families who became homeless when they had to leave their previous home in the Midlands last year. With nowhere else to go and no vacant pitches on the Local Authority official site at Cwmcracken or elsewhere within the CBC area, the families were taken in by family members at Glynmillwr, and a field to the north of the existing site, at the time undeveloped, was given over to the new arrivals. The extra families have been in residence for some time now and with still nowhere locally available, this application is an attempt to regularise the situation for the time being.

The Glynmillwr site was set up in 2015 following a planning application and related appeal. It lies within a wooded area of Blaina between High Street and Surgery Road in the Blaenau Gwent CBC area. The site, when purchased, contained a bungalow which already had planning permission. The retrospective application for *'retention of change of use of land to residential Travellers' site including stationing of 3 static caravans, 4 touring caravans, associated hard standing, out buildings, drainage, access and boundary treatments.'* was refused by the CBC Planning Committee on 4<sup>th</sup> February 2016 on Highways grounds alone. An appeal was lodged, which was successful and permission was granted on 24<sup>th</sup> January 2017. There were a number of Conditions attached to the permission. The Inspector during the appeal remarked on the favourable location of the site, close to facilities, but relatively secluded.

The 4 family site reduced to 3 when one resident left to set up his own site in nearby Nantyglo. The current lawful site has continued to run successfully since then and resident family members have been able to enjoy all the benefits of a more settled existence such as access to health and educational facilities etc. It is not thought that the presence of the site has caused significant disruption to the local community and seems to have been generally accepted.

The current proposal is for a five-pitch extension to the existing site with the new pitches being formed on land to the north of the existing. The five families who would otherwise be facing life on the roadside should this application be refused, contain 8 children (with one currently seriously ill in hospital). Most are settled in local schools. The best interests of these children, are important considerations in the planning balance. In this case they clearly for the children to remain on the site where they seem well settled and to continue their education in the local schools they attend.

#### Access and Facilities:

Since this is a retrospective application, caravans and other vehicles are currently loosely scattered across the field. However, it is the intention, if permission is granted, to create distinctive individual pitches, and to upgrade facilities,

The paddock is relatively spacious, well screened, thanks to a wooded fence recently erected, and is firm and dry hardstanding thanks to the stoning that has already taken place. It also benefits from some facilities; access to toilet/ foul drainage, set up by a previous resident, and water and electricity connections to a number of the 'pitches'. It is also stoned throughout and fenced off from the existing,

*Previous History:* The Decision Letter to the afore mentioned appeal discussed many of the issues which are relevant in the current Application particularly, highway access issues, facilities and the need for additional accommodation for this minority community and alternatives. Other relevant points:

a/The Council did not dispute the gypsy status of the appellant and the Inspector concurred stating. 'I am satisfied that the appellant and his family are Gypsies for the purposes of the definition in paragraph 3 of WAG Circular 30/2007 *'Planning for Gypsy and Traveller Caravan Sites.'*

b/The inspector defined the main issues as being (i); 'The effect of the proposed use on the safe and efficient operation of the local highway; and

(ii) Whether there are any material considerations, In particular relating to the shortage of suitable alternative local Gypsy pitches and the personal circumstances of the appellant's family, sufficient to outweigh any harm in relation to highway considerations.

The question of the safety and suitability of the access ~~was~~ (the only



ground on which the LPA refused the original application) ~~and, as such~~ formed the main issue identified by the Inspector in the subsequent appeal. The highway issue relates to two distinct stretches of road:

- a) the minor road, which also acts as a minor pedestrian route to the town, and is the responsibility of the Borough Highways Department.
- b) the access track that leads off the minor road from the Stones Houses settlement up to the Application site for which the Applicant has some responsibility as a result of the Conditions originally attached to the bungalow in which he now resides.

The access road seems to have operated without incident since the site was initially occupied 5/6 years ago - and notwithstanding the arrival of the new residents. Over the years it has been improved, re-surfaced and widened, by the Applicant, who although he does not own the lane, was able to improve it (under obligations imposed on the owner of the bungalow).

The restricted visibility at the junction with the minor road, leading up from High Street to Stone's Houses, (and the main problem identified with the access during the appeal) is reported to have eased a little as the mound restricting visibility, (and believed to be the responsibility of the Council) seems to have been slowly eroded away.

The Inspector pointed out that the restricted view towards the west, where sightlines 'measured at my visit as approximately 15m because of the restriction caused by the mound, (and where sightlines of 15 metres only equates to approach speeds of 15mph), was within the ownership of the Council but it refused to take any measures to improve them.

*'The issue with the minor road (the approach road) is that a section, the middle section, 'does not have a dedicated pedestrian provision or street lighting and at the end of this section there is a pinch point which is some 3.8 metres wide' although 'for most of its length the carriageway is wide enough to allow 2 cars to pass and at both ends of the highway larger vehicles can utilise dropped kerbs, hard surfaced areas and verges that serve as passing places.'* (Decision Letter para 9). *'The narrow carriageway is readily apparent to drivers and there is good forward visibility over this narrower section of highway that would alert drivers to any oncoming highway users including pedestrians and cyclists enabling them to respond appropriately Even at the narrowest point there would be sufficient space for vehicles and pedestrians/cyclists to safely pass.'* (DL.10).

The Decision letter makes the point that traffic speed can be influenced by the design of the environment and MfS and MfS2 confirm that the provision of long forward visibility and generous carriageway width encourage higher speeds whereas the poor state of the access lane and the short sightlines encourage caution and slower approach speeds

Furthermore, there are no accidents recorded on the minor road on the 'Crash Map' website since the appeal, although there are a number on nearby High Street and Surgery road.

In any event the Inspector concluded, *'On this main issue I conclude that the scheme has regard to the safe, effective and efficient use of the transportations network.*

*Thus, it complies with criterion 3(a) of Policy DM1 of the adopted Blaenau Gwent Local Development plan. However, the provision in respect of pedestrians is deficient and, thus, I find that there is a relatively minor conflict with criterion 3(b) of the same policy.*

The other significant matter identified by the inspector in the appeal, the lack of facilities for this minority group within Blaenau Gwent, despite there being a legal duty on local authorities in Wales as a result of S103 of the Housing (Wales) Act 2014, has not changed and there remains an outstanding need for further accommodation.

The GTAA, carried out in response to the above duty, found that a further 10 pitches were required within the Blaenau Gwent Area. However little progress seems to have been made in response to this, despite the statutory duty, and only the pitches provided at the Application site have contributed to a small increase in overall accommodation available. Likewise the current application seems to be the only show in town where provision for this minority group will be extended.

The one Local Authority site in the CBC area, the site at Cwmcracken is generally full and the proposed extension of 4 additional pitches (to reduce overcrowding), seems to have been abandoned and the secured funding allocated elsewhere.

In addition, since the appeal the Welsh Government has been active in producing further policy guidance to local authorities on this matter, particularly significant is the Circular 005/2018 (Planning for Gypsy, Traveller and Showpeople's Sites) which has now replaced an earlier Circular on the matter, (Circular 30/2007).

This Circular offers considerable support to the present Application:

It stresses the importance of encouraging private site provision (5):  
*'Some Gypsies and Travellers may wish to find and buy their own site to develop and manage. An increase in the number of approved private sites will release pitches on local authority sites for those most in need of public provision.'*

It points to the advantages of such sites: (8)  
*'A more settled existence can prove beneficial to Gypsy and Travellers in terms of access to health and education services and employment and can contribute to greater integration and social cohesion within local communities.'*

It introduces locational criteria that support the present application.:  
*In deciding where to provide for Gypsy and Traveller sites, local planning authorities should first consider locations in or near existing settlements with access to local services...'*

(21). Sites ... should be identified having regard to highways considerations..... Proposals should not be rejected if they would give rise to only modest additional daily vehicle movements and/or the impact on minor roads would not be significant. This is clearly the case in the present Application.

(27). In some cases, perhaps involving previously developed (brownfield) untidy or derelict land, the establishment of a well-planned Gypsy and Traveller site (e.g. one which incorporates appropriate soft landscaping) can be seen as positively enhancing the environment and increasing openness. While not increasing openness this application will greatly enhance the usefulness of this small piece of land, given the severe shortage of alternative sites and the dangers of forcing families into a roadside existence.

The Welsh Assembly government has also produced in *'Travelling to a Better Future (2011)'* a document setting out an ambitious policy direction towards a new relationship between Gypsies and Travellers and the settled community.

*'Lack of appropriate sites and insufficient provision has a significant detrimental impact on the lives of Gypsies and Travellers. The links between accommodation and other inequalities experienced by the community is well established.'* The section on Accommodation has a vision to ensure that Gypsies and Travellers in Wales have appropriate accommodation provision to reduce unauthorized encampments and the community tensions they create'.

Other sentiments in these documents that support the present Application:

(7) *'The Well-being of Future Generations (Wales) Act (2015) sets a framework for Local Authorities across Wales to ensure the 'sustainable development principle' and create 'a Wales of cohesive communities'.*

*A wider choice of accommodation to ensure equality of opportunity for all sections of the community with Gypsies and Travellers having equal access to culturally appropriate accommodation.(8)*

*Needs of this community should be assessed, planned and implemented in a strategic way to promote inclusion(9)*

*The lack of provision of sites has a significant detrimental impact on these communities and their ability to access other services (11)*

*The Well-being of Future Generations Act requires public bodies in Wales to think about the long-term impact of their decisions, to work better with people, communities and each other, and to prevent persistent problems such as poverty, health inequalities and climate change. It provides 'a legal obligation to improve our social, cultural, environmental and economic well-being'.*

Delivering more sites is an issue for local authorities to address, to find local solutions to local needs (13) (emphasis added throughout).

24) In relation to specific advice on assessing Planning Applications relevant statements would seem to be:

*if to help Gypsies and Travellers to find the sort of sites they need in locations that are appropriate in planning terms (para 62) in particular questions of road access, availability of services, potential conflict with statutory undertakers and significant environmental impacts should be resolved at the earliest opportunity.*

*Local Authorities are entitled to refuse applications in locations that do not comply with planning policies especially where the authority has complied with this guidance. (emphasis added). Obviously, the Housing Act duty has rather been overlooked in B.G. up to now.*

*to increase provision have been*  
Proposals ~~were~~ put to the planning committee, including a proposal to demolish the Cwmcracken site (which was said to be, 'in a desperate state of repair') and to replace it with a new site for 28 pitches. This went to public consultation but was refused by the Committee on 4.07.2019.

The 2014 duty to accommodate therefore remains unfulfilled (as we now enter a new Development plan period) ~~but other rights such as those prescribed in the Human Rights and the Inequalities Acts also remain to~~

~~be extended to this group. And~~ Despite the plethora of well-meaning entreaties emerging from Cardiff, little seems to have changed. It seems clear that if the current applicants have to wait for public provision, despite the duties etc. in BG, they will be waiting quite a long time!

As time goes on the lack of facilities is becoming more serious. The present application will provide much needed accommodation in a relatively appropriate setting and without any cost to the Borough Council. It is therefore respectfully requested to pass the application.

## Appendix

### Housing Act (Wales) 2014 S103. Duty to meet assessed needs

*(1) If a local housing authority's approved assessment identifies needs within the authority's area with respect to the provision of sites on which mobile homes may be stationed the authority must exercise its powers in section 56 of the Mobile Homes (Wales) Act 2013 (power of authorities to provide sites for mobile homes) so far as may be necessary to meet those needs.*

*(2) But subsection (1) does not require a local housing authority to provide, in or in connection with sites for the stationing of mobile homes, working space and facilities for the carrying on of activities normally carried out by Gypsies and Travellers.*

*(3) The reference in subsection (1) to an authority's approved assessment is a reference to the authority's most recent assessment of accommodation needs approved by the Welsh Ministers under section 102.*

**Tracy**

**From:** BGCBC - Planning <Planning.bgcbbc@blaenau-gwent.gov.uk>  
**Sent:** 05 May 2022 10:07  
**To:** Clerk  
**Subject:** Planning Consultation - C/2022/0120 - 14 Railway Terrace, Nantyglo  
**Attachments:** 002 PL 01 Existing Plans.pdf; 002 PL 02 Existing Elevations.pdf; 002 PL 03 Existing Elevations.pdf; 002 PL 04 Existing Section.pdf; 002 PL 05 Proposed Plans.pdf; 002 PL 06 Proposed Elevations.pdf; 002 PL 07 Proposed Elevations.pdf; 002 PL 08 Rev A Proposed Site Block Plan.pdf; Application Form (Redacted).pdf; Email app received 19 4 2022.pdf; Email from applicant agent 4 5 2022 - confirming to add S at end of extension.pdf; Email re amended plans 4 5 22.txt; Email to Bus Support 5 5 2022 re Extension S.pdf; Site Location Plan.pdf; Topographical Survey.pdf

NANTYGLO & BLAINA  
- 5 MAY 2022  
TOWN COUNCIL



Date: 5 May 2022

Planning Ref: C/2022/0120

**FAO: Town Council**

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: 14 Railway Terrace, Nantyglo NP23 4QB

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  
JCL

OBSERVATIONS



[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

#### 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   | <input type="text" value="14"/> | Suffix | <input type="text"/> |
| Property Name<br><input type="text"/>                          |                                 |        |                      |
| Address Line 1<br><input type="text" value="Railway Terrace"/> |                                 |        |                      |
| Address Line 2<br><input type="text" value="Nantyglo"/>        |                                 |        |                      |
| Town/city<br><input type="text" value="Brynmawr"/>             |                                 |        |                      |
| Postcode<br><input type="text" value="NP23 4QB"/>              |                                 |        |                      |

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

|                                     |                                     |              |                                     |
|-------------------------------------|-------------------------------------|--------------|-------------------------------------|
| Easting (x)                         | <input type="text" value="319129"/> | Northing (y) | <input type="text" value="210643"/> |
| Description<br><input type="text"/> |                                     |              |                                     |

#### Applicant Details

## Name/Company

Title

Mr & Mrs

First name

S.

Surname

Paull

Company Name

## Address

Address line 1

14 Railway Terrace

Address line 2

Nantyglo

Address line 3

Town/City

Brynmawr

Country

Blaenau Gwent

Postcode

NP23 4QB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

## Contact Details

Primary number

Secondary number

Email address

---

## Agent Details

Reference: PP-11203403

## Name/Company

Title

Mr

First name

Justin

Surname

Samuel

Company Name

Justin Samuel Associates Limited

## Address

Address line 1

8 Mount Pleasant Estate

Address line 2

Brynithel

Address line 3

Town/City

Abertillery

Country

United Kingdom

Postcode

NP13 2HN

## Contact Details

Primary number

---

---

## Description of Proposed Works

Please describe the proposed works

Proposed alterations and extensions to existing dwelling to improve natural daylight throughout living spaces.

Reference: PP-11203403

Has the work already been started without planning permission?

- ☐ 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

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.**

---

---

## 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'**

---

---

## 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.**

## Site Visit

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

- ☐ Yes  
☒ No

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

- ☒ The agent  
☐ The applicant  
☐ Other person

---

## Pre-application Advice

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

- ☐ Yes  
☒ No

---

## Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes  
☒ No

---

## Ownership Certificates

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

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☒ Yes  
☐ No

### Certificate of Ownership - Certificate A

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

Person Role

- ☐ The Applicant  
☒ The Agent

Title

Mr

Justin

Surname

Samuel

Declaration Date

18/04/2022

☒ 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

☒ Declaration made

## Declaration

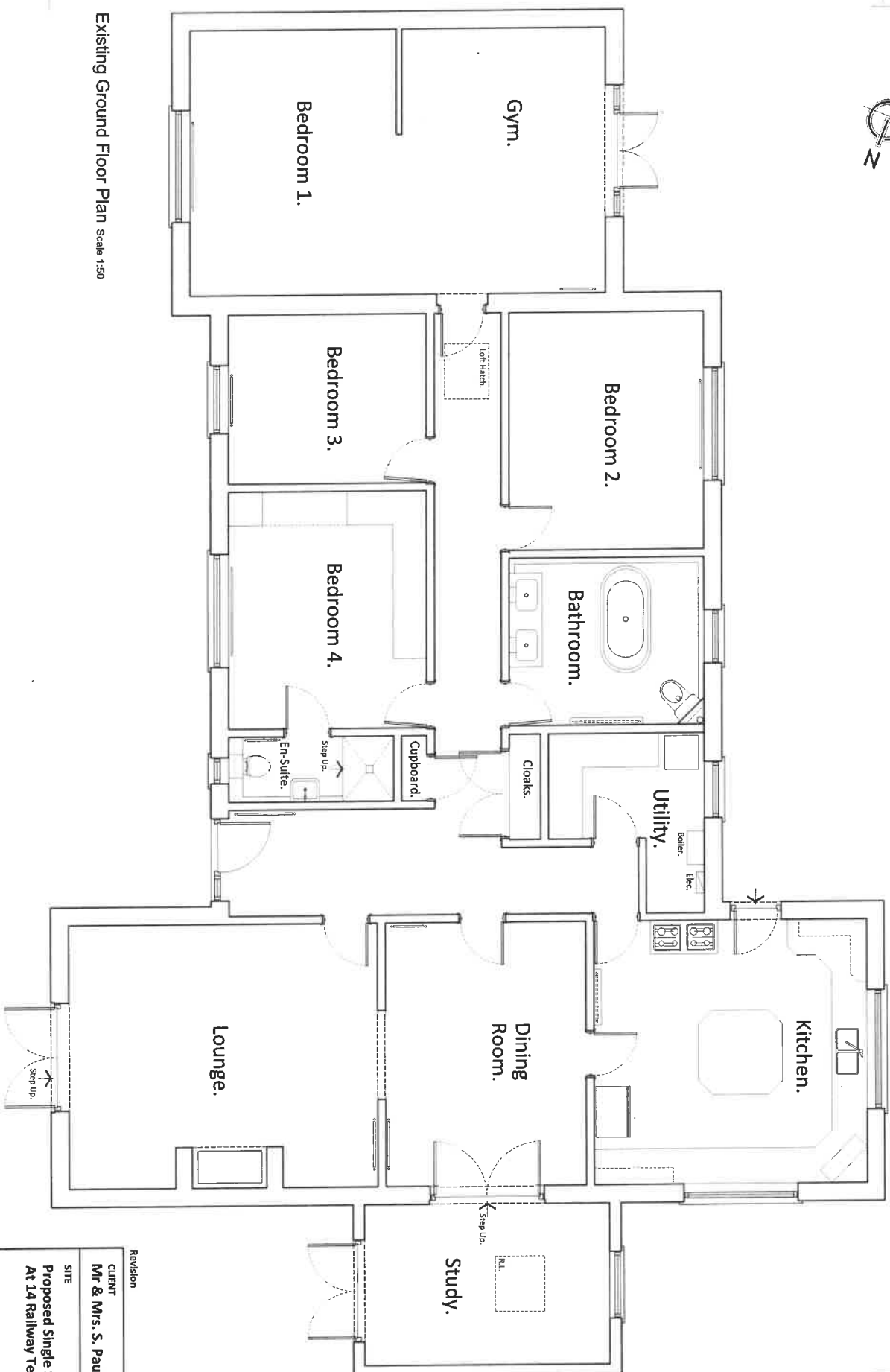
I / We hereby apply for Householder planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted 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



Existing Ground Floor Plan Scale 1:50



**CLIENT**  
**Mr & Mrs. S. Paul**

### Proposed Single Storey Domestic Extensions At 14 Railway Terrace, Nantyglo, NP23 4QB

**Existing Ground Floor Plan.**

|               |                 |
|---------------|-----------------|
| Scale         | 1:50 @ A2 Sheet |
| Date          | February 2022   |
| Drawn by      | JSS             |
| Checked by    | JSS             |
| Design Status | Planning        |

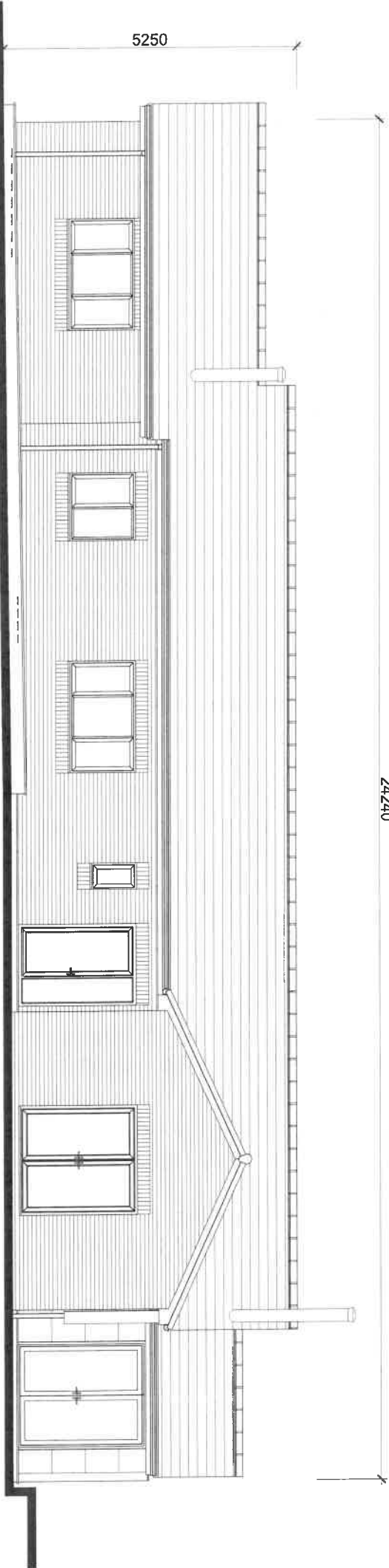
|                       |     |
|-----------------------|-----|
| DWG<br>REF: 002/PL/01 | Rev |
|-----------------------|-----|

**1. Do not scale from plan. Report all discrepancies immediately.**

2. Construction subject to Planning Permission & Building Regulations Approval.
3. Coal Authority maps to be checked & foundations designed by an Engineer if required.

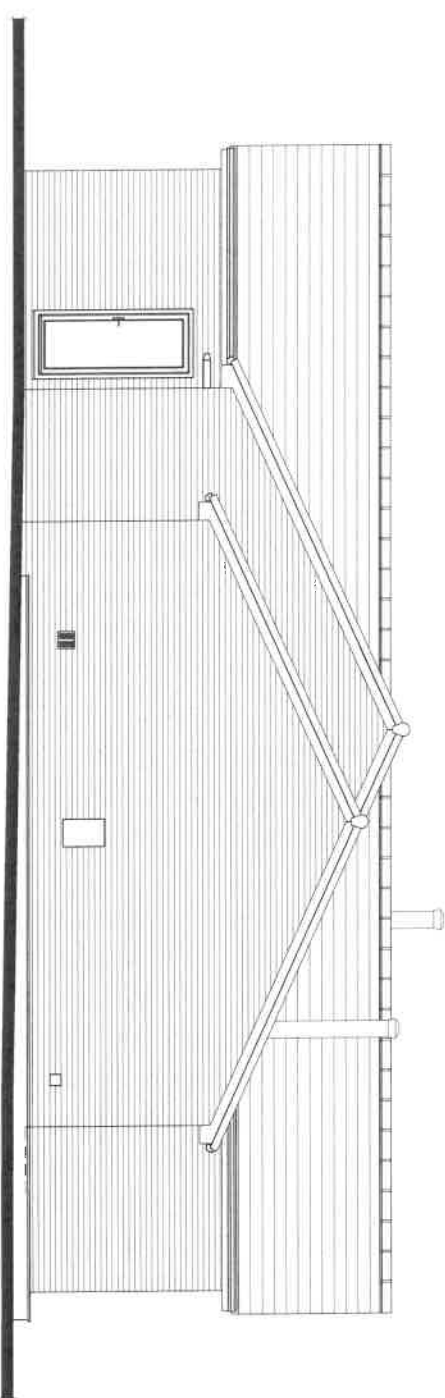
24240

5250



Existing East Elevation

Scale 1:50



Existing South Elevation

Scale 1:50

NOTES

1. Do not scale from plan. Report all discrepancies immediately.
2. Construction subject to Planning Permission & Building Regulations Approval.
3. Coal Authority maps to be checked & foundations designed by an Engineer if required.

Revision

| Revision | Client            |
|----------|-------------------|
| 1        | Mr & Mrs. S. Paul |

Site

Proposed Single Storey Domestic Extensions  
At 14 Railway Terrace, Nantyglo, NP23 4QB

Drawing

Existing South & East Elevations.

|            |                 |
|------------|-----------------|
| Scale      | 1:50 @ A2 Sheet |
| Date       | February 2022   |
| Drawn By   | JSS             |
| Checked By | JSS             |
| Dwg Status | Planning        |
| DWG REF:   | 002/PL/02       |
| Rev        |                 |



Architectural elevation drawing of a building facade. The drawing shows a long, low structure with a gabled roof. The left side features a large, multi-paned window. The right side has a smaller, single-paned window. The roofline is marked with a horizontal line and a vertical line. Dimensions are indicated: 5250 at the bottom and 04274 on the right side.

Scale 1:50

**Walls:**

Facing brickwork.  
Colour-coated metal sheet cladding.

Brown concrete interlocking pantiles with matching half round ridge tiles.  
UPVC fascia & bargeboards.

Colour coated aluminium & UPVC double glazed windows.

Colour coated aluminium & UPVC double glazed doors.

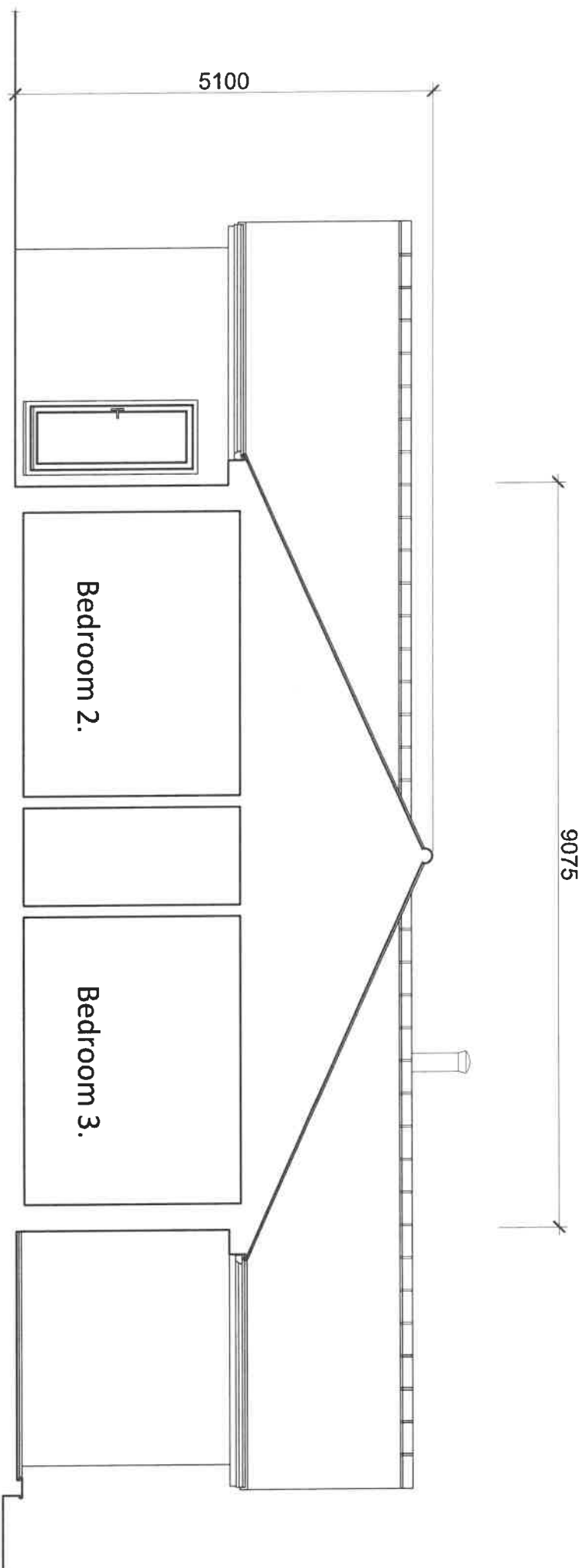
**Pvc half-round gutters & circular downpipes.**

Scale 1:50

1. Do not scale from plan. Report all discrepancies immediately.

2. Construction subject to Planning Permission & Building Regulations Approval.
3. Coal Authority maps to be checked & foundations designed by an Engineer if required.

|   |                                       |
|---|---------------------------------------|
| <b>CLIENT</b><br><b>Mr &amp; Mrs. S. Paul</b>   | <b>DATE</b><br><b>1:50 @ A2 Sheet</b> |
| <b>PROPOSED SINGLE STOREY DOMESTIC EXTENSIONS</b><br><b>AT 14 RAILWAY TERRACE, NANTYGLO, NP23 4QB</b> | <b>DATE</b><br><b>February 2022</b>   |
| <b>DRAWING</b><br><b>Existing North &amp; West Elevations.</b>  | <b>DRAWN BY</b><br><b>JSS</b>         |
|   | <b>CHECKED BY</b><br><b>JSS</b>       |
|   | <b>DATE</b><br><b>Planning</b>        |
|   | <b>REV</b>                            |



Existing Section Scale 1:50

Revision

|        |                    |
|--------|--------------------|
| CLIENT | Mr & Mrs. S. Paull |
|--------|--------------------|

|      |   |
|------|---|
| SITE | Proposed Single Storey Domestic Extensions<br>At 14 Railway Terrace, Nantyglo, NP23 4QB |
|------|---|

|         |                  |
|---------|------------------|
| DRAWING | Existing Section |
|---------|------------------|

|            |                 |
|------------|-----------------|
| Scale      | 1:50 @ A3 Sheet |
| Date       | February 2022   |
| Drawn By   | JSS             |
| Checked By | JSS             |
| Dwg Status | Planning        |
| DWG REF:   | 002/PL/04 Rev   |

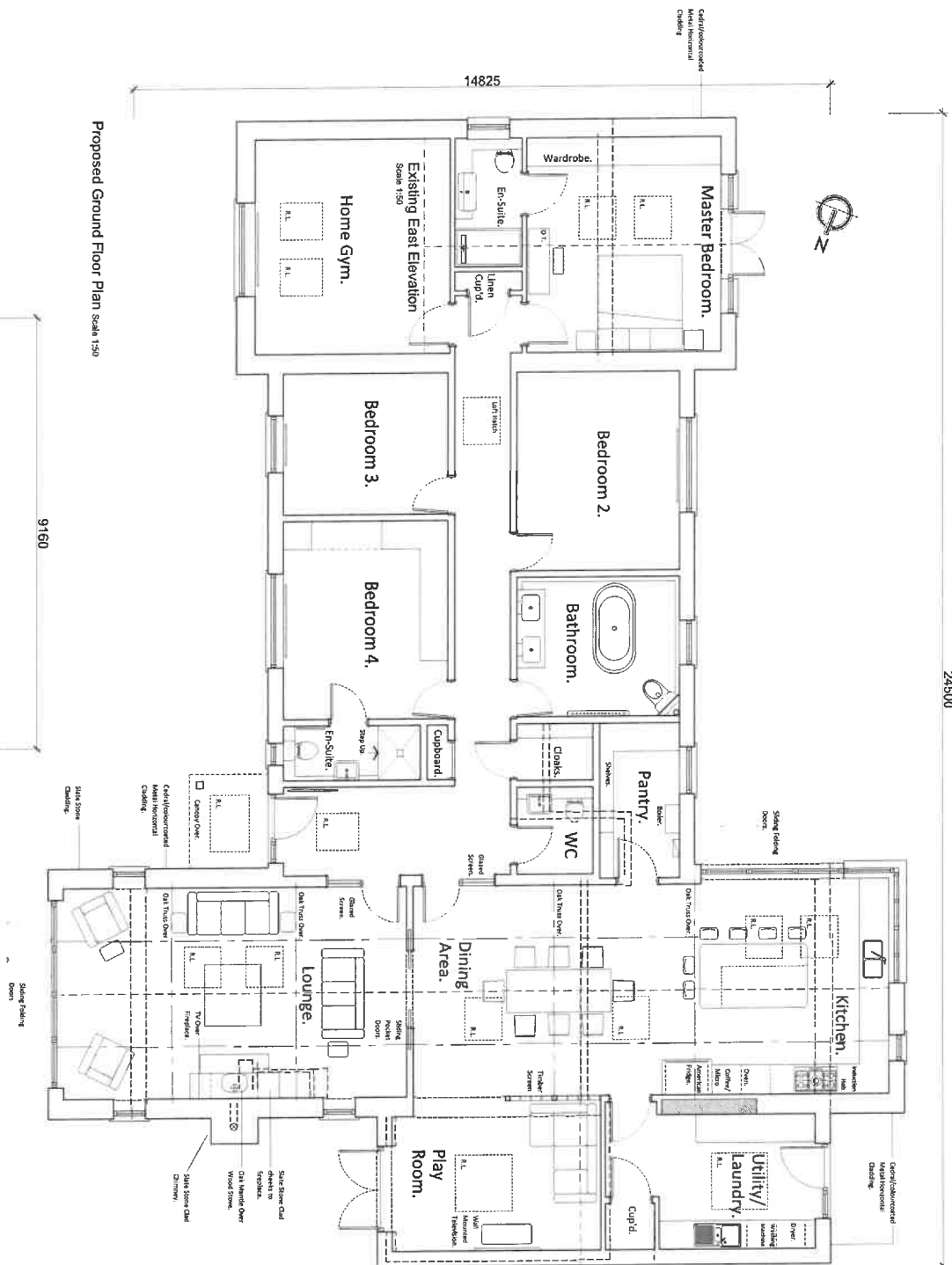


JUSTIN  
SAMUEL  
ASSOCIATES  
LIMITED

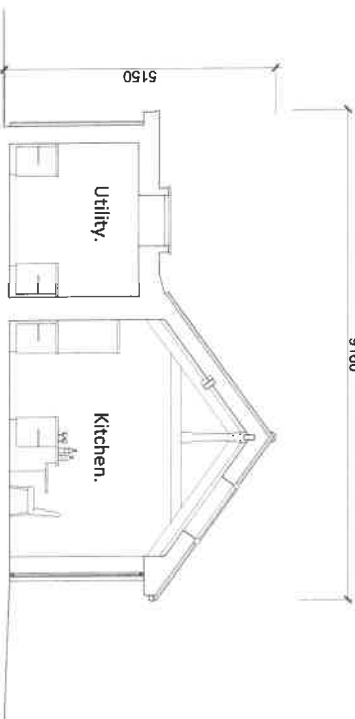
Office:  
8 Mount Pleasant Estate, Brynmithel,  
Aberllefery, Blaenau Gwent, NP23 2HN  
T: 07780 015 856  
E: info@jssmuelassociates.co.uk

NOTES

1. Do not scale from plan. Report all discrepancies immediately.
2. Construction subject to Planning Permission & Building Regulations Approval.
3. Coal Authority maps to be checked & foundations designed by an Engineer if required.



Proposed Ground Floor Plan Scale 1:50



Proposed Section Scale 1:50

NOTES

1. Do not scale from plan. Report all discrepancies immediately.
2. Construction subject to Planning Permission & Building Regulations Approval.
3. Coal Authority and culvert maps to be checked & foundations designed by an Engineer if required.

Revision

CLIENT  
Mr. & Mrs. S. Pauli

SITE  
Proposed Single Storey Domestic Extensions  
At 14 Railway Terrace, Nantyglo, NP23 4QB

DRAWING  
Proposed Ground Floor Plan & Section.

Sole  
Drawn by  
Checked by  
DWG  
REV  
002/PL/05

5250

Rainwater:  
Goods

### Proposed North Elevation

Scale 1:50

1. Do not scale from plan. Report all discrepancies immediately.
2. Construction subject to Planning Permission & Building Regulations Approval.
3. Coal Authority maps to be checked & foundations designed by an Engineer if required.



This architectural elevation drawing depicts a building facade with a complex roofline. The structure features several gables and dormers, all clad in vertical siding. The roof is composed of multiple planes, with a prominent gable on the left side and a smaller dormer on the right. The facade is punctuated by numerous windows of varying sizes and shapes, including rectangular windows, a small square window, and a larger, irregularly shaped window. The drawing uses fine lines to represent the siding and thicker lines for the structural elements and window frames. The overall style is a detailed technical drawing, likely a perspective or isometric view, showing the building's form and its relationship to the surrounding environment.

## NOTES

1. Do not scale from plan. Report all discrepancies immediately.
2. Construction subject to Planning Permission & Building Regulations Approval.
3. Coal Authority maps to be checked & foundations designed by an Engineer if required.

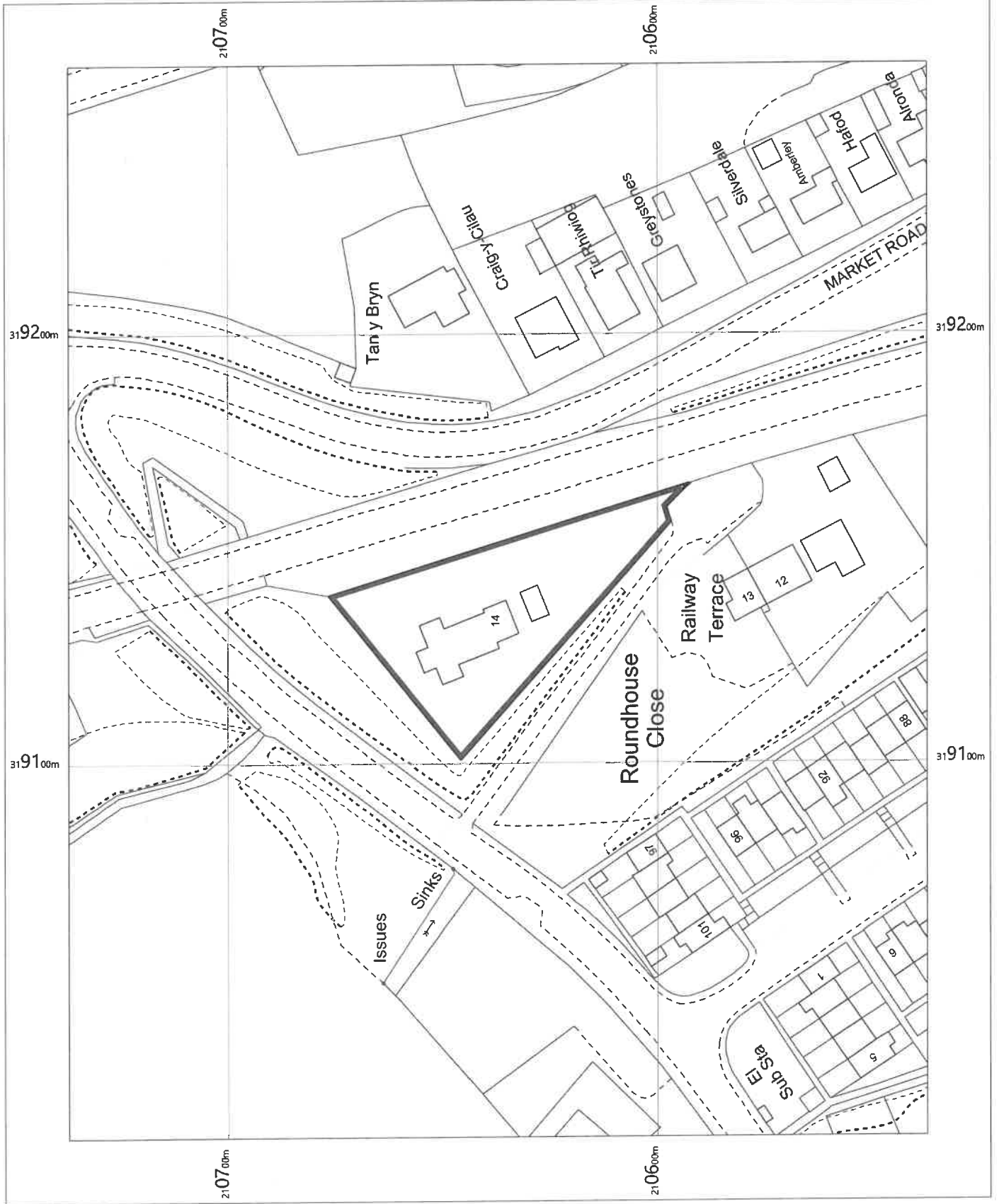
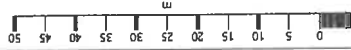
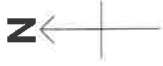
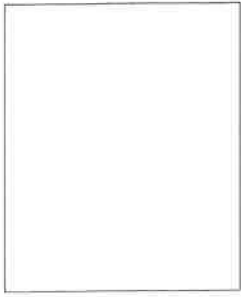
|          |   |
|----------|---|
| Revision | <p>CLIENT<br/><b>Mr &amp; Mrs. S. Paul</b></p> <p>SITE</p> <p><b>Proposed Single Storey Domestic Extensions<br/>At 14 Railway Terrace, Nantyglo, NP23 4QB</b></p> |
|          | <p>DRAWING</p> <p><b>Proposed South &amp; East Elevations.</b></p>  |
|          | <p>Scale 1:50 @ A2 Sheet</p> <p>Date February 2022</p> <p>Drawn By JSS</p> <p>Checked By JSS</p> <p>Dwg Status Planning</p>                                       |
|          | <p>DWG REF: <b>002/PL/07</b></p> <p>Rev</p>   |



**Natural Stone Retaining Wall.  
Max 900mm High.**

16000

Proposed Site Block Plan Scale 1"=100'



OS MasterMap 1250/2500/10000 scale  
Thursday, January 27, 2022, ID:  
BW1-01015691  
maps.blackwell.co.uk

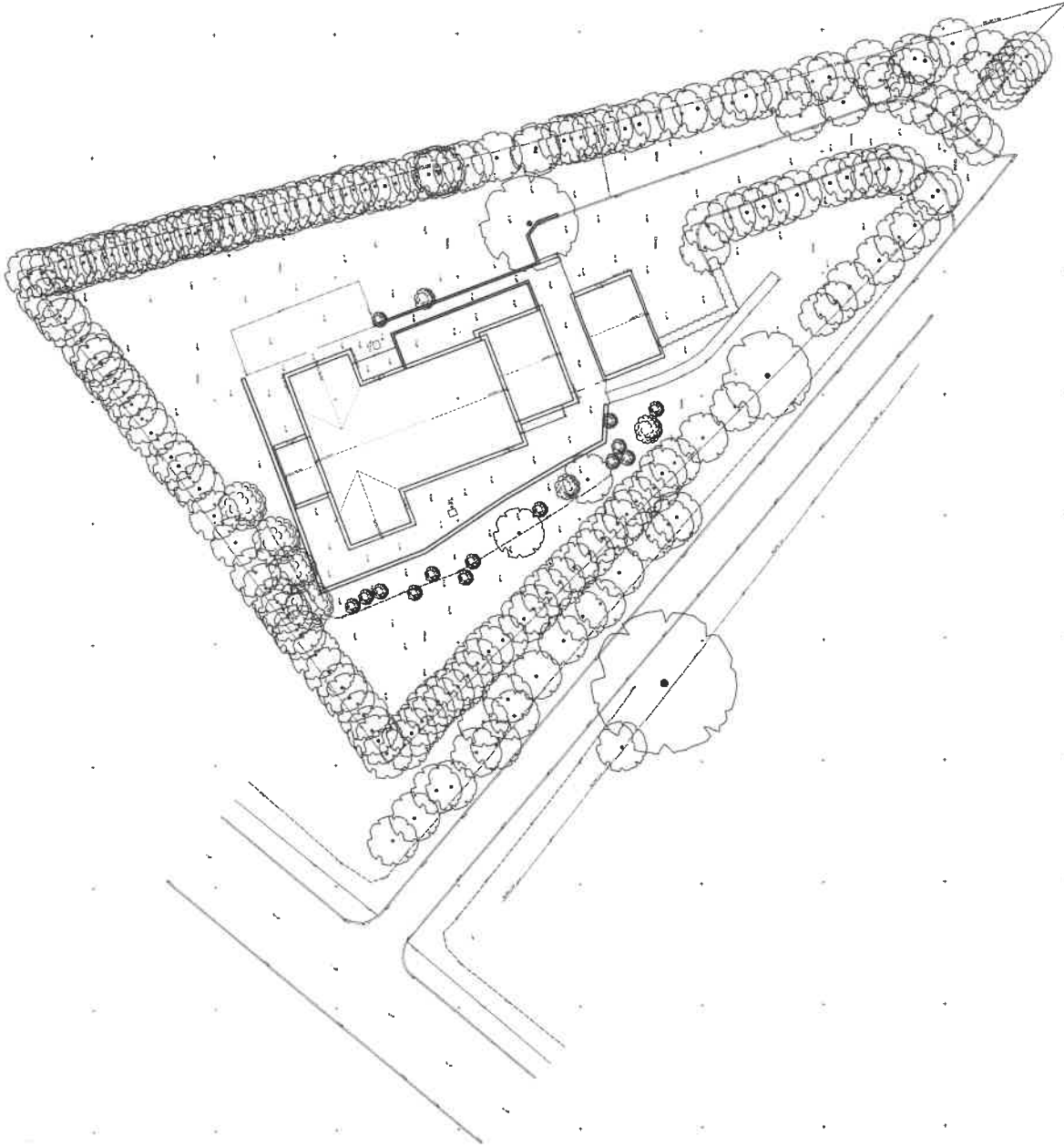
1:1250 scale print at A4, Centre:  
319138 E, 210637 N

© Crown Copyright Ordnance  
Survey, Licence no. 100041041



**BLACKWELL'S**  
MAPPING SERVICES  
PERSONAL & PROFESSIONAL MAPPING  
WWW.BLACKWELLMAPPING.CO.UK

TEL: 0800 151 2612  
maps@blackwell.co.uk



Notes:

1. This drawing is copyright and is not to be reproduced without the written permission of USK Land Survey.
2. Due to the nature of the survey, the representation of the land is not guaranteed to be 100% accurate. The survey is for information only and is not to be used for any other purpose.
3. The survey is not a guarantee of the accuracy of the information provided. The survey is for information only and is not to be used for any other purpose.
4. All dimensions and positions should be checked on site. Any discrepancies should be reported to USK Land Survey before any work commences.

| Symbol | By | Created | Revised | Set | Description |
|--------|----|---------|---------|-----|-------------|
|--------|----|---------|---------|-----|-------------|

| SURVEY LEGEND |     |
|---------------|-----|
| 1.0           | USK |
| 1.1           | USK |
| 1.2           | USK |
| 1.3           | USK |
| 1.4           | USK |
| 1.5           | USK |
| 1.6           | USK |
| 1.7           | USK |
| 1.8           | USK |
| 1.9           | USK |
| 1.10          | USK |
| 1.11          | USK |
| 1.12          | USK |
| 1.13          | USK |
| 1.14          | USK |
| 1.15          | USK |
| 1.16          | USK |
| 1.17          | USK |
| 1.18          | USK |
| 1.19          | USK |
| 1.20          | USK |
| 1.21          | USK |
| 1.22          | USK |
| 1.23          | USK |
| 1.24          | USK |
| 1.25          | USK |
| 1.26          | USK |
| 1.27          | USK |
| 1.28          | USK |
| 1.29          | USK |
| 1.30          | USK |
| 1.31          | USK |
| 1.32          | USK |
| 1.33          | USK |
| 1.34          | USK |
| 1.35          | USK |
| 1.36          | USK |
| 1.37          | USK |
| 1.38          | USK |
| 1.39          | USK |
| 1.40          | USK |
| 1.41          | USK |
| 1.42          | USK |
| 1.43          | USK |
| 1.44          | USK |
| 1.45          | USK |
| 1.46          | USK |
| 1.47          | USK |
| 1.48          | USK |
| 1.49          | USK |
| 1.50          | USK |
| 1.51          | USK |
| 1.52          | USK |
| 1.53          | USK |
| 1.54          | USK |
| 1.55          | USK |
| 1.56          | USK |
| 1.57          | USK |
| 1.58          | USK |
| 1.59          | USK |
| 1.60          | USK |
| 1.61          | USK |
| 1.62          | USK |
| 1.63          | USK |
| 1.64          | USK |
| 1.65          | USK |
| 1.66          | USK |
| 1.67          | USK |
| 1.68          | USK |
| 1.69          | USK |
| 1.70          | USK |
| 1.71          | USK |
| 1.72          | USK |
| 1.73          | USK |
| 1.74          | USK |
| 1.75          | USK |
| 1.76          | USK |
| 1.77          | USK |
| 1.78          | USK |
| 1.79          | USK |
| 1.80          | USK |
| 1.81          | USK |
| 1.82          | USK |
| 1.83          | USK |
| 1.84          | USK |
| 1.85          | USK |
| 1.86          | USK |
| 1.87          | USK |
| 1.88          | USK |
| 1.89          | USK |
| 1.90          | USK |
| 1.91          | USK |
| 1.92          | USK |
| 1.93          | USK |
| 1.94          | USK |
| 1.95          | USK |
| 1.96          | USK |
| 1.97          | USK |
| 1.98          | USK |
| 1.99          | USK |
| 1.100         | USK |

| LOCAL                           | GRID | CONTROL USED: | REFERENCE |
|---------------------------------|------|---------------|-----------|
|                                 |      | TYPE          |           |
| ALL LEVELS RELATE TO SITE DATUM |      |               |           |

Justin Samuel Associates Ltd  
No.8 Mount Pleasant Estate, Brynmithal  
Aberllyry, Blaenau Gwent, NP15 2HN

**USK Land Survey**  
No.40 ASHERKENNY ROAD, USK, NP15 1NS  
TEL: 01291 673491 MOB: 0187 2560086  
EMAIL: jps@justinsamuel.co.uk

Project  
**No.14 Railway Terrace**  
Topographical Survey

Site  
No.14 Railway Terrace  
Nantylgio  
NP23 4QB

|             |           |          |          |
|-------------|-----------|----------|----------|
| Surveyed by | J. Barron | Date     | FEB 2022 |
| Checked by  | JTB       | Date     | FEB 2022 |
| Drawn by    | J. Barron | Date     | FEB 2022 |
| Drawing No. |           | Revision |          |

|               |          |            |      |
|---------------|----------|------------|------|
| Drawing Scale | 1:200    | Job Ref    | 1271 |
| DWG Filename  | 1271.dwg | Plot Scale | 1m=1 |

**Tracy**

---

**From:** BGCBC - Planning <Planning.bgcbbc@blaenau-gwent.gov.uk>  
**Sent:** 13 May 2022 12:09  
**To:** Clerk  
**Subject:** Planning Consultation - C/2022/0129 - LAND ADJACENT TO ROSINIC HOUSE, VERWEY ROAD, NANTYGLO, BRYNMAWR, BLAENAU GWENT NP23 4WH  
**Attachments:** 22-016 Verwey Road\_Nantyglo-P01-Site Loc.pdf; 22-016 Verwey Road\_Nantyglo-P02-Site Existing.pdf; 22-016 Verwey Road\_Nantyglo-P03-Site Proposed.pdf; 22-016 Verwey Road\_Nantyglo-P04-House.pdf; Application Form (Redacted).pdf

**NANTYGLO & BLAINA**  
**13 MAY 2022**  
**TOWN COUNCIL**



Date: 13 May 2022

Planning Ref: C/2022/0129

**FAO: Town Council**

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: LAND ADJACENT TO ROSINIC HOUSE, VERWEY ROAD, NANTYGLO, BRYNMAWR, BLAENAU GWENT NP23 4WH

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  
JCL

OBSERVATIONS

C/2022/0129

**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)

## Application for Outline Planning Permission with some matters reserved

### 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

Rosinic House

Address Line 1

Verwey Road

Address Line 2

Nantyglo

Town/city

Brynmawr

Postcode

NP23 4WH

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

Easting (x)

320047

Northing (y)

209738

Description

Land Adjacent to Rosinic House

#### Applicant Details

Reference:



## Name/Company

Title

Mr.

First name

Mickey

Surname

Morris

Company Name

## Address

Address line 1

Rosinic House

Address line 2

Verwey Road

Address line 3

Nantyglo

Town/City

Brynmawr

Country

Blaenau Gwent

Postcode

NP23 4WH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

## Contact Details

Primary number

## Agent Details

Reference:

## Name/Company

Title

Mr

First name

Paul

Surname

Parsons

Company Name

Creation Design Wales

## Address

Address line 1

88 Bailey Street

Address line 2

Address line 3

Town/City

Brynmawr

Country

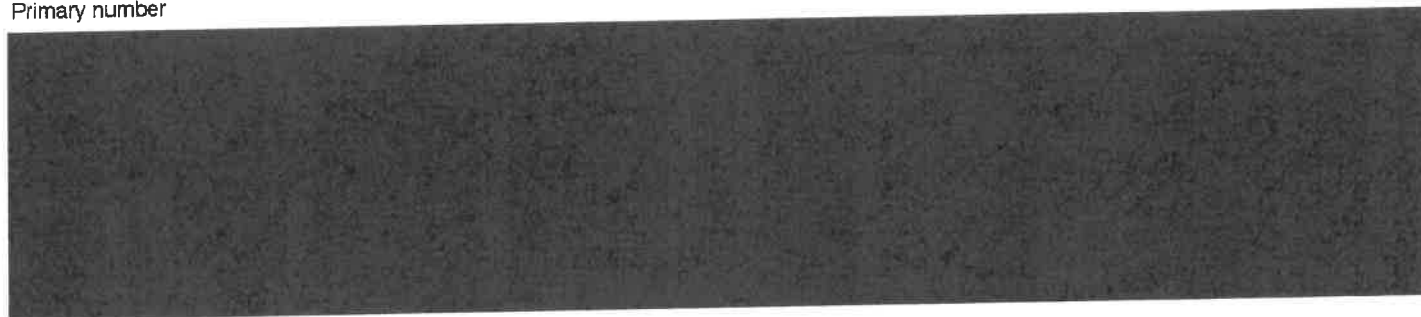
undefined

Postcode

NP23 4AN

## Contact Details

Primary number



## Site Area

What is the site area?

243 00

Reference:

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

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

- ☒ Access  
☐ Appearance  
☐ Landscaping  
☒ Layout  
☒ Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

### Description

Please describe the proposed development

Proposed detached two storey cottage (with demolition of outbuilding) including Parking. (Replace for application No: C/2017/0292. Approved 14/12/2017)

Has the work already been started without planning permission?

- ☐ Yes  
☒ No

## Existing Use

Please describe the current use of the site

Vacant Land with outbuilding

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.

Reference:

Does your proposal involve the construction of a new building?

- ☐ Yes  
☒ No

## Materials

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

- ☒ Yes  
☐ No

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

**Type:**

Walls

**Existing materials and finishes:**

**Proposed materials and finishes:**

Pale coloured render

**Type:**

Roof

**Existing materials and finishes:**

**Proposed materials and finishes:**

Artificial slates

**Type:**

Windows

**Existing materials and finishes:**

**Proposed materials and finishes:**

uPVC

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

- ☐ 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

Reference:

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

Reference:

☐ Soakaway

☐ Main sewer

☐ Pond/lake

## Biodiversity and Geological Conservation

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

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

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

### Supporting information requirements

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

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

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

## Foul Sewage

Please state how foul sewage is to be disposed of:

☒ Mains sewer

☐ Septic tank

☐ Package treatment plant

☐ Cess pit

☐ Other

☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes

☐ No

☒ Unknown

### Waste Storage and Collection

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

- ☐ Yes  
☒ No

### Trade Effluent

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

- ☐ Yes  
☒ No

### Residential/Dwelling Units

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

- ☒ Yes  
☐ No

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

### All Types of Development: Non-Residential Floorspace

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

- ☐ Yes  
☒ No

### Employment

Will the proposed development require the employment of any staff?

- ☐ Yes  
☒ No

### 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

Reference:



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

Reference:

## 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

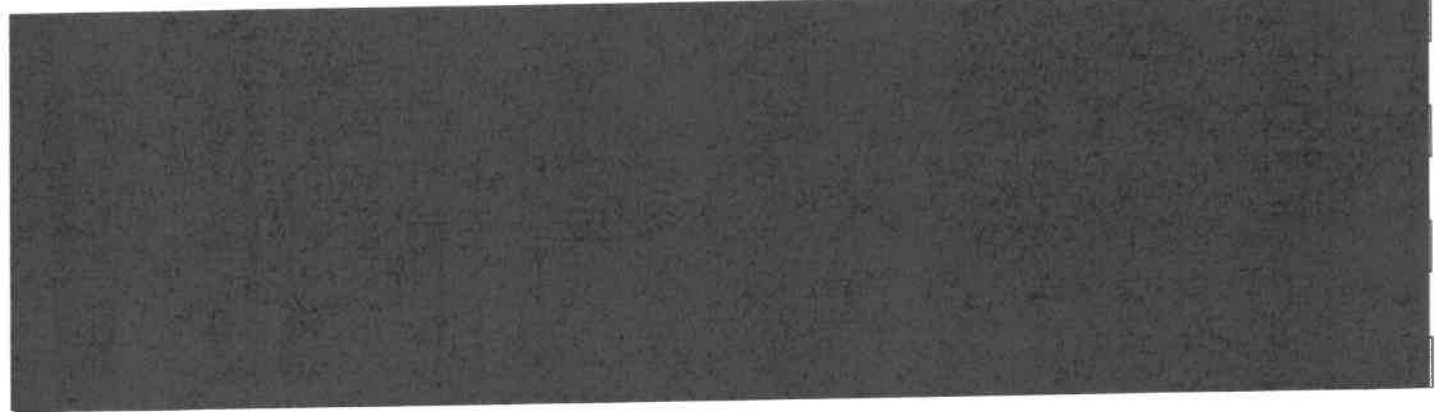
### Certificate of Ownership - Certificate A

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



☒ 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

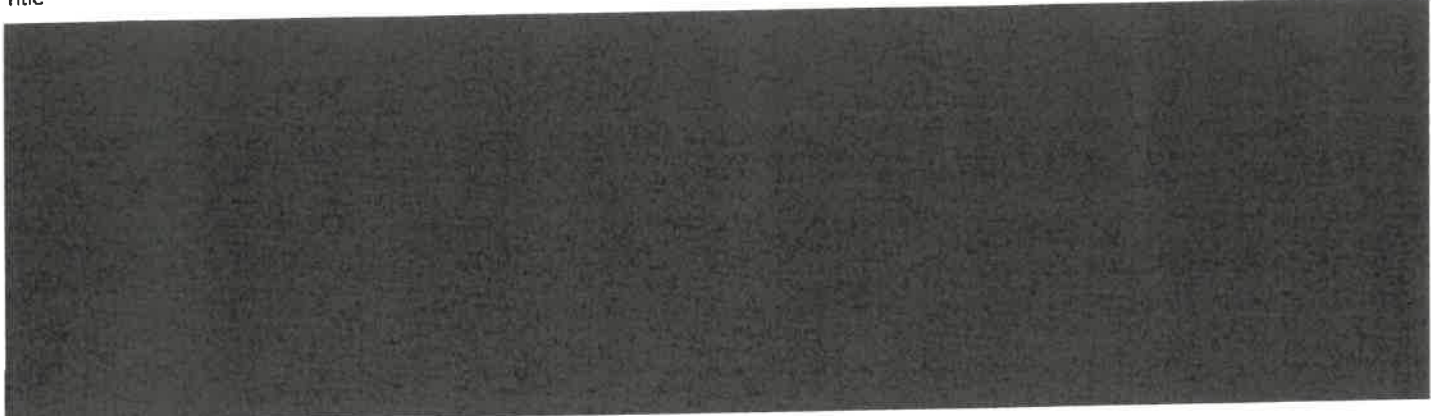
Reference:

Person Role

☐ The Applicant

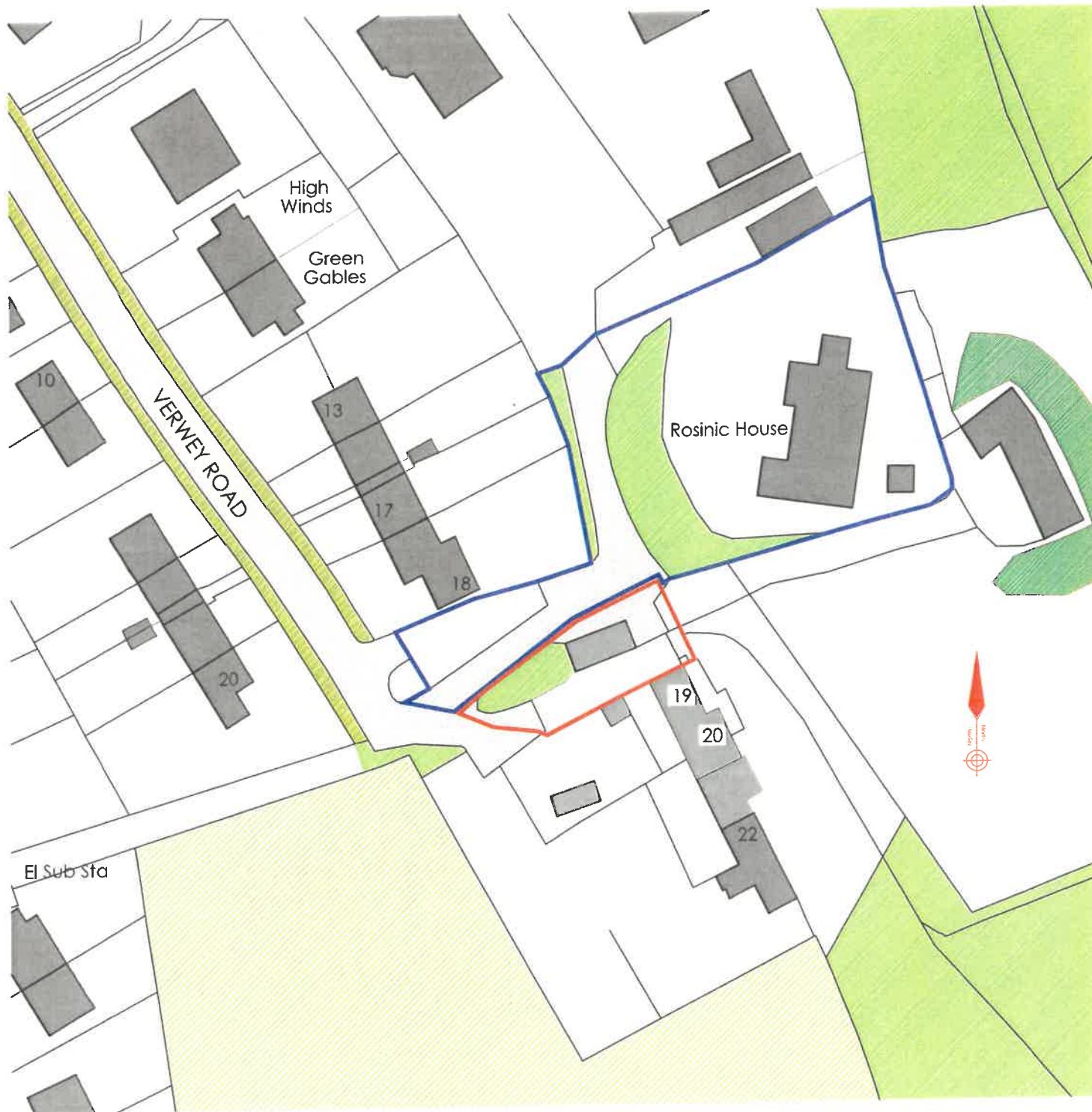
☒ The Agent

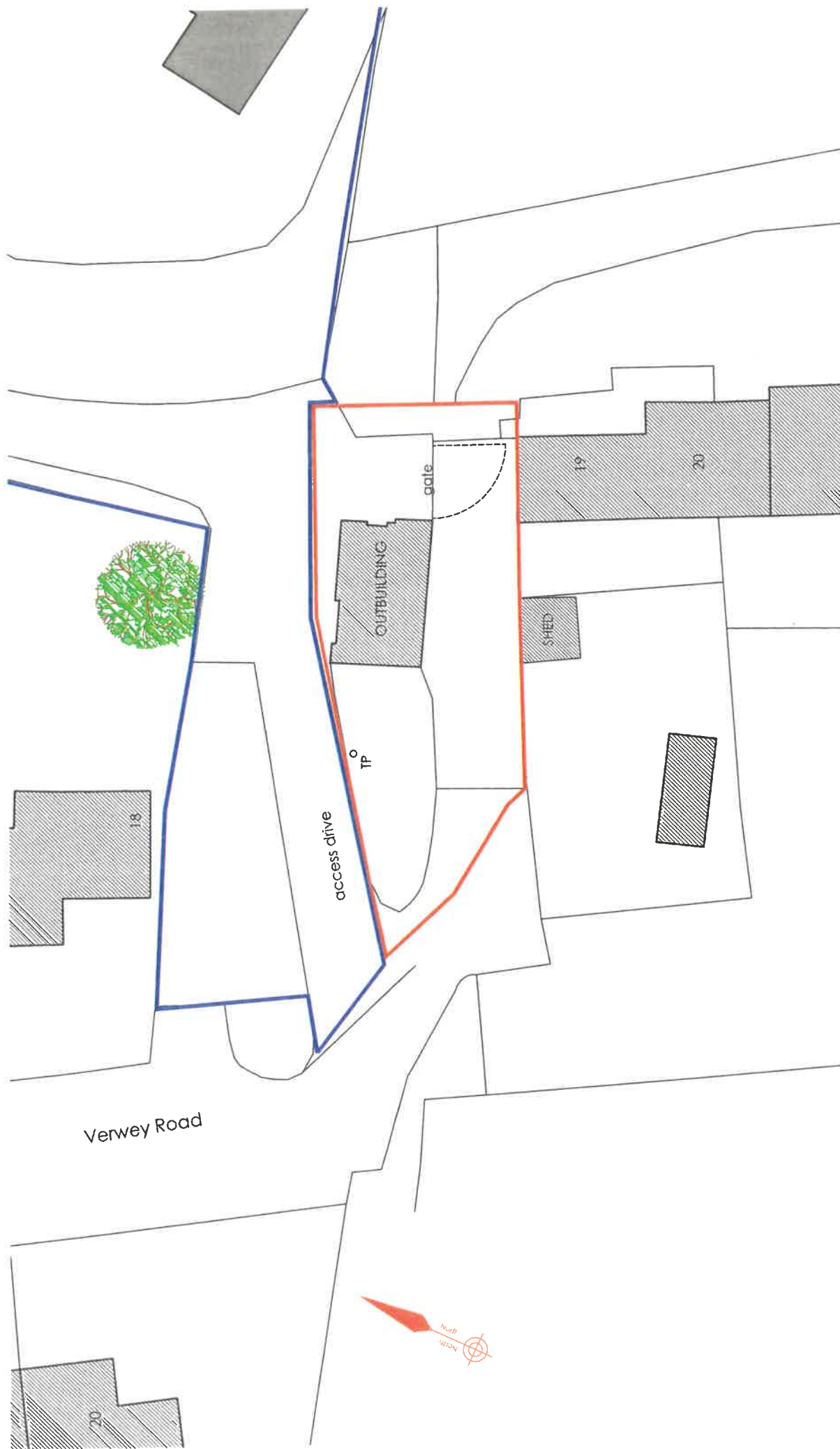
Title



☒ Declaration made

Reference:





ISSUED FOR:  
**OUTLINE PLANNING  
 APPLICATION  
 PURPOSES**

**Creation Design**  
 Creation Design - Wales  
 Tel: 01495 616277 / 07508890294  
[www.creationdesign-wales.com](http://www.creationdesign-wales.com)  
 Email: info@creationdesign-wales.com

**PROPOSED NEW HOUSE**  
 VERWEY ROAD  
 NANTYGLO  
 NP23 4WH

**SITE PLAN AS EXISTING**

DATE: **February 2022**

DRAWN BY: **P.P.**

SCALE: **1:200 @ A3**

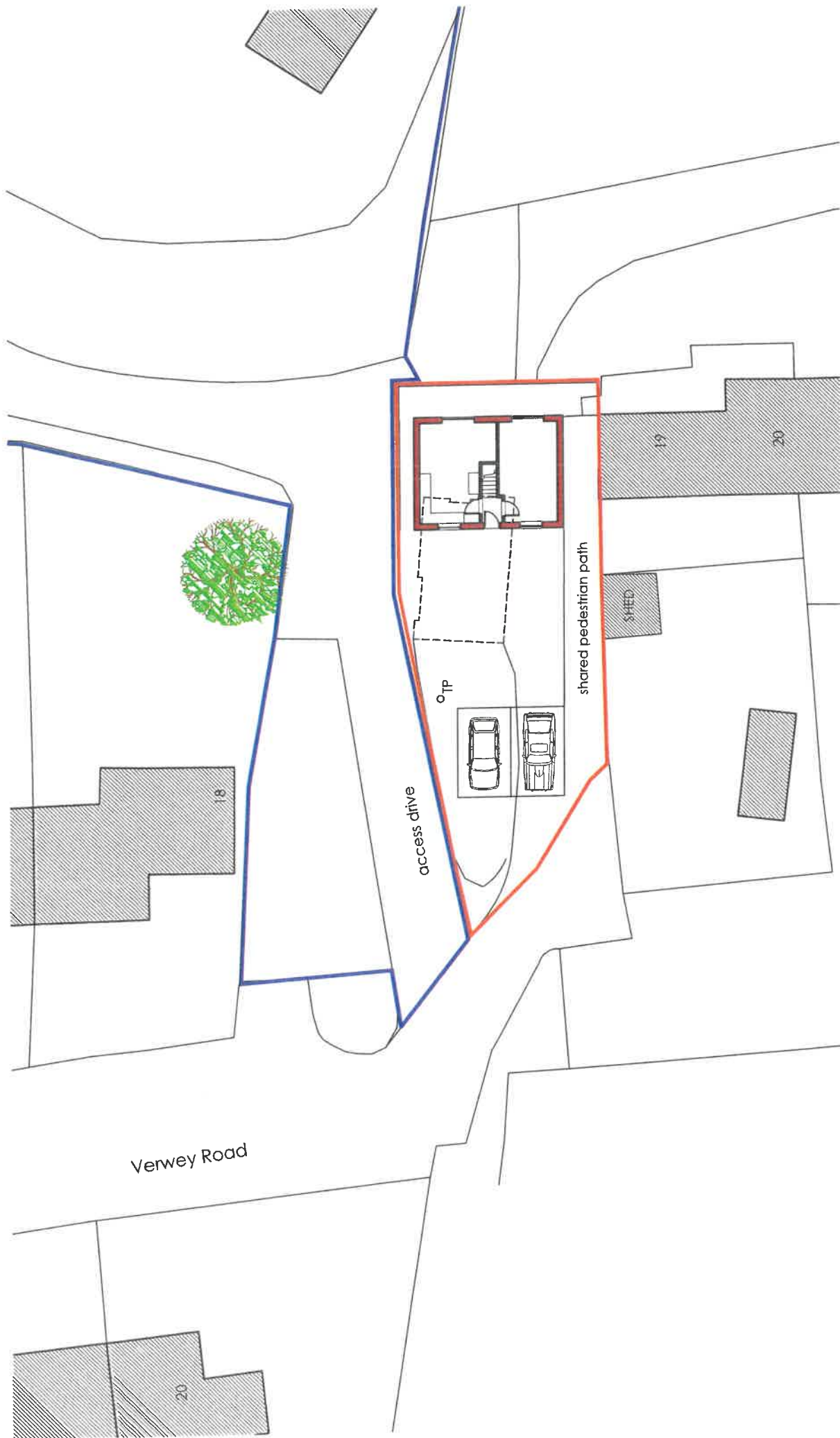
DRAWING NO:

**22-016/P/02**

REV:

-





# **SITE PLAN AS PROPOSED**

DATE: **February 2022**

DRAWN BY: **P.P.**

REV: **-**

DRAWING NO: **22-016/P/03**

SCALE(S): **1:200 @ A3**

## **PROPOSED NEW HOUSE**

**VERWEY ROAD**

**NANTYGLO**

**NP23 4WH**

*Creation Design*



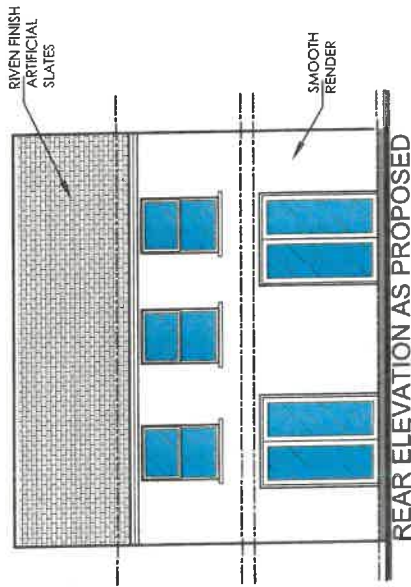
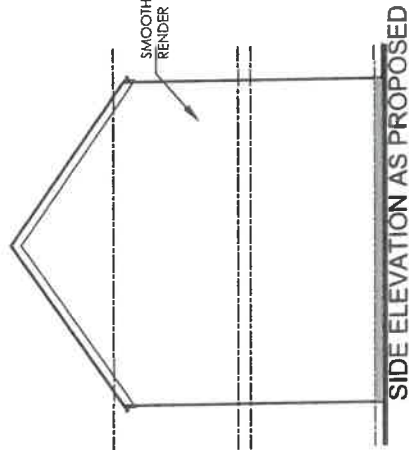
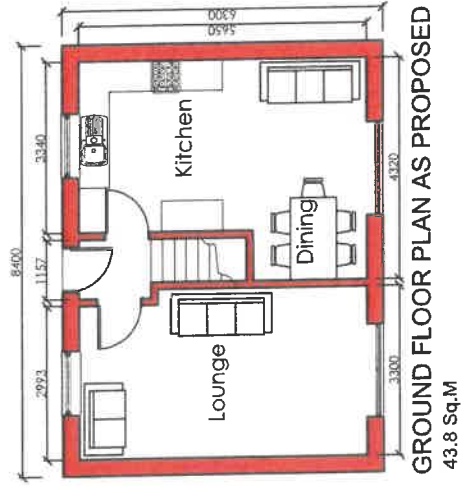
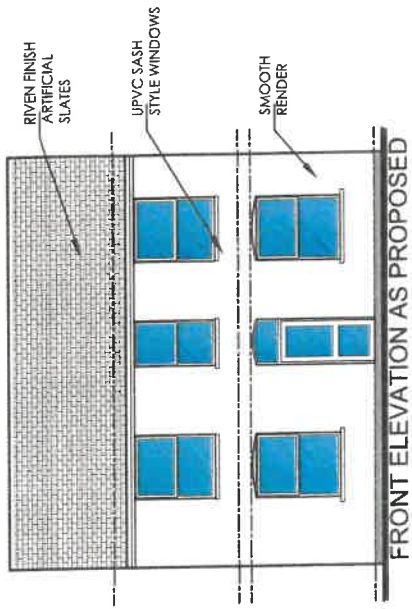
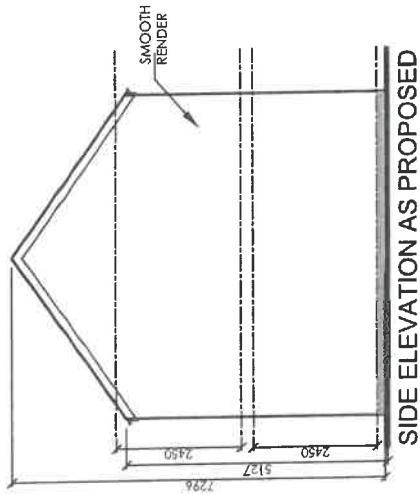
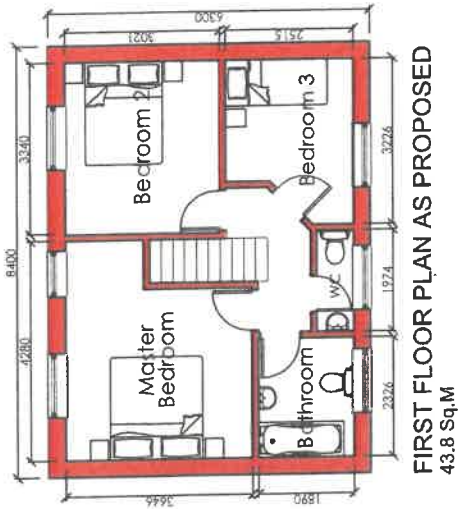
**Creation Design - Wales**

Tel: 01495 614277 / 07508890294

[www.creationdesign-wales.com](http://www.creationdesign-wales.com)  
Email: [info@creationdesign-wales.com](mailto:info@creationdesign-wales.com)

ISSUED FOR:

## **OUTLINE PLANNING APPLICATION PURPOSES**



ISSUED FOR:  
**OUTLINE PLANNING  
APPLICATION  
PURPOSES**

**Creation Design**  
Creation Design - Wales  
Tel: 01495 616277 / 07508890294  
www.creationdesign-wales.com  
Email: info@creationdesign-wales.com

**PROPOSED NEW HOUSE**  
VERWEY ROAD  
NANTYGLO  
NP23 4WH

**PROPOSED NEW HOUSE**  
DATE: **February 2022**  
DRAWN BY: **P.P.**  
SCALE: **1:100 @ A3**  
DRAWING NO: **22-016/P/04**  
REV: **-**



## Tracy

**From:** BGCBC - Planning <Planning.bgcbbc@blaenau-gwent.gov.uk>  
**Sent:** 18 May 2022 16:13  
**To:** Clerk  
**Subject:** Planning Application - C/2022/0132 - Plot 1, Land Adjacent to The Palms, Caddicks Row, Blaina  
**Attachments:** jenkins enviro report.pdf; Application Form (Redacted0.pdf; Block plan, floor & elevations.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

NANTYGLO & BLAINA

19 MAY 2022

TOWN COUNCIL



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

Date: 18 May 2022

Planning Ref: C/2022/0132

### FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

### APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Mr Michael Jenkins, The Palms, Caddicks Row, Blaina, Blaenau Gwent, NP13 3AX

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  
Jane Engel

### OBSERVATIONS



## Application for Planning Permission. Town and Country Planning Act 1990

### Privacy Notice

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

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

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

### Local Planning Authority details:

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

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)

### Publication on Local Planning Authority websites

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

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

If printed, please complete using block capitals and black ink.

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

#### 1. Applicant Name and Address

|                     |                      |               |                |
|---------------------|----------------------|---------------|----------------|
| Title:              | <b>MR.</b>           | First name:   | <b>MICHAEL</b> |
| Last name:          | <b>JENKINS</b>       |               |                |
| Company (optional): |                      |               |                |
| Unit:               |                      | House number: |                |
| House name:         | <b>THE PALMS</b>     |               |                |
| Address 1:          | <b>CADDICKS ROW</b>  |               |                |
| Address 2:          |                      |               |                |
| Address 3:          |                      |               |                |
| Town:               | <b>BLAINA</b>        |               |                |
| County:             | <b>BLAENAU GWENT</b> |               |                |
| Country:            |                      |               |                |
| Postcode:           | <b>NP13 3AX</b>      |               |                |

#### 2. Agent Name and Address

|                     |                                 |               |                 |
|---------------------|---------------------------------|---------------|-----------------|
| Title:              | <b>MR.</b>                      | First name:   | <b>DAVID I.</b> |
| Last name:          | <b>JONES</b>                    |               |                 |
| Company (optional): | <b>BUILDING DESIGN SERVICES</b> |               |                 |
| Unit:               |                                 | House number: | <b>8</b>        |
| House name:         |                                 |               |                 |
| Address 1:          | <b>BIRCHGROVE</b>               |               |                 |
| Address 2:          |                                 |               |                 |
| Address 3:          |                                 |               |                 |
| Town:               | <b>NEW TREDEGAR</b>             |               |                 |
| County:             | <b>GWENT</b>                    |               |                 |
| Country:            |                                 |               |                 |
| Postcode:           | <b>NP24 6AH</b>                 |               |                 |

### 3. Description of the Proposal

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

**CONSTRUCT DETACHED 3 BED DWELLING**

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

☐ Yes

☒ No

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

(date must be pre-application submission)

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

☐ Yes

☒ No

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

(date must be pre-application submission)

### 4. Site Details

Please provide the full postal address of the application site.

Unit:

House number:

House suffix:

House name:

**PLOT 1**

Address 1:

**LAND ADJACENT TO**

Address 2:

**THE PALMS, CADDICKS ROW**

Town:

**BLAINA**

County:

**BLAENAU GWENT**

Postcode (optional):

**NP13 3AX**

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

Easting:

Northings:

Description:

### 5. Pre-application Advice

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

☐ Yes

☒ No

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

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

☐

Officer name:

Reference:

Date (DD/MM/YYYY):  
(must be pre-application submission)

Details of pre-application advice received?

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

### 8. Neighbour and Community Consultation

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

☐ Yes ☒ No

If Yes, please provide details:

### 7. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

### 9. Authority Employee / Member

With respect to the Authority, I am:

a) a member of staff

b) an elected member

c) related to a member of staff

d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

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

## 10. Materials

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

|   | Existing<br>(where applicable) | Proposed                                       | Not<br>applicable                   | Don't<br>Know            |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| Walls                                       |                                | CREAM SMOOTH<br>RENDER WITH PRE-CAST<br>QUOINS | <input type="checkbox"/>            | <input type="checkbox"/> |
| Roof  |                                | SLATE  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Windows                                     |                                | GREY UPVC D/GLAZED                             | <input type="checkbox"/>            | <input type="checkbox"/> |
| Doors                                       |                                | "  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Boundary treatments<br>(e.g. fences, walls) |                                | STEEL 1100 HT RAILINGS                         | <input type="checkbox"/>            | <input type="checkbox"/> |
| Vehicle access and<br>hard-standing         |                                | POROUS PAVING                                  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Lighting                                    |                                |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Others<br>(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:

### 11. Vehicle Parking

Is vehicle parking relevant to this proposal? ☒ Yes ☐ No

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

### 12. Foul Sewage

Please state how foul sewage is to be disposed of:

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

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

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

### 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation"). The notes provide further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

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

b) Designated sites, important habitats or other biodiversity features:

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

c) Features of geological conservation importance:

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

#### Supporting Information Requirements

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

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

Your Local Planning Authority will be able to advise on the content of any assessments that may be required.

### 14. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

### 15. Trade Effluent

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

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

### 16. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☒ Yes ☐ No

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

**17. All Types of Development: Non-residential Floorspace**

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

☐ Yes☒ No

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

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

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

| Use class      | Type of use              | Not applicable           | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|----------------|--------------------------|--------------------------|--|---|----------------------|
| C1             | Hotels                   | <input type="checkbox"/> |  |   |                      |
| C2             | Residential Institutions | <input type="checkbox"/> |  |   |                      |
| OTHER          |                          | <input type="checkbox"/> |  |   |                      |
| Please Specify |                          | <input type="checkbox"/> |  |   |                      |

**18. Employment**

Please complete the following information regarding employees:

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

**19. Hours of Opening**

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

| Use | Monday to Friday | Saturday | Sunday and Bank Holidays | Not known |
|-----|------------------|----------|--------------------------|-----------|
|     |                  | N/A      |                          |           |
|     |                  |          |                          |           |
|     |                  |          |                          |           |



## 20. Site Area

Please state the site area in hectares (ha) **0.04**

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

☐ Yes ☒ No

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

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

## 21. Assessment of Flood Risk

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

☐ Yes ☒ No

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

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

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

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system ☐ Soakaway ☐ Main sewer ☐ Existing watercourse ☐ Pond/lake

## 22. Existing Use

Please describe the current use of the site:

**VACANT BUILDING PLOT**

Is the site currently vacant? ☒ Yes ☐ No

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

**NOT KNOWN**

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

(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known or suspected to be contaminated for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

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

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

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

|  | Previously Developed Land | Greenfield Land |
|--|---------------------------|-----------------|
| Area of land (ha) proposed for new development | <b>0.04</b>               |                 |

## 23. Renewable and Low Carbon Energy

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

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

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

## 24. Industrial or Commercial Processes and Machinery

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

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

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

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

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

|   |  |
|---|--|
| Municipal                               |  |
| Construction, demolition and excavation |  |
| Commercial and industrial               |  |
| Hazardous                               |  |

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

## 25. Hazardous Substances

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

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

|                        |                      |                               |                      |                              |                      |
|------------------------|----------------------|-------------------------------|----------------------|------------------------------|----------------------|
| Acrylonitrile (tonnes) | <input type="text"/> | Ethylene oxide (tonnes)       | <input type="text"/> | Phosgene (tonnes)            | <input type="text"/> |
| Ammonia (tonnes)       | <input type="text"/> | Hydrogen cyanide (tonnes)     | <input type="text"/> | Sulphur dioxide (tonnes)     | <input type="text"/> |
| Bromine (tonnes)       | <input type="text"/> | Liquid oxygen (tonnes)        | <input type="text"/> | Flour (tonnes)               | <input type="text"/> |
| Chlorine (tonnes)      | <input type="text"/> | Liquid petroleum gas (tonnes) | <input type="text"/> | Refined white sugar (tonnes) | <input type="text"/> |

Other:

Other:

Amount (tonnes):

Amount (tonnes):

## 26. Ownership Certificates

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

### Certificate of Ownership – Certificate A

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25/04/22

### 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):

## 26. Ownership Certificates (continued)

### Certificate of Ownership – Certificate D Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that:

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

The steps taken were:

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

## 27. Agricultural Holdings

### Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012 Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25/04/22

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

| Name of Tenant | Address | Date Notice Served |
|----------------|---------|--------------------|
|                |         |                    |
|                |         |                    |
|                |         |                    |
|                |         |                    |
|                |         |                    |

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

## 28. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

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

☐

The correct fee:

☐

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

☐

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

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

☐

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

☐

- constitutes "major development".

☐

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

☐

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

☐

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

☐

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

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

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

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

## 29. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25/04/22

(date cannot be pre-application)

## 30. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Email address (optional):

## 31. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Email address (optional):

## 32. Site Visit

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

☒

Yes

☐

No

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

☐

Agent

☒

Applicant

☐

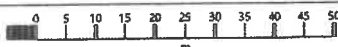
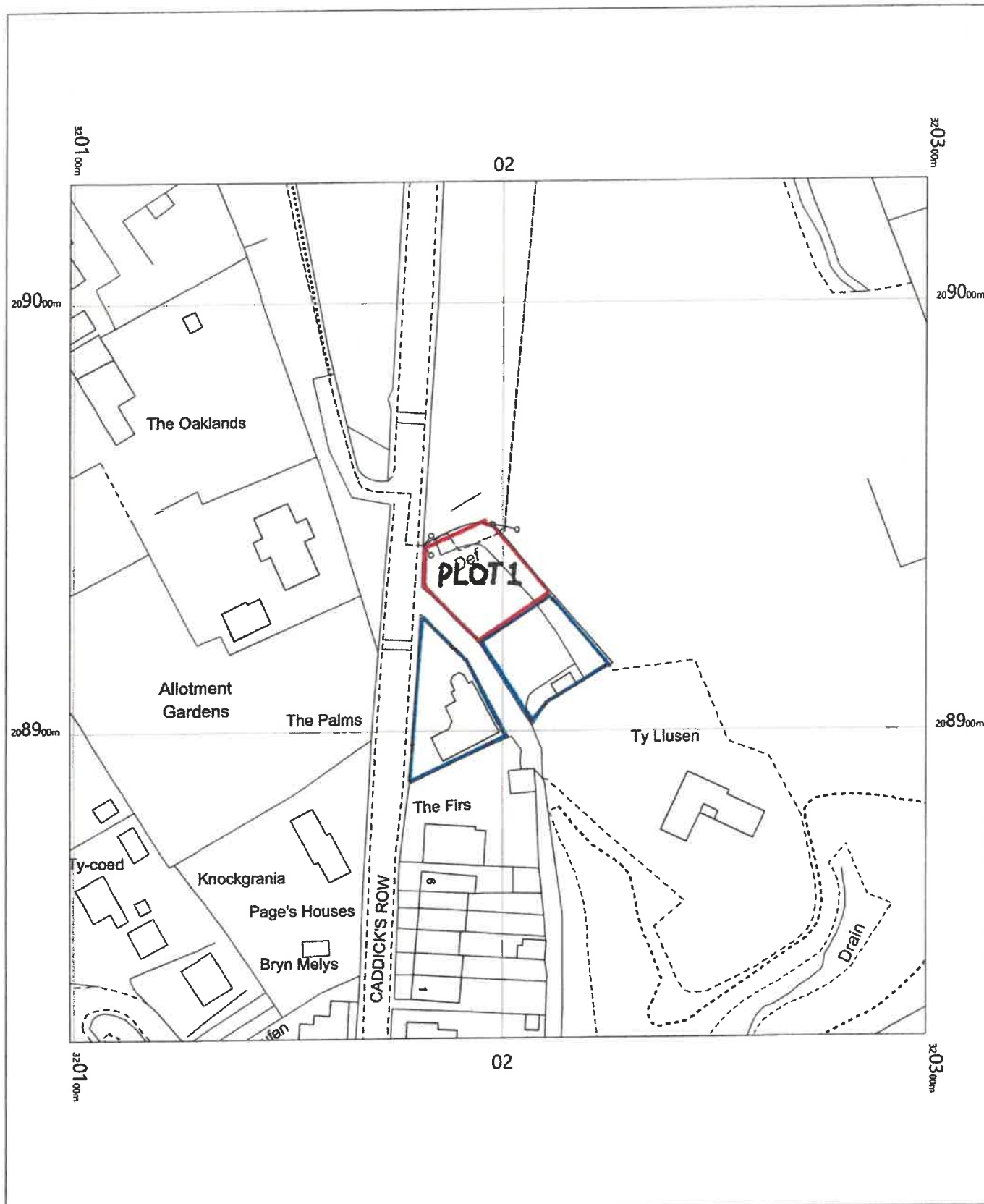
Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

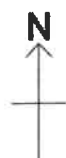


Land Adjacent To  
The Palms,  
Caddicks Row,  
Abertillery,  
Blaenau,  
Gwent,  
NP13 3AX

OS MasterMap 1250/2500/10000 scale  
Wednesday, December 9, 2020, ID: BW1-00924234  
[www.blackwellmapping.co.uk](http://www.blackwellmapping.co.uk)

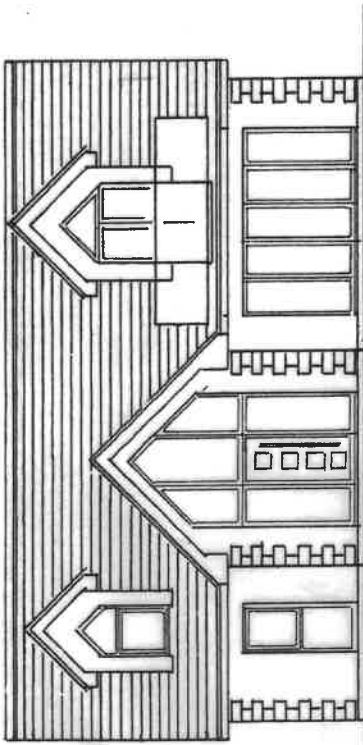
1:1250 scale print at A4, Centre: 320199 E, 208928 N

© Crown Copyright Ordnance Survey. Licence no. 100041041

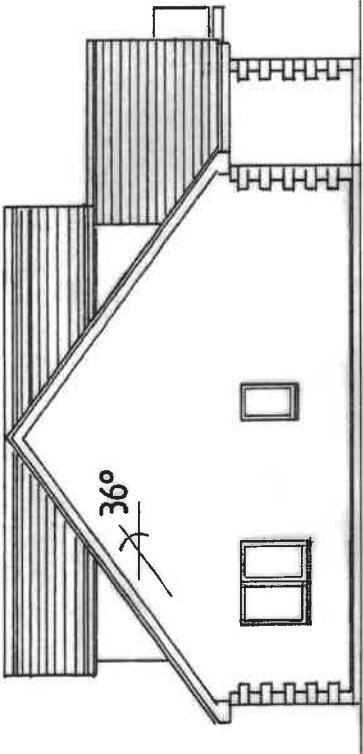


**BLACKWELL'S**  
[www.blackwellmapping.co.uk](http://www.blackwellmapping.co.uk)

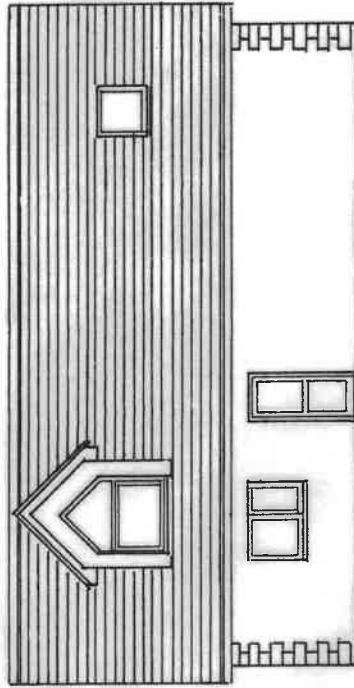
TEL. 0114 268 7658  
[maps.sheffield@blackwell.co.uk](mailto:maps.sheffield@blackwell.co.uk)



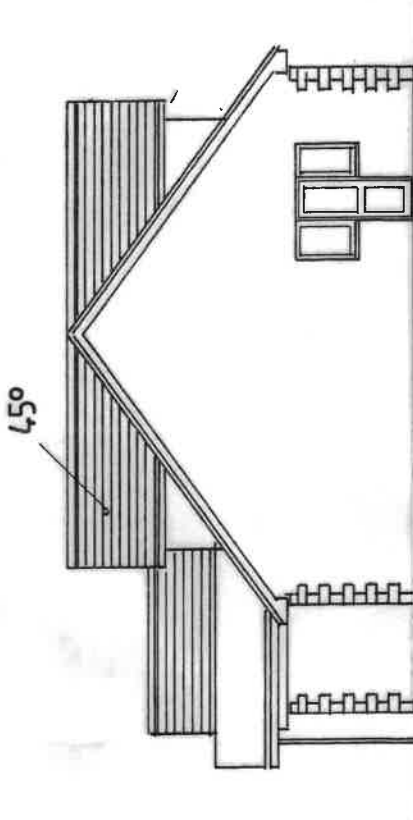
Front



L.H. Side



Rear



R.H. Side

Proposed Elevations

Scale 1 / 100 at A3

PROJECT:- Proposed New Dwelling  
LOCATION:- Building plot adj. to "The  
Palms", Caddicks Row, Blaina, NP13 3AX  
CLIENT:- Mr. M. Jenkins  
TITLE:- Elevations

**PROPOSED**

SCALES:- 1/100,  
DWG.NO:- PL04  
DATE: April 2022

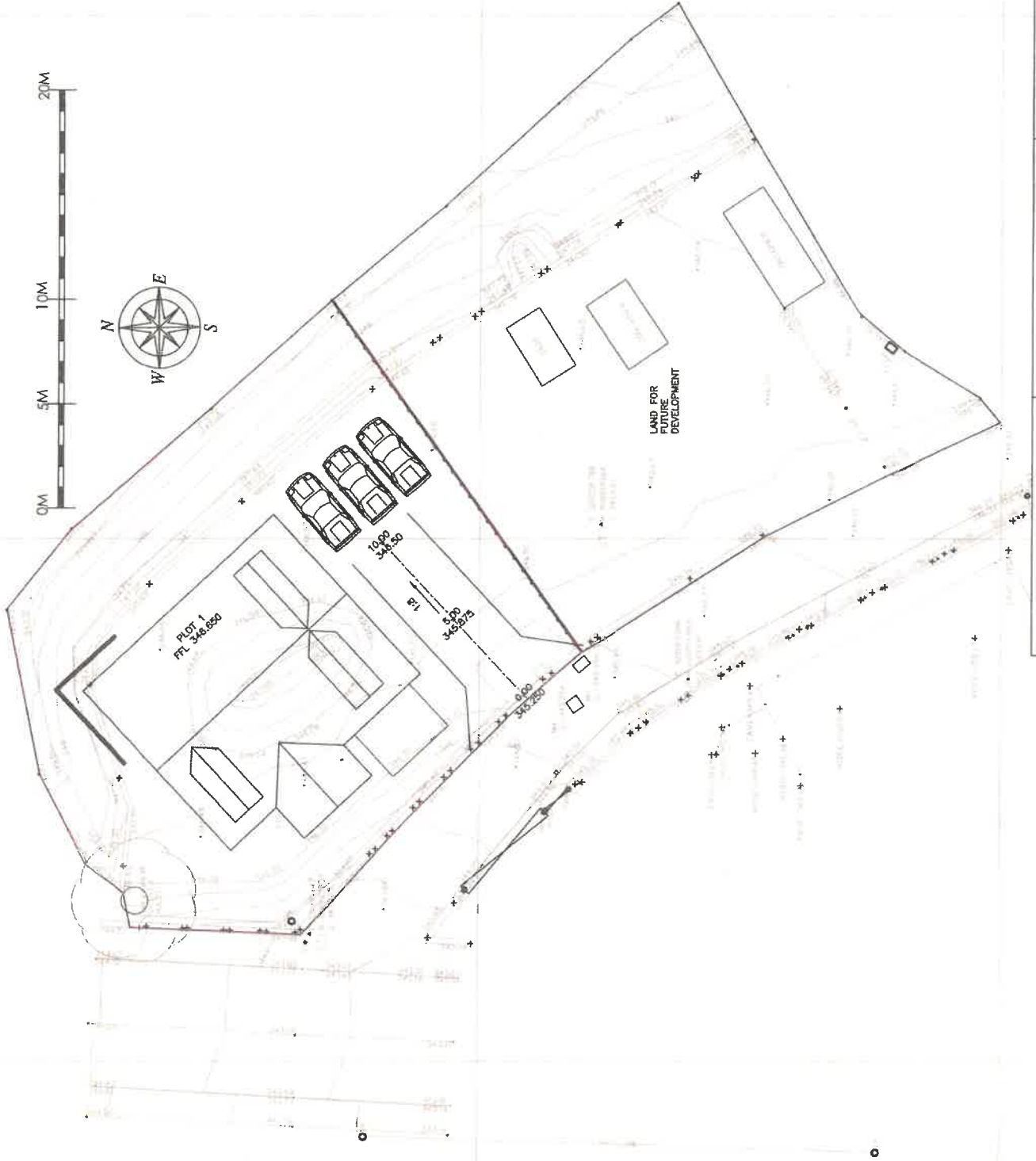
Drawn By:- David I. Jones,  
Building Design Services  
8, Birchgrove,  
New Tredegar  
Tel: 01443 820306

Davidjonesbuildingdesign@hotmail.co.uk



# NOTES

1. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY, IF IN DOUBT ASK.
2. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.



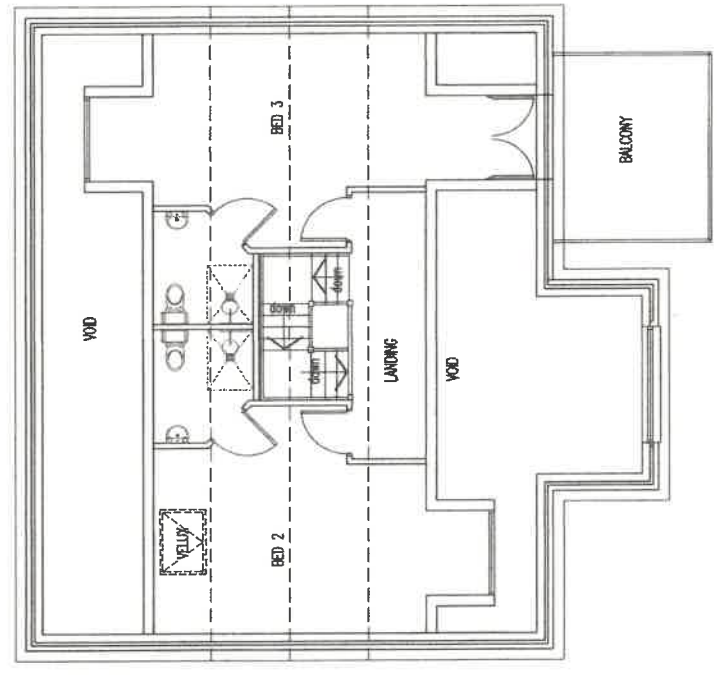
|                              |  |                                      |                    |                      |
|------------------------------|--|--------------------------------------|--------------------|----------------------|
| Client<br>MR AND MRS JENKINS | Project Title<br>PROPOSED NEW DWELLING AT<br>CADDICKS ROW BLAINA<br>PLOT 1 | Drawing Title<br>PROPOSED BLOCK PLAN | Drawn By<br>DJ     | Scale<br>1:200 @ A3  |
|                              |  |                                      | Date<br>APRIL 2022 | Drawing Number<br>01 |

NOTES

- 1. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY, IF IN DOUBT ASK.
- 2. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

|                                     |                    |  |               |   |  |               |                                      |  |          |      |        |            |                |    |
|-------------------------------------|--------------------|--|---------------|---|--|---------------|--------------------------------------|--|----------|------|--------|------------|----------------|----|
| Client Name                         | MR AND MRS JENKINS |  | Project Title | PROPOSED NEW DWELLING AT CADDICKS ROW BLAINA PLOT 1 |  | Drawing Title | PROPOSED GROUND AND FIRST FLOOR PLAN |  | Drawn By | DJ   | Scales | 1:100 @A3  |                |    |
|                                     |                    |  |               |   |  |               |                                      |  |          | Date |        | APRIL 2022 |                |    |
| Designer: D I JONES BUILDING DESIGN |                    |  |               |   |  |               |                                      |  |          |      |        |            | Drawing Number | 02 |

**Tracy**

---

**From:** Evans, Lauren <Lauren.Evans@blaenau-gwent.gov.uk>  
**Sent:** 26 May 2022 15:54  
**To:** Clerk  
**Subject:** Planning Consultation C/2022/0146 68B High Street  
**Attachments:** 22-057 68B High Street\_Blaina-P01-Site Location plan.pdf; Application form redacted.pdf



Date: 26 May 2022

Planning Ref: C/2022/0146

**FAO: Town Council**

**NANTYGLO & BLAINA**  
**30 MAY 2022**  
**TOWN COUNCIL**

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: 68B High Street, Abertillery, Blaenau Gwent, NP13 3AE

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  
HHN

OBSERVATIONS



# 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)

## 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

Reference:

## Name/Company

Title

Ms.

First name

Jacqui

Surname

Hughes

Company Name

## Address

Address line 1

68B High Street

Address line 2

Address line 3

Blaenau Gwent

Town/City

Blaina

Country

Wales

Postcode

NP13 3AE

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

## Contact Details

Primary number



---

## Agent Details

---

Reference:

## Name/Company

Title

Mr

First name

Paul

Surname

Parsons

Company Name

Creation Design Wales

## Address

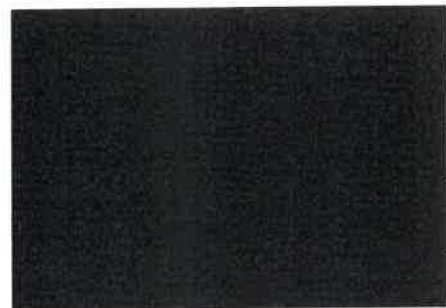
Address line 1



|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

## Contact Details

Primary number



|  |
|--|
|  |
|  |
|  |

---

---

## Site Area

What is the site area?

46.00

Reference:



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

Proposed Change of use from A1 to Café & Takeaway

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)

04/04/2022

Has the work or change of use been completed?

☐ Yes

☒ No

---

## Existing Use

Please describe the current use of the site

Vacant shop unit (Class A1)

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

---

Reference:

## 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

Reference:

- ☐ 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

---

---

## Waste Storage and Collection

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

- ☒ Yes
- ☐ No

If Yes, please provide details:

To rear of property

---

---

## 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

Reference:

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:

|  |
|--|
| <b>Use Class:</b><br>A1 - Shops Net Tradable Area<br><b>Existing gross internal floorspace (square metres):</b><br>38<br><b>Gross internal floorspace to be lost by change of use or demolition (square metres):</b><br>38<br><b>Total gross internal floorspace proposed (including change of use) (square metres):</b><br>0<br><b>Net additional gross internal floorspace following development (square metres):</b><br>-38 |
| <b>Use Class:</b><br>A3 - Food and drink<br><b>Existing gross internal floorspace (square metres):</b><br>0<br><b>Gross internal floorspace to be lost by change of use or demolition (square metres):</b><br>0<br><b>Total gross internal floorspace proposed (including change of use) (square metres):</b><br>38<br><b>Net additional gross internal floorspace following development (square metres):</b><br>38            |

| 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) |
|--------|--|---|---|--|
|        | 38   | 38  | 38  | 0  |

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

|   |
|---|
| 0 |
|---|

Part-time

|   |
|---|
| 0 |
|---|

Reference:

0.00

## Proposed Employees

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

Full-time

2

Part-time

1

Total full-time equivalent

---

---

## 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:**

A3 - Food and drink

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

07:00

**End Time:**

15:00

**Saturday:**

**Start Time:**

07:00

**End Time:**

14:00

**Sunday / Bank Holiday:**

**Start Time:**

**End Time:**

---

---

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

---

Reference:

☐ 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

---

Reference:



## Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes  
☒ No

---

## Ownership Certificates

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

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☐ Yes  
☒ No

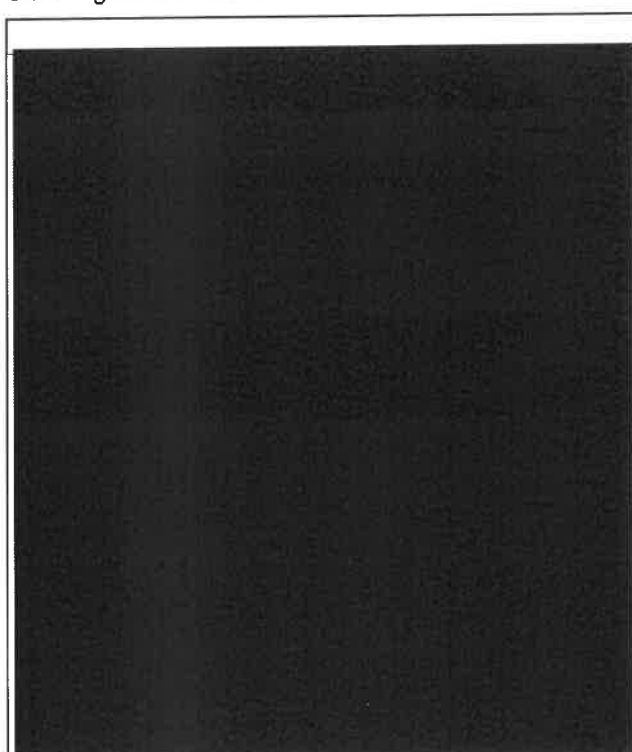
If No, can you give appropriate notice to ALL the other owners?

- ☒ Yes  
☐ No

### Certificate of Ownership - Certificate B

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

Owner/Agricultural Tenant

|  |  |
|--|--|
|  |  |
|--|--|

Person Role

- ☐ The Applicant  
☒ The Agent

---

Reference:

☒ 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

☒ Declaration made

Reference: