

2a(i)**Blaenau Gwent Replacement Local Development Plan - PreferredStrategy**

From: Hayley.Spender@blaenau-gwent.gov.uk

Sent: Thu, 3 Oct, 2019 at 15:57

To: Undisclosed recipients

I write to you following your attendance at the Replacement Local Development Plan (RLDP) Spatial Strategy Options Workshops held in July and to update you with the latest news in relation to the RLDP.

We told you in the workshop sessions that we would be publishing the Preferred Strategy in November for formal consultation. We have since received views from Welsh Government and the results of the Initial Integrated Sustainability Appraisal. In light of these, further work to the preferred spatial strategy option is required which means that consultation will be delayed. It is therefore now anticipated that we will be undertaking formal consultation on the Preferred Strategy in January 2020.

If you should have any queries regarding this matter, please do not hesitate to get in touch.

Kind Regards

Hayley

Prif Swyddog Cynllunio / Principal Planning Officer

Cyngor Bwrdeisdref Sirol Blaenau Gwent / Blaenau Gwent County Borough council

Llawr 1a / Floor 1a

Swyddfydd Bwrdeisiol / Municipal Offices

Canolfan Dinesig / Civic Centre

Glyn Ebwy / Ebbw Vale

NP23 6XB

Ffon / Telephone: 01495 355538

E-bost / Email: hayley.spender@blaenau-gwent.gov.uk

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

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

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.

FW: Introduction to Planning/Cyflwyniad i Gynllunio

From: Nicola.Ferguson@blaenau-gwent.gov.uk

Sent: Thu, 3 Oct, 2019 at 11:52

To: clerk.alcc@gmail.com, info@tredegartowncouncil.co.uk, clerk@nantygloandblainatc.co.uk, brynmawr.tc@btconnect.com

2bcj)

Images not displayed.

SHOW IMAGES**| ALWAYS SHOW IMAGES FROM THIS SENDER**

Please see below

From: Planning Aid Wales [mailto:deb@planningaidwales.org.uk]**Sent:** 03 October 2019 10:28**To:** Steve Smith - Environment**Subject:** Introduction to Planning/Cyflwyniad i Gynllunio

Introduction to Planning Cyflwyniad i Gynllunio

Book Now

An Introduction to Planning

An introductory or refresher training session, for new councillors, or those that want to know more about the planning system. A particular focus on where and how Community and Town Councils can impact planning, and ensure the community voice is heard.

This training session runs for 2.5 hours, with a 15 minute break. It is fully interactive with opportunities for questions and answers throughout. Refreshments will be provided.

This training session will provide:

When?

Monday 11th
November 2019
5.30pm to 8.30pm

How much?

£35.00

Where?

- An overview of the planning system and key players involved
- An explanation of the role of Community and Town Councils in planning
- A look into community involvement in Local Development Plan preparation
- Insight into how planning applications are decided
- A description of recent changes to the planning system, including the introduction of pre-application community consultation and Place Plans

**Monmouth Town
Council,
Agincourt Square,
Monmouth
Monmouthshire
NP25 3DY**

Cyflwyniad i Gynllunio

Sesiwn gyflwyno, neu loywi, ar gyfer cynghorwyr newydd, neu'r rhai sydd am wybod mwy am y system gynllunio. Ffocws arbennig ar ble a sut y gall cynghorau Cymuned a Thref effeithio ar gynllunio a sicrhau y clywir llais y gymuned. Cynhelir y sesiwn hyfforddi am 2.5 awr, gyda saib am 15 munud. Mae'n hollol ryngweithiol gyda chyfleoedd i ofyn cwestiynau a chael atebion drwyddi draw. Darperir lluniaeth.

Bydd y sesiwn hyfforddi hon yn darparu:

- Trosolwog o'r system gynllunio a'r chwaraewyr allweddol sydd ynghlwm
- Esboniad o rôl Cynghorau Cymuned a Thref mewn cynllunio
- Golwg ar ymrwymiad y gymuned mewn paratoi Cynllun Datblygu Lleol
- Mewnwelediad ar sut y penderfynir ar geisiadau cynllunio
- Disgrifiad o'r newidiadau diweddar i'r system gynllunio. Yn cynnwys cyflwyno ymgynghoriad cymunedol cyn-cais a Chynlluniau Cynefin

2 c (i)**REVISED Farm Diversification Event - 23rd October 2019**

From: Strategy <Strategy@beacons-npa.gov.uk>
Sent: Mon, 23 Sep, 2019 at 11:03
To: cccouncils, Jane Price, nfu.cymru@nfu.org.uk, stella.owen@nfu.org.uk, CHARLES de WINTON, breconandradnor@fuw.org.uk, carmarthen@fuw.org.uk, gwent@fuw.org.uk
Cc: Strategy, edward.evans2@sky.com, cllr.gareth.ratcliffe@powys.gov.uk, Bradley Welch, Helen Roderick, Mark Jones

30918 Parc Cenedlaethol Farm Diversification.pdf (481.8 KB)
Farm Diversification for Adoption SPG.PDF (305.2 KB)
Event Invitation.pdf (432.8 KB) – **Download all**

Dear Sir/Madam,

PLEASE SEE REVISED EVENT DATE BELOW

The Brecon Beacons National Park Authority are currently reviewing its Farm Diversification Supplementary Planning Guidance (SPG), the current version is attached. We are planning to hold an engagement event in conjunction with Planning Aid Wales on **23rd October 2019 here at the Authority HQ in Brecon at 6pm** and scheduled to finish at 9pm.

You are welcome to join us, invitations are open to any interested member to attend the event. Please could you let us know the names and contact details of any member wishing to attend by emailing ldp@beacons-npa.gov.uk or alternatively calling 01874 620428.

We would also be grateful if you could please advertise this within your farming community and ask them to confirm their attendance to us by **Midday Friday 18th October 2019** by emailing ldp@beacons-npa.gov.uk or alternatively calling 01874 620428.

I have attached the new invitation poster, and again if it is not too much trouble to ask we would very much appreciate this being displayed within your community's notice boards. If you have trouble with printing the poster, please let me know and we will arrange for a hard-copy to be posted to you (those who had previously requested hard-copies, the new posters are currently in the post to you).

Many thanks and look forward to hearing from you soon.

Kind regards,
Naomi

Naomi Davies BSc (Hons)
Swyddog Cynllunio - Polisi/ **Planning Officer - Policy**
Awduddod Parc Cenedlaethol Bannau Brycheiniog/**Brecon Beacons National Park Authority**
Plas y Ffynnon
Ffordd Cambrian/**Cambrian Way**
Aberhonddu/**Brecon**
LD3 7HP

Brecon Beacons National Park Authority
& Planning Aid Wales

Farm Diversification Engagement Event



BBNPA are currently reviewing its Farm Diversification Supplementary Planning Guidance (SPG). We are holding an engagement event in conjunction with Planning Aid Wales.

Any interested party is welcome to join us.

**Event is on Wednesday 23rd October
2019 at the Authority's HQ in Brecon
6 PM until 9 PM**

Please confirm your attendance by emailing
LDP@beacons-npa.gov.uk or by calling 01874 620428
by Friday 18th October 2019.

Planning Consultation C/2019/0261 B & S, 5 Queen Street, Nantyglo.

From: Alanna.Hill@blaenau-gwent.gov.uk

Sent: Thu, 26 Sep, 2019 at 15:42

To: clerk@nantygloandblainatc.co.uk

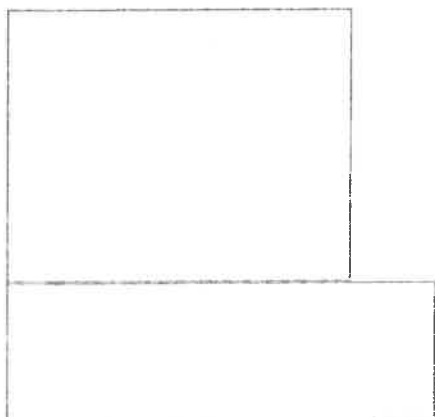
NANTYGLO and BLAINA
TOWN COUNCIL

27 SEP 2019

image007.jpg (4.7 KB) image008.jpg (5.1 KB)
image009.jpg (33.7 KB) Application Form.pdf (4.5 MB)
Existing Block Plan.pdf (705.7 KB)
Existing elevations and floor plans and proposed elevations.jpg (1.8 MB)
Proposed Block Plan.pdf (606.5 KB) Proposed Floor Plans.jpg (1.4 MB)
Site Location Plan.pdf (456.6 KB) — **Download all**



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Date: 26 September 2019

Planning Ref: C/2019/0261

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSIONPROPOSED DEVELOPMENT AT: B & S, 5 Queen Street,
Nantyglo.

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



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

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

Llawr 1a, Stryddfeydd Bwrdeistiol, Canolfan Ddinesig
Glyn Ebwy. NP23 6XB
Ffôn: 01495 355555 Ffacs: 01495 355598
Email: planning@blaenau-gwent.gov.uk



www.blaenau-gwent.gov.uk

Publication on Local Planning Authority websites

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

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

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

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

NEIGHBOUR
PLANNING

25 SEP 2019

1. Applicant Name and Address

Title:	MR	First name:	MANDEEP
Last name:	BRAR		
Company (optional):	—		
Unit:	House number:	5	House suffix:
House name:	B&S STORES		
Address 1:	QUEEN STREET		
Address 2:	NANTYGLLO		
Address 3:			
Town:	EBBW VALE		
County:	GWENT		
Country:			
Postcode:	NP234 LX		

2. Agent Name and Address

Title:	MR.	First name:	TERRY
Last name:	MORGAN		
Company (optional):	—		
Unit:	House number:	—	House suffix:
House name:	CLIFTON HOUSE		
Address 1:	WESTSIDE		
Address 2:	BLAINA		
Address 3:			
Town:	ABERTULLERY		
County:	GWENT		
Country:			
Postcode:	NP133 DD		

3. Description of Proposed Works

Please describe the proposed works:

Single storey extension and extension to existing platform.

Has the work already started?

☐ Yes ☒ No

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

(date must be pre-application submission)

Has the work already been completed?

☐ Yes ☒ No

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

(date must be pre-application submission)

4. Site Details

Please provide the full postal address of the application site.

Unit:

House number:

5

House suffix:

House name:

BIG STORES

Address 1:

QUEEN ST

Address 2:

NANTY GLO

Town:

EBBW VALL

County:

GLOUCEST

Postcode

(optional): NP234 LX

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

Easting:

Northings:

Description:

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

6. Pre-application Advice

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

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

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

Officer name:

Reference:

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

Details of the pre-application advice received:

7. Biodiversity and Geological Conservation

Does your proposal involve:

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

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

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

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

Your local planning authority will be able to advise you further, guidance is also available from the Planning Portal.

8. Parking

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

If Yes, please describe:

9. Authority Employee / Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

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

10. Trees and Hedges

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

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

11. 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

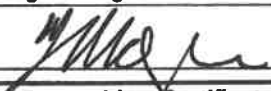
I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):





9-9-19

Certificate of Ownership – Certificate B

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

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

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



Certificate of Ownership – Certificate C

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

I certify/ The applicant certifies that:

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

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



11. Ownership Certificates (continued)

Certificate of Ownership – Certificate D

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

I certify/ The applicant certifies that:

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

The steps taken were:

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. Agricultural Holdings

Agricultural Holding Certificate

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

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(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):

13. Planning Application Requirements - Checklist

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

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



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

The correct fee:



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



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



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



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



14. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

44

1495 292896

Country code:

Mobile number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

44

1495 290852

Country code:

Mobile number (optional):

44

7522 384753

Email address (optional):

TERI-T MORGAN 001 2 BT INTERNET

17. Site Visit

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

☒ Yes

☐ No

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

☒ Agent

☐ Applicant

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

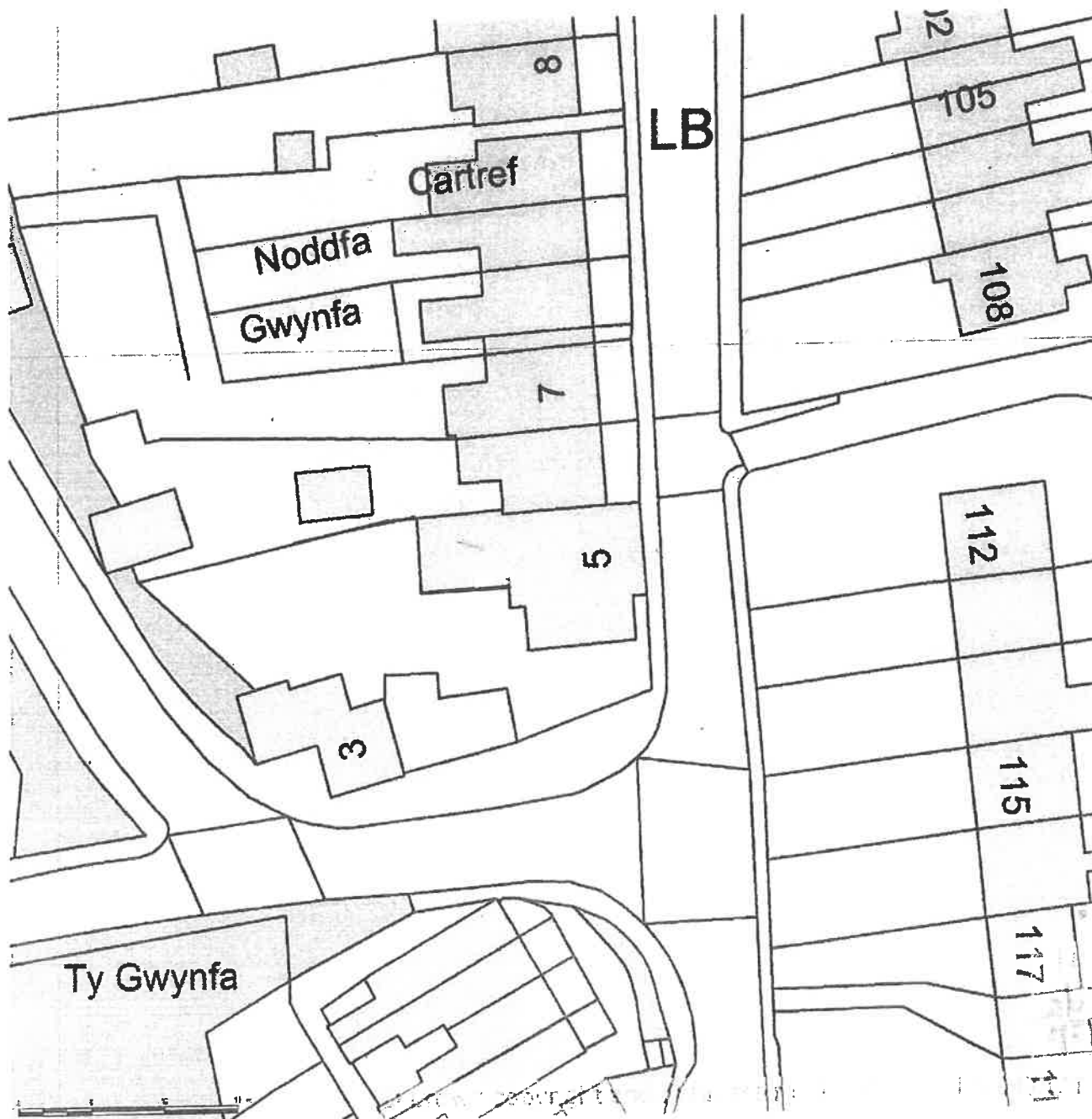
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

BLOCK/SITE PLAN
 AREA 90m x 90m
 SCALE 1:500 on A4
 CENTRE COORDINATES: 319641, 209582



Existing Block Plan



Supplied by Streetwise Maps Ltd
www.streetwise.net
 Licence No: 100047474
 14/08/2019 07:53:47

10 SEP 2019

A simple line drawing of a house. The main part of the house has a gabled roof. To the left, there is a smaller section with a flat roof, labeled 'GARAGE' in capital letters. The drawing is minimalist, using only black outlines on a white background.

[illegible]

lower
ground
floor

ground
floor

first
floor

Architectural drawing of the rear elevation of a two-story house. The drawing shows a main two-story section with a gabled roof and a smaller single-story section to the right. The main section has two windows on the upper floor and a larger window on the lower floor. The smaller section has a single window. The drawing is labeled "rear" at the bottom.

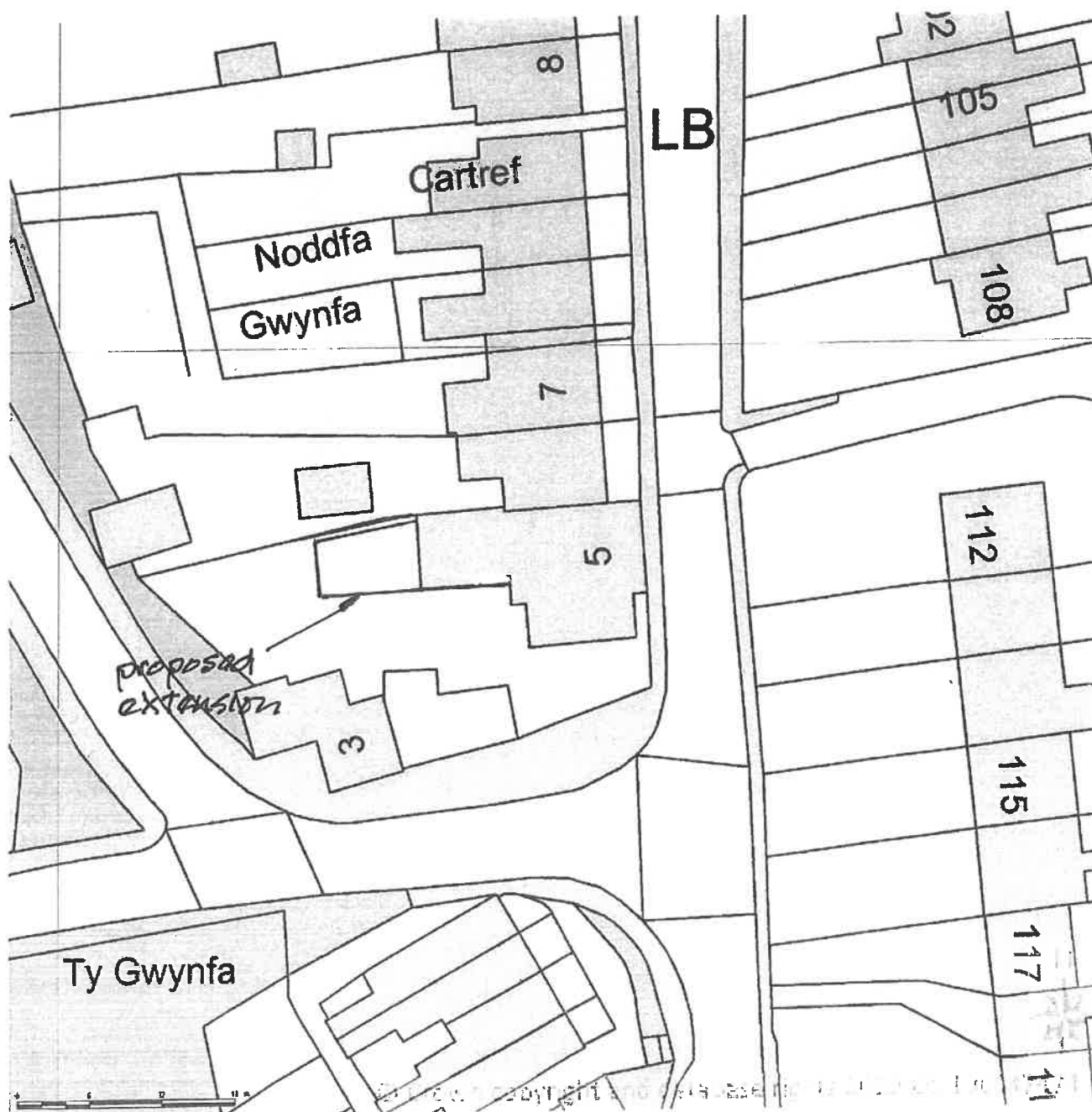
rear

Hand-drawn sketch of a building elevation. The sketch shows a long, low building with a flat roof and a taller, gabled section on the right. Handwritten notes in cursive are present:

- On the left side, pointing to the roofline: "CONCRETE TIE IN BRICKWORK"
- Below that, pointing to the main wall: "FINISH AS EXISTING"
- At the bottom left, pointing to the ground level: "RECONSTRUCT TO MATCH"
- At the bottom right, pointing to the gabled section: "RECONSTRUCT TO MATCH EXISTING DETAIL"

Agent	Project
Mr. Morgan	363 SPANISH & GERMEN ST. HENTIGS AND WIFE. CURRENT CONSTRUCTION BROKEN DOWN INTO 2 PARTS FOR IMPROVED PLANNED DIVISION
Clifford House Austroide	Drawing title
Brandy Graham	EXISTING ELEVATIONS AND PLAN SHOWING THE PROPOSED DIVISIONS
Mr. S.	
CHAS. ZOFFER	

BLOCK/SITE PLAN
AREA 90m x 90m
SCALE 1:500 on A4
CENTRE COORDINATES: 319641, 209582



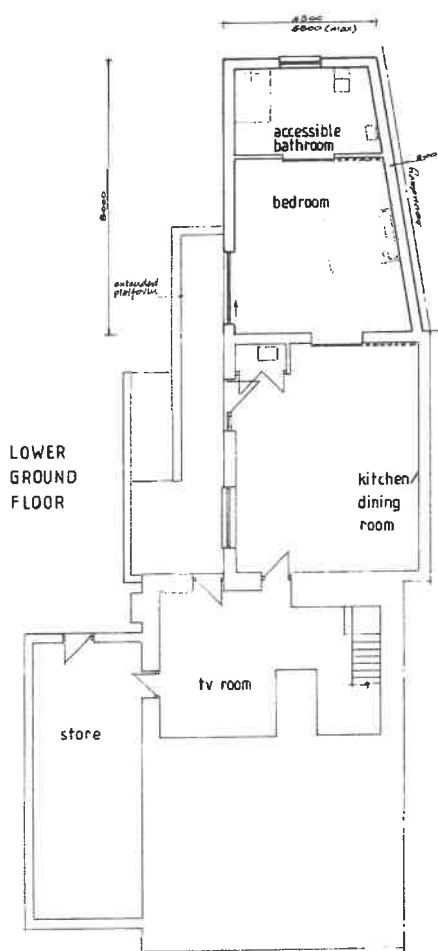
Proposed block plan



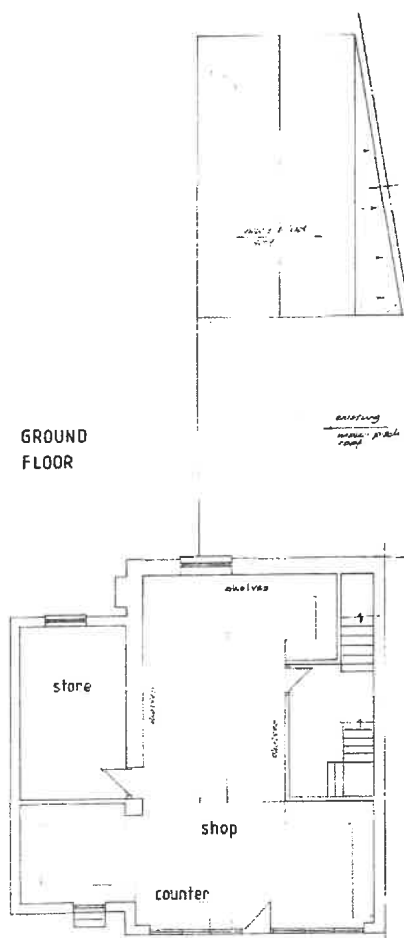
Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
14/08/2019 07:53:47

10 SEP 2019

ION

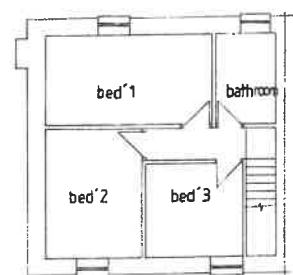


LOWER
GROUND
FLOOR



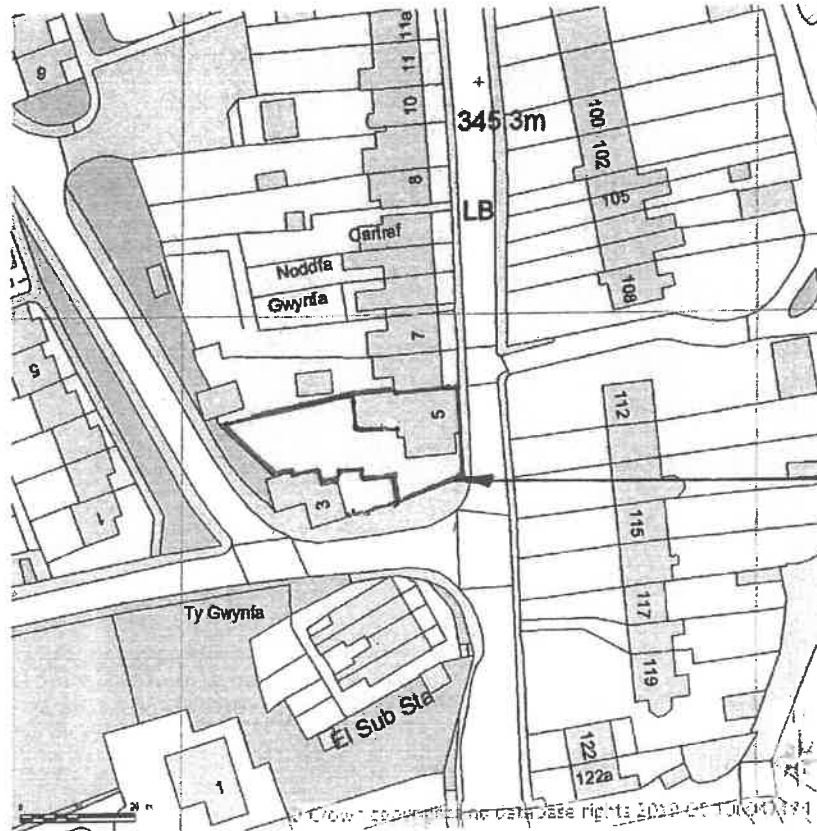
GROUND
FLOOR

FIRST
FLOOR



Agent	Project
Agent Name	Project Name
Address	Address
City	City
State	State
Zip	Zip
Phone	Phone
Fax	Fax
E-mail	E-mail
Web	Web
Notes	Notes

**SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 319841, 209582**



*proposed
site*



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
09/09/2019 22:07

RECEIVED
10 SEP 2019

Planning Consultation C/2019/0264 Ty Mawr Gardens, Off WoodlandTerrace, Nantyglo

From: Nicola.Ferguson@blaenau-gwent.gov.uk

Sent: Mon, 30 Sep, 2019 at 12:19

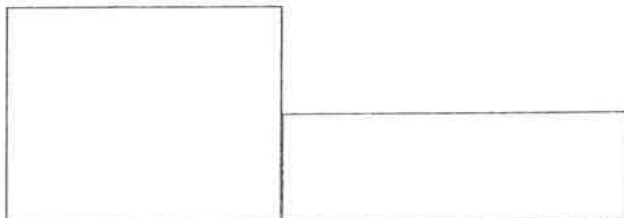
To: clerk@nantygloandblainatc.co.uk

3b

image001.jpg (3.6 KB) image002.jpg (3.7 KB)
Application form.pdf (8.7 MB) Proposed plans.pdf (1.3 MB)
Site location plan.pdf (583.2 KB) – **Download all**



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Date: 30 September 2019

Planning Ref: C/2019/0264

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Mrs Ria Martyn, Ty
Mawr Gardens, Off Woodland Terrace, Nantyglo, Blaenau
Gwent, NP23 4QS

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

-
-
-
-
-
-
-



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

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

Local Planning Authority details:

Blaenau Gwent CBC Planning Control / Rheoli Cynllunio CBS Blaenau Gwent

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

Llawr 1a, Swyddfeydd Bwrdeisiol, Canolfan Ddinesig
Glyn Ebwy. NP23 6XB
Ffôn: 01495 355555 Ffôn ffacs: 01495 355598
Email: planning@blaenau-gwent.gov.uk



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www.blaenau-gwent.gov.uk

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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:	MRS	First name:	Ria
Last name:	MARTYN		
Company (optional):			
Unit:	House number:	151	House suffix:
House name:			
Address 1:	KING STREET		
Address 2:	BRYNMAWR		
Address 3:			
Town:			
County:	GWENT		
Country:			
Postcode:	NP23 4SU		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:	House number:		House suffix:
House name:			
Address 1:			
Address 2:	PG/2019/0264		
Address 3:	B.		
Town:			
County:			
Country:			
Postcode:			

3. Description of the Proposal

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

(ON SLIPS)

To provide a Stable / Shelter with
a joining feed/storage area, For horse

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

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

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

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

☐ Yes

☒ No

(date must be pre-application submission)

☐ Yes

☐ No

(date must be pre-application submission)

4. Site Details

Please provide the full postal address of the application site.

Unit:

House number:

House suffix:

House name:

Address 1:

Address 2:

Town:

County:

Postcode (optional):

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

Easting:

Northing:

Description:

5. Pre-application Advice

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

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).
Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Joanne White

Reference:

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

Details of pre-application advice received?

To apply For planning Permission

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:

Spoken to residents, who live on the street approaching the field.
No Concern's were raised

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:

All Manure to be collected and disrupted to a local farmer who uses it for natural Fertiliser.

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

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10. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		Internal Walls: - External grade ply - boards External walls: - Box profile Sheets	☐	☐
Roof		Box profile cladding sheers	☐	☐
Windows	NEIGHBOURHOOD SERVICES DIVISION PLANNING CONTROL SECTION 24 SEP 2019	N/A	☒	☐
Doors		Stable door: - Timber Frame & ply Storage door: - Timber Frame & box profile cladding	☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing	In place Hardcore.		☐	☐
Lighting		N/A	☒	☐
Others (please specify)			☐	☐

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.

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16. Residential Units (Including Conversion)

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

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

17. All Types of Development: Non-residential Floorspace

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

☐ Yes

☒ No

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

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

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

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

18. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
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

20. Site Area

Please state the site area in hectares (ha)

0.35

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

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

☐ Yes ☒ No

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

21. Assessment of Flood Risk

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

☐ Yes ☒ No

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

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

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

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:

Equestrian

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	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other Incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

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

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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

25. Hazardous Substances

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

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

Acrylonitrile (tonnes)

Ethylene oxide (tonnes)

Phosgene (tonnes)

Ammonia (tonnes)

Hydrogen cyanide (tonnes)

Sulphur dioxide (tonnes)

Bromine (tonnes)

Liquid oxygen (tonnes)

Flour (tonnes)

Chlorine (tonnes)

Liquid petroleum gas (tonnes)

Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

26. Ownership Certificates

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

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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
L. Rees	234, The Highway, NEW INN Torfaen, NP4 0AQ	24/9/19

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24/9/19

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

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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

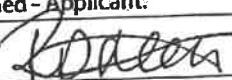
Town and Country Planning (Development Management Procedure) (Wales) Order 2012 Agricultural Land Declaration - You Must Complete Either A or B

(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):



24/9/19

(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

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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 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 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 correct fee:
- ☐ 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 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

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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):

24/9/19

(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

Extension number:

Country code: National 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:

Ria Martyn

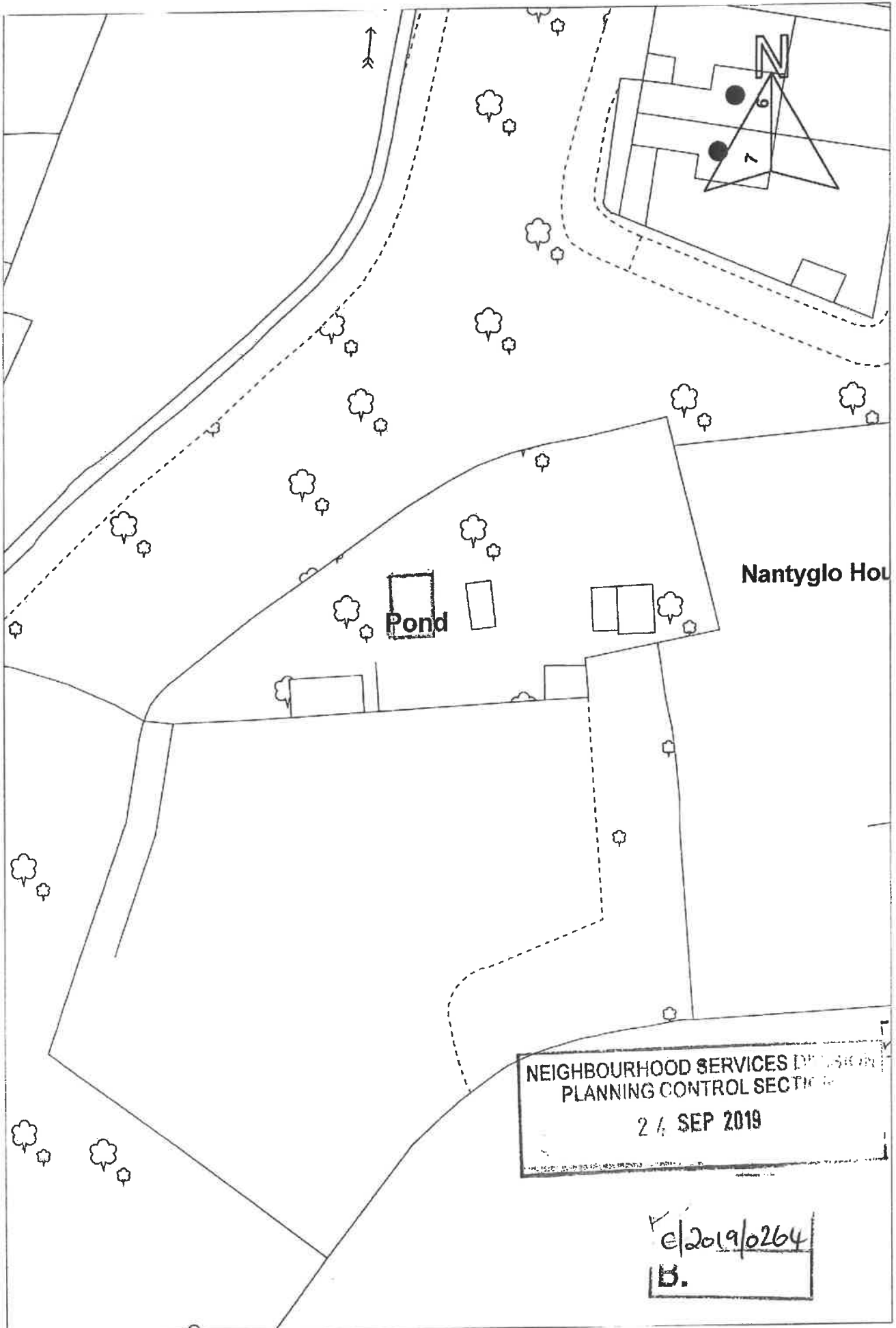
Telephone number:

07434 925088

Email address:

riamartyn81@icloud.com / andrewmartyn2045@AOL.COM

Scale 1:500



MATERIALS:

Floor - 150mm SCALINGS
TO LEVEL GROUND WITH
EQUESTRIAN RUBBER
MATTING

MAIN FRAME -
6x2 and 4x2 TANAIZED
TIMBER'S

External Walls + Roof -
GREEN PLASTIC COATED
BOX PROFILE CLADDING
SHEETS

Internal Walls -
12.5mm External GRADE
PLY - BOARDS

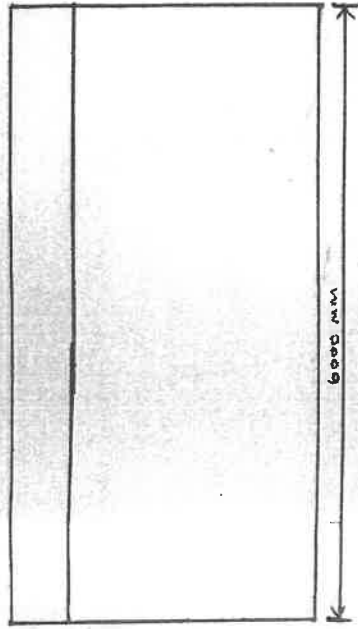
RAINWATER GOODS -
BLACK UPVC GUTTERING
AND DOWNPIPES

P 2019/6264
B.

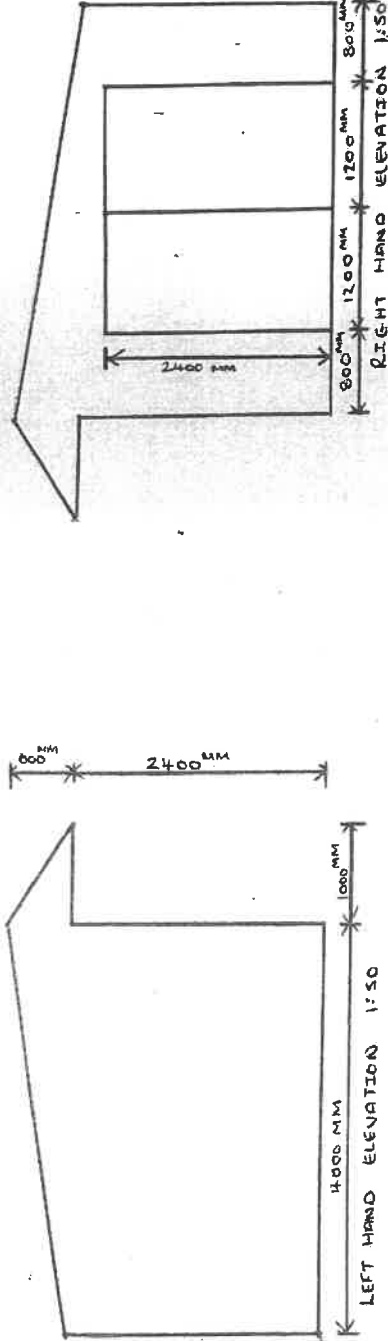
SITE LOCATION:

TY-MANE, GARDENS
NANTYGLO

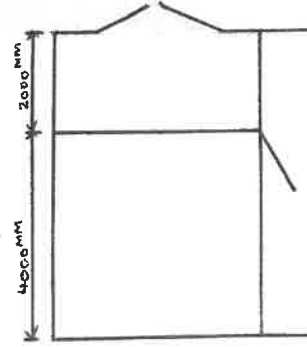
SCALE - 1:50, 1:100



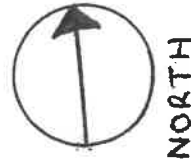
FRONT ELEVATION 1:50



LEFT HAND ELEVATION 1:50



PLAN 1:100

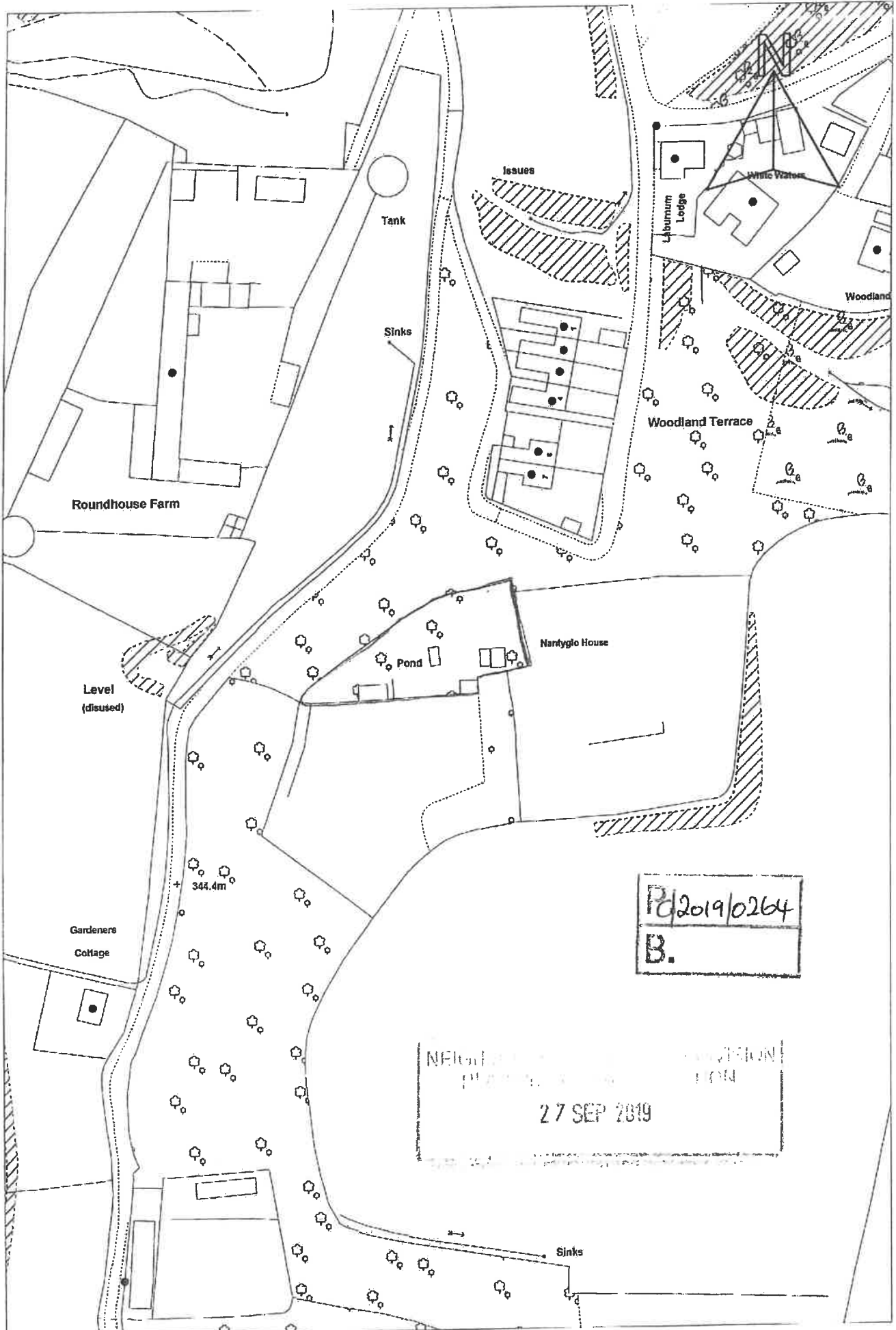


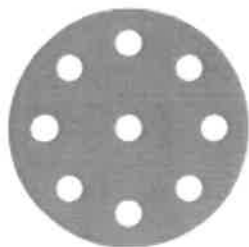
PROPOSED STABLE / STORAGE
TO BE CONSTRUCTED ON
SKIDS - NO groundworks to take place

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Scale 1:1250





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You are here: Meetings

Browse meetings

Planning, Regulatory & General Licensing Committee

This page lists the meetings for Planning, Regulatory & General Licensing Committee.

- More information about Planning, Regulatory & General Licensing Committee ([mgCommitteeDetails.aspx?ID=1166](#))

• Show meetings for the year:

Later meetings ► ([ieListMeetings.aspx?Act=later&CId=1166&D=201912120930&MD=ielistmeetings](#)).

Meetings

- 12 Dec 2019 9.30 am ([ieListDocuments.aspx?CId=1166&MId=1791&Ver=4](#))
- 7 Nov 2019 9.30 am ([ieListDocuments.aspx?CId=1166&MId=1790&Ver=4](#))
- 3 Oct 2019 9.30 am ([CeListDocuments.aspx?Committeeld=1166&MeetingId=2046&DF=03%2f10%2f2019&Ver=2](#)) - Documents available
- 17 Sep 2019 9.30 am ([CeListDocuments.aspx?Committeeld=1166&MeetingId=2045&DF=17%2f09%2f2019&Ver=2](#)) - Documents available
- 5 Sep 2019 9.30 am ([CeListDocuments.aspx?Committeeld=1166&MeetingId=2044&DF=05%2f09%2f2019&Ver=2](#)) - Documents available
- 9 Jul 2019 2.00 pm ([CeListDocuments.aspx?Committeeld=1166&MeetingId=2043&DF=09%2f07%2f2019&Ver=2](#)) - Documents available
- 4 Jul 2019 9.30 am ([CeListDocuments.aspx?Committeeld=1166&MeetingId=2042&DF=04%2f07%2f2019&Ver=2](#)) - Documents available
- 6 Jun 2019 10.00 am ([CeListDocuments.aspx?Committeeld=1166&MeetingId=2041&DF=06%2f06%2f2019&Ver=2](#)) - Documents available

Later meetings ► ([ieListMeetings.aspx?Act=later&CId=1166&D=201912120930&MD=ielistmeetings](#)).

Information about Planning, Regulatory & General Licensing Committee

The council's Regulatory Committees are appointed by the council and carry out specific functions given to them under delegated powers.

[Calendar \(mgCalendarMonthView.aspx?GL=1&bcr=1\)](#)

[Committees \(mgListCommittees.aspx?bcr=1\)](#)

[Consultations \(mgConsultationListDisplay.aspx?bcr=1\)](#)

[Decisions \(mgDelegatedDecisions.aspx?bcr=1&DM=0&DS=2&K=0&DR=&V=0\)](#)

[Election results \(mgManageElectionResults.aspx?bcr=1\)](#)

[ePetitions \(mgEPetitionListDisplay.aspx?bcr=1\)](#)

[Forthcoming Decisions \(mgDelegatedDecisions.aspx?RP=0&K=0&DM=0&HD=0&DS=1&Next=true&H=0&META=mgforthcomingdecisions&v=0&bcr=1\)](#)

[Forward plans \(mgPlansHome.aspx?bcr=1\)](#)

[Library \(ecCatDisplay.aspx?bcr=1&sch=doc\)](#)

[Meetings \(ieDocHome.aspx?bcr=1\)](#)

[Outside bodies \(mgListOutsideBodies.aspx?bcr=1\)](#)

[Parish Councils \(mgParishCouncilDetails.aspx?bcr=1\)](#)

[Search documents \(ieDocSearch.aspx?bcr=1\)](#)

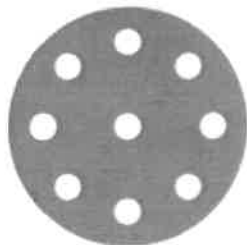
[Subscribe to updates \(mgRegisterKeywordInterest.aspx?bcr=1\)](#)

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[MPs \(mgMemberIndexMP.aspx?bcr=1\)](#)

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You are here: Meetings

Browse meetings

Planning, Regulatory & General Licensing Committee

This page lists the meetings for Planning, Regulatory & General Licensing Committee.

- More information about Planning, Regulatory & General Licensing Committee
(mgCommitteeDetails.aspx?ID=1166)

- Show meetings for the year:

◀ Earlier meetings (ieListMeetings.aspx?Act=earlier&CId=1166&D=202001090930&MD=ielistmeetings).

Meetings

- 30 Apr 2020 9.30 am (ieListDocuments.aspx?CId=1166&MId=1796&Ver=4)
- 2 Apr 2020 9.30 am (ieListDocuments.aspx?CId=1166&MId=1795&Ver=4)
- 12 Mar 2020 9.30 am (ieListDocuments.aspx?CId=1166&MId=1794&Ver=4)
- 6 Feb 2020 9.30 am (ieListDocuments.aspx?CId=1166&MId=1793&Ver=4)
- 9 Jan 2020 9.30 am (ieListDocuments.aspx?CId=1166&MId=1792&Ver=4)

Information about Planning, Regulatory & General Licensing Committee

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Calendar (mgCalendarMonthView.aspx?GL=1&bcr=1)

Committees (mgListCommittees.aspx?bcr=1)

Item 3c

Planning Consultation C/2019/0272 Former NMC Site, 2
- 4 Lakeside, Blaina Road, Blaenau Gwent.

From: Alanna.Hill@blaenau-gwent.gov.uk

Sent: Mon, 7 Oct, 2019 at 16:23

To: clerk@nantygloandblainatc.co.uk

image005.jpg (5.9 KB)

image006.jpg (6.4 KB)

image007.jpg (33.7 KB)

Application form.pdf (1.9 MB)

DN C2019 0035.pdf (4.4 MB)

Site location plan.pdf (997.2 KB)

– Download all



Images not displayed.

SHOW IMAGES | ALWAYS SHOW IMAGES FROM THIS SENDER

/versions/webmail/16.6.0-RC/images/blank.gif

/versions/webmail/16.6.0-RC/images/blank.gif

Date: 7 October 2019

Planning Ref: C/2019/0272

FAO: Town Council

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT: Former NMC Site, 2 - 4
Lakeside, Blaina Road, Blaenau Gwent, NP23 4PS.

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
Steph Hopkins

OBSERVATIONS

Alanna Hill

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.Hill@blaenau-gwent.gov.uk

Municipal Offices, Civic Centre, Ebbw Vale NP23 6XB | Swyddfeydd
Bwrdeistrefol, Canolfan Dinesig, Glyn Ebwy, NP23 6XB

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

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



www.blaenau-gwent.gov.uk

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

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

1. Site Details

Number	
Suffix	FORMER NMC SITE
Property name	2-4 Lakeside
Address line 1	Blaina Road
Address line 2	
Town/city	Brynawr
Postcode	NP23 4PS
Description of site location must be completed if postcode is not known:	
Eastling (x)	319054
Northing (y)	211603
Description	

2. Applicant Details

Title	
First name	
Surname	IPIF
Company name	
Address line 1	c/o Agent
Address line 2	
Address line 3	
Town/city	
Country	United Kingdom
Postcode	

d/2019/0272

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

3. Agent Details

Title

Miss

First name

N

Surname

Lovell

Company name

JLL

Address line 1

JLL

Address line 2

31 Great George Street

Address line 3

Town/city

Bristol

Country

United Kingdom

Postcode

BS1 5QD

Primary number

01179305647

Secondary number

Email

nicola.lovell@eu.jll.com

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Full application for the provision of 3 retail units (Unit 2 Class A1 Convenience Food Store, Unit 3 Class A1 Comparison and flexible use for Unit 4 Classes A1, A2, A3) and associated works at Former NMC site, 2-4 Lakeside, Blaina Road, Brynmawr.

Reference number

C/2019/0035

Date of decision (date must be pre-application submission)

07/06/2019

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 6-No deliveries shall be received at the service yard between the hours of 22.00hrs and 07.00hrs. Between these times the yard shall remain closed to all traffic.

Has the development already started?

☐ Yes ☒ No

5. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

The permitted delivery window does not allow for the delivery of fresh food in the morning to allow for stocked shelves prior to the 7am opening time. The

5. Condition(s) - Removal

proposed alteration will allow a 1 hour window in order to stock the shelves with fresh produce.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

No deliveries shall be received at the service yard between the hours of 22.00hrs and 06.00hrs. Between these times the yard shall remain closed to all traffic.

6. 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

7. Pre-application Advice

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

☐ Yes ☒ No

8. Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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

Person role

- ☐ The applicant
☒ The agent

Title

First name

Surname

Declaration date

☒ Declaration made

9. 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

First name

Surname

Declaration Date

☒ Declaration made

10. Declaration

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

Date (cannot be pre-application)

03/10/2019



Blaenau Gwent County Borough Council

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

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

FULL PLANNING PERMISSION FOR DEVELOPMENT

To
IPIF C/O JLL
31 Great George Street
Bristol
BS1 5QD

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

Full planning application for the provision of 3 retail units (Unit 2 Class A1 convenience food store, Unit 3 Class A1 comparison and flexible use for Unit 4 Classes A1/A2/A3) and associated works at Former NMC Site, 2-4 Lakeside, Blaina Road, Brynmawr

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

1. The development shall be completed in full accordance with the following approved plans and documents

Plans:

- Site Location Plan, Drg No. 0100 Rev A, stamped received 06/02/2019
- Proposed Plan, Drg No. 0106 Rev D, stamped received 17/05/2019
- Sections and Elevations, Drg No. 0108 Rev B, stamped received 06/02/2019
- Plot 2 - Lidl Elevations, Drg No. 0320, stamped received 30/01/2019
- Plot 2 - Lidl Ground Floor, Drg No. 0220 Rev A, stamped received 30/01/2019
- Mezzanine Utility Arrangement, Drg No. DL(13)-FF-02 Rev 04, stamped received 15/04/2019
- Plot 2 - Lidl Roof Plan, Drg No. 0221 Rev A, stamped received 30/01/2019
- Plot 3 - HB elevations, Drg No. 0330 Rev A, stamped received 22/05/2019
- Plot 3 - HB Ground Floor, Drg No. 0230 Rev B, stamped received 22/05/2019
- Plot 3 - HB Roof Plan, Drg No. 0231 Rev A, stamped received 17/05/2019
- Plot 4 - Greggs Elevations, Drg No. 0340 Rev A, stamped received 17/05/2019
- Plot 4 - Greggs Ground Floor, Drg No. 0240 Rev A, stamped received 17/05/2019
- Plot 4 - Greggs Roof Plan, Drg No. 0241 Rev A, stamped received 17/05/2019
- Hard Landscape General Arrangement, Drg No. BRB611/Drg01 Rev E, stamped received 01/05/2019
- Service Yard Gate Detail, stamped received 01/05/2019
- Detailed Planting Proposals, Drg No. BRB611/Drg02 Rev C, stamped received 30/01/2019
- Tree Constraints Plan, Drg No. 001 Rev B, stamped received 30/01/2019
- Tree Retention and Removal Plan, Drg No. 003 Rev B, stamped received 30/01/2019

- Tree Protection Plan, Drg No. 004 Rev A, stamped received 30/01/2019
- Aboricultural Impact Plan, Drg No. 002 Rev B, stamped received 30/01/2019
- Offsite Highway Improvement Topographical Survey Drg No. 101 Rev A, stamped received 04/04/2019
- Offsite Highway Improvement Contours & Levels, Drg No. 102 Rev B, stamped received 04/04/2019
- Offsite Highway Improvement Vehicle Tracking, Drg No. 104 Rev E, stamped received 04/04/2019
- Standard Details, Drg No 105 Rev B, stamped received 04/04/2019
- Offsite Improvement General Arrangements, Drg No. 100 Rev E, stamped received 04/04/2019

Documents:

- Integral Geotechnique Remediation Strategy Report, 12077/MJE/17/RSR, stamped received 30/01/2019
- Transport Assessment, 70721 Rev 02, stamped received 06/02/2019
- Framework Travel Plan, 70721 Rev 01, stamped received 30/01/2019
- Wildwood Ecology Preliminary Ecological Appraisal Update Report, WWE19033, stamped received 05/04/2019
- Specification for Soft Landscape Works and Fencing (New Leaf Studio), stamped received 15/04/2019
- Specification for Soft Landscape Works and Landscape Management Operation (New Leaf Studio), stamped received 15/04/2019
- Arboricultural Method Statement (Wharton) Ref 181119 0471 AMS V1, stamped received 30/01/2019
- BS5837:2012 Tree Schedule (Wharton) Ref 181102 0471 TS V2, stamped received 30/01/2019
- Hydrock Noise Report, HYD-ACO-C151909-20160113-P02, stamped received 30/01/2019
- Lighting Assessment (Street Lighting), DfL 0802-DfL-LA-001_A, stamped received 04/04/2019
- Construction & Environmental Management Plan, EnCon Construction, stamped received 15/04/2019

unless otherwise specified or required by conditions listed below.

2. Unit 2 shall be primarily a seller of convenience goods. The floorspace shall have a net sales area of 1106sqm. Of which a maximum of 80% (885sqm) shall be for the sale of convenience goods. Comparison goods are therefore limited to a maximum of 20% (221sqm). Unit 3 shall be comparison goods only.
3. Units 2 and 3 hereby approved shall not be subdivided.
4. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 1995, no retail mezzanine floors shall be inserted into the buildings hereby approved.
5. Notwithstanding the detail outlined within the development description Unit 4 shall be limited to Class A2/A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order with or without modification).
6. No deliveries shall be received at the service yard between the hours of 22.00hrs and 07.00hrs. Between these times the yard shall remain closed to all traffic.

7. The units hereby permitted shall not become operational until details of external bin storage areas have been provided in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority.
8. The units hereby permitted shall not become operational until litter bins have been provided in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of subsequent management of litter and maintenance of bins. Any bins provided shall be retained and managed thereafter.
9. The development hereby permitted shall not be brought into use until the access, parking and service yard areas have been constructed, surfaced and drained in full accordance with the details hereby approved in Condition 1. Such areas shall be retained for their designated purpose at all times.
10. The service yard gates shall open inwards.
11. The approved highway improvement works listed in Condition 1 shall be completed in full accordance prior to beneficial use of any of the Units hereby approved.
12. Prior to the implementation of the approved landscaping scheme details of a root barrier on the eastern boundary (where the four Carpinus Betulus trees are proposed to be planted) shall be submitted for the written approval of the Local Planning Authority. The barrier must be installed in full accordance with such details as may be approved prior to the planting of the trees.
13. Notwithstanding any details indicated on the approved plans no development shall commence until details of the siting, design, materials and constructional details (including structural calculations) of any retaining walls which are proposed in relation to the development have been submitted to and approved in writing by the Local Planning Authority. All retaining walls shall be completed in full accordance with such details as may be approved in writing by the Local Planning Authority before the development hereby approved is brought into beneficial use.
14. Prior to construction of Unit 2 full details of the plant compound shall be submitted for the written approval of the Local Planning Authority. The compound shall be installed in full accordance with such details as may be approved.
15. Prior to their installation, details of any operational lighting within the site must be submitted and approved in writing by the Local Planning Authority to provide that:
 - Light into neighbouring residential windows generated from the lights shall not exceed 10 Ev(lux) (vertical luminance in lux)
 - Each floodlight must be aligned to ensure the upper limit of the main beam does not exceed 70 degrees from its downward vertical
 - The floodlighting shall be designed and operated to have full horizontal cut-off and such that the Upward Waste Light Ratio does not exceed 5%
 - The retained trees on the northern boundary are not illuminatedThe lighting scheme shall be implemented in full accordance with such details as may be approved prior to first use of the lighting and be permanently maintained in accordance with such details thereafter.
16. The rating level of noise emitted from all listed below located at the site shall not exceed the existing background level at any premises used for residential purposes when measured and corrected in accordance with BS 4142: 2014:
 - Industrial and manufacturing process
 - Fixed plant and equipment (mechanical and electrical)

- Loading and unloading of goods (industrial and commercial)
 - Mobile plant and vehicles (these need to be an intrinsic part of the overall sound from premises or process)
17. Fumes from any food preparation areas shall be mechanically extracted and the extraction system shall be provided with de-greasing and de-odorising filters. Details of the extraction equipment (including scaled schematics, location plans, odour attenuation measures and future maintenance) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The equipment shall be installed in accordance with the approved details prior to the commencement of use for the cooking of food. The equipment shall thereafter be maintained in accordance with the approved details.
 18. Prior to the installation of any plant or machinery full details shall be submitted for written approval by the Local Planning Authority. The plant/machinery shall be installed in accordance with such details as may be approved and maintained in accordance with such details in perpetuity.
 19. Prior to occupation of any part of the development hereby approved, a verification report demonstrating completion of the works set out in the approved contamination remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (A "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.
 20. Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing to the Local Planning Authority.
 21. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.
 22. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to ground water.
 23. If habitat clearance works are to commence during the bird nesting season a breeding bird survey is to be undertaken and any active nests will need to be protected until the young have fledged.
 24. The development shall begin not later than five years from the date of this decision notice.

The reasons for attaching the above conditions are:-

1. To clearly define the scope of this permission.
2. To protect the viability of the nearby town centres.
3. In the interest of vitality and viability of the town centre.
4. To protect the vitality and viability of the town centre.
5. To protect the vitality and viability of Brynmawr town centre primary retail area.
6. To safeguard the amenities of the properties to the north.
7. In the interest of visual amenity.
8. In the interests of amenity.
9. To ensure that access, parking and turning needs of the development are adequately met at all times.
10. In the interest of highway safety.
11. In the interest of highway capacity and safety issues.
12. To protect existing services within the footway.
13. To safeguard the integrity of any retaining works required in association with the approved development and to safeguard visual amenity interests.
14. In the interest of visual amenity.
15. To ensure the development does not have a detrimental impact on bats and to ensure that the amenities of occupiers of other premises in the vicinity are protected.
16. To ensure that the amenities of occupiers of other properties in the vicinity are protected.
17. To ensure that the amenities of occupiers of other properties in the vicinity are protected and in the interests of visual amenities.
18. To ensure that the amenities of occupiers of other properties in the vicinity are protected and in the interests of visual amenities.
19. To demonstrate that the remediation criteria relating to controlled waters have been met and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.
20. To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.
21. Given the complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.
22. There is an increased potential for pollution of controlled waters from inappropriate methods of piling.
23. To ensure birds, their eggs, young and nests are protected.
24. To comply with the requirements of Section 91 of The Town and Country Planning Act 1990.

Informative Advice

1. The developer is reminded of his/her obligation under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 to give notification of initiation of development to the Local Planning Authority and to display a notice at all times when the development is being carried out.

2. As of 7th January 2019, the proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features. The developer is therefore advised to engage in consultation with the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Further information can be found at <https://www.blaenau-gwent.gov.uk/en/resident/planning/how-to-apply-for-planning-permission/permission-for-drainage/>
3. Any advertisement(s) apart from those permitted by the relevant Regulations will require the prior written approval by the Local Planning Authority prior to display.
4. The applicant is advised that there are opportunities to explore local employment and supply chains. Blaenau Gwent CBC through their Economic Development Unit are able to provide support and information to contractors in maximising these opportunities. The telephone number for the main Economic Development Unit is (01495) 355700 / business@blaenau-gwent.gov.uk

The adopted development plan for this area is the Blaenau Gwent Local Development Plan. This planning permission is issued having regard to policies in that LDP including policies SP1, SP3, SP11, DM1, DM2, DM3, DM14, DM16, MU3, R1, SB1 & ENV3.

Signed



Service Manager Development

Date: 07/06/2019

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

Notes

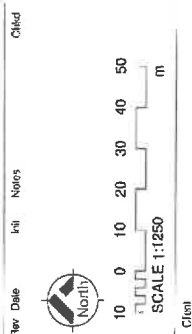
The drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale is used, and where it is noted that the drawing is an original or an accurate copy, it may not be treated for construction purposes.

As regards to the use of the drawing, it is intended that the drawing should be used for the purpose of providing information and not for the purpose of providing information given elsewhere must be recorded immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with the British Standards / Codes of Practice.

KEY

- Application Boundary
- Ownership Boundary

12/2019/0272
B.



Drawing Originator

AWW inspired environments

London - 105 Western Street London SE1 3QB 020 7160 8000
Bristol - Hanger House, Bristol BS1 6LS 0117 923 3355
Plymouth - East Quay House, Plymouth PL4 0HX 01752 281 282
RIBA Chartered Practice
www.aww-uk.com

Project Title

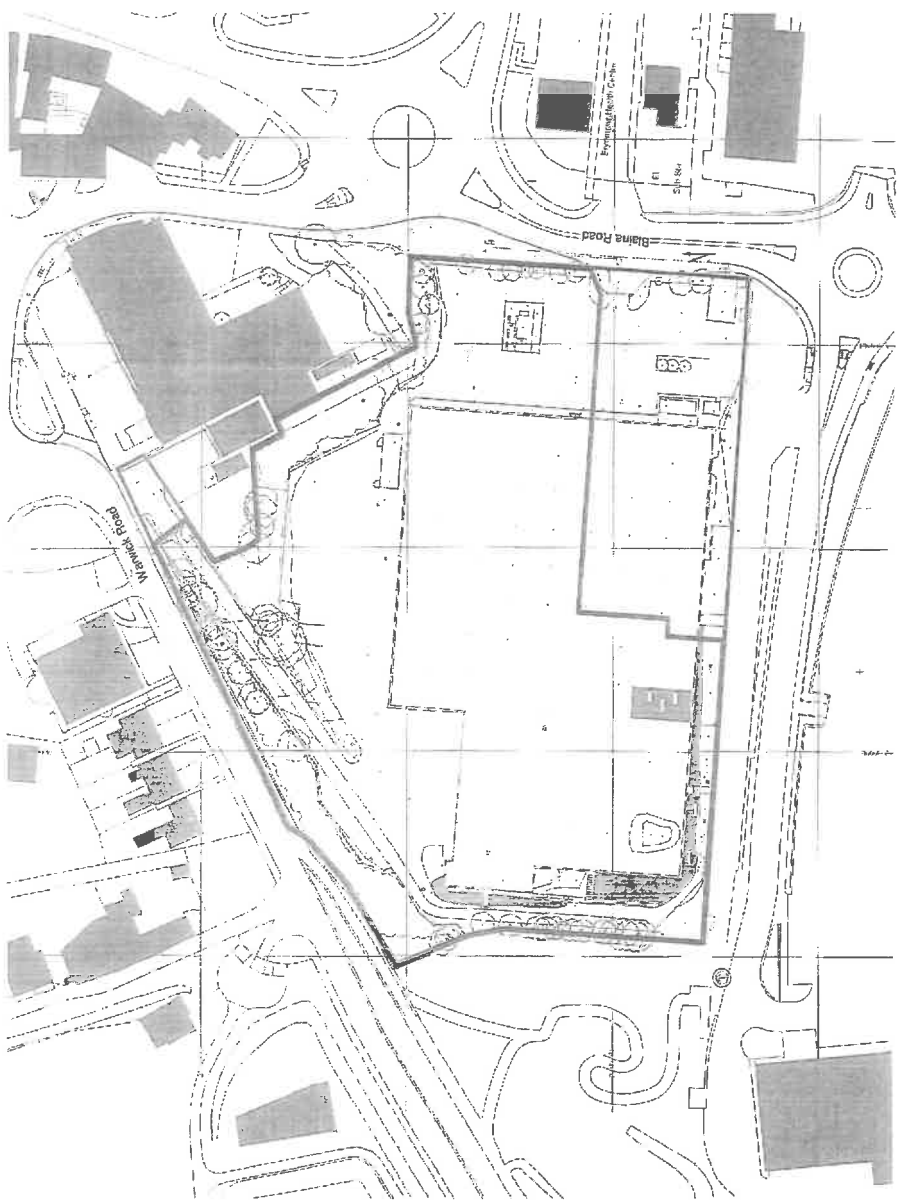
**BLAINA ROAD
BRYNMAWR**

Drawing Title

Site Location Plan

Scale	Sheet	Drawn	Checked	Date
1:1250	A3	JAP	JO	22-11-18

Status	Project No.
PLANNING	3936
Drawing Reference	Drawing No.
BRD AWW A DWG	0100



0100 - Site Location Plan
1:1250

