

**Blaenau Gwent County Borough Council**  
**Cyngor Bwrdeisdref Sirol Blaenau Gwent**  
**Local Development Plan Examination**  
**Ymchwiliad Cynllun Datblygu Lleol**

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Day 5: TUESDAY 3 JULY 2012 – 2.00 – 4.00  
 Session 11: BLAINA LOCAL TOWN CENTRE

**MATTERS ARISING FROM THE HEARING SESSION**

<b>Page number</b>	<b>PO Ref Number</b>	<b>Policy/ para/ figure reference</b>	<b>Suggested change/ action</b>	<b>Council response (agree/ disagree/ alternative)</b>
	MA11.1	SP3	Consider if additional words are necessary in the supporting text to this policy which set out positive planning initiatives for Blaina.	Disagree. It is considered not necessary to add further words as SP3 already sets out a positive approach.
	MA11.2	DM7	Consider the following revisions: - Changing the word "Restrictions" to "Management" - If there is a need for a policy that will encourage and support A2, civic, tourism and other uses, including a market, municipal or community uses (eg crèches) -Reviewing how A3 uses should be assessed in the light of the current Use Classes Order and mix of uses in the centre. This might mean stating that the Council will discourage new A3 uses in the centre	Agree. Refer to Session 11 Matters Arising Changes.

Page number	PO Ref Number	Policy/ para/ figure reference	Suggested change/ action	Council response (agree/ disagree/ alternative)
			<ul style="list-style-type: none"> <li>- Reviewing whether terms such as "in close proximity" are appropriate</li> <li>- Reviewing the test for changes of use to housing</li> </ul>	
	MA11.3	DM7 Para 7.56	Review if link to SPG on Hot Food Takeaways and Public Houses is still relevant in light of any changes to Policy DM7.	Agree. Refer to Session 11 Matters Arising Changes.
	MA11.4	Proposals Map	<p>Review 5C changes in SD48 to keep Council offices inside the centre's boundaries.</p> <p>Consider adding the Market Square project within the centre's boundaries.</p>	<p>Disagree. The Council offices should remain outside the town centre boundary in order for their redevelopment to be fully considered through workplace transformation.</p> <p>Agree. Refer to Appendix 1 which shows the town centre boundary change to include the Market Square project.</p>

## Session 11: Matters Arising Changes

PO Ref No.	Policy / paragraph.	Amendment
MA11.2	DM7	<p>Amend Policy DM7 (as amended by MC.17) as follows:  <del>DM7 Use Class Restrictions</del> <b>Management</b> <del>in of</del> Blaina Local Town Centre            Development proposals incorporating a change of use of ground floor premises in Blaina Local Town Centre will be subject to the following <del>restrictions</del> <b>management</b>:</p> <ul style="list-style-type: none"> <li><del>a. In order to minimise the impact on vitality and viability no more than 3 Hot Food Takeaways and/ or Public Houses should be located in close proximity. The number of Hot Food Takeaways, at street level is equal to or no greater than 7.0% and the number of Public Houses is equal to or no greater than 4.0% of the total number of units.</del></li> <li><b>a. Retail, professional and financial services, entertainment and leisure and community uses will be supported.</b></li> <li><b>b. A3 uses will not be permitted where they harm the vitality, and viability and retail mix of the area as a result of a proliferation of this type of use.</b></li> <li><del>bc. In the case of a change of use to residential, the retention of the retail site for retail / commercial purposes has been fully explored without success by way of marketing for appropriate retail / commercial purposes at reasonable market rates for a minimum of 12 months. Unit must have been vacant for a minimum of 12 months and/or genuine efforts have been made to market the premises for retail / commercial use.</del></li> </ul>
MA11.2	Paragraph 7.56	<p>Amend paragraph 7.56 as a result of the above change, as follows:            The significant increase in the number of hot food takeaways and public houses within Blaina Local Town Centre has led to concern being expressed by local residents, local businesses and others in the area on the vitality of the shopping areas and residential amenity. This Policy aims to protect the character and function of the town centres. <del>Through firstly controlling the percentage of hot food takeaways at ground floor level and public houses, and secondly the number of hot food takeaways and public houses located in close proximity within the town centres. The Retailing Background Paper sets out the reasoned justification to these approaches.</del> Detailed guidance on Hot Food Takeaway and Public Houses in Town Centres is contained in the <b>updated</b> Supplementary Planning Guidance.</p>
MA11.2	Paragraph 7.58	<p>Amend paragraph 7.58 (as amended by MC.17) as follows:            Planning applications for the change of use to residential would need to be supported by evidence</p>

		<p><b>that a 12 month marketing exercise has been undertaken for retail / commercial purposes at reasonable market rates.</b> <del>of a 12 month history of vacancy and/or a lack of response to genuine efforts to market the premises for retail / commercial use over a significant period.</del> The Council will closely scrutinise the evidence put forward to demonstrate that the units are no longer required for retail/ <b>commercial</b> purposes.</p>
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Date : 12/07/2012

Scale : 1:1500

# Appendix 1

Site: **Blaina Local Town Centre**

Change Proposed: **Include in Town Centre Boundary**



**Blaenau Gwent**  
County Borough Council

Regeneration Division

