

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

General Offices, Steel Works Road,
 Ebbw Vale, Blaenau Gwent, NP23 6DN.
 Telephone / Ffôn: 01495 355716
 Mobile / Ffôn symudol: 07929463361
 Email/E-bost: programmeofficer@blaenau-
 gwent.gov.uk

Day 2: WEDNESDAY 27 JUNE 2012 – 4.15 – 6.00 PM
 Session 5: SIX BELLS COLLIERY SITE

MATTERS ARISING FROM THE HEARING SESSION

Page number	PO Ref Number	Policy/ para/ figure reference	Suggested change/ action	Council response (agree/ disagree/ alternative)
	MA5.1	H.14/H.15/ENV3.111	Consider any boundary alterations take account of the Guardian	Disagree. The Council consider it more appropriate for the Guardian to be considered through the updated Development Brief. The Council have also amended Policy DM18 which now takes account of the Guardian. Any future development proposals on this site would need to be in accordance with this Policy.
	MA5.2	ED1.2	Review site boundaries to correct site boundary in	Agree to review the Councils position.

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			Council ownership and to consider if it should allow space for displacement of visitor vehicles.	The issue of displacement of car parking will be addressed through revision of the development brief for the site. Refer to Appendix 1 for amendment to the site boundary.
	MA5.3	DM18	To review.	Agree. Refer to Session 5 Matters Arising Changes.
	MA5.4	H1.14	Show 2.4m X 43m sight lines to demonstrate adequate for up to 72 new homes.	The information was provided to the Inspector on 28 June 2012.
	MA5.5	AS (N) 23	Consider if some or all of site outside H.14, H1.15 & ED1.2 should be allocated as a Tourism (TM) site.	Disagree. All tourism and leisure allocations made in the Plan are based on firm proposals. SBCF have confirmed that they have no firm proposals to develop the middle platform (they would look to holistically develop the whole site). As there are no firm proposals for the middle platform the Council consider that the site should not be allocated for tourism and

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				leisure. Leisure / open space is not identified in the Plan.

Session 5: Matters Arising Changes

PO Ref No.	Policy / paragraph.	Amendment
MA5.3	DM18	<p>Policy DM18 to be amended as follows: Development proposals affecting buildings or structures which make an important contribution to the character and/or interest of the local area will only be permitted where:-</p> <ul style="list-style-type: none"> a. The building's distinctive appearance, architectural integrity and its setting would not be significantly adversely affected and/or; b. The benefits of the proposal would outweigh any adverse effects.
MA5.3	DM18	<p>Paragraph 7.92 be amended as follows: There are a number of buildings within Blaenau Gwent that, although not statutorily listed by CADW, are considered to be of significant local importance by virtue of their historic, cultural or architectural merit. Such buildings are at risk of being altered or even demolished with no regards for their local importance, since this has not been recognised. These buildings should be retained, and appropriate uses sought to maintain their essential character. A local list of such buildings will be compiled from visual surveys and consultation with local interest groups. SPG will set out methodology for such a list. The retention of such buildings or structures should be encouraged and appropriate uses sought to maintain their essential character. A local list of such buildings will be compiled from visual surveys and consultation with local interest groups. Supplementary Planning Guidance will set out the methodology for such a list.</p> <p>In assessing development proposals concerning the building or structure, the Council will assess the degree to which it remains in its original condition, quality of the individual building's architecture and position and influence on the townscape or landscape. Consideration will also be given to the effect of other development proposals on the setting and character of the building or structure of local importance. Importantly however, the Council will give due regard to the difference between buildings of local importance and those that are statutorily listed and hence the level of protection they attract.</p>

Date : 13/07/2012

Scale : 1:1000

Appendix 1

Site:

Six Bells Colliery Site

Change Proposed:

Exclude Area from Proposed School Allocation



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Regeneration Division

