



**THE COMMUNITY COUNCIL OF ABERTILLERY & LLANHILLETH**  
**CYNGOR CYMUNED ABERTYLERI A LLANHILLEDD**

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**PLANNING AND ENVIRONMENT COMMITTEE**  
**NOTICE OF MEETING**

16 November 2017

Dear Members of the Planning and Environment Committee:

**You are summoned to attend** a meeting of the Planning and Environment Committee of Abertillery and Llanhilleth Community Council, to be held in the Council Chamber, Mitre Street, Abertillery at **6pm on Wednesday 22<sup>nd</sup> November 2017**. The agenda for the meeting is set out below.

Yours sincerely

Richard Gwinnell  
Clerk to the Council

**AGENDA**

**1. Chair of the Committee.**

To confirm that Clr Steve Bard is Chairman of this Committee as per the resolution of Council on 5<sup>th</sup> October 2017.

**2. Election of Vice-Chair of the Committee.**

To decide if the Committee wants to elect a Vice-Chair and if yes who that should be.

**3. Apologies for Absence**

To receive apologies for absence from Councillors

**4. Declarations of Interest**

Members who consider that they have an interest to declare need to state the item in which they have an interest and the nature of the interest. They also need to

complete the form circulated at the meeting. Any member who is unsure should seek advice prior to the meeting in order to expedite matters at the meeting itself.

## **5. Terms Of Reference Of The Planning And Environment Committee**

To remind members of the TOR of the Committee , which are:

- 1.1 To consider and respond to consultations and express the views of the community council relating to planning applications and other development control matters within the boundary of the Community Council.
- 1.2 To consider and respond to the Planning Authority in matters relating to statutory structure and local plans.
- 1.3 To consider and respond to the relevant body in respect of highway matters.
- 1.4 To consider and respond to the relevant body in respect of listed buildings.
- 1.5 To consider and respond to the relevant body in respect of conservation orders and environmental matters.
- 1.6 To consider and respond to the relevant body in respect of licensing applications within the boundary of the Community Council.
- 1.7 To consider and respond to the relevant body in respect of tree preservation orders.
- 1.8 To consider and respond to the relevant body in respect of other environmental issues.

## **6. Membership of the Planning and Environment Committee**

To remind members of the membership of the Planning and Environment Committee, which is currently:

All Councillors who were confirmed as members of the Committee at the 5 October 2017 Council meeting. The three new co-optees, Allen Rees, Trudy Williams and, Peter Adamson have not yet been confirmed as members of the Committee by full Council.

## **7. Planning Application – C/2017/0314, 5 Church Street**

To consider the above planning application (papers attached at Annex A), for a new Licensed Cafe at the premises that was previously the Shoe Zone shop in Church Street and to agree any Community Council response to the planning application to be sent to Blaenau Gwent Borough Council by the deadline of 30 November 2017.

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

You can complete and submit this form electronically via the Planning Portal by visiting

[www.planningportal.co.uk/wales\\_en/applications](http://www.planningportal.co.uk/wales_en/applications)

Mae'r ffurflen hon ar gael yn Gymraeg hefyd

### Publication of applications on planning authority websites

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

Please complete using block capitals and black ink.

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

### 1. Applicant Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

### 2. Agent Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

### 3. Description of the Proposal

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

CHANGE OF USE FROM RETAIL SHOP INTO A3 LICENCED  
CAFE, NEW SHOP FRONT AND ASSOCIATED EXTERNAL  
ALTERATIONS.

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

☐ Yes

☒ No

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

(date must be pre-application submission)

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

☐ Yes

☐ No

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

(date must be pre-application submission)

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### 4. Site Address Details

Please provide the full postal address of the application site.

Init:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference. must be completed if postcode is not known:

Easting:  Northing:

Description:

### 5. Pre-application Advice

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

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

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

Officer name:

Reference:

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

Details of pre-application advice received?

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

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

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

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

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### Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

### 9. Authority Employee / Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

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



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

	Existing (where applicable)	Proposed	to 2017	to 2017
Walls			<input type="checkbox"/>	<input type="checkbox"/>
Roof			<input type="checkbox"/>	<input type="checkbox"/>
Windows	WOOD	DOUBLE GLAZED UPVC WINDOW (WHITE)	<input type="checkbox"/>	<input type="checkbox"/>
Doors			<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments e.g. fences, walls)			<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input type="checkbox"/>	<input type="checkbox"/>
Lighting		NEIGHBOURHOOD SERVICES DIVISION PLANNING CONTROL SECTION - 1 NOV 2017	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☐ Yes ☒ No

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

## Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	—	—	
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

## 2. 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):

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## 3. 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

**Proposed Housing Conversion**

Does your proposal include the gain, loss or change of use of residential units?  
If Yes, please complete details of the changes in the tables below:

☐ Yes

☒ No

**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g) =</b>							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g) =</b>							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g) =</b>							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g) =</b>							

**Total proposed residential units (A+B+C+D) =**

**Existing Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g) =</b>							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g) =</b>							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g) =</b>							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g) =</b>							

**Total existing residential units (E+F+G+H) =**

**NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**



**17. All Types of Development: Non-residential Floorspace**

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

☒ Yes☐ No

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

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	<input checked="" type="checkbox"/>	250	—		
Net tradable area:	<input type="checkbox"/>				
A2 Financial and professional services	<input type="checkbox"/>				
A3 Restaurants and cafes	<input checked="" type="checkbox"/>			250	6
B1 (a) Offices	<input type="checkbox"/>				
B1 (b) Research and development	<input type="checkbox"/>				
B1 (c) Light industrial	<input type="checkbox"/>				
B2 General industrial	<input type="checkbox"/>				
B8 Storage or distribution	<input type="checkbox"/>				
C1 Hotels and halls of residence	<input type="checkbox"/>				
C2 Residential institutions	<input type="checkbox"/>				
D1 Non-residential institutions	<input type="checkbox"/>				
D2 Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please Specify	<input type="checkbox"/>				
Total					

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

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

**18. Employment**

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	—	—	
Proposed employees	1	2	

**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
CAFE	06:00-18:00	06:00-18:00	06:00-18:00	

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Please state the site area in hectares (ha) 0.13

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)		

## 1. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Welsh Government's Development Advice Maps website - <http://data.wales.gov.uk/apps/floodmapping/>) ☐ Yes ☒ No

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

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

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

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

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

How will surface water be disposed of?

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

## 2. Existing Use

Please describe the current use of the site:

EMPTY

Is the site currently vacant? ☒ Yes ☐ No

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

SHOE STORE

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

Date where known may be approximate

Does the proposal involve any of the following:

and which is known to be contaminated? ☐ Yes ☒ No

and where contamination is suspected for all or part of the site? ☐ Yes ☒ No

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

Yes, please complete the following information regarding the development 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)	

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

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

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

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

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

Municipal	
Construction, demolition and excavation	
Commercial and Industrial	
Hazardous	

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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.

## 5. Hazardous Substances

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

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

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



## 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
MULETTIN ALINSCY	15 NEWPORT ROAD CALDIGOT NP26 4BG	30/10/17

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

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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):

**Certificate of Ownership – Certificate D****Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

certify/ The applicant certifies that:

Certificate A cannot be issued for this application

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

The steps taken were:

Notice of the application has been published in the following newspaper  
(circulating in the area where the land is situated):On the following date (which must not be earlier  
than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**17. 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):



✱

30/10/17

(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):

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# 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:

- |                                     |   |                                     |
|-------------------------------------|---|-------------------------------------|
| <input checked="" type="checkbox"/> | The correct fee:  | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):                | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings):                       | <input checked="" type="checkbox"/> |

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:

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

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

The guidance note available on the Planning Portal website (see "Local level requirements and additional documentation") and Welsh Government Circular 002/2012 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.

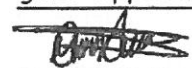
## 9. Declaration

I 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):



30/10/17

(date cannot be pre-application)

## 30. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Country code: Fax number (optional):

Email address (optional):

## 31. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Country code: Fax number (optional):

Email address (optional):

## 2. Site Visit

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

☒ Yes

☐ No

Does the planning authority need 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)

Other has been selected, please provide:

Contact name:

Telephone number:

MUCAHIT ALTINSOY

07470160139

Email address: mucahit.1983@Hotmail.com

NEIGHBOURHOOD SERVICES DIVISION  
PLANNING CONTROL SECTION

- 1 NOV 2017

## Design and Access Statement

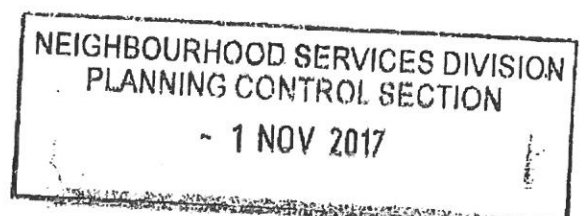
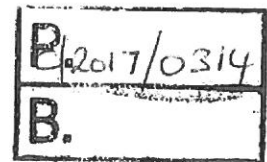
*5 Church Street, Abertillery, NP13 1DA*

The building is located heart of the Central Shopping Area of Abertillery on Church Street, just opposite of St Michaels Church. It was used as Shoe Zone retail unit before closed down. and surrounded by many retails and food premises.

The building is a two-storey and the main entrance of the building is accessible directly from vehicular and pedestrian route of Church Street. Although street parking is very limited on the street, there is a free open car park just walking distance off from Foundry Bridge. It is built with brick and covered pitched roof and it has disable friendly access.

Abertillery is easily accessible from the A467 single Carriageway. The local bus stop is located in walking distance but the nearest train station is about 3 miles away from the building in Llanhilleth. Vehicles can access the property from the main road as well as pedestrian.

The proposed use of Café will try to keep integrity of the building as much as it can, however there will be replacement of windows because the old ones are not efficient for energy saving. The material use for replacement windows will be UPVC and it will be completed with council's recommendation.



This is my current business in caldicot. I would like to make the same style business in aberttillery. I come to aberttillery several times visited local shops asked around and I think the people from this town would benefit from a business like this as there is not much choice around the town and we offer a large range of foods and services. If you need more information about my business please search for us on facebook Aroma café and restaruant or we can be found on trip advisor. Many thanks.



P/2017/0314
B.

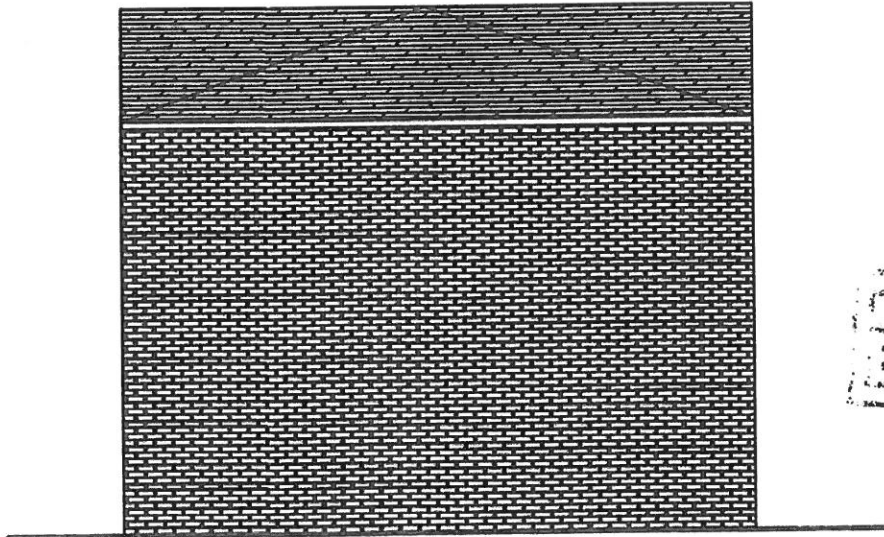
NEIGHBOURHOOD SERVICES DIVISION PLANNING CONTROL SECTION - 1 NOV 2017
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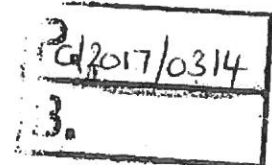
Existing



EXISTING FRONT ELEVATION  
5 CHURCH STREET  
ABERTILLERY, NP13 1DA  
SCALE: 1:100

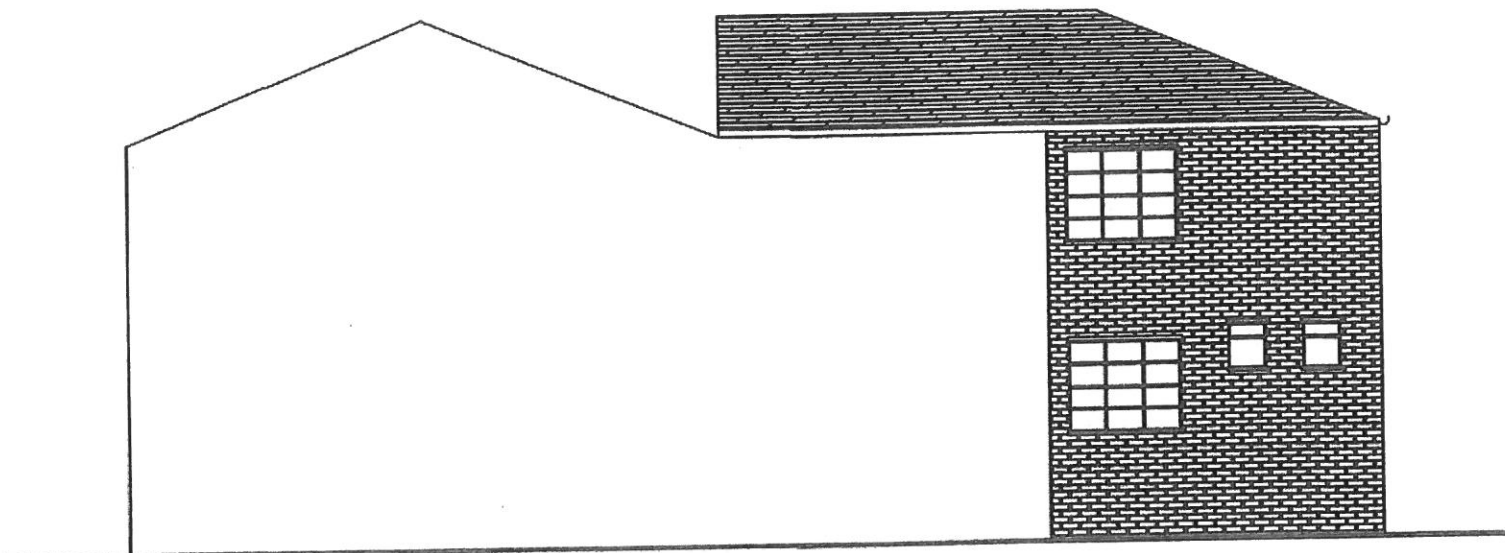


EXISTING BACK ELEVATION  
5 CHURCH STREET  
ABERTILLERY, NP13 1DA  
SCALE: 1:100



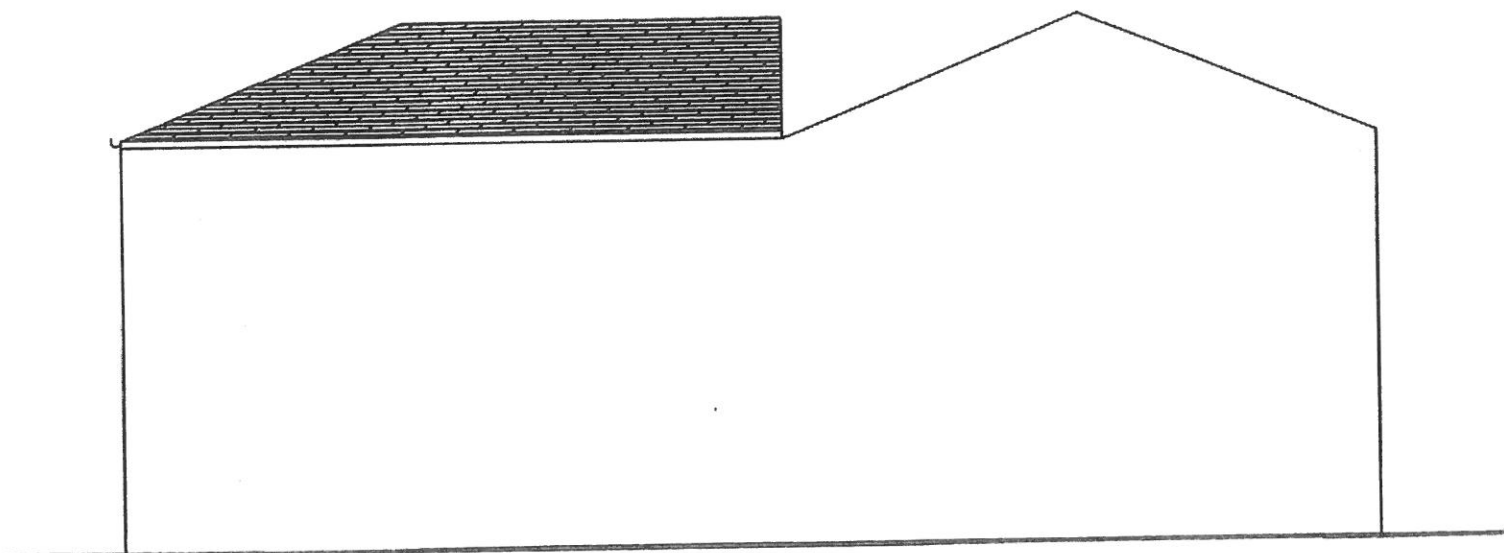
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PLANNING CONTROL SECTION  
- 1 NOV 2017





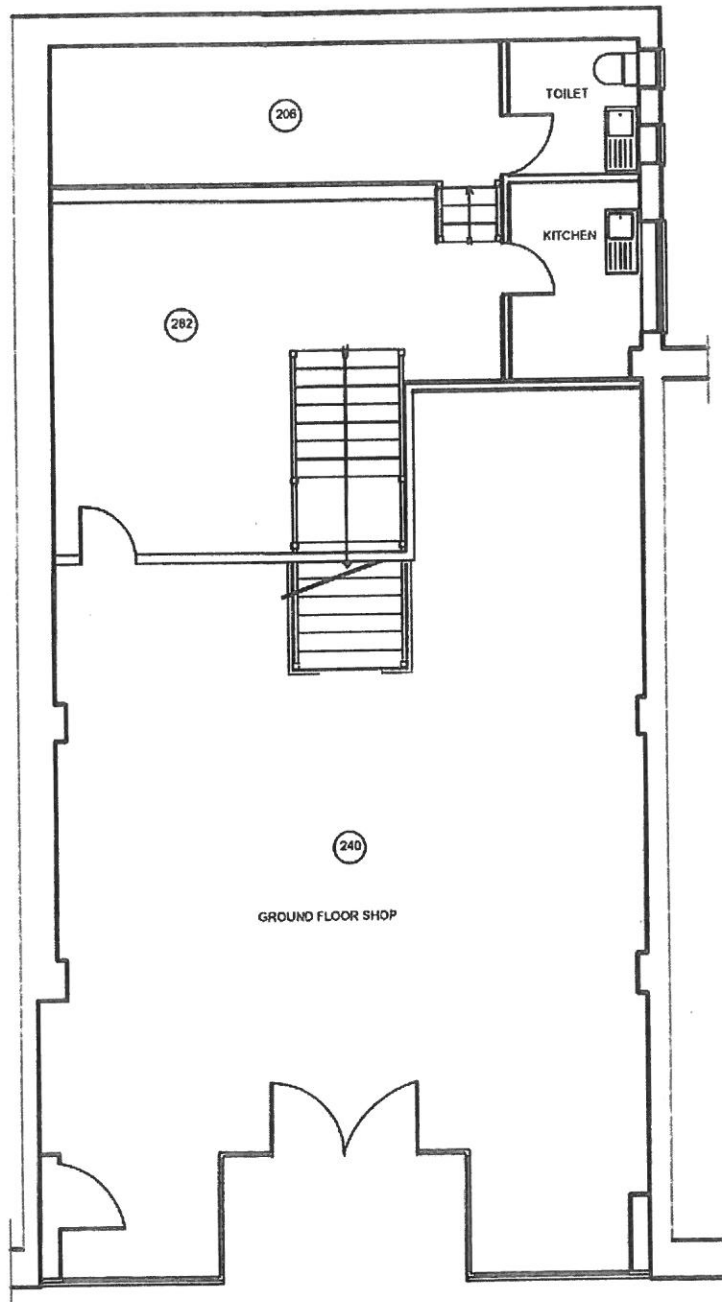
EXISTING RIGHT SIDE ELEVATION  
5 CHURCH STREET  
ABERTILLERY, NP13 1DA  
SCALE: 1:100

16/2017/0314  
3.



EXISTING LEFT SIDE ELEVATION  
5 CHURCH STREET  
ABERTILLERY, NP13 1DA  
SCALE: 1:100

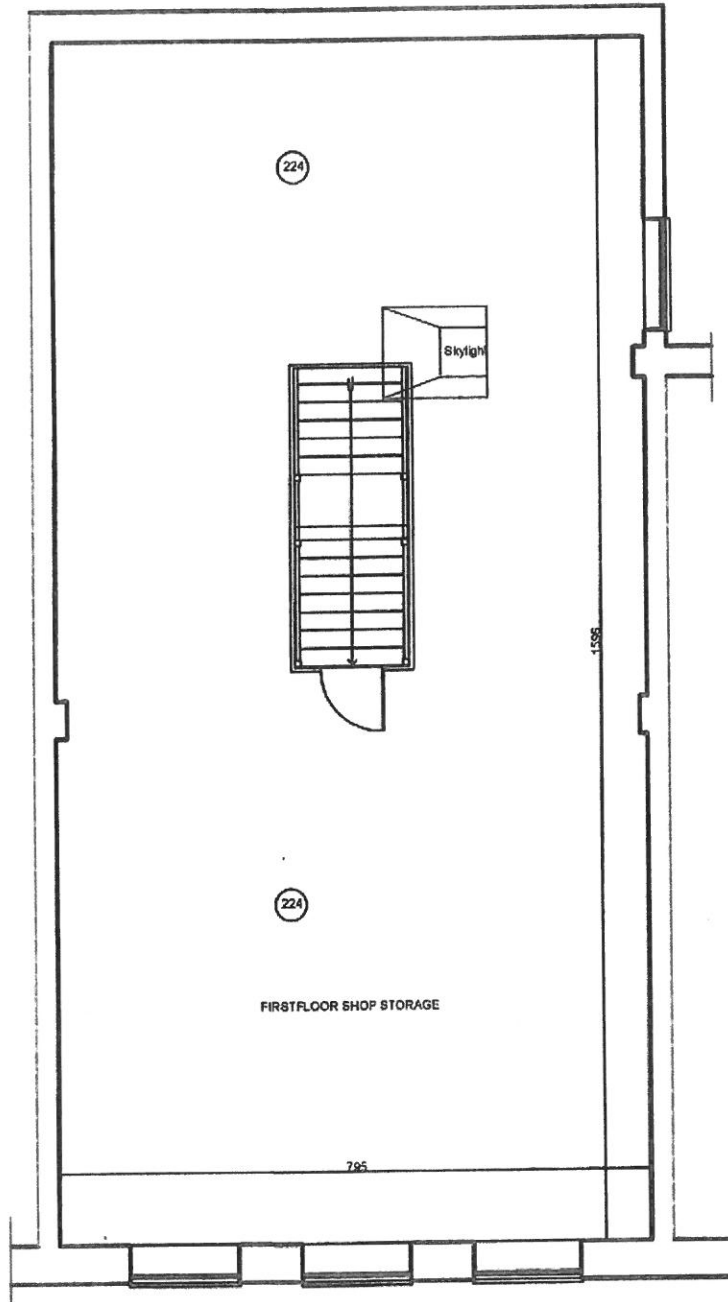
NEIGHBOURHOOD SERVICES DIVISION  
PLANNING CONTROL SECTION  
~ 1 NOV 2017



G/2017/0314  
3.

EXISTING GROUND FLOOR PLAN  
5 CHURCH STREET  
ABERTILLERY, NP13 1DA  
SCALE: 1:100

NEIGHBOURHOOD SERVICES DIVISION  
PLANNING CONTROL SECTION  
- 1 NOV 2017

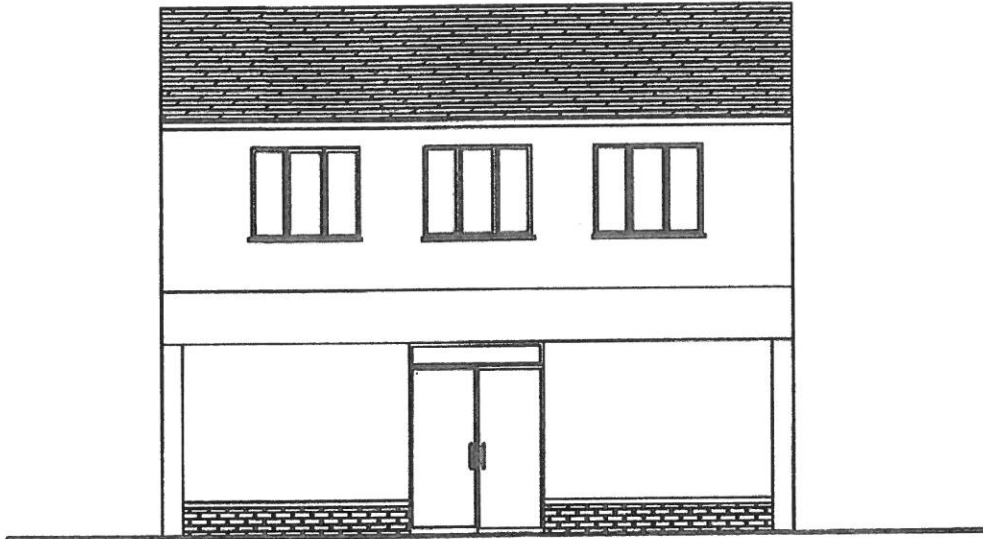


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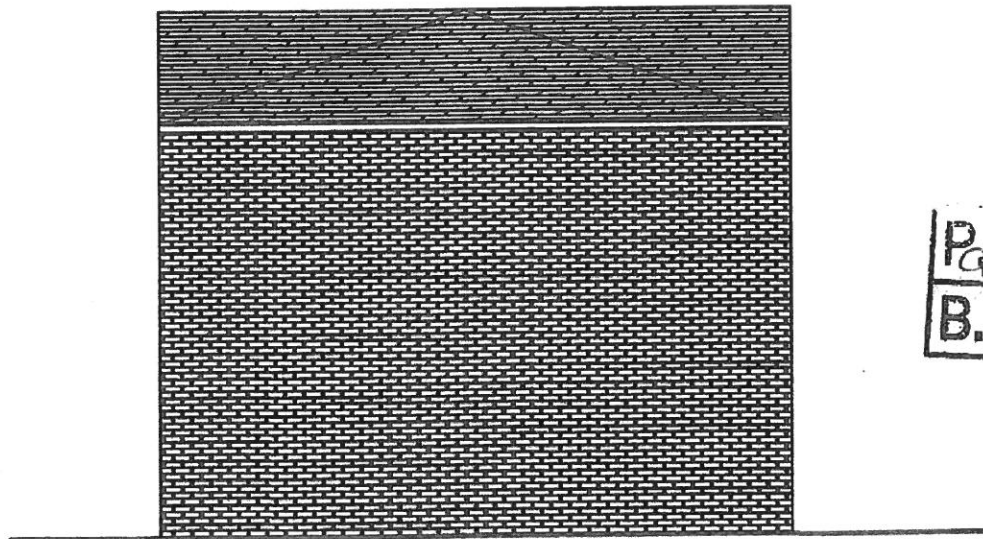
EXISTING FIRST FLOOR PLAN  
5 CHURCH STREET  
ABERTILLERY, NP13 1DA  
SCALE: 1:100

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- 1 NOV 2017

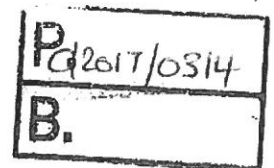
Proposed



PROPOSED FRONT ELEVATION  
5 CHURCH STREET  
ABERTILLERY, NP13 1DA  
SCALE: 1:100

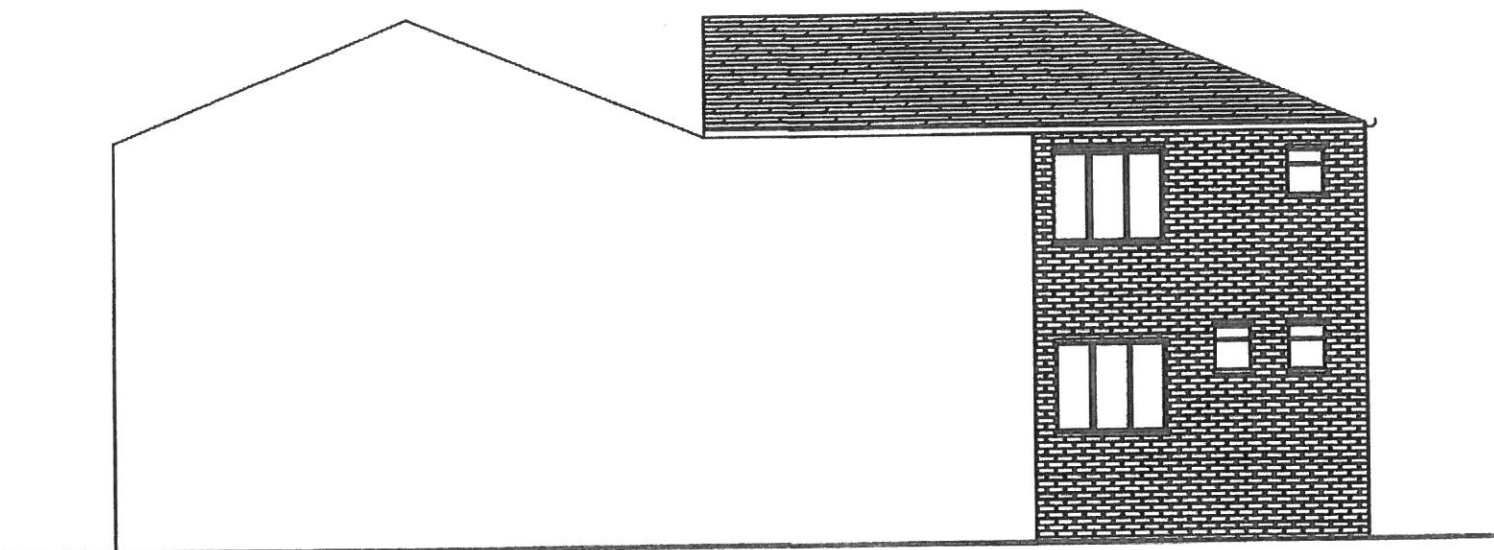


PROPOSED BACK ELEVATION  
5 CHURCH STREET  
ABERTILLERY, NP13 1DA  
SCALE: 1:100



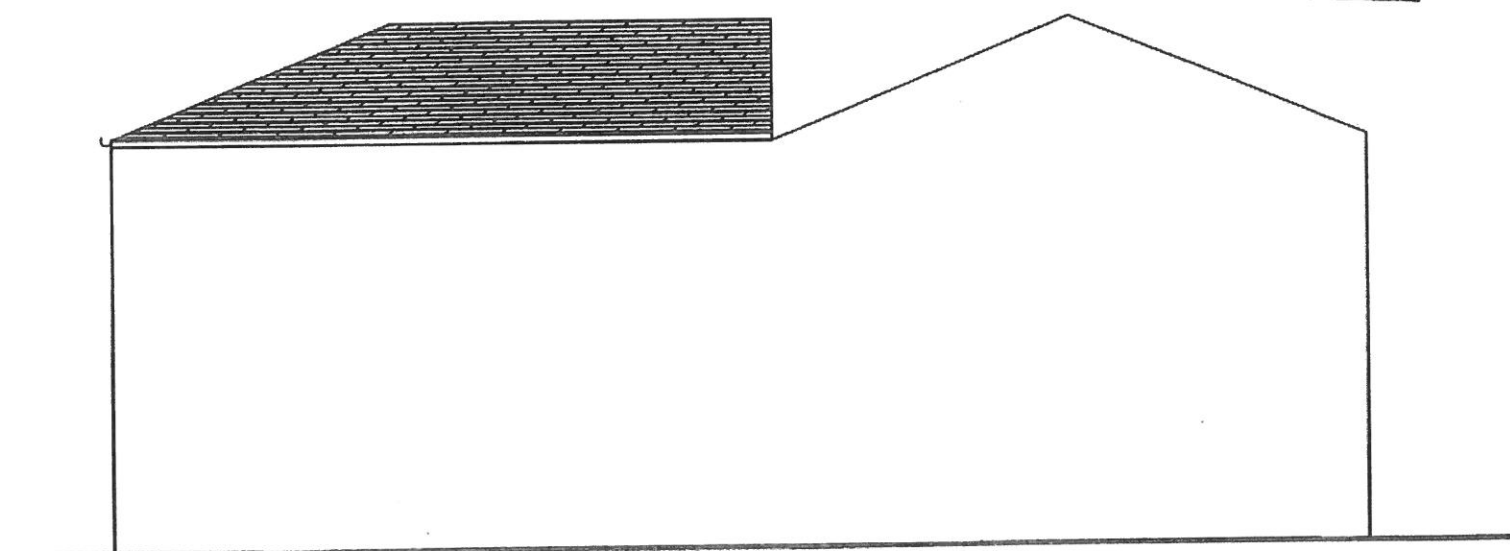
NEIGHBOURHOOD SERVICES DIVISION  
PLANNING CONTROL SECTION

- 1 NOV 2017



PROPOSED RIGHT SIDE ELEVATION  
5 CHURCH STREET  
ABERTILLERY, NP13 1DA  
SCALE: 1:100

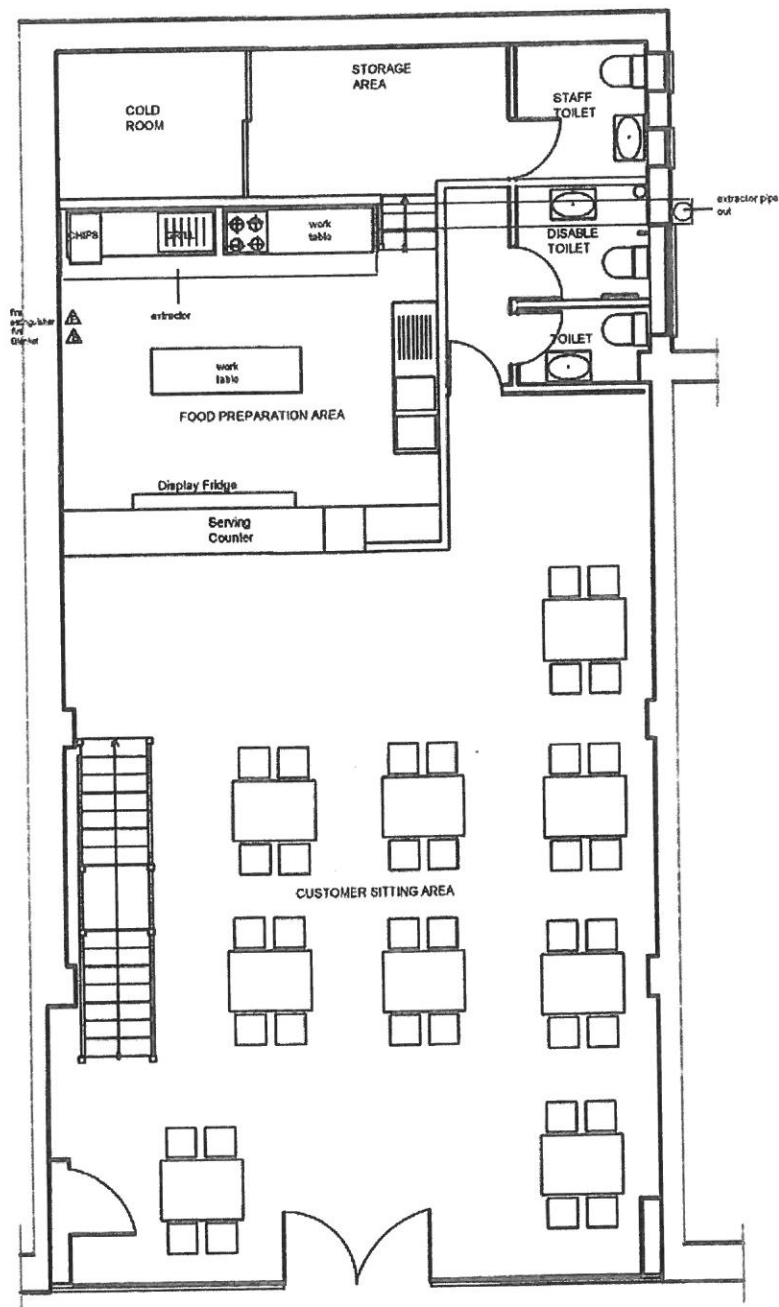
P.	2017/0314
B.	



PROPOSED LEFT SIDE ELEVATION  
5 CHURCH STREET  
ABERTILLERY, NP13 1DA  
SCALE: 1:100

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- 1 NOV 2017

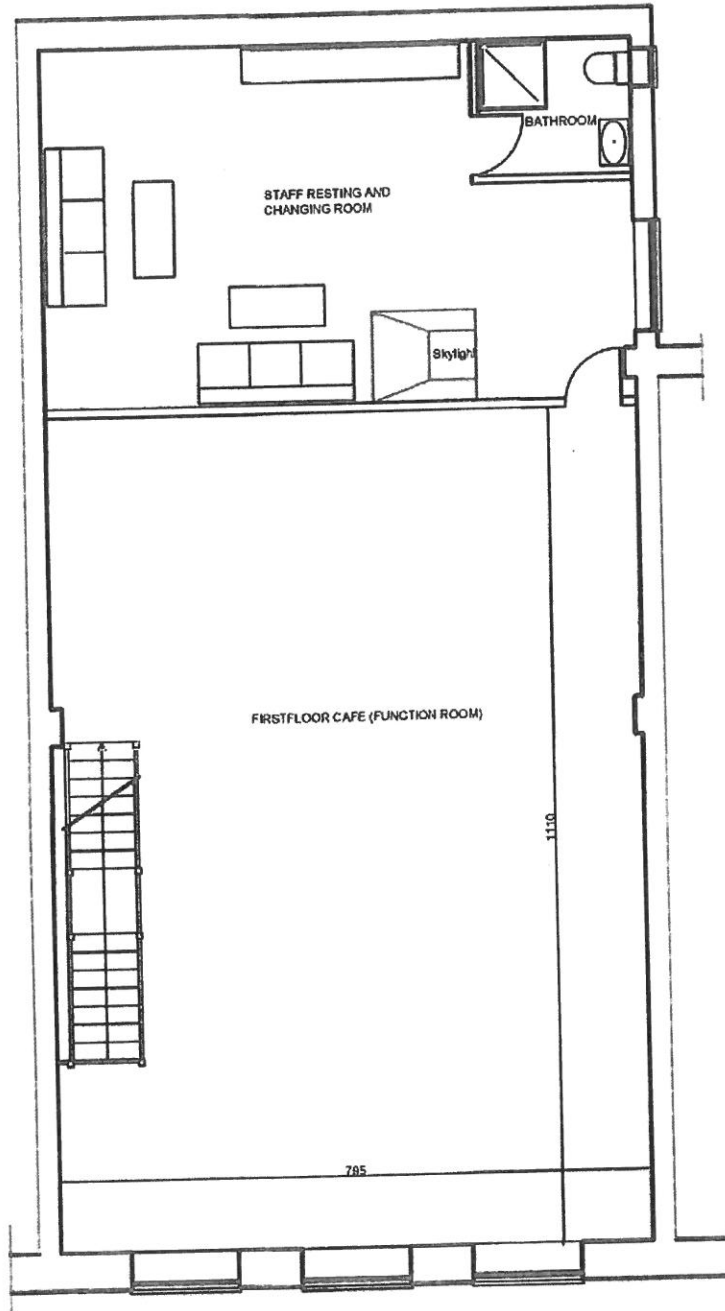


2017/0314  
B.

PROPOSED GROUND CAFE FLOOR PLAN  
5 CHURCH STREET  
ABERTILLERY, NP13 1DA  
SCALE: 1:100

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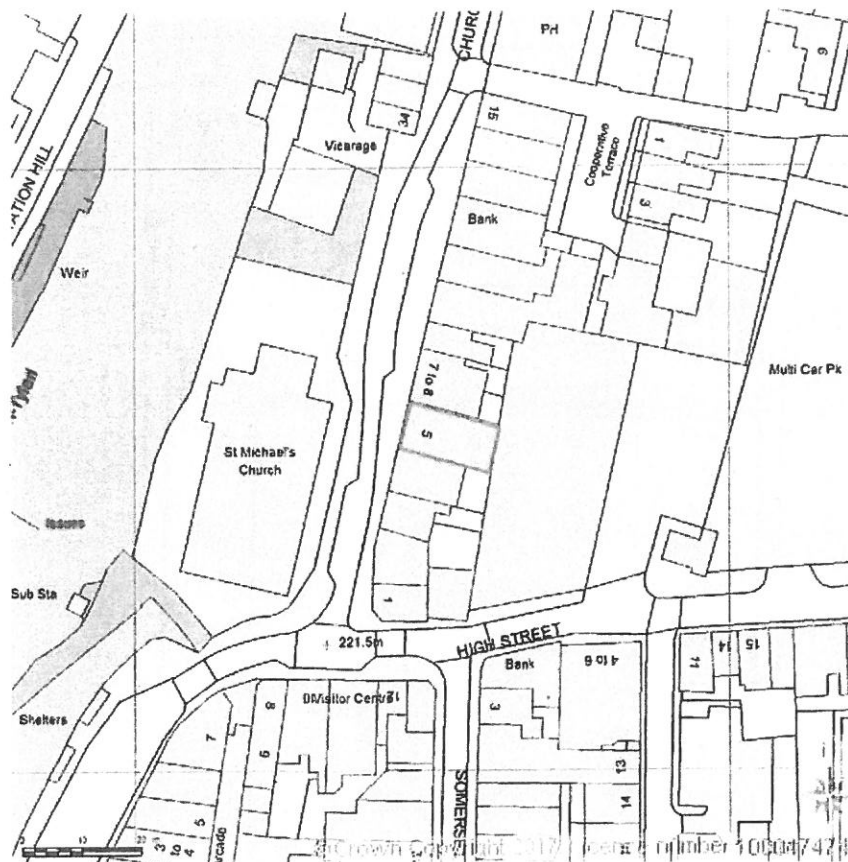


P/2017/0314  
B.

PROPOSED FIRST FLOOR PLAN  
5 CHURCH STREET  
ABERTILLERY, NP13 1DA  
SCALE: 1:100

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- 1 NOV 2017

**SITE LOCATION PLAN  
AREA 2 HA  
SCALE 1:1250 on A4  
CENTRE COORDINATES: 321750, 204155**



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