

ES14.1



Blaenau Gwent County Borough Council

Local Development Plan

Hearing Session 14: Turning Heads – Securing Quality

It is however recognised that criterion (a) effectively stifles development. It is therefore suggested to the Inspector that criterion (a) and (b) be merged to form one criterion so that development proposals are of good design which reinforces local character and distinctiveness of the area in terms of type, form, scale, mix and density or improves areas of poor design and layout.

2. Should the Plan identify policies in connection with the control of advertisements?

No. It is considered that the Plan should not identify policies in connection with the control of advertisements.

Planning Policy Wales (**W41**, page 38, figure 3.1 and page 95) lists the control of outdoor advertisements both within conservation areas and outside as national development control policy which should not be repeated as local policy in Local Development Plans.

3. How would roller shutters make a positive contribution to the street scene?

It is recognised that roller shutters do not tend to make a positive contribution to the street scene as stated in criterion (e) of policy DM2. It is suggested to the Inspector that reference to roller shutters is deleted from the criterion.

4. Does Policy DM18 place too much emphasis on the preservation of heritage that is not statutorily listed over the desire to promote regeneration?

In accordance with Planning Policy Wales (**W41**) Para 6.5.12 Policy DM18 seeks to ensure that buildings that are considered locally important but have not been listed are recognised. However it is acknowledged that the policy should be commensurate with the importance of the building and should not offer protection beyond that offered to statutorily listed buildings. Therefore, it is suggested that an additional criterion be added to policy DM18 to clarify when alterations to buildings which are considered of local importance but not statutorily listed will be allowed

It is also suggested to the Inspector that Paragraph 7.92 be amended accordingly to support the additional criterion.

5. Does the Plan provide an appropriate policy framework to assess development proposals in the borough's two conservation areas and any prospective conservation areas that may be created?

The Council has not considered it necessary to include specific policies relating to Conservation Areas as it does not intend to depart from or add to the position as laid down by legislation and/or national guidance. (PPW (**W41**) page 95, figure 6.1)

However document (**SD86**) Tredegar Townscape Initiative Conservation Area Appraisal and Design Guide (part 2) provides guidance for planning

The Welsh Government, through a Derelict Land Grant (DLG), has funded preparatory work for a Compulsory Purchase Order (CPO). However, WG advised the Council in 2009 that funding was not available through DLG for demolition and clearance. A Project Initiation Document has been prepared and funding is being sought from the Holistic Area Regeneration Plan (HARPS) funding process (WG Heads of the Valleys programme).

General information on what the reclamation scheme might entail is identified in the site descriptions document (**SD34**) with funding covered in Chapter 9 of the Plan (**SD01**, page 133-134).

Should this site be used for other purposes including tourism, heritage or other related uses?