

**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 7: 5 JULY 2012 – 10.00 – 12.00
 Session 14: TURNING HEADS – SECURING QUALITY DESIGN

MATTERS ARISING FROM THE HEARING SESSION

| Page number | PO Ref Number | Policy/ para/ figure reference | Suggested change/ action | Council response (agree/ disagree/ alternative) |
|--------------------|----------------------|---------------------------------------|---|--|
| | MA14.1 | DM2 | Consider reviewing (a) & (b) - Be more positive about promoting transformation including higher density. - Insert roller shutter guidance. - Supporting text to identify desire for master planning for major development (over 50 homes). | Agree. Refer to Session 14 Matters Arising Changes. |
| | MA14.2 | SP11 | Insert reference to soon-to-be-updated SPG covering Tredegar CA's. | Agree. Refer to Session 14 Matters Arising Changes. |
| | MA14.3 | DM18 | Revise in accordance with tabled versions making clear the difference between buildings and other structures. | Agree. Refer to Session 14 Matters Arising Changes. |

Session 14: Matters Arising Changes

| PO Ref No. | Policy / paragraph. | Amendment |
|------------|---------------------|--|
| MA14.1 | DM2 | <p>Amend criterion (a), (b) and (e) of Policy DM2 as follows (as amended by FC6):</p> <p>Development proposals will be permitted provided: -</p> <ul style="list-style-type: none"> a. They are appropriate to the local context in terms of type, form, scale, and mix, and density; b. They are of good design which reinforces local character and distinctiveness of the area or improves areas of poor design and layout; or they positively contribute to the area's transformation and raise density, where appropriate; c. The development has regard to 'Secured by Design' principles; d. In the case of extensions to buildings, they reflect, complement or enhance the form, siting, materials, architectural details and character of the original building, its curtilage and the wider area; e. In the case of proposals for new and replacement shopfronts, roller shutters and signage, they make a positive contribution to the street scene. and Roller shutters should be sensitively designed and integrated into the overall design of the shopfront; conform to the Council's Supplementary Planning Guidance on Shopfront Design; f. In the case of the public realm and key locations such as town centres, major routes and junctions, the character and quality of the built form is to a high standard of design and, where appropriate, includes public art; and g. Landscaping and planting, where appropriate, is integral to the scheme and enhances the site and the wider context. |
| MA14.1 | Paragraph 7.18 | <p>Amend paragraph 7.18 as follows:</p> <p>All new developments must enhance and respect their surroundings and contribute towards the local identity. Developments must be of an appropriate type, form, scale, and mix, and density for their location or positively contribute to the area's transformation and raise density as the Council is committed to raising the standard of design on all new development. Developers will be required to submit comprehensive masterplans for residential proposals of 50 dwellings and over which must have regard to the need to create high quality, sustainable and locally distinct places.</p> |
| MA14.2 | SP11 | <p>Amend paragraph 6.70 as follows:</p> <p>A second conservation area has been designated in Tredegar, which provides the opportunity to encourage and promote the conservation of the architectural heritage of the designated area. The Council's Tredegar Townscape Initiative Conservation Area Appraisal and Design Guide sets out detailed advice for developers when</p> |

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| | | <p>submitting planning applications, Listed Building Consent, Conservation Area Consent (including consent of advertisements and demolition works) within the proposed Tredegar Conservation Area. The LDP considers the historic built environment as a valuable resource that should primarily be protected for its own sake in line with national planning policy but can be harnessed in a sustainable manner, for example, through promoting heritage tourism, for the purposes of regeneration. The Tourism Strategy intends to develop heritage sites as tourism attractions by developing tourism trails to heritage locations, providing on site interpretation and improving the marketing of the sites. Nantyglo Roundhouse Towers, the General Office building at Ebbw Vale and Bedwellty House and Park are three major projects, which could increase the visitor numbers to the area. The built heritage provides an important cultural and historical identity that if protected and enhanced could provide tourism opportunities. The LDP will ensure that sites are preserved and enhanced and that a framework is put in place to promote tourism opportunities.</p> |
| MA14.3 | DM18 | <p>Paragraph 7.92 be amended as follows: There are a number of buildings and structures 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. The Guardian at Six Bells is an example of a structure of cultural importance. Such buildings and structures are at risk of being altered or even demolished with no regards for their local importance, since this has not been recognised. These buildings and structures 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.</p> |