

***Special Meeting of the Town Council held on Thursday, 21 February 2019 with Mr. Steve Smith, Development Services Manager, Planning, BGCBC and Ms. Lynda Healy, Team Manager, Planning, BGCBC in the Council Chamber, Orchard Street at 5.30pm.***

***Present:- Councillors B.M. Sutton (Presiding).  
J.M. Sutton  
R.J. Hill  
W.K. Hodgins  
M.I Morgan  
D. Lyn Elias  
T.S. Hughes***

***In Attendance:- Miss. N.J. Williams (Asst. Town Clerk).***

***Apologies were given on behalf of Councillors, Miss. S.A. Morgan, Mrs. O.M. Swales, H.J. Swales.  
Mrs. A.C. Davies (Town Clerk).***

The Chair welcomed Mr. Steve Smith and Ms. Lynda Healy to the meeting.

Mr. Smith started by informing members that **Section 106** is a legal agreement between Local Authorities and Developers (based on that Section of the 1990 Town & Country Planning Act) which can be attached to a planning permission which makes something not possible, possible. Contributions can be received from developers towards the cost of providing community and social infrastructure.

Mr. Smith explained that the infrastructure improvements will include affordable housing, to restrict the development or use of land, green spaces, highway improvements, and provision of school places. Mr. Smith explained a community infrastructure levy (CIL) is a planning charge that contributes to the cost of infrastructure that a development will rely on, such as schools and roads. The charges are based on the size and type of the floor space being created. With CIL, all but the smallest building projects will make a contribution towards infrastructure costs. The CIL does not apply in Blaenau Gwent as it is not worth the hassle applying for it because there is no large development projects going on at the moment, but big developers are starting to come to this area so it could be considered in the future.

A member asked how many affordable homes will the Council require when a housing developer gets planning permission. Ms. Lynda Healy said they require 10 dwellings or 10% on-site provision.

Ms. Healy explained that BGCBC has more of a say with developers such as Melin Homes and Celtic Horizons because they award them a social grant, but has less say with private developers. A member asked are there any plans to develop on the Nantyglo Leisure Centre site as Ebbw Vale seems to be prioritised. Ms. Healy explained that Ebbw Vale is part of the current Local Development Plan which is now in the process of being revised and the Nantyglo site has been put forward for the new LDP.

Ms. Healy said that the Benwards Fields area is in and out of development and not sure when it will be finished. A member said there will not be a lot of ground left there after the current developments are complete and would like a more in depth review of the area.

A member asked are there going to be any further dwellings built at Milfraen View. Brynmawr because it has not been finished and people from Bristol will be looking to purchase properties in this area because of cheaper mortgages and work etc. Ms. Healy said that when the 2<sup>nd</sup> phase starts a private contractor will complete the development.

Mr. Smith said that the new LDP will be focusing on sites in Brynmawr and hopefully it will be a wonderful area to live in if all plans go ahead. Mr. Smith finished by informing the Asst. Clerk that the Town Council are statutory consultees and that their input/objections are very much a part of the decision as to whether planning permission is granted or not. Mr. Smith said that the Town Council can

contact the Planning Department to speak to either himself, Steph Hopkins or Lesley Taylor if there is not enough time for the Council to submit their comments on a planning application due to the date of meetings which will allow the Town Council more time to make their comments/objections.

Ms. Healy said there will be workshops in the near future which members will be invited to attend regarding the new LDP and will contact the Clerk with date, venue and time.

The Chair thanked the guests for attending and explaining section 106 to members.

Meeting closed at 18:21.

