



Llywodraeth Cymru
Welsh Government

Application for a Lawful Development Certificate for a Proposed use or development

Town and Country Planning Act 1990 (as amended) Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)

If printed, please complete using BLOCK CAPITALS and BLACK ink.

1. Applicant Name and Address

Title:	Mr	First name:	Peter		
Last name:	Collings				
Company (optional):	-				
Unit:		House number:		House suffix:	
House name:	Tawelwch				
Address 1:	Hill View Drive				
Address 2:	Bedlinog				
Address 3:					
Town:	Trelewis				
County:	Mid Glamorgan				
Country:	Wales				
Postcode:	CF46 6TQ				

2. Agent Name and Address

Title:	Mr	First name:	Edward		
Last name:	Dawson				
Company (optional):	-				
Unit:		House number:		House suffix:	
House name:					
Address 1:	59 High Street				
Address 2:	Bedlinog				
Address 3:	Treharris				
Town:					
County:	Mid Glamorgan				
Country:	Wales				
Postcode:	CF46 6TR				

3. Site Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	
House name:	Tawelwch				
Address 1:	Hill View Drive				
Address 2:	Bedlinog				
Address 3:					
Town:	Treharris				
County:	Mid Glamorgan				
Postcode: (optional)	CF46 6TQ				

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site – for example “field to the North of the Post Office”.

Easting:		Northing:	
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Description:

Current consent is on land south of Chapel Street, and is roughly rectangular in shape. It has a maximum length of 52m and its depth varies from between 11m and 24m. The main part of the site is relatively flat. It is within the settlement boundary off the B4255 road in the village of Bedlinog, and on rising ground from Cwmfelin.

4. Pre-application Advice

Has pre-application advice been sought from the local planning 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:

Kate Glover

Reference:

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

19/08/2025

Details of the pre-application advice received:

Planning Team considered the scheme and likely options:

1. Submit a certificate of lawfulness for a proposed use or development (CLPUD). The CLPUD would seek to establish that the existing planning permission is extant, and development could proceed in accordance with the approved plans and any relevant conditions. It recommended that the certificate is supported with details of the relevant planning permission, details of compliance with conditions, particularly prior to commencement of development and that the development to date has been carried out in accordance with the approved plans and relevant conditions.
2. Submit a planning application for the proposed house, this would be subject to current planning policy requirements and any other material planning considerations.
3. Alternatively, if the applicant/landowner/developer is satisfied that the planning permission is extant they could commence development if they wish. However, if there have been any breaches of the original planning permission or non-compliance with conditions the landowner could be subject to enforcement investigation and possible action.

Option 1 above of CLPUD is the preferred and most viable approach.

5. Lawful Development Certificate – Interest In Land

Please state the applicant's interest in the land:

Owner Yes

☒

No

☐

Lessee

Yes

☐

No

☒

Occupier Yes

☐

No

☐

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

Name	Address	Have they been informed in writing of the application	
		Yes	No
		☐	☐

If No to all the above, please give name and address of anyone you know who has an interest in the land:

Name	Address	Nature of interest in the land	Have they been informed of the application?		If they have not been informed of the application please explain why not
			Yes	No	
None			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	

6. 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

10

No



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

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7. Grounds For Application

Information About The Existing Use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter, or extend are lawful.

Permission for the erection of two detached dwellings (Full) P/07/0641 dated 20/11/2009

One of the two dwellings was built, but the other was not started. The building of the second dwelling should now be confirmed as a lawful use with the issue of a certificate of lawfulness for a proposed use or development (CLPUD).

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

- | | |
|----|---|
| 1. | Doc 12.9.25 being original consents from MTCBC dated 11 March 2010 & 20 Nov 2009. |
| 2. | Drawing: SMF222+25073013380 |
| 3. | Drawing: SMF222+25073013390 |
| 4. | Drawing: SMF222+25073013391 |
| 5. | Drawing: SMF222+25073013400 |

If you consider the existing, or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Class C3 Dwelling houses C3(a)

Information About The Proposed Use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Class C3 Dwelling houses C3(a)

Is the proposed operation or use:

Temporary

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Permanent



If temporary please give details:

Please state why you consider that a Lawful Development Certificate should be granted for this proposal:

A Lawful Development Certificate should be granted for this proposal because full planning consent was granted on 24 May 2006. Moreover, this is an effective and acceptable proposal (the second dwelling) which meets all current standards and objectives in the Replacement Local Development Plan (RLDP) 2020–2031 and aims to deliver a high-quality, sustainable dwelling that respects the local character and contributes positively to the community.

The existing site comprises a owner-occupied house within the settlement boundary, as defined by the RLDP. The proposal involves constructing a separate dwelling while retaining the existing house, ensuring both properties meet modern design and amenity standards. The principle of developing two dwellings was established under planning permission 06/0114, granted in 2006.

Material considerations may include the impact on visual amenity, the provision of adequate parking and access, and the enhancement of the site's ecological and landscape value. The site is on a hill and elevated position, overlooking an attractive valley scene. The proposed dwelling complies with policies of utilising an existing site and entrance within the settlement boundary, minimising impact on the rural setting, and including high-quality design and materials that reflect the local vernacular.

8. Description Of Proposal

Does the proposal consist of, or include:

a) The carrying out of building or other operations?

Yes



No

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If Yes to a, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions):

This scheme seeks to deliver a sustainable, high-quality dwelling that respects the site's planning history and aligns with the RLDP's objectives. The proposal offers clear benefits, including efficient land use, community contributions, and a design that enhances the local character. No new access is needed with no further hard standing. The plans indicate the siting and dimensions of the proposed second dwelling and with no changes or amendments to the plans as submitted.

b) Change of use of the land or building(s)?

Yes

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No



If Yes to b, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out:

If Yes to b, please describe fully the existing or the last known use, with the date this use ceased:

The first dwelling as part of the original consent has been completed and the intension is to start the second dwelling as soon as it is confirmed via a Lawful Development Certificate. No change of use is suggested or proposed in this request for a CLPUD.

Has the proposal been started?

Yes



No

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9. 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 burden or proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

The original and 3 copies of a completed and dated application form.



The original and 3 copies of a 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 such evidence verifying the information included in the application as you can provide.



The correct fee.



10. Declaration

I/we 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):
(date cannot be pre-application)

WARNING: The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have been issued as a result of such false or misleading information.

11. Applicant Contact Details

Telephone numbers:

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers:

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

13. Site Visit

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

Yes ☒

No ☐

If the planning authority needs 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) ☐

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address: