

**MINUTES OF MEETING OF THE PLANNING COMMITTEE
OF TORFAEN COUNTY BOROUGH COUNCIL
held on Tuesday, 18 September 2018 at 4.00pm
in the Council Chamber, Civic Centre, Pontypool, NP4 6YB**

ATTENDANCE

Members of the Committee: *in alphabetical order*

Councillors:

Norma Parrish (Chair)	Fay Jones
Stuart Ashley	Janet Jones
Huw Bevan	Jason O'Connell
Steven Evans	Richard Overton
Jon Horlor	Alan Slade
Gaynor James	

Officers: *in alphabetical order*

Rachel Beale	Senior Business Support Officer (Democratic Services)
Polly Ellis	Principal Solicitor
Sarah Hensby	Senior Planner
Norman Jones	Team Leader (Applications)
Richard Lewis	Head of Planning and Development
Helen Smith	Principal Planner
Paul Wheeldon	Group Leader for Transportation and Highway Development

Other: There were four Members of the Public in the Gallery.

1 Apologies

- 1.1 Apologies were received from Councillors Ron Burnett, Len Constance and Neil Waite.

2 Declarations of interest

- 2.1 The Principal Solicitor reminded Members that they needed to complete the declaration of interest form in the attendance register folder if they were declaring an interest in any application.
- 2.2 The following interests were declared:
- Councillor Stuart Ashley declared a personal interest in agenda item 5 as a Member of Cwmbran Community Council who had been consulted on the application.
 - Councillor Gaynor James declared a personal interest in agenda item 6 as a Member of Pontypool Community Council who had been consulted on the application.
 - Councillor Fay Jones declared a personal interest in agenda item 5 as a Member of Cwmbran Community Council who had been consulted on the application.

- Councillor Janet Jones declared a personal interest in agenda item 4 as a Member of Blaenavon Town Council who had been consulted on the application.
- Councillor Richard Overton declared a personal interest in agenda item 6 as a Member of Pontypool Community Council who had been consulted on the application.
- Councillor Norma Parrish declared a personal interest in agenda item 6 as a Member of Pontypool Community Council who had been consulted on the application.
- During item 6 Councillor Stuart Ashley declared a prejudicial interest as he had previous dealings with the applicant in relation to issues within his ward and did feel competent to vote and he left the meeting.

3 Minutes of Planning Committee - 21/08/2018

- 3.1 Members agreed that the minutes of the Planning Committee meeting held on 21st August 2018 be confirmed as a correct record.

4 Planning Application - 13/P/00464 Use of garden to develop and build 2 detached dwelling houses (amended plans) at Land adjacent Llewetrog, Middle Coedcae Road, Blaenavon.

- 4.1 The Senior Planner displayed plans and photographs, highlighting the following points:
- The proposal was for two residential dwellings in the side garden of the existing property Llewetrog.
 - The dwellings would be two storey, designed in a traditional way and have 4 or 5 bedrooms.
 - The existing access to Llewetrog from Middle Coedcae Road would be widened for the first property to utilise and access to the second property would be from Brookside.
 - The proposed site was on a gradient.
 - Eight neighbouring properties were consulted on the application and two objections had been received. The objectors concerns included:
 - Loss of privacy and overlooking.
 - The impact on the culvert running along the boundary with Llewetrog.
 - Access from Brookside was along a private lane which was not in the applicant's control.
 - In relation to the objections received Officers had added a condition to the application which required a water course notice to be submitted prior to works commencing. In terms of the access via Brookside it was a civil matter and was not a planning consideration.
- 4.2 The Chair invited the Third Party Speakers to address the committee.
- 4.3 Mr Ronald Dando (objector) highlighted the following issues:

- He lived at 7 Brookside which was adjacent to the proposed site.
- Brookside Road was purchased by the previous owner of 7 Brookside and remained the property of Brookside.
- The transaction of the road came with the proviso that it remained a right of way enabling the residents of Brookside access to and from their homes.
- When the previous owner of 7 Brookside was absent, the owner of Llewetrog constructed a driveway without Planning Permission or permission from the owner of the Road.
- The driveway came out from the garden of Llewetrog and onto the road at Brookside which already caused him a problem with flood water.
- He asked that should Planning Permission be granted that a proviso be attached stating that all building plant and supply vehicles access the site via the main entrance to Llewetrog from Coedcae Road, as access via Brookside would be a major inconvenience for residents as well as being hugely detrimental to an unsurfaced road.

4.4 Mr Barrie Davies (agent) raised the following points:

- The application was submitted in 2013 and been with the Planning Authority for a long time, and he was hopefully that it could be concluded positively today.
- The application site had been in the applicants' ownership for a long time and he was proposing to build two dwellings in the substantial garden of Llewetrog.
- Llewetrog was built by the applicant in 1969 and had been the family home since that time. Prior to the construction of Llewetrog the family owned 7 Brookside although this was sold in 1974 and had subsequently been occupied by Mr Dando.
- Mr Dandos' main concerns was whether the applicants had a right of access to the application site from the Brookside, however Llewetrog has benefited from two access points for as long as the family. The applicant was under no doubt that there were established rights, however it was a legal matter and not a planning matter that could form a valid reason for refusal.
- In terms of highways safety, Planning Officers considered that the development of a single dwelling with access off Brookside would not significant increase the use of the lane.
- The only other concern raised was the close proximity of the proposed dwelling to the water course, however the Council's Drainage Officer was content subject to a condition and informative note being attached to any permission granted.
- There had been no objections from Statutory Consultees or the Town Council.

4.5 Members raised concerns regarding Heavy Goods Vehicles accessing the site via Brookside as it already got congested with parents parking there to pick their children up from school.

4.6 Members asked a series of questions and Officers gave the following

responses:

- The issue regarding accessing the site via Brookside was a civil matter and was separate to planning. The applicant would need to resolve the issue and secure rights legally before building works commenced.
- Llewetrog was opposite the school and any access was going to cause disruption for a short period of time.
- A condition could be added to the application to request that Heavy Goods Vehicles accessed the site via Middle Coedcae Road.
- The access for one dwelling off Brookside would not cause significant harm to the area given that there was a garage there previously.
- Brookside was an unadopted road and was not a publically maintained highway.
- When a site visit was carried out in 2014 the access to site was not overgrown as shown in the photos taken more recently.

4.7 Members unanimously agreed to approve the application subject to the conditions laid out in the report and asked that their concerns regarding Heavy Goods Vehicles accessing the site via Brookside be noted.

**5 Planning Application - 18/P/0129/FUL
New Police Headquarters, multi-storey car park, landscaping and associated works at Plot C2 and C3, Llantarnam Industrial Park, Cwmbran.**

5.1 The Team Leader (Applications) showed photographs of the two parcels of land where the development would be situated and displayed images of what the proposal would look and made the following points:

- A Member Site Inspection took place in July.
- The application was for a new Police Headquarters and car park on two parcels of land.
- The Headquarters building would front onto Llantarnam Parkway. It would be a three storey building with a curved footprint and would be finished in a variety of materials.
- The building would accommodate offices and the police control room. There would be no blue light services operation from the facility.
- There was a listed farmhouse building adjacent to the site for the Headquarters building.
- The car park would be a three storey building with an open deck on the third floor, providing 432 parking spaces and a secure pedestrian access.
- Officers had originally raised concerns with the visual appearance of the car park and the scheme had been amended to introduce a colour fin feature in order to fit in with the surrounding area.
- Due to the security requirements of the Police the proposal included a security fence to be erected, however an agreement had not been reached in relation to the design of the fence and a condition would be attached to any approval granted.
- The proposal allowed Gwent Police to continue to be based in Torfaen and it

also provided 500 jobs.

- A Section 106 agreement would be required to secure ecological mitigation.

5.2 Members raised concerns regarding the traffic in an already congested area and felt that if there were no highway improvement made the road network would not be able to cope with the extra demand. They also stated that the bus services was not sufficient and it was very difficult for pedestrians to cross Cwmbran Drive.

5.3 Members commented that the traffic backed up on to the three nearby roundabout going all the way down to Malpas making it dangerous during peak times.

5.4 Members added that if the walkways on Cwmbran Drive were upgraded and maintained and improvements to the cycleway were made it would encourage the use of walking and cycling to work.

5.5 In response to Member questions, Officers gave the following answers:

- Llantarnam Parkway and the surrounding area had a significant amount of on street parking which would indicate the businesses were thriving. It was also directly on a strategic highway network.
- There was a travel plan attached to the application, Officers needed to demonstrate that the traffic generated from the development would have a significant impact on the highway network, however apart from peak time the area operated well.
- It was important to try and encourage businesses to use other modes of transport to get to work such as cycling, public transport or car sharing.
- There was a proposal as part of the development to improve the cycle link and provide on street bus facilities. However the bus services operated on a commercial basis and it was up to bus companies to see it was financial viable to introduce more bus services in that area.
- There were traffic problems throughout the borough, however the Llantarnam Parkway had been planned for business and industrial use and there was currently two vacant sites. The proposal utilised both sites, the one site would be employing a large number of people and the second site would be occupied by a multi-story car park. It would be difficult to say that the development would cause additional major traffic problems to what was already existing. If Members were to say that they did not any more traffic on those roads it would inhibit a lot of development in the area as the roads had been designed for industrial use and from a policy point of view and it was beneficial and acceptable for industrial and business use to be sited there.
- There were longer term aspirations to improve the cycle network throughout Torfaen and some of those aspirations could include grade separation at crossing points. As part of the development Officers were proposing to extending the cycle network and upgrading the footway up to the canal.
- Officers would make contact with the bus companies to inform them of the amount of development in the area as it would make commercial sense to improve the bus service through the Llantarnam Parkway with the new Headquarters being situated there and it would help alleviate the traffic issues

if people were using the public transport.

- Officers had been working with the police in relation to the design of the car park, the amendments which included the hit and miss design with the fins would obscure the car park effectively.
- Officers had been concerned in relation to the security fence and were exploring alternatives with the police. Officers felt that it was important to bring the main proposal to committee with a condition attached regarding the fence. When an agreement had been made regarding the fence Officers would bring the proposed design back to Planning Committee for a decision.
- The staff worked shift patterns and the traffic flow would be spread out throughout the day.
- Whilst it was not new employment to Torfaen it did maintain employment in the borough so local employees did not have to travel outside the county.
- Both parcels of land were allocated within the LDP policy EET1 for employment.
- The original proposal for the car park was fairly bland and Officers felt by adding the fins it would upgrade the look of the car park and it would uplift what was a fairly functional utilitarian building used for parking.
- The fin cladding had the same amount of spacing around the whole car park however had a different visual effect when viewed at different angles.
- When housing developments were proposed Officers were able to secure bigger highway improvements as housing developments generated money, however it was the highway authority's responsibility to improve and look at congestion on the highway and the Council could not expect an individual planning application to fix the problems of the highway network.
- As the headquarters was a new facility the Police took advice from their security advisors who informed them to erect a fence and Officers would not want to question the need to provide security. Officers had opposed fencing on the site in the past but given the security risk had to accept the need for a fence.
- Officers would have liked the car park to be constructed of stone with landscaping around it however costs prohibit that.
- There was a landscaping scheme submitted with the proposal.
- Officers had already looked at several proposals for the security fence, there would need to be a retaining wall due to the different levels of the land. Officers would continue to explore alternative ideas for the security fence to identify the best option before it was presented to committee.
- Officers were not aware whether the police had explored other sites for the headquarters as when the site was proposed Officers felt it was acceptable as the area was identified for business in accordance with policy.
- During pre-application advice Officers did advise that enclosures would not be acceptable on Llantarnam Parkway, however the front elevation of the proposed Police Headquarters would retain the open character of the area facing onto Llantarnam Parkway, however some of the security feature would be visual when travelling along which the applicant had accepted.
- Officers did not have any issues with cars travelling from the headquarters during unsocial hours and the Parkway Hotel had not raised any issues in relation to it neither.

5.6 A number of member stated that they were pleased that Gwent Police wanted remain in Torfaen whilst they recognised the concerns regarding the traffic it was a balancing act as the development provided 500 quality jobs in the county and would boost the economy especially given that Cwmbran had been chosen as the Economic Hub for the valley by Welsh Government.

5.7 Members agreed with 9 Members voting in favour and 2 Members voting against that Upon completion of an Agreement under Section 106 of the Town and Country Planning Act concerning the matters referred to in the report, the Head of Planning and Development be authorised to grant permissions subject to the following conditions or any amendments, additions or deletion of these conditions he may deem necessary.

Councillor Jason O'Connell left the meeting and did not return.

**6 Planning Application - 18/P/0409/FUL
Temporary Change of use from C3 b use to a supported living unit for up to 9 residents plus a full time support worker for a period of three years at Edlogan Villa, Avondale Road, Sebastopol, Pontypool.**

6.1 The Principal Planner showed Members photos of Edlogan Villa and outlined the application commenting on the following:

- She made a correction to the report stating that on page 62 of the report condition 4 should say 'The use hereby permitted shall only be operated by Hope Ministries' not Victory Church.
- A Certificate of Lawful Development for the existing use at Edlogan Villa was granted in October 2016 and it had been operating since that time.
- The current application was for Planning Permission to increase the number of residents which would take the use out of the permitted C3b use class. The proposal was to increase the number of residents from 5 to 9 plus a full time support worker. Planning Permission was required for over 6 residents living together as a single household and receiving care or in a supported housing schemes.
- Edlogan Villa was a supported living unit in large grounds which were screened by hedges and trees with its own access.
- Internal alterations and an additional bathroom would be required to accommodate the additional residents.
- The scheme was operated by Hope Ministries.
- There had been 8 objections received in relation to the increase in noise and disturbance. Residents had also raised concerns with regard to events and fellowship meetings causing parking and disturbances.
- Gwent Police and the Council's Lead Officer for Community Safety confirmed that they had no significant issues with the premises and there was no persistent anti-social behaviour or crime associated with the address recorded on the Council's records or Police logs.
- The applicants recognised the neighbours' concerns and therefore applied for temporary planning permission for three years so that the operation could be monitored and that the Council had future control over the use should there

be any management issues of the premises.

- 6.2 The Chair reported that she was using her discretion as chair to allow the applicant a right of reply after the ward member.
- 6.3 Councillor Stuart Ashley declared a prejudicial interest as he had previous dealing with the applicant in relation to issues within his ward and did feel competent to vote and he left the meeting.
- 6.4 The Chair invited the Third Party Speakers to address the committee.
- 6.5 Councillor Anthony Hunt (County Borough Councillor and Ward Member for Panteg) highlighted the following points:
- He was speaking as ward member for the Panteg Ward in response to approaches he had from constituents with concerns which they had asked him to voice in hope of improved engagement in the future.
 - He said that no one he had spoken to was against the idea of a unit to help people with substance abuse issues, however it needed to be done in a way that safeguarded residents and maintained and minimised the impact of antisocial behaviour on neighbouring properties.
 - There had been a frustration expressed to him by local residents about the lack of communication in response to issues they had raised such as Anti-Social Behaviour, noise, inadequate parking at the site and there had been no response to questions asked about how the facility was managed.
 - He welcomed the fact that if granted it would be personal planning permission and therefore would not be transferable to any other operator.
 - He hoped that the site could continue to be monitored and benefit from better communication and liaison to reassure local residents.
- 6.6 Mr Stephen Peel (Agent) read a statement out on behalf on the applicant as he could not attend as he was providing palliative care for his ill mother, the statement including the following points:
- Since opening the charity in the UK in April 2016, they had saw some incredible achievements with more than 22 people back in full time work, or education as a result of their support.
 - All of their homes had an open door policy and anyone who had visited had been seriously impressed by the support and quality environment offered.
 - It was important to note that they were not a care facility and did not provide any care elements. They offered support and a structured programme which enabled people to rebuild their lives.
 - When they first applied for Planning Permission in 2016, there were 93 objections in writing against the service, the local community rallied and ward councillors spoke against their work.
 - They took the decision to scale down their work in an attempt to show good will and to satisfy the local community at considerable expense to the small charity. The service was operating at half capacity in large property for a substantial amount of time.

- Two years later there were now only 8 objection letters, which was a testament to the service.
- Many people had told them how they have helped change their perception of the work that was desperately needed with those who were in recovery from substance or alcohol misuse.
- They would never change everyone's mind as some people simply did not want it on their doorstep.
- In an attempt to demonstrate their commitment they had only applied for temporary planning consent to allow their work to be open to scrutiny as the local community mattered to them.
- 1 in 5 people in Torfaen were affected by drug or alcohol misuse and it was a time when charities like theirs should be fully supported by Local Authorities to be part of the solution.
- There had not been a single instance of disruption or a single call to the police regarding their property and there had been no drug or alcohol taken there.
- In the whole time of running the project they had only had to evict one person who used drugs on a visit to their family which was a testament to the good management and procedures.
- Faith based options were a personal choice for people who were in recovery and they would work with people of all faiths and there was no pressure put on anyone.
- Finally regarding weekly meetings on a Tuesday evening a few Christian ladies took cakes there which resulted in three extra cars being at the property, however there was a large amount of parking on site and a layby directly outside.

6.7 The following replies were given by Officers in relation to questions asked by Members:

- Class C3 was for dwelling houses and in that class there were three sections, C3b classified as a dwelling house used with no more than six people living together as a single household where an element of care was provided. C3b was considered to be the lawful use of the property at that time. Once the property had over 6 people the supported living premises it becomes Sui Generis which was a class of its own and could not be included in any other class. Any future change of use would require Planning Permission.
- Officers were not aware of the level of contact between the service and the local residents.
- In terms of events at the property, Officers received one phone call complaining about an event taking place there but that was the only complaint received. Officers were unable to control events under the existing use of C3b, however as the application was for planning permission a condition could be attached in order to control any future events.
- Residents have had some issues as they had made representations to the Planning Department as part of the consultation process and the ward member had told the committee how he had been contacted directly. Officers did contact the Police and the Council's Anti-Social Behaviour Officer and they stated that they did not have a records of complaints or concerns, however it could have been that residents choose not to go down the official

route and contacted the ward members instead.

- Gwent Police comments were included on page 59 of the report and they stated that their records show that there were no major issues at the property.

6.8 Members agreed to approve the application subject to the conditions laid out in the report with 4 Members voting in favour and 5 Members abstained from voting.

Signature

Date.....

Councillor Norma Parrish, Chair of Planning Committee

Councillors who left the meeting briefly (e.g. for a comfort break) during an officer presentation or a debate are not listed in the minutes above as having left and returned. Councillors are only listed as having left/returned if they were absent from the Chamber when a decision was taken.

Minutes written by Rachel Beale, Senior Business Support Officer (Democratic Services), Tuesday 18th September 2018

COFNODION CYFARFOD PWYLLGOR CYNLLUNIO
CYNGOR BWRDEISTREF SIROL TORFAEN
A gynhaliwyd ddydd Mawrth 18 Medi 2018 am 4.00pm
yn Siambr y Cyngor, Y Ganolfan Ddinesig, Pont-y-pŵl, NP4 6YB

YN BRESENNOL

Aelodau'r Pwyllgor: *yn nhrefn yr wyddor*

Cynghorwyr:

Norma Parrish (Cadeirydd)	Fay Jones
Stuart Ashley	Janet Jones
Huw Bevan	Jason O'Connell
Steven Evans	Richard Overton
Jon Horlor	Alan Slade
Gaynor James	

Swyddogion: *yn nhrefn yr wyddor*

Rachel Beale	Uwch Swyddog Cefnogi Busnes (Gwasanaethau Democrataidd)
Polly Ellis	Prif Gyfreithiwr
Sarah Hensby	Uwch Gynllunydd
Norman Jones	Arweinydd Tîm (Ceisiadau)
Richard Lewis	Pennaeth Cynllunio a Datblygu
Helen Smith	Prif Gynlluniwr
Paul Wheeldon	Arweinydd Grŵp ar gyfer Cludo a Datblygu Priffyrdd

Arall: Roedd pedwar Aelod o'r Cyhoedd yn yr Oriel.

1. Ymddiheuriadau

1.1 Derbyniwyd ymddiheuriadau gan y Cynghorwyr Ron Burnett, Len Constance a Neil Waite.

2. Datganiadau o fuddiant

2.1 Fe wnaeth y Prif Gyfreithiwr atgoffa Aelodau bod angen iddyn nhw gwblhau'r ffurflen datganiad o fuddiant yn y ffolder cofrestr presenoldeb os oedden nhw yn datgan buddiant mewn cais

2.2 Ni ddatganwyd unrhyw fuddiannau:

- Fe wnaeth y Cynghorydd Stuart Ashley ddatgan buddiant personol yn eitem 5 ar yr agenda fel Aelod o Gyngor Cymuned Cwibrân. Ymgynghorwyd â nhw ar y cais dan sylw.
- Fe wnaeth y Cynghorydd Gaynor James ddatgan buddiant personol yn eitem 6 ar yr agenda fel Aelod o Gyngor Cymuned Pont-y-pŵl. Ymgynghorwyd â nhw ar y cais dan sylw.
- Fe wnaeth y Cynghorydd Fay Jones ddatgan buddiant personol yn eitem 5 ar yr agenda fel Aelod o Gyngor Cymuned Cwibrân. Ymgynghorwyd â nhw ar y cais dan sylw.

- Fe wnaeth y Cynghorydd Janet Jones ddatgan buddiant personol yn eitem 4 ar yr agenda fel Aelod o Gyngor Tref Blaenafon. Ymgynghorwyd â nhw ar y cais dan sylw.
- Fe wnaeth y Cynghorydd Richard Overton ddatgan buddiant personol yn eitem 6 ar yr agenda fel Aelod o Gyngor Cymuned Pont-y-pŵl. Ymgynghorwyd â nhw ar y cais dan sylw.
- Fe wnaeth y Cynghorydd Norma Parrish ddatgan buddiant personol yn eitem 6 ar yr agenda fel Aelod o Gyngor Cymuned Pont-y-pŵl. Ymgynghorwyd â nhw ar y cais dan sylw.
- Yn ystod eitem 6 fe wnaeth y Cynghorydd Stuart Ashley ddatgan buddiant sy'n rhagfarnu gan ei fod wedi ymwneud â'r cais yn y gorffennol mewn perthynas â'r materion yn y ward hon ac nid oedd yn teimlo'n gymwys i bleidleisio ac fe adawodd y cyfarfod.

3. Cofnodion Pwyllgor Cynllunio - 21/08/18

- 3.1 Cytunodd yr Aelodau fod cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd ar 21 Awst 2018 i'w cadarnhau fel cofnod cywir.

4. Cais Cynllunio - 13/P/00464

Defnyddio'r ardd i ddatblygu ac adeiladu 2 dy annedd sengl (cynlluniau diwygiedig) ar Dir gerllaw Llewetrog, Middle Coedcae Road, Blaenafon.

- 4.1 Dangosodd yr Uwch Gynllunydd gynlluniau a ffotograffau, gan amlygu'r pwyntiau canlynol:
- Roedd y cynnig am ddau dy annedd preswyl yng ngardd ochr yr eiddo presennol Llewetrog.
 - Byddai'r anheddau yn ddau lawr, wedi'u dylunio mewn ffordd draddodiadol a byddai ganddynt 4 neu 5 ystafell wely.
 - Byddai mynediad presennol i Lewetrog o Ffordd Ganol Coedcae yn cael ei ledu i'r eiddo cyntaf ei ddefnyddio a byddai mynediad i'r ail eiddo o Brookside.
 - Roedd y safle arfaethedig ar lethr.
 - Ymgynghorwyd ag wyth eiddo cyfagos ar y cais a derbyniwyd dau wrthwynebiad. Roedd pryderon y gwrthwynebwyr yn cynnwys:
 - Colli preifatrwydd ac edrych dros eu heiddo.
 - Yr effaith ar y ffos sydd yn rhedeg ar hyd y ffin gyda Llewetrog.
 - Roedd mynediad o Brookside ar hyd lôn breifat nad oedd dan reolaeth y ceisydd.
 - Mewn perthynas â'r gwrthwynebiadau a dderbyniwyd mae Swyddogion wedi ychwanegu amod i'r cais oedd yn ei gwneud hi'n angenrheidiol cyflwyno rhybudd cwrs dŵr cyn dechrau ar y gwaith. O ran y mynediad drwy Brookside roedd yn fater sifil ac nid oedd yn ystyriaeth cynllunio.
- 4.2 Fe wnaeth y Cadeirydd wahodd Siaradwyr Trydydd Parti i annerch y Pwyllgor.
- 4.3 Fe wnaeth Mr Ronald Dando (gwrthwynebydd) amlygu'r materion canlynol:
- Roedd yn byw yn 7 Brookside oedd gerllaw'r safle arfaethedig.

- Roedd cyn-berchennog 7 Brookside wedi prynu Ffordd Brookside ac roedd yn parhau i fod yn eiddo i Brookside.
- Gwerthwyd y ffordd ar yr amod ei bod yn parhau i fod yn hawl tramwy sy'n galluogi mynediad i breswylwyr Brookside i ac o eu cartrefi.
- Pan oedd perchennog blaenorol 7 Brookside yn absennol, fe wnaeth perchennog Llewetrog adeiladu dreif heb Ganiatâd Cynllunio na chaniatâd gan berchennog y Ffordd.
- Roedd y dreif yn dod o ardd Llewetrog ac ar y ffordd yn Brookside oedd eisoes yn achosi problem iddo gyda dŵr llifogydd.
- Pe byddai Caniatâd Cynllunio yn cael ei roi, gofynnodd am atodi amod yn nodi y dylai'r holl gerbydau adeiladu a chyflenwi fynd i mewn i'r safle drwy'r brif fynedfa i Lewetrog o Ffordd Coedcae, gan y byddai mynd i mewn drwy Brookside yn anghyfleustra enfawr i breswylwyr yn ogystal â bod yn niweidiol i ffordd heb arwyneb.

4.4 Fe wnaeth Mr Barrie Davies (asiant) godi'r pwyntiau canlynol:

- Cyflwynwyd y cais yn 2013 ac roedd wedi bod yn nwylo'r Awdurdod Cynllunio am gyfnod hir, ac roedd yn obeithiol y gallent ddod i gasgliad cadarnhaol heddiw.
- Roedd safle'r cais wedi bod yn eiddo i'r ceiswyr am gyfnod hir ac roedd yn cynnig adeiladu dau dy annedd yn yr ardd sylweddol yn Llewetrog.
- Adeiladwyd Llewetrog gan y ceisydd yn 1969 ac roedd wedi bod yn gartref i'r teulu ers hynny. Cyn adeiladu Llewetrog roedd y teulu yn berchen ar 7 Brookside er i hwn gael ei werthu yn 1974 a'i fod wedi'i feddiannu wedi hynny gan Mr Dando.
- Prif bryderon Mr Dando oedd p'un a oedd gan y ceiswyr hawl tramwy i safle'r cais o Brookside, fodd bynnag mae Llewetrog wedi elwa ar ddau bwynt mynediad ers i'r teulu fod yno. Nid oedd y ceisydd o dan unrhyw amheuaeth bod hawliau sefydledig, fodd bynnag mater cyfreithiol ac nid mater cynllunio allai fod yn rheswm dilys dros wrthod.
- O ran diogelwch ar y priffyrdd, nid oedd Swyddogion Cynllunio yn ystyried y byddai datblygu un annedd gyda mynediad oddi ar Brookside yn arwain at gynnydd sylweddol yn y defnydd o'r lôn.
- Yr unig bryder arall oedd pa mor agos oedd y tŷ annedd arfaethedig i'r cwrs dŵr, fodd bynnag roedd Swyddog Draenio'r Cyngor yn fodlon cyn belled ag y byddai amod a nodyn gwybodaeth ynghlwm wrth unrhyw ganiatâd a roddir.
- Ni chafwyd unrhyw wrthwynebiadau gan unrhyw Ymgynghoredigion Statudol neu Gyngor y Dref.

4.5 Fe wnaeth Aelodau godi pryder ynghylch Cerbydau Nwyddau Trwm yn mynd i'r safle drwy Brookside gan ei fod eisoes yn mynd yn brysur gyda rhieni'n parcio yno i gasglu eu plant o'r ysgol.

4.6 Gofynnodd Aelodau nifer o gwestiynau a rhoddodd Swyddogion yr ymatebion canlynol:

- Roedd y mater ynghylch mynd i mewn i'r safle drwy Brookside yn fater sifil ac ar wahân i gynllunio. Byddai angen i'r ceisydd ddatrys y mater a sicrhau hawliau'n gyfreithiol cyn dechrau ar y gwaith adeiladu.
- Roedd Llewetrog gyferbyn â'r ysgol a byddai unrhyw fynediad yn achosi amhariad am gyfnod byr o amser.
- Gellid ychwanegu amod at y cais i ofyn i'r Cerbydau Nwyddau Trwm fynd i mewn i'r safle drwy Ffordd Coedcae Canol.
- Ni fyddai'r mynediad ar gyfer un tŷ annedd oddi ar Brookside yn achosi difrod sylweddol i'r ardal o ystyried bod garej yno o'r blaen.
- Roedd Brookside yn ffordd nad oedd wedi cael ei mabwysiadu ac nid oedd yn briffordd a gynhelir yn gyhoeddus.
- Pan gynhaliwyd ymweliad safle yn 2014 nid oedd y mynediad i'r safle wedi tyfu'n wyllt fel y dangosir yn y lluniau a dynnwyd yn fwy diweddar.

4.7 Fe wnaeth Aelodau gytuno'n unfrydol i gymeradwyo'r cais yn ddarostyngedig i'r amodau a nodwyd yn yr adroddiad a gofyn i'w pryderon ynghylch Cerbydau Nwyddau Trwm yn mynd i mewn i'r safle drwy Brookside gael eu nodi.

5. Cais Cynllunio - 18/P/0129/FUL

Pencadlys Heddlu Newydd, maes parcio aml-lawr, gwaith tirlunio a gwaith cysylltiedig ym Mhlot C2 a C3, Parc Diwydiannol Llantarnam, Cwmbrân.

- 5.1 Dangosodd Arweinydd y Tîm (Ceisiadau) ffotograffau o'r ddau ddarn o dir lle byddai'r datblygiad wedi'i lleoli a dangos lluniau o sut y byddai'r cynnig yn edrych a gwneud y pwyntiau canlynol:
- Cynhaliwyd Archwiliad Safle gan Aelodau ym mis Gorffennaf.
 - Roedd y cais am Bencadlys Heddlu newydd a maes parcio ar ddau ddarn o dir.
 - Byddai blaen y Pencadlys ar Llantarnam Parkway. Byddai'n adeilad tri llawr gydag ôl troed crwm a byddai'n cael ei offen mewn amrywiaeth o ddeunyddiau.
 - Byddai'r adeilad yn darparu ar gyfer swyddfeydd ac ystafell reoli'r heddlu. Ni fyddai unrhyw wasanaethau golau glas yn gweithredu o'r cyfleuster.
 - Roedd adeilad ffermdy rhestredig gerllaw'r safle ar gyfer adeilad y Pencadlys.
 - Byddai'r maes parcio yn adeilad tri llawr gyda llawr agored ar y trydydd llawr, a byddai'n darparu 432 o fannau parcio a mynediad diogel i gerddwyr.
 - Yn wreiddiol roedd swyddogion wedi codi pryderon gydag ymddangosiad gweledol y maes parcio ac roedd y cynllun wedi'i ddiwygio i gyflwyno nodwedd esgyll lliw er mwyn gweddu gyda'r ardal gyfagos.
 - Oherwydd gofynion diogelwch yr Heddlu roedd y cynnig yn cynnwys ffens diogelwch i'w godi, fodd bynnag nid chafwyd cytundeb eto mewn perthynas â dyluniad y ffens a byddai amod ynghlwm wrth unrhyw ganiatâd a roddir.
 - Roedd y cynnig yn caniatáu i Heddlu Gwent barhau i fod wedi'u lleoli yn Nhorfaen ac roedd hefyd yn darparu 500 o swyddi.
 - Byddai angen cytundeb Adran 106 i ddiogelu lliniaru ecolegol.

- 5.2 Fe wnaeth aelodau godi pryderon ynghylch traffig mewn ardal oedd eisoes yn brysur ac roedden nhw'n teimlo na fyddai'r rhwydwaith ffordd yn gallu ymdopi gyda'r galw ychwanegol os na fyddai unrhyw welliant i'r rhwydwaith. Fe wnaethant hefyd nodi nad oedd gwasanaethau bws yn ddigonol a'i bod hi'n anodd iawn i gerddwyr groesi Cwmbrân Drive.
- 5.3 Dywedodd Aelodau bod y traffig yn mynd yn ôl ar y tri chylchfan gerllaw yn mynd yr holl ffordd lawr i Falpas gan ei gwneud hi'n beryglus yn ystod adegau prysur.
- 5.4 Ychwanegodd Aelodau y byddai gwella a chynnal y llwybrau cerdded ar Cwmbrân Drive, a gwella'r llwybr beicio yn annog pobl i gerdded a beicio i'r gwaith.
- 5.5 Mewn ymateb i gwestiynau Aelodau, rhoddodd Swyddogion yr atebion canlynol:
- Roedd gan Llantarnam Parkway a'r ardal gyfagos lawer o fannau parcio ar y stryd, a byddai hyn yn awgrymu bod busnesau'n ffynnu. Roedd hefyd yn uniongyrchol ar rwydwaith priffordd strategol.
 - Roedd cais teithio ynghlwm wrth y cais. Roedd angen i Swyddogion ddangos y byddai'r traffig a gynhyrchir gan y datblygiad yn cael effaith sylweddol ar y rhwydwaith priffyrdd, fodd bynnag ac eithrio adegau prysur roedd yr ardal yn gweithredu'n dda.
 - Roedd hi hefyd yn bwysig ceisio annog busnesau i ddefnyddio dulliau eraill o deithio i'r gwaith fel beicio, trafndiaeth gyhoeddus neu rannu ceir.
 - Roedd cynnig fel rhan o'r datblygiad i wella'r llwybr beicio a darparu cyfleusterau bws ar y stryd. Fodd bynnag, roedd y gwasanaethau bws yn gweithredu ar sail fasnachol ac roedd hi i fyny i'r cwmnïau bws weld p'un a oedd hi'n ariannol ymarferol i gyflwyno mwy o wasanaethau bws yn yr ardal honno.
 - Roedd problemau traffig ledled y fwrdeistref, fodd bynnag roedd Llantarnam Parkway wedi'i gynllunio ar gyfer defnydd busnes a diwydiannol ac ar hyn o bryd roedd dau safle gwag. Roedd y cynnig yn defnyddio'r ddau safle, byddai un safle yn cyflogi nifer fawr o bobl a byddai maes parcio aml-lawr yn meddiannu'r ail safle. Byddai'n anodd dweud y byddai'r datblygiad yn achosi problemau traffig mawr yn ychwanegol i'r hyn oedd yn bodoli eisoes. Pe byddai Aelodau'n dweud nad oedden nhw am weld mwy o draffig ar y ffyrdd hynny, byddai'n cyfyngu ar lawer o ddatblygiadau yn yr ardal gan fod y ffyrdd wedi'u dylunio ar gyfer defnydd diwydiannol ac o safbwynt polisi, ac roedd hi'n fuddiol ac yn dderbyniol i ddefnydd busnes a diwydiannol gael eu lleoli yno.
 - Roedd dyheadau tymor hwy i wella'r rhwydwaith beicio ledled Torfaen a gallai rhai o'r dyheadau hynny gynnwys gwahanu graddau wrth fannau croesi. Fel rhan o'r datblygiad roedd Swyddogion yn cynnig ehangu'r rhwydwaith beicio a diweddarau'r llwybr troed hyd at y gamlas.
 - Byddai Swyddogion yn cysylltu â'r cwmnïau bws i roi gwybod iddynt am faint y datblygiadau yn yr ardal gan y byddai'n gwneud synnwyr masnachol i wella'r gwasanaeth bws drwy Llantarnam Parkway gyda'r Pencadlys newydd wedi'i leoli yno a byddai'n helpu i leddfu problemau traffig pe byddai pobl yn defnyddio trafndiaeth gyhoeddus.

- Roedd Swyddogion wedi bod yn gweithio gyda'r heddlu mewn perthynas â dyluniad y maes parcio, byddai'r diwygiadau oedd yn cynnwys y dyluniad mympwyol gydag esgyll yn cuddio'r maes parcio'n effeithiol.
- Roedd Swyddogion wedi codi pryderon mewn perthynas â'r ffens diogelwch ac yn archwilio opsiynau eraill gyda'r heddlu. Roedd Swyddogion yn teimlo ei bod yn bwysig i gyflwyno'r prif gynnig o flaen y pwyllgor gydag amod ynghylch y ffens ynghlwm. Pan fydd cytundeb yn cael ei wneud ynghylch y ffens byddai Swyddogion yn dod â dyluniad arfaethedig i'r Pwyllgor Cynllunio wneud penderfyniad.
- Roedd y staff yn gweithio patrymau sifftiau a byddai llif y traffig wedi'i wasgaru drwy gydol y dydd.
- Er nad oedd yn gyflogaeth newydd i Dorfaen, roedd yn cynnal cyflogaeth yn y fwrdeistref fel nad oedd rhaid i weithwyr lleol deithio y tu allan i'r sir.
- Roedd y ddau ddarn o dir wedi'u dyrannu ym mholisi EET1 LDP ar gyfer cyflogaeth.
- Roedd y cynnig gwreiddiol ar gyfer y maes parcio yn eithaf plaen ac roedd Swyddogion yn teimlo y byddai ychwanegu esgyll yn uwchraddio ymddangosiad y maes parcio ac y byddai'n gwella golwg yr hyn oedd yn adeilad digon iwtilitaraidd swyddogaethol a ddefnyddir ar gyfer parcio.
- Roedd gan y cladin esgyll yr un faint o ofod o amgylch y maes parcio cyfan fodd bynnag roedd ganddo effaith gweledol gwahanol wrth edrych arno ar onglau gwahanol.
- Pan gynigiwyd datblygiadau tai roedd Swyddogion yn gallu sicrhau gwelliannau priffyrdd mwy gan fod datblygiadau tai yn cynhyrchu arian, fodd bynnag cyfrifoldeb yr awdurdod priffyrdd oedd gwella ac edrych ar dagfeydd ar y briffordd ac ni allai'r Cyngor ddisgwyl i un cais cynllunio unigol ddatrys problemau'r rhwydwaith priffyrdd.
- Gan fod y pencadlys yn gyfleuster newydd, cymerodd yr Heddlu gyngor gan eu hymgyngorwyr diogelwch a ddywedodd wrthyn nhw i godi ffens ac ni fyddai Swyddogion am gwestiynu'r angen i ddarparu diogelwch. Roedd Swyddogion wedi gwrthwynebu ffensys ar y safle yn y gorffennol ond o ystyried y perygl diogelwch roedd rhaid derbyn yr angen am ffens.
- Byddai Swyddogion wedi hoffi i'r maes parcio gael ei adeiladu o garreg gyda thirlunio o'i amgylch fodd bynnag mae costau yn atal hynny.
- Cyflwynwyd cynllun tirlunio gyda'r cynnig.
- Roedd Swyddogion eisoes wedi edrych ar nifer o gynigion ar gyfer y ffens diogelwch, byddai angen cael mur cynhaliol oherwydd lefelau gwahanol y tir. Byddai Swyddogion yn parhau i archwilio syniadau amgen ar gyfer y ffens diogelwch i nodi'r opsiwn gorau cyn ei gyflwyno i'r Pwyllgor.
- Nid oedd Swyddogion yn ymwybodol p'un a oedd yr heddlu wedi ymchwilio i safleoedd eraill ar gyfer y pencadlys gan fod y Swyddogion yn teimlo ei fod yn dderbyniol pan gynigiwyd y safle gan fod yr ardal wedi'i nodi ar gyfer busnes yn unol â pholisi.
- Yn ystod y cyfnod cyn y cais fe wnaeth y Swyddogion gynghori na fyddai unedau caeedig yn dderbyniol ar Llantarnam Parkway, fodd bynnag byddai codi rhan flaen y Pencadlys Heddlu arfaethedig yn cadw cymeriad agored yr ardal sy'n

wynebu Llantarnam Parkway, fodd bynnag byddai rhywfaint o'r nodweddion diogelwch yn weledol wrth deithio heibio, ac roedd y ceisydd wedi derbyn hyn.

- Nid oedd gan Swyddogion unrhyw broblemau gyda cheir yn teithio o'r pencadlys yn ystod oriau anghymdeithasol ac nid oedd Gwesty'r Parkway wedi codi unrhyw fater yn ymwneud â hyn chwaith.

5.6 Nododd nifer o aelodau eu bod yn falch bod Heddlu Gwent yn dymuno aros yn Nhorfaen, ac er eu bod yn cydnabod y pryderon ynghylch y traffig roedd hi'n fater o dafoli gan y byddai'r datblygiad yn darparu 500 o swyddi o ansawdd yn y sir a byddai'n rhoi hwb i'r economi yn enwedig o ystyried bod Cwmbrân wedi'i ddewis fel Canolbwynt Economaidd ar gyfer y cwm gan Lywodraeth Cymru.

5.7 Ar ôl cwblhau Cytundeb o dan Adran 106 Deddf Cynllun Tref a Sir mewn perthynas â'r materion y rhoddwyd sylw iddynt yn yr adroddiad, cytunodd yr Aelodau gyda 9 Aelod yn pleidleisio o blaid a 2 Aelod yn pleidleisio yn erbyn y dylai Pennaeth Cynllunio a Datblygu gael ei awdurdodi i roi caniatâd yn ddarostyngedig i'r amodau canlynol neu unrhyw ddiwygiadau, ychwanegiadau neu achos o ddileu'r amodau hyn fel yr ystyrir yn angenrheidiol.

Gadawodd y Cynghorydd Jason O'Connell y cyfarfod, ac ni wnaeth ddychwelyd.

6. Cais Cynllunio – 18/P/0409/FUL

Newid Defnydd dros dro o ddefnydd C3 b i uned tai â chymorth ar gyfer hyd at 9 o drigolion yn ogystal â gweithiwr cefnogi llawn amser am gyfnod o dair blynedd yn Edlogan Villa, Ffordd Avondale, Sebastopol, Pont-y-pŵl.

6.1 Dangosodd y Prif Gynlluniwr luniau i Aelodau o Edlogan Villa ac amlinellu'r cais a rhoi sylwadau ar y canlynol:

- Gwnaeth gywiriad i'r adroddiad yn datgan y dylai amod 4 ar dudalen 62 adroddiad ddweud 'Dylai'r defnydd a ganiateir yma gael ei weithredu gan Hope Ministries yn unig nid Victory Church.
- Rhoddwyd Tystysgrif Datblygiad Cyfreithlon ar gyfer y defnydd presennol yn Edlogan Villa ym mis Hydref 2016 ac roedd wedi bod yn gweithredu ers bryd hynny.
- Roedd y cais presennol ar gyfer Caniatâd Cynllunio i gynyddu nifer y preswylwyr a byddai hyn yn tynnu'r defnydd allan o'r dosbarth defnydd C3 y rhoddwyd caniatâd ar ei gyfer. Roedd y cynnig i gynyddu nifer y trigolion o 5 i 9 ynghyd â gweithiwr cefnogi amser llawn. Roedd angen Caniatâd Cynllunio ar gyfer mwy na 6 o drigolion yn byw gyda'i gilydd fel un aelwyd ac yn derbyn gofal neu mewn cynlluniau tai â chymorth.
- Roedd Edlogan Villa yn uned tai â chymorth mewn tir helaeth oedd yn cael ei guddio gan wrychoedd a choed gyda'i fynediad ei hun.
- Byddai angen addasiadau mewnol ac ystafell ymolchi ychwanegol i ddarparu ar gyfer preswylwyr ychwanegol.
- Roedd y cynllun ar waith gan Hope Ministries.

- Bu 8 o wrthwynebiadau mewn perthynas â chynnydd mewn sŵn ac aflonyddwch. Roedd trigolion hefyd wedi codi pryderon ynghylch digwyddiadau a chyfarfodydd cymrodoriaeth yn achosi problemau parcio ac aflonyddwch.
 - Cadarnhaodd Heddlu Gwent a Phrif Swyddog y Cyngor ar gyfer Diogelwch Cymunedol nad oedd ganddynt unrhyw broblemau arwyddocaol gyda'r safle ac nad oedd ymddygiad gwrthgymdeithasol cyson na throseddau'n gysylltiedig â'r cyfeiriad wedi'u cofnodi ar gofnodion y Cyngor na logiau'r Heddlu.
 - Fe wnaeth y ceiswyr gydnabod pryderon y cymdogion ac felly fe wnaethant gais am ganiatâd cynllunio dros dro am dair blynedd fel y gallai'r gweithrediad gael ei fonitro ac y byddai gan y Cyngor reolaeth dros y defnydd yn y dyfodol pe byddai unrhyw broblemau o ran rheoli'r safle.
- 6.2 Dywedodd y Cadeirydd ei bod yn defnyddio ei disgresiwn fel cadeirydd i ganiatáu hawl i'r ceisydd gael ymateb ar ôl aelod y ward.
- 6.3 Fe wnaeth y Cynghorydd Stuart Ashley ddatgan buddiant sy'n rhagfarnu gan ei fod wedi ymwneud â'r cais yn y gorffennol mewn perthynas â'r materion yn y ward hon ac nid oedd yn teimlo'n gymwys i bleidleisio ac fe adawodd y cyfarfod.
- 6.4 Fe wnaeth y Cadeirydd wahodd Siaradwyr Trydydd Parti i annerch y Pwyllgor.
- 6.5 Fe wnaeth y Cynghorydd Anthony Hunt (Cynghorydd Bwrdeistref Sirol ac Aelod Ward ar gyfer Panteg) amlygu'r pwyntiau canlynol:
- Roedd yn siarad fel aelod ward ar gyfer Ward Panteg mewn ymateb i etholwyr oedd wedi cysylltu ag efo gyda phryderon yr oedden nhw am iddo eu codi gyda'r gobaith o wella ymgysylltu yn y dyfodol.
 - Dywedodd nad oedd unrhyw un yr oedd wedi siarad â nhw yn erbyn y syniad o uned i helpu pobl gyda phroblemau cam-drin sylweddau, fodd bynnag roedd angen ei wneud mewn ffordd oedd yn diogelu trigolion ac yn cynnal ac yn lleihau effaith ymddygiad gwrthgymdeithasol ar eiddo cyfagos.
 - Roedd rhwystredigaeth wedi'i fynegi iddo gan drigolion lleol am y diffyg cyfathrebu mewn ymateb i'r materion roedden nhw wedi'u codi megis Ymddygiad Gwrthgymdeithasol, sŵn, parcio annigonol ar y safle ac nad oedd ymateb i'r cwestiynau a ofynnwyd am sut roedd y cyfleuster yn cael ei reoli.
 - Roedd yn croesawu'r ffaith mai caniatâd cynllunio personol fyddai hwn pe byddai'n cael ei gymeradwyo ac felly na fyddai modd ei drosglwyddo i unrhyw weithredwr arall.
 - Gobeithiai y gallai'r safle barhau i gael ei fonitro ac y byddai'n elwa ar well cyfathrebu a chyswllt i dawelu meddwl trigolion lleol.
- 6.6 Darllenodd Mr Stephen Peel (Asiant) ddatganiad ar ran y ceisydd gan na allai fod yn bresennol am ei fod yn darparu gofal lliniarol i'w fam oedd yn wael. Roedd y datganiad yn cynnwys y pwyntiau canlynol:
- Ers agor yr elusen yn y DU ym mis Ebrill 2016, roedden nhw wedi gweld rhai cyflawniadau anhygoel gyda mwy na 22 o bobl yn ôl mewn gwaith llawn amser neu addysg o ganlyniad i'w cefnogaeth.

- Roedd gan bob un o'u cartrefi bolisi drws agored ac roedd unrhyw un oedd wedi ymweld wedi'u rhyfeddu gyda'r gefnogaeth a'r ansawdd roedd yr amgylchedd yn eu cynnig.
- Roedd yn bwysig nodi nad oeddent yn gyfleuster gofal ac nad oeddent yn cynnig unrhyw elfennau gofal. Roedden nhw'n cynnig cefnogaeth a rhaglen strwythuredig oedd yn galluogi pobl i ail-adeiladu eu bywydau.
- Pan wnaethant gais yn gyntaf am Ganiatâd Cynllunio yn 2016, roedd 93 o wrthwynebiadau ysgrifenedig yn erbyn y gwasanaeth, fe wnaeth y gymuned drefnu rali a siaradodd cynghorwyr ward yn erbyn eu gwaith.
- Fe wnaethant gymryd y penderfyniad i leihau eu gwaith mewn ymgais i ddangos ewylllys da ac i fodloni'r gymuned leol ar gost sylweddol i'r elusen fach. Roedd y gwasanaeth yn gweithredu ar hanner capasiti mewn eiddo mawr am swm sylweddol o amser.
- Ddwy flynedd yn ddiweddarach dim ond 8 o lythyrau gwrthwynebu oedd bellach, oedd yn destament i'r gwasanaeth.
- Roedd llawer o bobl wedi dweud wrthyn nhw sut maen nhw wedi helpu i newid eu barn am y gwaith oedd wirioneddol ei angen gyda'r rhai oedd yn gwella yn dilyn camddefnyddio alcohol neu sylweddau.
- Ni fyddent yn newid meddwl pawb byth gan fod rhai pobl nad oedd am ei gael ar garreg eu drws.
- Mewn ymgais i ddangos eu hymrwymiad roeddent wedi gwneud cais am ganiatâd cynllunio dros dro yn unig er mwyn galluogi i'w gwaith fod yn agored i graffu gan fod y gymuned leol o bwys iddynt.
- Roedd 1 o bob 5 o bobl yn Nhorfaen wedi'u heffeithio gan gam-drin cyffuriau neu alcohol ac roedd hi'n amser i elusennau fel ei helusen nhw gael cefnogaeth lawn gan Awdurdodau Lleol i fod yn rhan o'r ateb.
- Ni fu unrhyw agos o darfu nag unrhyw alwad i'r heddlu ynghylch eu heiddo, ac ni chymerwyd unrhyw gyffuriau nag alcohol yno.
- Yn yr holl amser o redeg y prosiect un person yn unig roedden nhw wedi gorfod ei droi allan. Fe wnaeth y person hwnnw ddefnyddio cyffuriau ar ymweliad i weld eu teulu, ac roedd hyn yn destament i'r rheolaeth a'r gweithdrefnau da yn yr eiddo.
- Roedd opsiynau'n seiliedig ar ffydd yn ddewis personol i bobl oedd yn gwella a byddant yn gweithio gyda phobl o bob ffydd ac ni fyddai unrhyw bwysau'n cael ei roi ar unrhyw un.
- Yn olaf, mewn perthynas â chyfarfodydd wythnosol ar nosweithiau Mawrth, roedd ychydig o ferched Cristnogol yn mynd â chacennau yno ac roedd hyn yn golygu bod tri char ychwanegol yn yr eiddo, fodd bynnag roedd llawer iawn o fannau parcio ar y safle a chilfan yn union y tu allan.

6.7 Rhoddwyd yr ymatebion canlynol gan Swyddogion mewn perthynas â chwestiynau a ofynnwyd gan Aelodau:

- Roedd dosbarth C3 ar gyfer tai annedd ac yn y dosbarth hwnnw roedd tair adran, roedd C3b yn cael ei ddosbarthu fel tŷ annedd a ddefnyddir gyda dim mwy na chwech o bobl yn byw gyda'i gilydd fel un aelwyd lle darparwyd elfen o ofal. Ystyriwyd C3b yn ddefnydd cyfreithlon o'r eiddo ar y pryd. Unwaith roedd dros 6 o

bobl yn byw yn yr eiddo tai â chymorth mae'n dod yn Sui Generis oedd yn ddsbarth ynddo ei hun ac na ellid ei gynnwys mewn unrhyw ddsbarth arall. Byddai angen Caniatâd Cynllunio ar gyfer unrhyw newid o ran defnydd yn y dyfodol.

- Nid oedd swyddogion yn ymwybodol o lefel y cyswllt rhwng y gwasanaeth a'r trigolion lleol.
- O ran digwyddiadau yn yr eiddo, roedd Swyddogion wedi derbyn un alwad ffôn yn cwyno am ddigwyddiad oedd yn cael ei gynnal yno ond dyna'r unig un a dderbyniwyd. Nid oedd Swyddogion yn gallu rheoli digwyddiadau o dan y defnydd cyfredol o C3b, fodd bynnag gan fod y cais am ganiatâd cynllunio gellid atodi amod er mwyn rheoli unrhyw ddigwyddiadau yn y dyfodol.
- Mae trigolion wedi cael rhai problemau gan eu bod wedi gwneud sylwadau i'r Adran Cynllunio fel rhan o'r broses ymgynghori ac roedd yr aelod ward wedi dweud wrth y pwyllgor i'r adran gysylltu gydag ef yn uniongyrchol. Fe wnaeth Swyddogion gysylltu gyda'r Heddlu a Swyddog Ymddygiad Gwrthgymdeithasol y Cyngor ac fe wnaethant nodi nad oedd ganddynt gofnod o gwynion neu bryderon, fodd bynnag gallai fod yn bosibl bod y trigolion wedi dewis peidio mynd i lawr y llwybr swyddogol ac wedi cysylltu â'r aelodau ward yn lle hynny.
- Roedd sylwadau Heddlu Gwent wedi'u cynnwys ar dudalen 59 yr adroddiad a nodwyd bod eu cofnodion yn dangos na fu unrhyw broblemau mawr yn yr eiddo.

6.8 Cytunodd yr Aelodau i gymeradwyo'r cais yn ddarostyngedig ar yr amodau a nodwyd yn yr adroddiad gyda 4 Aelod yn pleidleisio o blaid a 5 Aelod yn ymatal rhag pleidleisio.

Llofnod

Dyddiad

Y Cynghorydd Norma Parrish, Cadeirydd y Pwyllgor Cynllunio

Ni restrir y cynghorwyr a adawodd y cyfarfod am gyfnod byr (e.e. ar gyfer egwyl) yn ystod cyflwyniad swyddog neu ddadl yn y cofnodion uchod fel cynghorwyr wnaeth adael ac na wnaeth ddychwelyd. Rhestrir bod cynghorwyr wedi gadael/heb ddychwelyd os oedden nhw'n absennol o'r Siambr pan wnaed penderfyniad.

Ysgrifennwyd y cofnodion gan Rachel Beale, Uwch Swyddog Cefnogi Busnes (Gwasanaethau Democrataidd), Dydd Mawrth 18 Medi 2018