

**MINUTES OF MEETING OF THE PLANNING COMMITTEE
OF TORFAEN COUNTY BOROUGH COUNCIL
held on Tuesday 16 October 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) | Gaynor James |
| Stuart Ashley | Fay Jones |
| Huw Bevan | Janet Jones |
| Ron Burnett | Jason O'Connell |
| Len Constance | Richard Overton |
| Steven Evans | Louise Shepphard |
| Jon Horlor | Alan Slade |

Officers: *in alphabetical order*

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

Other: There were three Members of the Public, Councillor Dave Thomas, Community Councillor Mike Villars and Tanya Leck (Planner) in the Gallery.

1 Apologies

1.1 There were no apologies received.

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 items 5, 6, 8, 9 and 10 as a Member of Cwmbran Community Council who had been consulted on the applications.
- Councillor Fay Jones declared a personal interest in agenda items 5, 6, 8, 9 and 10 as a Member of Cwmbran Community Council who had been consulted on the applications.
- Councillor Janet Jones declared a personal interest in agenda item 7 as a Member of Blaenavon Town Council who had been consulted on the

application. Councillor Jones stated that she had made comments in relation to agenda item 7 which were included in the report however she was keeping an open mind on the application and would consider on merit all points raised before making a decision.

- Councillor Jason O'Connell declared a personal interest in agenda item 9 as he owned a property in the vicinity of the site.

3 Minutes of Planning Committee - 18/09/18

- 3.1 Members agreed that the minutes of the Planning Committee meeting held on 18th September 2018 be confirmed as a correct record.

4 Planning Appeal Construction of 14 dwellings, parking, open space and associated works at Land Off Brangwyn Avenue Llantarnam Cwmbran.

- 4.1 Councillor Alan Slade, ward councillor thanked Officers involved in the case on behalf of his ward colleague and the residents involved in the appeal process.

4.2 Members agreed to note the decision made by the Planning Inspectorate.

5 Planning Application - 14/P/00424 Proposed residential development of the former Cwmbran Rifle Club, demolition of the disused public toilets and change of use of two storey offices to form 5 no. 1 bedroom and 5 no. 2 bedroom apartments at 15 Victoria Street, Old Cwmbran, Cwmbran.

- 5.1 The Principal Planner (RM) displayed photos and plans and made the following points:

- A Member Site Inspection took place in September.
- The proposal was for 10 apartments and would consist of a mix of renovation work and new build. The Rifle Club Building and Keith Smart Solicitors Offices would be refurbished and the disused public toilets would be demolished. Two new in-fill buildings would be constructed – one in the location of the toilets and one in the carpark area off Victoria Street.
- There would be two accesses off Victoria Street.
- The proposal included 10 parking spaces, 1 per apartment. The parking provision was lower than the adopted parking standards, however Officers felt on balance that it was acceptable as there was a large public car park to the rear and a frequent bus service passes the site. It was welcomed that the site was being brought back into use.
- The Council's Highways Officer was satisfied with the level of parking and the proposed accesses into the site.
- The development would have a contemporary character.
- A wall with railings would be constructed along the boundary of the site with Victoria Street.

5.2 Members commented that they welcomed the development as it had been derelict for a long time and had become an eye sore. They pointed out that the public car park to the rear always had spaces available.

It was asked that the Applicant manage the construction traffic as the roads either side of the development site were narrow.

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

- There was Juliet balcony proposed which was not the type of balcony that could accommodate seating and therefore the level of overlooking would be unlikely to be any more significant than a normal window. There was 20m between the Juliet balcony and the front of the nearest property which was acceptable.
- The Council's Highways Officer was happy with the public car park being used for additional parking by residents and their visitors as the car park was only busy during peak times. The application did however provide each apartment with one parking space.

5.4 Members unanimously agreed to approve the application subject to the conditions laid out in the report.

6 Planning Application - 14/P/00449 7 detached houses on site of former Apollo Service Station, Llantarnam Road, Cwmbran.

6.1 The Principal Planner (RM) stated that Members would recall that the application came to Planning Committee in August 2017 and Members resolved to approve the application subject to a Section 106 agreement. The Section 106 agreement has not progressed and the Applicant had asked that a viability assessment be undertaken. The outcome of the viability assessment showed that the development could support the contributions of £13,000 towards open space, recreation and play areas and £57,000 towards affordable housing.

6.2 Officers gave the following replies to questions asked by Members:

- There were no design changes and the application remained the same. Members were being asked to grant consent subject to the amended Section 106 proposal.
- Planning Officers would be undertaking discussions with the relevant Officers to identify areas where the money for the recreation and affordable housing could be spent locally.
- The businesses to the rear of the development were consulted last year and Torfaen's Environmental Health Officer was satisfied with the conditions attached to the report which would protect the residents from the noise.
- The Council had not adopted CIL, however a report would be going to the December Council meeting.
- There was planting proposed to the rear boundary between the Industrial Site and the dwellings.

6.3 Members unanimously agreed 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 permission subject to the conditions or any amendments additions or deletions of the conditions he may deem necessary.

**7 Planning Application - 17/P/0957/FUL
Construction of detached two storey dwelling and detached double garage with associated access at The Stables, Llanover Road, Blaenavon.**

7.1 The Team Leader (Applications) showed photos and plans and highlighted the following points:

- The proposal was for full planning permission for the construction of a two storey dwelling and detached double garage on a site located behind Llanover Road.
- A previous application on the site had been refused due to access of an unadopted lane with poor visibility and the request for private sewerage.
- The site was currently a large paddock with houses either side.
- The current proposal included improvements to the existing access and the implementation of a turning head.
- There had been a neighbour objection to the application who had raised concerns regarding the condition of the road and the drainage.
- Negotiations had taken place and the proposal included a turning head and the removal of an electricity pole which would give better visibility.
- The revised proposal overcame Officers previous concerns.

7.2 Members unanimously agreed to approve the application subject to the conditions laid out in the report.

**8 Planning Application - 18/P/0125/FUL
Proposed Class C3 residential development comprising 10 no. houses, 12 no. apartments and 7 no. supported living units, creation of new vehicular access from Court Road, parking, hard and soft landscaping including works to trees and ancillary works on Land at Llantarnam Road, Cwmbran.**

8.1 The Principal Planner (HS) displayed plans and photos and commented on the following:

- A Member Site Inspection took place in September.
- It was a full application for 29 dwellings, including 10 houses, 12 apartments, which would be three stories in height and 7 supported living units.
- All 29 dwelling dwellings were affordable units.
- The Court Road Industrial Sign to the front of the site was currently spot listed by CADW.
- All the trees on the site were protected by Tree Preservation Orders and the site was allocated as an Important Urban Open Space.

- The scheme had been amended to reduce the number of units on site to enable retention of a number of mature trees and the sign.
- The existing trees and an area of open space on the frontage of the site was being retained.
- The scheme included the planting of trees along the site's frontage with Llantarnam Road.
- There would be sufficient space between the Woodland and the rear of the dwellings.
- Melin Homes would operate the supported living units.

8.2 In response to Member questions the following answers were given by Officers:

- The site was not situated within a Flood Zone.
- A drainage strategy had been prepared which the Council's Drainage Officer was satisfied with, however the details needed to be formulated and a condition had been added to the application requiring the full details to be submitted.
- Officers had concerns with the first scheme submitted, however Officers had discussions with the Applicant and the amended scheme overcame the previous concerns.
- The site was identified as an Important Urban Open Space in the LDP and the impact of the open space was critical in terms of the principal of development. Policy CF4 set out the criteria which needs to be considered for development on an Important Urban Open Space. One of the criteria was that development could be acceptable if the integrity of the allocation was maintained. Although the site was allocated as an Important Urban Open Space it was in private ownership, due to that Officers looked at what the main features and value of the site were. Officers concluded that the main value of the site was the visual value, the landscape features and ecological value. The landscape features were the protected trees on the site and the scheme proposed to retain the protected trees. The protected trees were currently unmanaged and some were in poor condition, Officers had secured a long term management plan for the trees. Officers concluded that the application complied with Policy CF4 as it maintained the integrity of the site. The main ecology of the site was the grasslands and in conjunction with the Council's Ecologist, the Applicant proposed mitigation measures for a commuted sum to the Council to manage and encourage the diversity of the grasslands on the site on the opposite side of the road which was in Council ownership and was an open space available for the public to use.
- The mitigation measures for the ecology will be implemented under the Section 106 Agreement.
- There was a slight shortfall in parking, however the revised layout reduced the number of properties and the Highways Officer felt the parking provision was acceptable.
- When a full planning application was submitted the critical details were included however it was not unusual for a detailed drainage scheme to be required by a planning condition which Officers would have control of.
- Officers do not start work on the Section 106 agreements until there was a

resolution to approve, on the grounds that if the application was refused at Planning Committee it could result in a lot of aborted work by the Council Legal Department.

- The main crossing point was the splitter island on Llantarnam Road, there were also a number of footways.
- The Developer had undertaken an ecology survey of the site. The site had been identified as a Site of Importance for Nature Conservation with important grassland. The Developer's Ecologist in conjunction with the Council's Ecologist, had been discussing appropriate mitigation measures and identified the site opposite to be managed and maintained to improve the diversity of the species of grass.
- When the application was amended the applicant provided further ecology information which the Council's ecologist was satisfied with. Officers were yet to have the details on the drainage scheme however there was nothing significant found in the brook from an ecological point of view. If the applicant proposed to discharge the surface water into the brook they would have to attenuate it to a certain level which would have to be agreed by Planning Officers.
- A commuted sum was a legal term which meant that the Developer was paying the Council a sum of money to carry out certain work. The figure had been calculated with the Ecologist in relation to the work required, the grassland would require two cuts a year.
- As the Applicant was a Registered Social Landlord as part of their funding process they had to get secure by design which was carried in conjunction with the Police.
- There was a condition attached to the application requiring a Construction Environmental Management Plan to prevent noise, dust and contamination however the tree belt provided a natural barrier to the water course. As part of the development the trees would be fenced off for protection during the development process.

8.3 Members unanimously agreed 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 Development Management to be authorised to grant permission subject to the conditions laid out in the report or any amendments additions or deletions of the conditions he may deem necessary.

**9 Planning Application - 18/P/0215/HH
To develop a new access and driveway at 28 Court Farm Road,
Llantarnam, Cwmbran.**

- 9.1 The Team Leader (Application) showed Members photos and stated that the application was to form access onto a new estate road which was currently not adopted to create a driveway. The property currently did not have a vehicular access. The Council's Highway Officer had been consulted.
- 9.2 Councillor Slade, ward councillor expressed his sympathy with the residents and the parking situation in the area.

9.3 Members unanimously agreed to approve the application subject to the conditions laid out in the report.

**10 Planning Application - 18/P/0248/FUL
Change of use of retail unit to A3 takeaway at 27 Victoria Street, Old Cwmbran, Cwmbran.**

10.1 The Senior Planner displayed photos and plans and commented in particular on the following:

- A Member Site Inspection took place in June, however the application had been amended significantly since the visit.
- The original proposal included the installation of a second flue to serve the new use to the side of the building which was adjacent to the neighbouring dwelling.
- The amended plans did not include a second flue, the applicant in conjunction with the Council's Environmental Health Officer had agreed that the existing flue could be modified to accommodate the demands of the proposed second take-away use. The works to the flue would require internal changes.

10.2 The following responses were given by Officers to questions asked by Members:

- Parking could always be an issue at takeaway restaurant, however the Highways Officer did not oppose the application from a highway standpoint.
- There was an existing business on the site which had lawful use as an A3 restaurant with takeaway and residential accommodation above, the area adjacent to the building was the occupier's private space for their vehicles and the mobile catering van was parked within the businesses existing curtilage.
- The police had not been consulted on the application.
- Planning Permission had been granted for the unit to be subdivided into two commercial units which could start trading immediately without parking.
- The fact that the unit would be takeaway rather than a shop did not materially affect the impact on the traffic.

10.3 Members agreed to approve the application subject to the conditions laid out in the report with 13 Members voting in favour and 1 Member voting against.

**11 Planning Application - 18/P/0610/STAT
Variation of condition 6 and 7 of planning permission DC/2012/00317 at Llandegfedd Water Sports Centre. Croes-gweddyn Road, Coed Y Paen, Pontypool.**

11.1 The Principal Planner (HS) presented the report commenting in particular on the following:

- It was not a planning application for consideration it was a consultation received from Monmouthshire County Council.

- Since the report was published late representations were received from the Torfaen Council's Ecologist who stated that it was primarily a matter for Monmouthshire County Council and NRW as the statutory body dealing with SSSIs. He was however concerned that there was no up-to-date ecological assessment submitted with the application, he felt that without the assessment it would be impossible to make a judgement on the ecological impacts of the proposal.
 - Monmouthshire's Planning Department had previously granted planning permission for a water sports centre and attached to the planning permission were two conditions limiting the use purely to the water sports centre purely and welsh waters usage and there was also a time limit attached preventing any late night use.
 - Torfaen's boundary was in the middle of the reservoir.
 - The application that Monmouthshire's Planning Department had received was to vary the conditions to enable other functions and events to take place. The applicant proposed to remove the condition in relation to the time limit and also remove the restriction in terms of the use. Welsh Water stated that they envisaged the occasional wedding, exhibitions and meeting taking place at the centre.
 - There had been no objections raised by Torfaen's Highways Officer or Environmental Health Officer. Torfaen's Planning Department did receive a representation from a resident who lived within Torfaen setting out their concerns in relation to the late night noise, impact on the SSSI and the additional traffic generation through the narrow lanes. Officers advised the resident to make representations to Monmouthshire Council.
 - Pontypool Community Council also raised concerns similar to those raised by the local resident.
 - Officers proposed to respond to the consultation setting out that there was no objection raised, subject to the Ecologist's comments in relation to the updated ecological assessment. Officers would send them the comments from Pontypool Community Council.
 - Monmouthshire's Planning Officer had consulted their own Ecologist and NRW.
- 11.2 Councillor Richard Overton, ward member stated that he was surprised that the report stated that there had been no objections raised other than one local resident as he had received an email from the Police Community Support Officer which had been forwarded to the Planning Department. The Police Community Support Officer raised concerns about alcohol being served at the venue and was worried that if anyone walked off and into the road there could be a nasty accident due to the buildings location and the poor lighting. They also brought up the potential danger of people jumping into the reservoir. Councillor Overton added that he had also been contacted by two local residents who expressed concerns about the increased traffic on a county lane, light pollution and noise pollution. He hoped that Torfaen Council would pass on his concerns as ward member to Monmouthshire Council.
- 11.3 Councillor Stuart Ashley raised concerns about the licence being changed, including the sale of alcohol and the extended opening hours as the area was a SSSI which also had a lot of biodiversity.

11.4 In response to comments and questions raised officers gave the following explanations:

- When Members were told that there had been no objections they were in reference to the consultation undertaken by Torfaen Council. Monmouthshire Council had received a number of objections from the consultation they carried out.
- The comments made by the Police Community Support Officer would have gone directly to Monmouthshire Council.
- As it was not a planning application submitted to Torfaen Council, Officers did not carry out the full extent of consultation.
- Torfaen Council's Ecologist had said that the whole area of the reservoir was a SSSI which was mainly for the wintering birds, however he was not concerned in relation to the lighting as the wintering birds were only there certain times on the year and lighting would only be used during the winter months.
- It was a consultation that Council had to respond to if Members wanted to respond in a different way to the Officers recommendation, Officers could pass on those comments as part of the consultation.

11.5 Councillor Huw Bevan moved a motion to pass on the comments and objections that Torfaen Council had received to Monmouthshire Council as part of the consultation process.

11.6 Councillor Stuart Ashley seconded the motion.

11.7 Members confirmed that the motion was to note Monmouthshire Councils consultation and append the comments made by Members.

11.8 The motion was agreed unanimously by Members.

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 16th October 2018

COFNODION CYFARFOD PWYLLGOR CYNLLUNIO
CYNGOR BWRDEISTREF SIROL TORFAEN
A gynhaliwyd ar ddydd Mawrth 16eg Hydref 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*

Y Cynghorwyr:

| | |
|---------------------------|------------------|
| Norma Parrish (Cadeirydd) | Gaynor James |
| Stuart Ashley | Fay Jones |
| Huw Bevan | Janet Jones |
| Ron Burnett | Jason O'Connell |
| Len Constance | Richard Overton |
| Steven Evans | Louise Shepphard |
| Jon Horlor | Alan Slade |

Swyddogion: *yn nhrefn yr wyddor*

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|------------------|--|
| Rachel Beale | Uwch Swyddog Cymorth Busnes (Gwasanaethau Democrataidd) |
| Polly Ellis | Prif Gyfreithiwr |
| Claire Hall | Uwch Gynlluniwr |
| Norman Jones | Arweinydd Tîm (Ceisiadau) |
| Richard Lewis | Pennaeth Cynllunio a Datblygu |
| Rebecca McAndrew | Prif Gynlluniwr |
| Helen Smith | Prif Gynlluniwr |
| Paul Wheeldon | Arweinydd Grŵp ar gyfer Trafnidiaeth a Datblygu Prifffyrdd |

Arall: Roedd tri aelod o'r cyhoedd, y Cyngorydd Dave Thomas, y Cyngorydd Cymuned Mike Villars a Tanya Leck (Cynlluniwr) yn yr Oriel.

1. Ymddiheuriadau

1.1 Ni dderbyniwyd unrhyw ymddiheuriadau.

2. Datgan Buddiannau

2.1 Atgoffodd y Prif Gyfreithiwr yr Aelodau bod angen iddynt gwblhau ffurflen datgan buddiannau yn y ffeil cofrestr presenoldeb os oeddynt yn datgan buddiant mewn unrhyw gais.

2.2 Datganwyd y buddiannau canlynol:

- Datganodd y Cyngorydd Stuart Ashley fuddiant personol yn eitemau 5, 6, 8, 9 a 10 ar yr agenda fel Aelod o Gyngor Cymuned Cwibrân, a oedd wedi ei ymgynghori ar y ceisiadau.
- Datganodd y Cyngorydd Fay Jones fuddiant personol yn eitemau 5, 6, 8, 9 a 10 ar yr agenda fel aelod o Gyngor Cymuned Cwibrân a oedd wedi ei ymgynghori ar y ceisiadau.
- Datganodd y Cyngorydd Janet Jones fuddiant personol yn eitem 7 ar yr agenda fel aelod o Gyngor Cymuned Blaenafon a oedd wedi ei ymgynghori ar y cais. Dywedodd y Cyngorydd Jones ei bod wedi gwneud sylwadau mewn perthynas

ag eitem 7 a oedd wedi eu cynnwys yn yr adroddiad ond roedd yn cadw meddwl agored ar y cais a byddai'n ystyried haeddiant pob pwynt a godwyd cyn dod i benderfyniad.

- Datganodd y Cynghorydd Jason O'Connell fuddiant personol yn eitem 9 ar yr agenda gan ei fod yn berchen ar eiddo yng nghyffiniau'r safle.

3. Cofnodion y Pwyllgor Cynllunio – 18/09/18

- 3.1 Cytunodd yr Aelodau bod cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd ar 18fed Medi 2018 yn cael eu cadarnhau fel cofnod cywir.

4. Apêl Cynllunio

Adeiladu 14 tŷ annedd, lle parcio, man agored a gwaith cysylltiedig ar Dir Oddi Ar Brangwyn Avenue Llantarnam, Cwmbrân.

- 4.1 Diolchodd y Cynghorydd Alan Slade, cynghorydd y ward, i'r Swyddogion a oedd wedi chwarae rhan yn yr achos ar ran ei gydweithiwr yn y ward a'r trigolion a oedd wedi bod yn rhan o'r broses apêl.

4.2 Cytunodd yr Aelodau gydnabod y penderfyniad a gymerwyd gan yr Arolygiaeth Gynllunio.

5. Cais Cynllunio –14/P/00424

Datblygiad preswyl arfaethedig ar hen Glwb Reiffel Cwmbrân, dymchwel yr hen doiledau cyhoeddus a newid defnydd swyddfeydd deulawr i ffurfio 5 fflat 1 llofft a 5 fflat 2 lofft yn 15 Victoria Street, Hen Gwmbrân, Cwmbrân.

- 5.1 Arddangosodd y Prif Gynlluniwr (RM) ffotograffau a chynlluniau a gwnaeth y pwyntiau canlynol:

- Cafwyd Archwiliad Safle gan yr Aelodau ym mis Medi.
- Roedd y cynnig ar gyfer 10 fflat a byddai'n cynnwys cymysgedd o waith adnewyddu ac adeiladu o'r newydd. Byddai adeiladau'r Clwb Reiffel a Swyddfeydd Cyfreithwyr Keith Smart yn cael eu hailwampio a byddai'r hen doiledau cyhoeddus yn cael eu dymchwel. Byddai dau adeilad mewn-lenwi yn cael eu hadeiladu – un yn lleoliad y toiledau ac un yn y maes parcio oddi ar Victoria Street.
- Byddai dwy fynedfa oddi ar Victoria Street.
- Roedd y cynnig yn cynnwys 10 man parcio, un fesul fflat. Roedd y ddarpariaeth barcio yn is na'r safonau parcio a fabwysiadwyd, ond teimlai'r Swyddogion ei fod yn dderbyniol gan fod maes parcio cyhoeddus mawr yn y cefn a gwasanaeth bws aml yn mynd heibio'r safle. Roedd i'w groesawu bod y safle yn cael ei ddefnyddio eto.
- Roedd Swyddog Priffyrdd yn fodlon gyda lefel y ddarpariaeth barcio a'r mynedfeydd arfaethedig i'r safle.
- Byddai'r datblygiad o natur gyfoes.
- Byddai mur gyda rheiliau yn cael ei adeiladu ar hyd ffin y safle gyda Victoria Street.

- 5.2 Nododd yr Aelodau eu bod yn croesawu'r datblygiad gan ei fod wedi bod yn ddiffaith ers tro ac wedi mynd yn hyll. Nodwyd bod lle bob amser ar gael yn y maes parcio cyhoeddus yn y cefn.

Gofynnwyd bod yr Ymgeisydd yn rheoli'r traffig adeiladu gan fod y ffyrdd naill ochr i'r safle datblygu yn gul.

- 5.3 Mewn ymateb i gwestiynau gan yr Aelodau, atebodd y Swyddogion fel a ganlyn:
- Cynigiwyd balconi Juliet nad oedd y math a allai gynnwys seddau, ac felly nid oedd lefel yr edrych dros yn debygol o fod yn fwy arwyddocaol na ffenestr arferol. Roedd 20m rhwng y balconi Juliet a thu blaen yr eiddo agosaf, a oedd yn dderbyniol.
 - Roedd Swyddog Priffyrdd y Cyngor yn hapus gyda'r maes parcio cyhoeddus yn cael ei ddefnyddio ar gyfer mannau parcio ychwanegol gan drigolion a'u hymwelwyr gan ei fod ond yn brysur ar yr adegau prysuraf. Roedd y cais, fodd bynnag, yn darparu un man parcio ar gyfer pob fflat.

- 5.4 **Cytunodd yr Aelodau'n unfrydol i gymeradwyo'r cais yn ddarostyngedig i'r amodau a nodwyd yn yr adroddiad.**

6. Cais Cynllunio – 14/P/00449

7 tŷ sengl ar safle hen Orsaf Wasanaeth Apollo, Llantarnam Road, Cwmbrân.

- 6.1 Dywedodd y Prif Gynlluniwr (RM) y byddai'r Aelodau'n cofio bod cais wedi dod gerbron y Pwyllgor Cynllunio ym mis Awst 2017 a bod yr Aelodau wedi penderfynu cymeradwyo'r cais yn amodol ar gytundeb Adran 106. Nid yw'r cytundeb Adran 106 wedi symud yn ei flaen ac mae'r Ymgeisydd wedi gofyn am gael asesiad hyfywedd. Dangosodd canlyniad yr asesiad y gallai'r datblygiad gefnogi'r cyfraniadau o £13,000 tuag at fan agored, adloniant a man chwarae a £57,000 tuag at dai fforddiadwy.
- 6.2 Atebodd y Swyddogion fel a ganlyn i gwestiynau gan yr Aelodau:
- Nid oedd newid yn y dyluniad ac roedd y cais yn aros yr un fath. Roedd yr Aelodau yn cael cais i roddi caniatâd yn amodol ar y cynnig Adran 106 diwygiedig.
 - Byddai'r Swyddogion Cynllunio yn cynnal trafodaethau gyda'r Swyddogion perthnasol i adnabod lle gellid gwario'r arian ar gyfer adloniant a thai fforddiadwy yn lleol.
 - Ymgynghorwyd â'r busnesau y tu ôl i'r datblygiad y llynedd ac roedd Swyddog Iechyd yr Amgylchedd Torfaen yn fodlon gyda'r amodau a oedd ynghlwm wrth yr adroddiad a fyddai'n amddiffyn y trigolion rhag sŵn.
 - Nid oedd y Cyngor wedi mabwysiadu CIL, ond byddai adroddiad yn mynd i gyfarfod y Cyngor ym mis Rhagfyr.
 - Cynigiwyd plannu ar y ffin yn y cefn rhwng y Safle Diwydiannol a'r tai annedd.
- 6.3 **Cytunodd yr Aelodau'n unfrydol, o gwblhau Cytundeb dan Adran 106 Deddf Cynllunio Gwlad a Thref ar y materion a grybwyllwyd yn yr adroddiad, awdurdodi'r Pennaeth Cynllunio a Datblygu i roddi caniatâd yn amodol ar**

unrhyw amodau neu newidiadau, ychwanegiadau neu ddilead a dybir yn angenrheidiol ganddo.

7. Cais Cynllunio – 17/P/0957/FUL

Adeiladu tŷ annedd dau lawr a modurdy dwbl ar wahân gyda mynediad cysylltiedig yn The Stables, Llanover Road, Blaenafon.

- 7.1 Dangosodd Arweinydd y Tîm (Ceisiadau) ffotograffau a chynlluniau ac amlygodd y pwyntiau canlynol:
- Roedd y cynnig ar gyfer caniatâd cynllunio llawn i adeiladu tŷ annedd dau lawr a modurdy dwbl ar wahân ar safle y tu ôl i Llanover Road.
 - Roedd cais blaenorol ar y safle wedi ei wrthod oherwydd mynediad lôn heb ei mabwysiadu gyda gwelededd gwael a'r cais am garthffosiaeth breifat.
 - Roedd y safle ar hyn o bryd yn badog mawr gyda thair naill ochr.
 - Roedd y cynnig presennol yn cynnig gwelliannau i'r fynedfa bresennol a gosod lle troi.
 - Roedd gwrthwynebiad gan gymdogion wedi bod i'r cais, a oedd wedi mynegi pryderon ynglŷn â chyflwr y ffordd a'r draenio.
 - Cafwyd trafodaethau ac roedd y cynnig yn cynnwys lle troi a symud ymaith bolyn trydan a fyddai'n rhoi gwell gwelededd.
 - Roedd y cynnig diwygiedig yn goresgyn pryderon blaenorol y Swyddogion.
- 7.2 **Cytunodd yr Aelodau'n unfrydol i gymeradwyo'r cais yn ddarostyngedig i'r amodau yn yr adroddiad.**

8. Cais Cynllunio – 18/P/0125/FUL

Datblygiad preswyl Dosbarth C3 arfaethedig yn cynnwys 10 o dai, 12 fflat a 7 uned byw â chymorth, creu mynedfa newydd i gerbydau o Court Road, lle parcio, tirlunio caled a meddal gan gynnwys gwaith i goed a gwaith ategol ar Dir yn Llantarnam Road, Cwmbrân.

- 8.1 Arddangosodd y Prif Gynlluniwr (HS) ffotograffau a chynlluniau a nododd y canlynol:
- Cafwyd Archwiliad o'r Safle gan yr Aelodau ym mis Medi.
 - Roedd yn gais llawn am 29 o dai annedd, gan gynnwys 10 tŷ, 12 fflat a fyddai'n dri llawr o ran uchder a 7 uned byw gyda chymorth.
 - Roedd y 29 i gyd yn unedau fforddiadwy.
 - Roedd Arwydd Diwydiannol Court Road ar du blaen y safle wedi ei sbot-restru ar hyn o bryd gan CADW.
 - Roedd yr holl goed ar y safle wedi eu hamddiffyn gan Orchmynion Diogelu Coed ac roedd y safle wedi ei ddyrannu fel Man Agored Trefol Pwysig.
 - Roedd y cynllun wedi ei newid i leihau nifer yr unedau ar y safle i alluogi cadw nifer o goed aeddfed a'r arwydd.
 - Roedd y coed presennol a man agored ar du blaen y safle yn cael eu cadw.
 - Roedd y cynllun yn cynnwys plannu coed ar hyd tu blaen y safle gyda Llantarnam Road.
 - Byddai digon o le rhwng y Goedlan a chefn y tai annedd
 - Cartrefi Melin fyddai'n gweithredu'r unedau byw gyda chymorth.

- 8.2 Mewn ymateb i gwestiynau gan yr Aelodau, rhoddwyd yr atebion canlynol gan y Swyddogion:
- Nid oedd y safle mewn Parth Llifogydd.
 - Roedd strategaeth ddraenio wedi ei pharatoi ac roedd Swyddog Draenio'r Cyngor yn fodlon gyda hi, ond roedd angen pennu manylion ac roedd amod wedi ei ychwanegu i'r cais yn gofyn am gyflwyno'r manylion llawn.
 - Roedd gan y Swyddogion bryderon gyda'r cynllun cyntaf a gyflwynwyd ond roeddent wedi cael trafodaethau gyda'r Ymgeisydd ac roedd y cynllun diwygiedig yn goresgyn y pryderon blaenorol.
 - Roedd y safle wedi ei adnabod fel Man Agored Trefol Pwysig yn y Cynllun Datblygu Lleol ac roedd effaith y man agored yn hollbwysig o ran egwyddor datblygu. Roedd Polisi CF4 yn penni'r meini prawf roedd angen eu hystyried ar gyfer datblygiad ar Fan Agored Trefol pwysig. Un o'r meini prawf oedd y gallai datblygiad fod yn dderbyniol os oedd cyfanrwydd y dyraniad yn cael ei gadw. Er bod y safle wedi ei ddyrannu fel Man Agored Trefol Pwysig, roedd mewn meddiant preifat; oherwydd hynny, edrychodd y Swyddogion ar brif nodweddion a gwerth y safle. Daeth y Swyddogion i'r casgliad mai prif werth y safle oedd y gwerth gweledol, y nodweddion tirwedd a'r gwerth ecolegol. Nodweddion y tirwedd oedd y coed a oedd wedi eu diogelu ac roedd y cynllun yn cynnig cadw'r coed hynny. Nid oedd y coed yn cael eu rheoli ar hyn o bryd ac roedd rhai mewn cyflwr gwael. Roedd y Swyddogion wedi sicrhau cynllun rheoli hirdymor ar gyfer y coed. Daeth y Swyddogion i'r casgliad bod y cais yn cydymffurfio â Pholisi CF4 gan ei fod yn cynnal cyfanrwydd y safle. Prif ecoleg y safle oedd y glaswelltir ac ar y cyd ag Ecolegydd y Cyngor, roedd yr Ymgeisydd yn cynnig mesurau lliniaru ar gyfer swm neilltuedig i'r Cyngor reoli ac annog amrywiaeth y glaswelltir ar y safle ar ochr arall y ffordd a oedd ym meddiant y Cyngor ac a oedd yn fan agored i'r cyhoedd ei ddefnyddio.
 - Bydd y mesurau lliniaru ar gyfer y glaswelltir yn cael eu gweithredu dan Gytundeb Adran 106.
 - Roedd diffyg bychan o ran lle parcio ond roedd y cynllun diwygiedig yn lleihau nifer yr eiddo a theimlai'r Swyddog Priffyrdd bod y ddarpariaeth barcio yn dderbyniol.
 - Pan fyddai cais cynllunio llawn yn cael ei gyflwyno roedd y manylion hollbwysig wedi eu cynnwys ond nid oedd yn anarferol bod angen cynllun draenio manwl dan amod cynllunio y byddai Swyddogion yn ei reoli.
 - Nid oedd Swyddogion yn dechrau gwaith ar gytundebau Adran 106 nes bod penderfyniad i gymeradwyo, ar sail y ffaith os byddai'r Pwyllgor Cynllunio yn gwrthod gallai arwain at lawer o waith diangen gan Adran Gyfreithiol y Cyngor.
 - Y prif fan croesi oedd yr ynys rannu ar Llantarnam Road; roedd nifer o lwybrau troed hefyd.
 - Roedd y Datblygwr wedi ymgymryd ag arolwg ecolegol o'r safle. Roedd wedi ei adnabod fel Safle o Bwysigrwydd i Gadwraeth Natur gyda glaswelltir pwysig. Roedd Ecolegydd y Datblygwr, ar y cyd ag Ecolegydd y Cyngor, wedi bod yn trafod mesurau lliniaru priodol ac wedi adnabod y safle gyferbyn i'w reoli a'i gynnal i wella amrywiaeth rhywogaethau glaswellt.

- Pan gafodd y cais ei newid, roedd yr Ymgeisydd wedi darparu gwybodaeth bellach ar yr ecoleg ac roedd Ecolegydd y Cyngor yn fodlon gyda hynny. Nid oedd y Swyddogion wedi cael manylion y cynllun draenio eto ond nid oedd unrhyw beth arwyddocaol wedi ei ganfod yn y ffos o safbwynt ecolegol. Os oedd yr Ymgeisydd yn bwriadu arllwys dŵr wyneb i'r ffos byddai'n rhaid iddynt ei deneuo i lefel benodol a fyddai angen cytundeb y Swyddogion Cynllunio.
- Roedd swm neilltuedig yn derm cyfreithiol a olygai bod y Datblygwr yn talu swm o arian i'r Cyngor wneud gwaith penodol. Roedd y ffigwr wedi ei gyfrifo gan yr Ecolegydd mewn perthynas â'r gwaith angenrheidiol; byddai'r glaswelltir angen ei dorri ddwywaith y flwyddyn.
- Gan fod yr Ymgeisydd yn Landlord Cymdeithasol Cofrestredig, fel rhan o'u proses ariannu roedd angen iddynt gael cynllun diogel drwy ddylunio a ymgwymerwyd ar y cyd â'r Heddlu.
- Roedd amod ynghlwm wrth y cais am Gynllun Adeiladu Amgylcheddol i rwystro sŵn, llwch a halogiad, ond roedd y rhes o goed yn darparu rhwystr naturiol i'r cwrs dŵr. Fel rhan o'r datblygiad byddai'r coed yn cael eu ffensio i ffwrdd i'w hamddiffyn yn ystod y broses ddatblygu.

8.3 Cytunodd yr Aelodau'n unfrydol, ar ôl cwblhau Cytundeb Adran 106 dan y Ddeddf Cynllunio Gwlad a Thref mewn perthynas â'r materion a grybwyllwyd yn yr adroddiad, awdurdodi'r Pennaeth Rheoli Datblygu i roddi caniatâd yn ddarostyngedig i'r amodau a nodwyd yn yr adroddiad neu unrhyw newidiadau, ychwanegiadau neu ddilead y tybia sydd eu hangen.

**9. Cais Cynllunio – 18/P/0215/HH
Datblygu mynedfa a lôn newydd yn 28 Court Farm Road, Llantarnam, Cwmbrân.**

9.1 Dangosodd Arweinydd y Tîm (Ceisiadau) ffotograffau i'r Aelodau a dywedodd bod y cais yn ffurfio mynedfa i ffordd stad newydd nad oedd ar hyn o bryd wedi ei mabwysiadu, er mwyn creu lôn. Nid oedd mynedfa i gerbydau i'r eiddo ar hyn o bryd. Cafwyd ymgynghoriad gyda Swyddog Priffyrdd y Cyngor.

9.2 Mynegodd y Cynghorydd Slade, cynghorydd y ward, ei gydymdeimlad gyda'r trigolion a'r sefyllfa barcio yn yr ardal.

9.3 Cytunodd yr Aelodau'n unfrydol gymeradwyo'r cais yn ddarostyngedig i'r amodau yn yr adroddiad.

**10. Cais Cynllunio – 18/P/0248/FUL
Newid defnydd uned fanwerthu yn siop tecawê A3 yn 27 Victoria Street, Hen Gwmbrân, Cwmbrân.**

10.1 Dangosodd yr Uwch Gynlluniwr ffotograffau a chynlluniau a gwnaeth y sylwadau penodol canlynol:

- Cafwyd Archwiliad o'r Safle gan yr Aelodau ym mis Mehefin, ond roedd y cais wedi ei newid yn arwyddocaol ers yr ymweliad.
- Roedd y cynnig gwreiddiol yn cynnwys gosod ail fflw i wasanaethu'r defnydd newydd ar ochr yr adeilad a oedd yn agos at eiddo cyffiniol.

- Nid oedd y cynlluniau diwygiedig yn cynnwys ail fflw; roedd yr Ymgeisydd ar y cyd â Swyddog Iechyd yr Amgylchedd y Cyngor wedi cytuno y gellid addasu'r fflw presennol i ddelio gyda'r defnydd arfaethedig gan y tecawê. Byddai angen newidiadau mewnol i'r fflw.
- 10.2 Rhoddwyd yr ymatebion canlynol gan y Swyddogion i gwestiynau gan yr Aelodau:
- Gallai parcio wastad fod yn broblem mewn bwyty tecawê, ond nid oedd y Swyddog Priffyrdd yn gwrthwynebu'r cais o safbwynt priffyrdd.
 - Roedd busnes presennol ar y safle gyda defnydd cyfreithlon fel bwyty A3 a llety preswyl uwchben; roedd yr ardal a oedd yn cyffinio'r adeilad yn lle preifat i'r deiliad ar gyfer eu cerbydau ac roedd y fan arlwyio symudol wedi ei pharcio o fewn cwrtil presennol y busnesau.
 - Nid oedd ymgynghoriad wedi bod gyda'r heddlu ar y cais.
 - Roedd Caniatâd Cynllunio wedi ei roddi i rannu'r uned yn ddwy uned fasnachol a allai ddechrau masnachu ar unwaith heb le parcio.
 - Nid oedd y ffaith mai tecawê fyddai'r uned yn cael effaith berthnasol ar y traffig.
- 10.3 **Cytunodd yr Aelodau gymeradwyo'r cais yn ddarostyngedig i'r amodau yn yr adroddiad gyda 13 o Aelodau yn pleidleisio o blaid ac 1 Aelod yn pleidleisio yn erbyn.**

**11. Cais Cynllunio – 18/P/0610/STAT
Amrywio amodau 6 a 7 caniatâd cynllunio DC/2012/00317 yng Nghanolfan Chwaraeon Dŵr Llandegfedd, Croes-gweddyn Road, Coed Y Paen, Pont-y-pŵl.**

- 11.1 Cyflwynodd y Prif Gynlluniwr (HS) yr adroddiad gan wneud y sylwadau penodol canlynol:
- Nid cais cynllunio i'w ystyried ydoedd ond ymgynghoriad gan Gyngor Sir Fynwy.
 - Ers pan gyhoeddwyd yr adroddiad, derbyniwyd sylwadau hwyr gan Ecolegydd Cyngor Torfaen a oedd yn dweud mai mater i Gyngor Sir Fynwy ydoedd yn bennaf a Chyfoeth Naturiol Cymru fel y corff statudol sy'n delio gydag SDdGA. Roedd yn bryderus fodd bynnag nad oedd asesiad ecolegol diweddar wedi ei gyflwyno gyda'r cais; teimlai y byddai'n amhosibl llunio barn ar effeithiau ecolegol y cynnig heb yr asesiad.
 - Roedd Adran Gynllunio Sir Fynwy wedi rhoi caniatâd cynllunio ar gyfer canolfan chwaraeon dŵr ac ynghlwm wrth y caniatâd cynllunio roedd dau amod yn cyfyngu'r defnydd i ganolfan chwaraeon dŵr yn unig a defnydd Dŵr Cymru, ac roedd cyfyngiad amser hefyd yn rhwystro defnydd yn hwyr yn y nos.
 - Roedd ffin Torfaen yng nghanol y gronfa.
 - Y cais a dderbyniwyd gan Adran Gynllunio Sir Fynwy oedd i amrywio'r amodau i ganiatáu swyddogaethau a digwyddiadau eraill. Roedd yr Ymgeisydd yn cynnig dileu'r amod ar gyfyngiad amser a hefyd y cyfyngiad o ran defnydd. Dywedodd Dŵr Cymru eu bod yn rhagweld ambell i briodas, arddangosfeydd a chyfarfodydd yn cael eu cynnal yr y ganolfan.
 - Ni wnaed unrhyw wrthwynebiad gan Swyddog Priffyrdd a Swyddog Iechyd yr Amgylchedd Torfaen. Derbyniodd Adran Gynllunio Torfaen sylwadau gan breswlydd a oedd yn byw yn Nhorfaen yn nodi eu pryderon mewn perthynas â

sŵn yn hwyr yn y nos, yr effaith ar yr SDdGA a thraffig ychwanegol drwy'r lonydd cul. Cynghorodd y Swyddogion y preswlydd i gyflwyno sylwadau i Gyngor Sir Fynwy.

- Roedd Cyngor Cymuned Pont-y-pŵl hefyd wedi mynegi pryderon tebyg i'r rhai a godwyd gan y preswlydd lleol.
- Roedd y Swyddogion yn bwriadu ymateb i'r ymgynghoriad yn nodi nad oedd gwrthwynebiad, yn amodol ar sylwadau'r Ecolegydd mewn perthynas ag asesiad ecolegol newydd. Byddai'r Swyddogion yn anfon y sylwadau gan Gyngor Cymuned Pont-y-pŵl atynt.
- Roedd Swyddogion Cynllunio Sir Fynwy wedi ymgynghori gyda'u Hecolegydd nhw a chyda Chyfoeth Naturiol Cymru.

11.2 Dywedodd y Cynghorydd Richard Overton, aelod y ward, ei fod yn synnu bod yr adroddiad yn dweud nad oedd gwrthwynebiadau wedi eu mynegi ac eithrio un preswlydd lleol gan ei fod wedi derbyn ebost gan Swyddog Cymorth Cymunedol yr Heddlu a oedd wedi ei anfon ymlaen at yr Adran Gynllunio. Roedd y Swyddog yn mynegi pryderon ynglŷn ag alcohol yn cael ei weini yn y lleoliad ac roedd yn poeni y byddai rhywun yn cerdded oddi ar y safle ac i'r ffordd lle gallai damwain gas ddigwydd oherwydd lleoliad yr adeilad a'r goleuadau gwael. Nodwyd hefyd y perygl posibl o bobl yn neidio i mewn i'r gronfa. Ychwanegodd y Cynghorydd Overton bod dau breswlydd lleol wedi cysylltu ag ef ynglŷn â'r cynnydd mewn traffig ar y lôn, llygredd golau a llygredd sŵn. Gobeithiai y byddai Cyngor Torfaen yn cyflwyno ei bryderon ef fel aelod y ward i Gyngor Sir Fynwy.

11.3 Mynegodd y Cynghorydd Stuart Ashley bryderon ynglŷn â newid y drwydded, gan gynnwys gwerthu alcohol a'r oriau agor estynedig gan fod yr ardal yn SDdGA a oedd â llawer o fioamrywiaeth.

11.4 Mewn ymateb i sylwadau a chwestiynau, rhoddodd y Swyddogion yr esboniadau canlynol:

- Pan ddywedwyd wrth yr Aelodau nad oedd gwrthwynebiadau, roedd hyn yn cyfeirio at yr ymgynghoriad gan Gyngor Torfaen. Roedd Cyngor Sir Fynwy wedi derbyn nifer o wrthwynebiadau o'r ymgynghoriad a ymgwymerwyd ganddyn nhw.
- Byddai'r sylwadau gan Swyddog Cymorth Cymunedol yr Heddlu wedi mynd yn uniongyrchol i Gyngor Sir Fynwy.
- Gan nad oedd yn gais cynllunio wedi ei gyflwyno i Gyngor Torfaen, nid oedd Swyddogion wedi ymgymryd ag ymgynghoriad llawn.
- Dywedodd Ecolegydd Cyngor Torfaen bod y gronfa gyfan yn SDdGA yn bennaf ar gyfer adar dros y gaeaf, ond nid oedd yn bryderus o ran y goleuadau gan mai dim ond ar adegau penodol yn ystod y flwyddyn roedd yr adar yno a byddai'r goleuadau ond yn cael eu defnyddio yn ystod misoedd y gaeaf.
- Roedd yn ymgynghoriad yr oedd angen i'r Cyngor ymateb iddo; os oedd yr Aelodau eisiau ymateb mewn ffordd wahanol i argymhelliad y Swyddogion, gallai'r Swyddogion anfon y sylwadau hynny ymlaen fel rhan o'r ymgynghoriad.

11.5 Cynigiodd y Cynghorydd Huw Bevan bod y sylwadau a'r gwrthwynebiadau a dderbyniwyd gan Gyngor Torfaen yn cael eu hanfon at Gyngor Sir Fynwy fel rhan o'r broses ymgynghori.

11.6 Eiliodd y Cynghorydd Stuart Ashley y cynnig.

11.7 Cadarnhaodd yr Aelodau mai'r cynnig oedd nodi ymgynghoriad Cyngor Sir Fynwy ac atodi'r sylwadau a wnaed gan yr Aelodau.

11.8 Cytunwyd y cynnig yn unfrydol gan yr Aelodau.

LlofnodDyddiad.....

Y Cynghorydd Norma Parrish, Cadeirydd y Pwyllgor Cynllunio

Nid yw Cynghorwyr a adawodd y cyfarfod am gyfod byr (e.e. egwyl gysur) yn ystod cyflwyniad gan swyddog neu yn ystod trafodaeth yn cael eu rhestru fel rhai a adawodd ac a ddychwelodd. Rhestrir Cynghorwyr fel rhai a adawodd/ddychwelodd dim ond os oeddynt yn absennol o'r Siambr pan gymerwyd penderfyniad.

Cofnodion gan Rachel Beale, Uwch Swyddog Cymorth Busnes (Gwasanaethau Democrataidd), Dydd Mawrth 16eg Hydref 2018