

**MINUTES OF MEETING OF THE PLANNING COMMITTEE  
OF TORFAEN COUNTY BOROUGH COUNCIL  
held on Tuesday, 13 November 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
Ron Burnett	Jason O'Connell
Len Constance	Richard Overton
Steven Evans	Louise Sheppard
Jon Horlor	Alan Slade
Gaynor James	Neil Waite

**Officers:** *in alphabetical order*

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
Paul Wheeldon	Group Leader for Transportation and Highway Development

**Other:** There were seven Members of the Public in the Gallery.

**1 Apologies**

1.1 Apologies were received from Councillor Gwyn Jenkins.

**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 10 as a Member of Cwmbran Community Council who had been consulted on the application.
- Councillor Fay Jones declared a personal interest in agenda item 10 as a Member of Cwmbran Community Council who had been consulted on the application.

**3 Minutes of Planning Committee - 16/10/2018**

3.1 Members agreed that the minutes of the Planning Committee meeting held on

16th October 2018 be confirmed as a correct record.

The Head of Planning and Development informed Members that since the agenda had been published the Applicant in respect of item 9 had withdrawn the application and would not be progressing with the proposal.

He drew Members attention to agenda item 11, which would need to be deferred as Officers had received further information from the Applicant this afternoon in relation to the flood assessment which Officers would need to consult on before Members could make a decision.

#### **4 Annual Performance Report**

4.1 The Head of Planning and Development reported that since 2015 each Local Authority was required to send Welsh Government their Annual Performance Report for assessing. The Annual Performance Report measured the Authority's performance against the Planning Performance Framework and other local planning authorities across Wales.

The Council performed 'Good' in 9 of the 13 measured areas of the Performance Framework, 3 of out of the 13 areas were rated 'Fair' and there was 1 area which required improvement which was the Council's current housing land supply in years. The report showed a slight improvement in performance from last year.

4.2 Councillor O'Connell asked that in future Members be provided with a colour copy of the Annual Performance Report.

**4.3 Members agreed to note the Annual Performance Report.**

#### **5 Planning Appeal - 17/ENF/0180**

**5.1 Members agreed to note the decision made by the Planning Inspectorate in relation to an unauthorised Conservatory at 9 South Avenue, Sebastopol.**

#### **6 Planning Appeal - 18/P/0211/HH**

**6.1 Members agreed to note the decision made by the Planning Inspectorate in relation to the refusal of retrospective application to retain at 2 Forest View, Henllys.**

#### **7 Planning Appeal - 17/P/0494/FUL**

**7.1 Members agreed to note the decision made by the Planning Inspectorate in relation to the appeal against refusal for the demolition of an existing redundant garage and construction of new 2 bedroom lodge at Osbourne House, Newport Road, Llantarnam.**

#### **8 Planning Appeal - 17/P/0818/FUL**

**8.1 Members agreed to note the decision made by the Planning Inspectorate in relation to the appeal against refusal for the demolition of existing bungalow and replacement with new residential property at Hillcrest Bungalow, Cefn Crib Road, Pantygasseg.**

**9 Planning Application - 17/P/0612/FUL  
Construction of two adapted bungalows, landscaping works, improvements to existing play area, and other associated works at Land at Graigddu View, Garndiffaith, Pontypool, NP4 7ST.**

9.1 The application was withdrawn by the Applicant.

**10 Planning Application - 17/P/0914/FUL  
Hybrid application comprising full planning application for 22 residential dwellings and associated access, public open space, landscaping and engineering works and outline planning application for A1 retail land use of the remainder of the site with all matters reserved apart from layout and access – amended scheme at Land Off, Newport Road, Llantarnam.**

10.1 The Principal Planner displayed plans and photographs and highlighted the following points:

- The application was submitted by Redrow and would consist of residential dwellings and a retail core area, which would form part of the wider Llantarnam Strategic Action Area (as allocated in the LDP).
- Outline Planning Consent was granted for the application site as part of the consent for the wider Strategic Action Area in 2015. The outline consent was a retail area with 25 residential units above. The current application varies from the outline consent granted as it proposes 22 individual houses.
- The current proposal was a hybrid application seeking full planning consent for 22 dwellings and outline consent for a retail centre.
- There were a number of concerns raised with the original scheme submitted in relation to the layout and Officers had undertaken discussions with the Applicant to secure a revised scheme which overcomes the concerns.
- The scheme would include bespoke design properties to fit in with the village green area.
- There would be an attractive pedestrian route through the site to the retail area which would also link the existing residential area to the new development.
- The level of parking proposed for 5 of the properties on site was lower than the Authority's adopted parking standards (those in the vicinity of the village green and public realm / shared surface area). However this is considered acceptable in order to achieve a good standard of design on the site.
- The trees and hedgerow between Ty Coch Lane and the proposed new dwellings would remain as a buffer and would retain the green character on Ty Coch Lane.
- The main access to the site would be shared for the retail area and the residential area. There would be parking to the front of the retail units.

- Careful consideration had been given to achieving a residential scheme where parking did not dominate the Streetscene. In order to achieve this some of the parking places were proposed in undercroft parking and parking courts.
- A Landscape Strategy was submitted with the application which included a wooded buffer between Ty Coch Lane and the proposed residential curtilages, which would be approximately 12.5 metres wide, the retention of the trees and hedgerow along Newport Road along with additional planting.
- The proposal included highway improvements and the implementation of footways and crossing points.
- The Section 106 contributions were lower than normally requirement, however Officers were willing to accept on this occasion as a good design had been achieved on the site. The applicants had submitted a viability assessment in support of this. The contribution included £65,000 for highway works and £35,000 for landscaping works. There would be no financial contributions made to affordable housing.
- There had been a lot of opposition to the original scheme including from one of the ward members, however, only two local residents had commented on the current proposals during *reconsultation*. The Llantarnam Residents Association welcomed the buffer. They also queried the proposed junction works, however the Council's Highways Officer was happy with the scheme.

10.2 In response to questions asked by Members the following replies were given:

- The trees and hedgerow along Ty Coch lane would be retained and additional planting was proposed to offset any poor/damaged trees.
- The scheme proposed 743 square metres of retail space, which the submitted plan indicated would consist of 1 large unit and three smaller units. Officers were not aware of the occupiers of the units.
- The Applicant had submitted a landscaping strategy for the site, however it was recommended that a landscaping scheme be attached to any consent granted in order to ensure Officers were able to agree the details of the proposed planting. The Council's Landscape Architect had looked at the strategy and was satisfied that it addressed previous concerns. There would be a management plan for the landscaping and the public realm.
- The scheme provided a good level of open space.
- The area to the north of the site which had a pylon was still classed as an area of open space.
- The comment in the report in relation to the removal of 1800 square meters of trees was in reference to the previous scheme, which Officers were not happy with.
- The existing development did have a wide road which was a link road leading off Newport Road which was 6.1m, however the road would eventually lead to an industrial estate which would be utilised by Heavy Goods Vehicles. The wide road also leads to the residential area and the width of the roads on the residential area were 4.8m with footways which was normal for a cul-de-sac, the idea of constraining the width of the roads was to constrain the speed. The development also included a shared surface road which was a low speed road shared between pedestrians and traffic. The width of the roads was within the standards and the development included three parking spaces per property one in the garage and two off street

- Officers had spent a lot of time negotiating with the Developer regarding the layout of the proposed development to ensure it was in accordance with the manual for streets and to encourage the parking areas to be away from the roads. There was a small reduction in parking provision, however Officers felt that the proposal was a real betterment than what was previously submitted.
- Officers had to make a balanced judgement regarding the affordable housing provision, however it was considered to be acceptable in order to achieve a high standard of development on this important site.
- The Council's Environmental Health Officer raised no objection regarding air pollution from the additional traffic going to and from the site.
- There was already affordable housing on other parts of the wider strategic site.
- There was a balance to be had between gaining a good development and the parking provision, Officers used the parking standards as a starting point. The Council's Highways Officer was satisfied with the level of parking proposed.
- There was a condition attached to the original outline consent for the Strategic Area regarding the details of the cycle routes to be submitted prior to the development of the outline area of the application.
- The original proposal was to take the properties right up to the hedgerow, however the current scheme proposed a 12.5m buffer between the properties and the hedgerow.
- The hedgerow on Ty Coch Lane was to be retained and additional planting was proposed to fill any gaps in the hedge, which would safeguard the green character of the area.
- The Council's Landscape Architect was keen to achieve native planting on the site.
- As part of the outline application pedestrian links and directional signage had to be provided through the Strategic Action Area.
- As part of the Section 106 Agreement a Management Company would be employed in perpetuity and would be responsible for the upkeep of the public realm areas and the landscaping.
- The road leading into the site would be adopted subject to a highway agreement with the Developer, conditions were always attached to any planning consent to ensure the roads were constructed to an adoptable standard.
- The road leading to the Lower Maltings site would not be adopted as the Developer did not want to enter into an adoption Agreement.
- Officers had worked with Redrow to get the best proposal, the Applicant had met the design objectives set out in the original framework with the new scheme albeit there was no affordable housing proposed, however requesting that would affect the viability of the scheme.
- All roads within development remained unadopted until a time that they were satisfactory and were to an adoptable standard. It was not mandatory for a Developer to enter into a Highway Agreement however Officers did try to encourage them to do so.

**10.3 Members 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 permissions subject to the conditions or any amendments, additions or deletion of the conditions he may deem necessary with 11 Members voting in favour and 3 Members voting against.**

- 11 Planning Application - 18/P/0560/FUL  
Erection of a Class A1 foodstore (approximately 1,804 sq. m gross floor area), associated access and car parking, and landscaping, together with a replacement car park for the existing industrial building at Former Trico Skewfields Roundabout, Pontypool.**

11.1 The application was deferred.

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 13th November 2018

**COFNODION CYFARFOD PWYLLGOR CYNLLUNIO  
CYNGOR BWRDEISTREF SIROL TORFAEN**  
A gynhaliwyd ar ddydd Mawrth 13<sup>eg</sup> Tachwedd 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
Ron Burnett	Jason O'Connell
Len Constance	Richard Overton
Steven Evans	Louise Shepphard
Jon Horlor	Alan Slade
Gaynor James	Neil Waite

**Swyddogion:** *yn nhrefn yr wyddor*

Rachel Beale	Uwch Swyddog Cefnogi Busnes (Gwasanaethau Democrataidd)
Polly Ellis	Prif Gyfreithiwr
Claire Hall	Uwch Gynllunydd
Norman Jones	Arweinydd Tîm (Ceisiadau)
Richard Lewis	Pennaeth Cynllunio a Datblygiad
Rebecca McAndrew	Prif Gynllunydd
Paul Wheeldon	Arweinydd Grŵp Trafnidiaeth a Datblygu'r Priffyrdd

**Eraill:** Roedd saith aelod o'r cyhoedd yn yr oriel.

**1. Ymddiheuriadau**

1.1 Cafwyd ymddiheuriadau gan y Cynghorydd Gwyn Jenkins.

**2. Datganiadau o Fudd**

2.1 Atgoffodd y Prif Gyfreithiwr Aelodau fod angen iddyn nhw gwblhau'r ffurflen datganiadau o fudd yn ffeil y gofrestr os oedden nhw'n datgan budd mewn unrhyw gais.

2.2 Rhoddwyd y datganiadau canlynol:

- Rhoddodd y Cynghorydd Stuart Ashley ddatganiad o fudd personol yn eitem 10 ar yr agenda fel aelod o Gyngor Cymuned Cwmbrân yr oedd ymgynghoriad wedi bod â nhw ynglŷn â'r cais
- Rhoddodd y Cynghorydd Fay Jones ddatganiad o fudd personol yn eitem 10 ar yr agenda fel aelod o Gyngor Cymuned Cwmbrân yr oedd ymgynghoriad wedi bod â nhw ynglŷn â'r cais

**3. Cofnodion y Pwyllgor Cynllunio – 16/10/2018**

- 3.1 Cytunodd yr Aelodau i gadarnhau fod cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd ar 16<sup>eg</sup> Hydref 2018 yn rhai cywir.

Dywedodd y Pennaeth Cynllunio a Datblygu wrth Aelodau bod y ceisydd mewn perthynas ag eitem 9 wedi tynnu'r cais yn ôl ers cyhoeddi'r agenda ac ni fyddai'n parhau gyda'r cais.

Tynnodd sylw'r Aelodau at eitem 11 ar yr agenda. Roedd angen gohirio'r eitem gan fod Swyddogion wedi derbyn gwybodaeth bellach oddi wrth y ceisydd y prynhawn yma mewn perthynas â'r asesiad llifogydd y byddai angen i Swyddogion ymgynghori ynglŷn ag e cyn y gallai'r Aelodau wneud penderfyniad.

#### **4. Adroddiad Perfformiad Blynyddol**

- 4.1 Rhoddodd y Pennaeth Cynllunio a Datblygu adroddiad i ddweud bod gofyn i bob Awdurdod Lleol, ers 2015, ddanfon eu Hadroddiad Perfformiad Blynyddol at Lywodraeth Cymru i'w asesu. Roedd yr Adroddiad Perfformiad Blynyddol yn mesur perfformiad yr Awdurdod yn erbyn y Fframwaith Perfformiad Cynllunio ac awdurdodau cynllunio lleol eraill ar draws Cymru.

Perfformiodd y Cyngor yn 'Dda' mewn 9 o'r 13 meysydd a fesurwyd yn y Fframwaith Perfformiad, roedd 3 allan o'r 13 maes yn 'Deg' ac roedd 1 maes angen gwella sef cyflenwad tir ar gyfer tai'r Cyngor ar hyn o bryd mewn blynyddoedd. Roedd yr adroddiad yn dangos gwelliant bach mewn perfformiad o gymharu â llynedd.

- 4.2 Gofynnodd y Cyngorydd O'Connell bod aelodau'n cael copi lliw o'r Adroddiad Perfformiad Blynyddol yn y dyfodol.

#### **4.3 Cytunodd yr Aelodau i nodi'r Adroddiad Perfformiad Blynyddol.**

#### **5. Apêl Cynllunio –17/ENF/0180**

- 5.1 Cytunodd yr Aelodau i nodi'r penderfyniad gan yr Arolygaeth Gynllunio mewn perthynas ag ystafell wydr heb awdurdod yn 9 South Avenue, Sebastopol.

#### **6. Apêl Cynllunio – 18/P/0211/HH**

- 6.1 Cytunodd yr Aelodau i nodi'r penderfyniad gan yr Arolygaeth Gynllunio mewn perthynas â gwrthod cais ôl-weithredol i gadw datblygiad yn 2 Forest View, Henllys.

#### **7. Apêl Cynllunio – 17/P/0494/FUL**

- 7.1 Cytunodd yr Aelodau i nodi'r penderfyniad gan yr Arolygaeth Gynllunio mewn perthynas â'r apêl yn erbyn gwrthod cais i ddymchwel garej diangen ac adeiladu porthdy newydd 2 ystafell wely yn Osbourne House, Newport Road, Llantarnam.



**8. Apêl Cynllunio – 17/P/0818/FUL**

**8.1 Cytunodd yr Aelodau i nodi'r penderfyniad gan yr Arolygaeth Gynllunio mewn perthynas â'r apêl yn erbyn gwrthod cais i ddymchwel y byngalo presennol ac adeiladu eiddo preswyl newydd yn Hillcrest Bungalow, Cefn Crib Road, Pantygasseg.**

**9. Cais Cynllunio – 17/P/0612/FUL**

**Adeiladu dau fyngalo wedi'u haddasu, gwaith tirlunio, gwelliannau i'r ardal chwarae bresennol, a gwaith cysylltiedig eraill ar dir ar safle Craigddu View, Garndiffaith, Pont-y-pŵl, NP4 7ST.**

9.1 Tynnwyd y cais yn ôl gan y ceisydd.

**10. Cais Cynllunio – 17/P/0914/FUL**

**Cais hybrid sy'n cynnwys cais cynllunio llawn am 22 o anheddau preswyl a mynediad cysylltiedig, manau agored cyhoeddus, tirlunio a gwaith peirianyddol a chais cynllunio amlinellol ar gyfer defnydd tir adwerthu A1 ar weddill y safle gyda phob mater yn cael ei neilltuo ar wahân i gynllun a mynediad - cynllun diwygiedig ar dir oddi ar Newport Road Llantarnam.**

10.1 Dangosodd y Prif Gynllunydd gynlluniau a lluniau a phwysleisiodd y pwyntiau canlynol:

- Cyflwynwyd y cais gan Redrow a byddai'n cynnwys tai preswyl ac ardal graidd ar gyfer manwerthu, a fyddai'n rhan o'r Ardal Weithredu Strategol Llantarnam ehangach (fel y'i dyrannwyd yn y CDLI).
- Rhoddwyd Caniatâd Cynllunio Amlinellol ar gyfer y safle fel rhan o'r caniatâd ar gyfer yr Ardal Weithredu Strategol ehangach yn 2015. Roedd y caniatâd amlinellol ar gyfer ardal manwerthu gyda 25 o unedau preswyl uwchben. Mae'r cais presennol yn wahanol o'i gymharu â'r caniatâd amlinellol gan ei fod yn cynnig 22 o dai unigol.
- Roedd y cynnig presennol yn gais hybrid yn gofyn am ganiatâd cynllunio llawn ar gyfer 22 o gartrefi a chaniatâd amlinellol ar gyfer canolfan manwerthu.
- Mynegwyd nifer o bryderon ynglŷn â'r cynllun gwreiddiol a gyflwynwyd mewn perthynas â'r gosodiad ac roedd Swyddogion wedi bod mewn trafodaethau gyda'r Ceisydd i sicrhau cynllun diwygiedig sy'n goresgyn y pryderon.
- Byddai'r cynllun yn cynnwys adeiladau wedi eu dylunio i gyd-fynd ag ardal y maes pentref.
- Byddai yna lwybr deniadol i gerddwyr trwy'r safle at yr ardal manwerthu a fyddai hefyd yn cysylltu'r ardal breswyl bresennol â'r datblygiad newydd.
- Roedd lefel y parcio a argymhellir ar gyfer 5 o'r cartrefi ar y safle yn llai na'r safonau parcio a fabwysiadwyd gan yr Awdurdod (y rheiny yn agos at y maes pentref a'r ardal gyhoeddus / ardal a rennir). Serch hynny ystyrir bod hyn yn dderbyniol er mwyn cael safon dda o ddyluniad ar y safle.
- Byddai'r coed a'r gwrych rhwng Ty Coch Lane a'r cartrefi arfaethedig newydd yn parhau fel byffer a byddent yn cadw'r cymeriad gwyrdd ar Ty Coch Lane.
- Byddai'r brif fynedfa i'r safle yn cael ei rhannu rhwng yr ardal manwerthu a'r ardal breswyl. Byddai parcio i du blaen yr unedau manwerthu.

- Rhoddwyd ystyriaeth ofalus i gael cynllun preswyl ble nad oedd parcio'n rheoli'r Strydlun. Er mwyn sicrhau hyn cynigiwyd y byddai rhai o'r lleoedd parcio mewn is-grofftydd a chyrtaiau parcio.
- Cyflwynwyd Strategaeth Tirwedd gyda'r cais o a oedd yn cynnwys byffer coed rhwng Ty Coch Lane a'r cwrtlau preswyl arfaethedig, a fyddai tua 12.5 metr o led, cadw'r coed a'r gwrych ar hyd Newport Road ynghyd â phlannu ychwanegol.
- Roedd y cynnig yn cynnwys gwelliannau i'r priffyrdd a gosod troedffyrdd a phwyntiau croesi.
- Roedd y cyfraniadau o dan Adran 106 yn is na'r arfer, serch hynny roedd Swyddogion yn fodlon derbyn hyn ar yr achlysur yma gan fod dyluniad da ar y safle. Roedd y ceiswyr wedi cyflwyno asesiad dichonoldeb i gefnogi hyn. Roedd y cyfraniad yn cynnwys £65,000 ar gyfer gwaith i'r priffyrdd a £35,000 ar gyfer gwaith tirweddu. Ni fyddai yna gyfraniadau ariannol at dai fforddiadwy.
- Roedd llawer o wrthwynebiad wedi bod i'r cynllun gwreiddiol gan gynnwys gwrthwynebiad gan un o'r aelodau yn y ward, serch hynny, dim ond dau o drigolion lleol oedd wedi gwneud sylw ar y cynlluniau presennol yn ystod yr ymgynghoriad newydd. Roedd Cymdeithas Trigolion Llantarnam yn croesawu'r byffer. Roedden nhw hefyd yn holi ynglŷn â'r gwaith arfaethedig ar y gyffordd, serch hynny roedd Swyddog Priffyrdd y Cyngor yn fodlon gyda'r cynllun.

#### 10.2 Mewn ymateb i gwestiynau gan Aelodau rhoddwyd yr atebion canlynol:

- Byddai'r coed a'r gwrych ar hyd Ty Coch Lane yn cael eu cadw ac roedd cynnig i blannu ychwanegol er mwyn cymryd lle unrhyw goed mewn cyflwr gwael.
- Roedd y cynllun yn cynnig 743 metr sgwâr o ofod manwerthu, ac roedd y cynllun yn dangos y byddai'n cynnwys 1 uned fawr a thair uned lai. Doedd swyddogion ddim yn ymwybodol o bwy oedd yn yr unedau.
- Roedd y Ceisydd wedi cyflwyno strategaeth i'r safle, serch hynny, yr argymhelliad oedd atodi cynllun tirweddu i unrhyw ganiatâd a roddwyd er mwyn sicrhau bod Swyddogion yn gallu cytuno ar fanylion y plannu arfaethedig. Roedd Pensaer Tirwedd y Cyngor wedi edrych ar y strategaeth ac roedd yn fodlon ei bod yn mynd i'r afael â'r pryderon blaenorol. Byddai cynllun rheoli ar gyfer y tirweddu a'r mannau cyhoeddus.
- Roedd y cynllun yn rhoi lefel dda o ofod agored.
- Roedd yr ardal i'r gogledd o'r safle oedd â pheilon yn dal i gael ei hystyried yn fan agored.
- Roedd y sylw yn yr adroddiad mewn perthynas â thynnu i ffwrdd 1800 metr sgwâr o goed yn cyfeirio at y cynllun blaenorol nad oedd swyddogion yn hapus ag e.
- Roedd gan y datblygiad blaenorol heol lydan a oedd yn heol gyswllt yn arwain oddi ar Newport Road a oedd yn 6.1m, serch hynny byddai'r heol yn arwain ymhen amser at ystâd ddiwydiannol a fyddai'n cael ei ddefnyddio gan gerbydau trwm. Mae'r heol lydan hefyd yn arwain at yr ardal breswyl ac roedd lled yr heolydd yn yr ardal breswyl yn 4.8m gyda throedffyrdd, sydd yn arferol ar gyfer ffordd bengaead, roedd y syniad o gyfyngu ar led yr heolydd er mwyn cyfyngu ar y cyflymder. Roedd y datblygiad hefyd yn cynnwys heol cyflymder isel a oedd yn cael ei rhannu gan gerddwyr a thraffig. Roedd lled yr heolydd o fewn y safonau ac

roedd y datblygiad yn cynnwys tri man parcio ar gyfer pob cartref - un yn y garej a dau oddi ar y stryd

- Roedd Swyddogion wedi treulio tipyn o amser yn trafod gyda'r Datblygwr ynglŷn â gosodiad y datblygiad arfaethedig er mwyn sicrhau ei fod yn cyd-fynd â'r llawlyfr ar gyfer strydoedd ac i annog bod y mannau parcio i ffwrdd o'r heolydd. Roedd yna ostyngiad bach mewn darpariaeth parcio, serch hynny roedd Swyddogion yn teimlo bod y cynnig yn welliant gwirioneddol o gymharu â'r hyn a gynigiwyd gynt.
- Roedd rhaid i'r Swyddogion bwysu a mesur materion o gylch tai fforddiadwy, serch hynny ystyrid fod hyn yn dderbyniol er mwyn cyrraedd safon uchel o ddatblygiad ar y safle pwysig hwn.
- Doedd Swyddog lechyd Amgylcheddol y Cyngor ddim wedi mynegi gwrthwynebiad mewn perthynas â llygredd yn yr awyr o'r traffig ychwanegol yn mynd i ac o'r safle.
- Roedd tai fforddiadwy eisoes ar rannau eraill o'r safle strategol ehangach.
- Roedd angen cydbwysedd rhwng cael datblygiad da a'r ddarpariaeth ar gyfer parcio, roedd Swyddogion wedi defnyddio'r safonau parcio fel man cychwyn. Roedd Swyddog Priffyrdd y Cyngor yn fodlon gyda lefel y parcio a gynigiwyd.
- Roedd yna amod ynghlwm wrth y caniatâd amlinellol gwreiddiol ar gyfer yr Ardal Strategol ynglŷn â manylion y llwybrau seiclo i'w cyflwyno cyn datblygiad ardal amlinellol y cais.
- Y cynnig gwreiddiol oedd gosod yr adeiladau yn union wrth ymyl y gwrych, serch hynny roedd y cynllun presennol yn cynnig byffer o 12.5m rhwng yr eiddo a'r gwrych.
- Byddai'r gwrych ar Ty Coch Lane yn cael ei gadw ac roedd cynnig am blannu ychwanegol i lanw'r blychau yn y gwrych, a fyddai'n diogelu natur werdd yr ardal.
- Roedd Pensaer Tirwedd y Cyngor yn awyddus i gael plannu cynhenid ar y safle.
- Fel rhan o'r cais amlinellol roedd rhaid darparu cysylltiadau i gerddwyr ac arwyddion trwy'r Ardal Weithredu Strategol.
- Fel rhan o'r Cytundeb Adran 106 byddai Cwmni Rheoli'n cael ei ddefnyddio am byth a bydd yn gyfrifol am gynnal a chadw'r mannau cyhoeddus a'r tirwedd.
- Byddai'r ffordd i mewn i'r safle'n cael ei mabwysiadu yn amodol ar gytundeb priffyrdd gyda'r Datblygwr, roedd amodau yn cael eu hatodi wrth unrhyw ganiatâd cynllunio i sicrhau bod y ffyrdd yn cael eu hadeiladu at safon fabwysiadwy.
- Ni fyddai'r ffordd at safle Lower Maltings yn cael ei mabwysiadu gan nad oedd y Datblygwr am fynd i Gytundeb Mabwysiadu.
- Roedd Swyddogion wedi gweithio gyda Redrow i gael y cynnig gorau posibl, roedd y Ceisydd wedi cwrdd â'r gofynion dylunio yn y fframwaith gwreiddiol gyda'r cynllun newydd er nad oedd cynnig am dai fforddiadwy, serch hynny byddai gofyn am hynny'n effeithio dichonoldeb y cynllun.
- Roedd yr holl ffyrdd mewn datblygiad yn parhau i fod heb eu mabwysiadu tan y bydden nhw'n foddhaol ac yn cyrraedd safon fabwysiadwy. Doedd hi ddim yn orfodol serch hynny i ddatblygwr fynd i Gytundeb Priffyrdd ond roedd Swyddogion yn ceisio'u hannog i wneud hynny.

### **10.3 Cytunodd yr Aelodau y dylid awdurdodi'r Pennaeth Cynllunio, ar ôl cwblhau Cytundeb o dan Adran 106 Deddf Cynllunio Tref a Gwlad mewn perthynas**

**â'r materion y cyfeiriwyd atynt yn yr adroddiad, i roi caniatâd gyda'r amodau neu unrhyw ddiwygiadau, ychwanegiadau neu ddileu'r amodau fel y bo'n angenrheidiol yn ei dyb, gydag 11 Aelod yn pleidleisio o blaid a 3 Aelod yn pleidleisio yn erbyn.**

**11. Cais Cynllunio – 18/P/0560/FUL**

**Codi siop fwyd Dosbarth A1 (tua 1,804 metr sgwâr gros o lawr), mynediad cysylltiedig, manau parcio, a thirlunio, ynghyd â maes parcio newydd ar gyfer yr adeilad diwydiannol presennol ar Gylchfan Trico Skewfields gynt, Pont-y-pŵl,.**

11.1 Gohiriwyd y cais.

Llofnod .....

Dyddiad.....

Y Cynghorydd Norma Parrish, Cadeirydd y Pwyllgor Cynllunio

*Nid yw cynghorwyr a adawodd y cyfarfod am gyfnod byr (e.e. egwyl gysur) yn ystod cyflwyniad gan swyddog neu drafodaeth yn cael eu rhestru yn y cofnodion uchod fel rhai a adawodd ac a ddychwelodd. Rhestrir cynghorwyr fel rhai a oedd wedi gadael/dychwelyd dim ond os oeddynt yn absennol o'r Siambr pan gymerwyd penderfyniad.*

Cofnodion gan Rachel Beale, Uwch Swyddog Cefnogi Busnes (Gwasanaethau Democrataidd), Dydd Mawrth 13<sup>eg</sup> Tachwedd 2018