MINUTES OF MEETING OF THE PLANNING COMMITTEE
OF TORFAEN COUNTY BOROUGH COUNCIL
held on Tuesday, 16 April 2019 at 4.00pm
in the Council Chamber, Civic Centre, Pontypool, NP4 6YB

ATTENDANCE

Members of the Committee: *in alphabetical order*
Councillors:

Norma Parrish (Chair)	Gwyn Jenkins
Stuart Ashley	Janet Jones
Ron Burnett	Jason O'Connell
Steven Evans	Richard Overton
Gaynor James	Alan Slade

Officers: *in alphabetical order*

Rachel Beale	Senior Business Support Officer (Democratic Services)
Tim James	Chief Legal Officer
Norman Jones	Team Leader (Applications)
Rachel Jowitt	Chief Officer for Neighbourhoods, Planning & Public Protection
Richard Lewis	Head of Planning and Development
Helen Smith	Principal Planner
Paul Wheeldon	Group Leader Transportation and Highway Development

Other: There were 10 Members of the Public in the Galley.

1 Apologies

1.1 Apologies were received from Councillors Len Constance, Jon Horlor, Fay Jones, Louise Shepphard and Neil Waite.

2 Declarations of interest

2.1 The Chief Legal Officer 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 4 as a Member of Cwmbran Community Council who had been consulted on the application and also as a Member of the relevant Steering Group. During the meeting he declared a further personal interest as a Member of Monmouthshire & Brecon Canal Association.
- Councillor Steven Evans declared a personal interest in agenda item 4 as a Member of the relevant Steering Group.
- Councillor Gaynor James declared a personal interest in agenda item 5 as Member of Pontypool Community Council who had been consulted on the application. She also declared a prejudicial interest in agenda item 5 as she had predetermined the application as she had indicated her support for the

application. Councillor James would leave the chamber prior to item 5 and would not take part in the debate or vote, however would enter the chamber at the appropriate time to exercise her speaking rights as ward councillor.

- Councillor Richard Overton declared a personal interest in agenda item 5 as a Member of Pontypool Community Council who had been consulted on the application.
- Councillor Norma Parrish declared a personal interest in agenda item 5 as a Member of Pontypool Community Council who had been consulted on the application.

3 Minutes of Planning Committee -19/02/2019

3.1 In response to a query from a Member, the Chief Legal Officer stated that it was not practical to include the name of each member who made a comment or asked a question. Minutes were only intended to a summary of the meeting, however the meeting was webcast which allowed Councillors and Members of the Public to view the full proceedings online.

3.2 Members agreed that the minutes of the Planning Committee meeting held on 19th February 2019 be confirmed as a correct record.

4 Planning Application - 18/P/0747/RES
Application for reserved matters approval (appearance, landscaping, layout and scale) in respect of 143 dwellings and retail development including associated roads and infrastructure (Village Core Phase) relating to outline planning permission 14/P/00362) at South Sebastopol (Village Core), Cwmbran Drive, Pontnewydd, Cwmbran.

4.1 The Principal Planner displayed maps, plans and photographs, highlighting the key areas of the application making the following comments:

- It was a reserved matters application which was linked to the outline planning permission granted for South Sebastopol site. The application related to phase 2b, which was the village core area located on the western side of the canal. Phase 1 of the site was already developed.
- The village core area would be adjacent to the previously constructed canal basin.
- The main spine road through the site would continue through the village core phase.
- There were 143 dwellings proposed, consisting of apartments and 2, 3, 4 & 5 properties which would be a mix of terraced, semi-detached and detached dwellings.
- There would be 3 blocks of commercial properties in the village core which was a requirement of the Section 106 Agreement attached to the outline planning permission.
- There would be a convenience store and two retail units, with flats above and a bus stop.
- As part of outline planning permission there was a requirement by the Inspector for views through the site from the canal basin to the mountains to

the west.

- The proposal included a number of green corridors and footpaths throughout the site and an area of open space.
- The newly constructed Bevans Lane Bridge would also provide access for pedestrians and cyclists
- There was a wet woodland area to the south of the site.
- A landscaping strategy was approved as part of the outline planning permission and a detailed landscape scheme has been submitted as part of the reserved matters application.
- There was planting around the canal basin and additional planting proposed to enhance the ecological corridor adjacent to the canal.
- There would be properties facing the canal however they would be set back from the canal with a mature tree buffer between.
- The retail element of the site would be marketed.
- All proposals needed to be in accordance with the outline planning permission.
- There would be a dark corridor for the canal given the canals ecological features and all development would need to be kept away from the dark corridor.

4.2 Members asked a series of questions and the Principal Planner gave the following responses:

- The strategy for the site was to create a village core and enhance existing features of the canal. A basin was installed to encourage canal users and to create a feature. It was a very well used tow path.
- Officers had enforcement powers to ensure that the Developers delivered on the proposal and carried out works in accordance with the approved plans. Any complaints or issues brought to Officers attention were investigated and if anything was removed without permission, Officers would liaise with the Developers to ensure there were mitigation measures.
- There was an Environmental Steering Group for the site, however the group had not met in a long time and she would raise it with Developer to request that the meetings were set up again.
- The Council did not have a dedicated Officer to actively monitor the site however Officers had a good interactive relationship with the Developers as they would be situated on the site for a number of years and contacted them as soon as an issue was brought to their attention. The Steering Group was key to engaging with the community.
- There was one bridge on phase 2b of the development which was the replacement Bevans Lane Bridge. There were discussions regarding potentially providing a footbridge by the Council's Regeneration Team however it was not part of the proposal and would be subject to a separate planning application.
- As part of the outline planning permission there was a second canal bridge crossing proposed to the south of site on phase 3 of the development.
- All bridges designed to ensure there was sufficient headspace.
- It was a challenge on the site to provide a disabled access due to the different levels which would require a significantly over engineered structure which would need to consist of ramps with handrails zig zagging down the banks,

also there was a need to comply with the outline planning permission due to the location of the dark corridor.

- Unfortunately there was no direct disabled access however there was a DDA compliant footpath from Bevans Lane Bridge to the canal basin. There was a ramp into the retail area but no direct access from the village core
- As part of the outline planning permission there was a condition which required a Streetlight Strategy to ensure that the dark corridors were maintained. Officers would ensure that any properties fronting the canal on the current phase would have no lighting or low lighting. The roadways which required street lighting were to the rear of the properties.
- Due to the different levels on the site it would not be possible to install a ramp alongside the steps as the ramp would be too steep and the engineered solution would not be appropriate for the conservation area.
- As part of the outline application the Applicant had to do a Flood Risk Assessment and a Canal Water Management Strategy. Many of the water course across the site fed into the canal, however all the surface water would be attenuated. The Canal Water Management ensured that the canal would not overflow.
- The existing towpath was maintained by the Council, there was no requirement for the Developer to maintained the towpath however if damage was caused as a direct result of the construction they would rectify it.
- The Developer had undertaken improvement works to the canal on the section that ran through the site. The Council's Regeneration Team were also working separately on improvement schemes.
- Originally when the plans were proposed there was intended to be a school on the site however as the plans progressed the Education Authority decided that the most appropriate form of education contribution was a financial contribution to improve local schools surrounding the site.
- As part of the Section 106 Agreement £6 million for education contribution had been secured and the payments would be made in instalments. The local schools would be improved to accommodate the additional pupils which would be generated from the occupation of the new properties.
- There was a calculation which worked out how many children the development would generate based on the number of houses. The capacity of the local school had been looked at to identify how much the capacity would need to be increased to accommodate the additional children.

4.3 The Head of Planning and Development added that Officers had been looking at the education contribution since the development commenced. The calculations were tried and tested and Planning Officers also relied on the Education Authority to provide numbers. The Developer had provided a substantial financial contribution for education. The school provision could not be revisited as it was dealt with in the original outline application and the current application was for reserved matters only.

4.4 Members agreed to approve the application subject to the conditions laid out in the report with 9 Members voting in favour and 1 Member abstained from voting.

Councillor Gaynor James left the meeting having declared a prejudicial

interest in agenda item 5.

5 Planning Application - 19/P/0078/FUL
The enclosure of the existing north terrace, pitch and main spectator stand with fencing (maximum height 2.4 metres), including pedestrian and vehicular access gates, along with the refurbishment of the stands and ancillary features at Pontypool Park RFC, Pontypool.

5.1 The Team Leader (Applications) informed committee that there had been comments made from an Objector which had been omitted from the report, the objector raised the following concerns:

- The mesh fence would make it look like a prison and destroy the beauty of the park.
- The park had been transferred to the Council for the benefit of the community.
- Council officials were proposing to change the covenant in favour of the Rugby Club and the public had not been involved in the decision to do that.
- There a question of the validity of the consultation for disposal.
- Anti-social behaviour could be dealt with by temporary fencing along the front of the stand.
- The Rugby Club would not leave the park as it would be too expensive to develop a new site.

5.2 Since the publication of the report Officers had received further information from the Police in relation to Anti-Social and Criminal behaviour in the park. There were a large number of incidents from September 2018 to February 2019 within the park vicinity, within the last 2 years there had been three specific incidents which occurred within the grandstand.

5.3 The Team Leader (Applications) presented the committee with a sample of the proposed fence, displayed artist impressions on the proposed works and photos of the existing grounds and facilities.

- The proposal concerned Pontypool Park which was a Grade II registered historic park.
- A Member Site Inspection was undertaken at the site and Members in attendance walked the perimeter of the site and were shown the location of the proposed fence.
- The proposal was to erect a fence off the edge of the grandstand, rising up the bank, outside of the walkway, following the line of the terrace, down the bank diagonally to join back to the other side of the grandstand.
- The Rugby Club's car parking area would not be enclosed by the fence, however the proposal included the installation of bollards.
- Landscaping was proposed to soften the impact of the fence.
- The proposal included the refurbishment of the grandstand, the relocation of a new score board within the ground vicinity and two dug outs.
- The proposed fence would be 2.4m in height and would be a weld mesh fence, which would fall with the gradient of the bank. The proposal was to fix the fence to the back of the top step of the terrace.
- There would be a gate feature at the entrance of the site.

5.4 The Chair welcomed the first of the Third Party Speakers to address the committee.

5.5 Mr James Lewis (Objector) raised the following concerns:

- He was born and bred in Pontypool and had a passion for the park and felt that it was the crown in the jewel of Pontypool.
- It was a historic park which he walked with his wife every day.
- They walked around the rugby pitch and the path above the terrace and the proposal would interfere with their pleasure and enjoyment of the central area of the park.
- The 2.4m wire fence would be an eyesore and would spoil the panoramic views.
- It was important to remember that the park was passed over to public ownership for the benefit of the community not for a vested interest.
- He was not anti-Pontypool Rugby and had supported them in the past but he wanted to protect the park.
- There were statutory limitations for what could be undertaken in a historic park.
- The Planning Authority should preserve, enhance and conserve the historic park.
- CADW and the Council's Conservation Officer were not happy with the proposal and the Rugby Club were asked to change the type of fence.
- The club had threatened to leave the park if they did not get what they wanted. He felt that the club would not leave the park as it was a magnificent facility and they would not be able to afford to leave and the threats should be dismissed.
- The Planning Officers were going against CADW and the Conservation Officer who felt that the fence was not in keeping with the rest of the park.
- The landscaping proposed would not have an effect on the fence.
- He felt that the historic park needed protecting for the public.

5.6 Councillor Gaynor James (Ward Councillor) made the following comments:

- Pontypool Rugby Club and its famous front row had put Pontypool on the map.
- The fencing was required as there was horrendous antisocial behaviour undertaken in the grandstand and there had been needles and razor blades found on the pitch.
- The pitch needed to have fencing and she was confident that it would be done in a tasteful way.
- If the Rugby Club left the park, the site would go in disrepair and would become an eyesore.
- The park was for everyone including the rugby players and their supporters.
- There were hundreds of supporters that attended home games who were also spending money in Pontypool Town Centre.
- She urged Members to support the application.

5.7 Mr Ben Jeffrey's (Applicant) addressed the Committee and made the

following remarks:

- He thanked Members for approving the urgent strategy launched by the Leader in July last year.
- He also thanked Mr Lewis, although they had different opinions on the matter, Mr Lewis's passion for the park was evident.
- The scheme was designed to look after everyone's interests.
- It was a dilapidated venue at present, with evidence of anti-social behaviour and vandalism. There were used condoms found by the volunteers on a regular basis, blades and needles driven in to the try lines with the intention of harming the players. There were a lot of children using the facility through various clubs and groups and he was liable for them using the pitch.
- Everyone saw the response when the club made the regrettable decision to leave the park and what detrimental impact it would have on both the club and council's reputation and the town centre.
- The reality was that if the application was not approved the club would be leaving the park.
- The suggestion that the club could not afford to move from the park was not true and feasibility studies were undertaken on other sites last year when the decision was taken to leave the park.
- His family's investment in the Rugby Club since 2012 was over a million pounds. They wanted to invest in the site as they were an ambitious club and were proud of the town.
- The venue was in urgent need of attention, the club were offering to fund the development and already invested £10,000 per annum on the pitch to meet WRU criteria. The level of investment was likely to go into seven figures and they wanted to make the investment as they cared about Pontypool Town and cared about club.
- The club were successful on and off the field.
- They had received lots of support from other groups, politicians, neighbouring Rugby Clubs, Torfaen Leisure Trust and neighbouring businesses.
- There was an economic benefit of the club remaining in the park and he wanted to remain there.
- He would be grateful if Members supported the application.

5.8 A group of Members made the following comments:

- They commended Mr Jeffrey's and his family for their investment at the club and felt that the proposed investment would make the site more inviting as it was currently run down and in need of attention.
- The Club was regarded as a jewel and its heritage spoke for itself.
- They thanked Mr Lewis for his presentation which showed his passion for the park.
- Pontypool RFC was part of the park and it needed to be protected.
- The Rugby Club had put Pontypool on the map and people all around the World knew about the famous Pontypool Front Row.
- The club attracted people to Pontypool Town.
- They could see the need for the club to have fencing and it was not unreasonable to have a secure fence around sports pitches.

- Whilst Members sympathised with the comments from CADW there needed to be a compromise, without the Rugby Club having the benefit from the improvements due to Anti-Social behaviour which was rife across the country, there would be no Rugby Club and on balance they felt the proposal outweighed the negative concerns.
- Members thanked the club for their investment in the site.

5.9 Another Member added that he felt that he could not support the proposal as both CADW and the Council's Conservation Officer were not happy with the proposal as the fencing style was not in keeping with a Grade II Historic Park. He was not in objection to the site being fenced off, however felt that for an additional £27,000 the design of the fence could be modified which would satisfy all parties.

5.10 In response to questions asked by Members, the Team Leader (Applications) gave the following replies:

- The existing low level fencing around the pitch would remain, however would be refurbished.
- Any further proposals for the site may require the submission of a separate planning application.
- CADW and the Council's Conservation Officer felt that the fencing style was inappropriate. Planning Officers put those comments to the Applicant for consideration and the Applicant had asked to proceed with the current design. Planning Officers had considered the objections to the fencing style against the National Policy and the LDP. National Policy stated that historic parks should be preserved and enhanced, however that had to be viewed against the material considerations which was that the Rugby Club were proposing to invest in the site. On balance Planning Officers considered the social and cultural importance of the Rugby Club to the town and were recommending approval.
- The fence had been designed to allow a view through it and was not a solid mass. The embankment to the top of the terrace was the most sensitive area and Officers would be looking at the detail of the planting proposed in that location to soften the impact of the fence.
- The Council's Landscape Officer accepted the mesh style fence The colour of fencing proposed was not an issue
- The Grandstand was currently covered by a Sports Safety Licence Certificate, however the Licence may need to be extended to cover the terrace area as it was proposing to enclose it. There were a number of gateways and also a vehicular access to allow for rapid evacuation.
- The Club were proposing to make a feature out of the main entrance which would include the club's logo. There would a form of infrastructure within each of the entrance as expected at a Sports Ground.

5.11 Members agreed to approve the application subject to the conditions laid out in the report with 7 Members voting in favour and 2 Member 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 16th April 2019

COFNODION CYFARFOD PWYLLGOR CYNLLUNIO CYNGOR BWRDEISTREF SIROL TORFAEN
A gynhaliwyd ddydd Mawrth 16 Ebrill 2019 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)	Gwyn Jenkins
Stuart Ashley	Janet Jones
Ron Burnett	Jason O'Connell
Steven Evans	Richard Overton
Gaynor James	Alan Slade

Swyddogion: *yn nhrefn yr wyddor*

Rachel Beale	Uwch Swyddog Cymorth Busnes (Gwasanaethau Democrataidd)
Tim James	Prif Swyddog Cyfreithiol
Norman Jones	Arweinydd Tîm (Ceisiadau)
Rachel Jowitt	Prif Swyddog Cymdogaethau, Cynllunio a Diogelu'r Cyhoedd
Richard Lewis	Pennaeth Cynllunio a Datblygu
Helen Smith	Prif Gynlluniwr
Paul Wheeldon	Arweinydd Grŵp Trafnidiaeth a Datblygu Priffyrdd

Eraill: Roedd 10 Aelod o'r Cyhoedd yn yr Oriel.

1. Ymddiheuriadau

1.1 Cafwyd ymddiheuriadau gan y Cynghorwyr Len Constance, Jon Horlor, Fay Jones, Louise Shepphard a Neil Waite.

2. Datganiadau o fuddiant

2.1 Atgoffodd y Prif Swyddog Cyfreithiol yr Aelodau fod angen iddynt lenwi'r ffurflen datgan buddiant yn y ffolder cofrestr presenoldeb os oeddent yn datgan buddiant mewn unrhyw gais.

2.2 Cafodd y buddiannau a ganlyn eu datgan:

- Fe wnaeth y Cynghorydd Stuart Ashley ddatgan buddiant personol yn eitem 4 ar yr agenda fel Aelod o Gyngor Cymuned Cwmbrân yr ymgynghorwyd â hwy ynghylch y cais a hefyd fel Aelod o'r Grŵp Llywio perthnasol. Yn ystod y cyfarfod datganodd fuddiant personol pellach fel Aelod o Gymdeithas Camlas Mynwy ac Aberhonddu.
- Fe wnaeth y Cynghorydd Steven Evans ddatgan buddiant personol yn eitem 4 ar yr agenda fel Aelod o'r Grŵp Llywio perthnasol.

- Fe wnaeth y Cynghorydd Gaynor James ddatgan buddiant personol yn eitem 5 ar yr agenda fel Aelod o Gyngor Cymuned Pont-y-pŵl yr ymgynghorwyd â hwy ynghylch y cais. Fe wnaeth hefyd ddatgan buddiant oedd yn rhagfarnu yn eitem 5 ar yr agenda gan ei bod wedi dod i benderfyniad ymlaen llaw ynghylch y cais gan ei bod wedi nodi ei bod yn cefnogi'r cais. Byddai'r Cynghorydd James yn gadael y siambr cyn eitem 5 ac ni fyddai'n cymryd rhan yn y ddadl na'r bleidlais, fodd bynnag byddai'n dychwelyd i'r siambr ar yr adeg briodol i ymarfer ei hawliau siarad fel cynghorydd ward.
- Fe wnaeth y Cynghorydd Richard Overton ddatgan buddiant personol yn eitem 5 ar yr agenda fel Aelod o Gyngor Cymuned Pont-y-pŵl yr ymgynghorwyd â hwy ynghylch y cais.
- Fe wnaeth y Cynghorydd Norma Parrish ddatgan buddiant personol yn eitem 5 ar yr agenda fel Aelod o Gyngor Cymuned Pont-y-pŵl yr ymgynghorwyd â hwy ynghylch y cais.

3. Cofnodion y Pwyllgor Cynllunio – 19/02/2019

3.1. Mewn ymateb i ymholiad gan Aelod, dywedodd y Prif Swyddog Cyfreithiol nad oedd yn ymarferol cynnwys enw pob aelod a fynegodd barn neu ofyn cwestiwn. Dim ond crynodeb o'r cyfarfod oedd bwriad y cofnodion, fodd bynnag, roedd y cyfarfod yn cael ei ddarlledu ar y we, a oedd yn caniatáu i Gynghorwyr ac Aelodau'r Cyhoedd weld y trafodion llawn ar-lein.

3.2 Cytunodd yr aelodau bod cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd ar 19 Chwefror 2019 yn gywir.

4. Cais Cynllunio – 18/P/0747/RES
Cais i gymeradwyo materion a gadwyd yn ôl (ymddangosiad, tirlunio, gosodiad a graddfa) mewn perthynas â 143 o anheddau a datblygiadau manwerthu gan gynnwys ffyrdd a seilwaith cysylltiedig (Cam Craidd y Pentref) yn ymwneud â chaniatâd cynllunio amlinellol 14/P/00362) yn Ne Sebastopol (Craidd y Pentref) , Cwmbran Drive, Pontnewydd, Cwmbrân.

4.1 Dangosodd y Prif Gynlluniwr fapiau, cynlluniau a ffotograffau, gan dynnu sylw at feysydd allweddol y cais, a chynnig y sylwadau canlynol:

- Roedd yn gais materion a gadwyd yn ôl a oedd yn gysylltiedig â'r caniatâd cynllunio amlinellol a roddwyd ar gyfer safle De Sebastopol. Roedd y cais yn ymwneud â cham 2b, sef ardal graidd y pentref ar ochr orllewinol y gamlas. Datblygwyd Cam 1 y safle eisoes.
- Byddai ardal graidd y pentref yn gyfagos i fasn y gamlas a adeiladwyd yn flaenorol.
- Byddai'r brif ffordd gyswllt drwy'r safle yn parhau trwy gyfnod craidd y pentref.
- Roedd 143 o anheddau arfaethedig , yn cynnwys fflatiau ac eiddo 2, 3, 4 a 5 a fyddai'n gymysgedd o dai teras, tai pâr a thai sengl.
- Byddai 3 bloc o eiddo masnachol yng nghraidd y pentref sy'n ofyniad yng Nghytundeb Adran 106 sydd ynghlwm wrth y caniatâd cynllunio amlinellol.
- Byddai siop gyfleus a dwy uned fanwerthu, gyda fflatiau uwchben a safle bws.

- Fel rhan o ganiatâd cynllunio amlinellol, roedd yr Arolygydd yn galw am olygfeydd drwy'r safle o fasn y gamlas i'r mynyddoedd tua'r gorllewin.
- Roedd y cynnig yn cynnwys nifer o goridorau gwyrdd a llwybrau troed ledled y safle yn ogystal â man agored.
- Byddai Pont Bevans Lane, sydd newydd ei hadeiladu, hefyd yn darparu mynediad i gerddwyr a beicwyr
- Roedd yna goetir gwlyb i'r de o'r safle.
- Cymeradwywyd strategaeth tirlunio fel rhan o'r caniatâd cynllunio amlinellol a chyflwynwyd cynllun tirwedd manwl fel rhan o'r cais materion a gadwyd yn ôl.
- Roedd yna blanhigion o amgylch basn y gamlas a'r bwriad yw plannu mwy i wella'r coridor ecolegol ger y gamlas.
- Byddai eiddo yn wynebu'r gamlas, fodd bynnag byddent wedi eu hadeiladu yn ôl o'r gamlas gyda choed yn glustogfa aeddfed rhyngddynt.
- Byddai elfen manwerthu'r safle yn cael ei marchnata.
- Roedd angen i'r holl gynigion fod yn unol â'r caniatâd cynllunio amlinellol.
- Byddai coridor tywyll ar gyfer y gamlas o ystyried nodweddion ecolegol y gamlas a byddai angen cadw'r holl ddatblygiad oddi wrth y coridor tywyll.

4.2 Holodd yr aelodau gyfres o gwestiynau a chafwyd yr atebion a ganlyn gan y Prif Gynlluniwr:

- Y strategaeth ar gyfer y safle oedd creu craidd pentref a gwella nodweddion presennol y gamlas. Gosodwyd basn i ddenu pobl sy'n defnyddio camlesi, ac i greu nodwedd. Mae'r llwybr halio hwn yn cael ei ddefnyddio'n sylweddol.
- Mae gan swyddogion bwerau gorfodi i sicrhau bod y Datblygwyr yn cyflawni'r cynnig ac yn gwneud gwaith yn unol â'r cynlluniau a gymeradwywyd. Ymchwiliwyd i unrhyw gwynion neu faterion a ddygwyd i sylw Swyddogion ac os tynnwyd unrhyw beth heb ganiatâd, byddai Swyddogion yn cysylltu â'r Datblygwyr i sicrhau bod mesurau lliniaru.
- Mae Grŵp Llywio Amgylcheddol ar gyfer y safle, ond nid oedd y grŵp wedi cyfarfod ers amser maith a byddai'n codi'r mater gyda'r Datblygwr i ofyn i'r cyfarfodydd gael eu trefnu unwaith eto.
- Nid oedd gan y Cyngor Swyddog penodedig i fonitro'r safle, fodd bynnag, roedd gan Swyddogion berthynas ryngweithiol dda gyda'r Datblygwyr gan y byddent wedi eu lleoli ar y safle am nifer o flynyddoedd ac yn cysylltu â nhw cyn gynted ag y dygwyd mater i'w sylw . Mae'r Grŵp Llywio yn allweddol o ran ymgysylltu â'r gymuned.
- Roedd un bont ar gam 2b y datblygiad sef pont newydd Bevans Lane. Cafwyd trafodaethau ynghylch y posibilrwydd o ddarparu pont droed gan Dîm Adfywio'r Cyngor ond nid oedd yn rhan o'r cynnig a byddai'n destun cais cynllunio ar wahân.
- Fel rhan o'r caniatâd cynllunio amlinellol, cynigiwyd ail groesfan ar ffurf pont gamlas i'r de o'r safle ar gam 3 y datblygiad.
- Pob pont yn cael eu cynllunio i sicrhau bod digon o uchder.
- Roedd yn her ar y safle i ddarparu mynediad i'r anabl oherwydd y gwahanol lefelau a fyddai'n galw am strwythur wedi'i beiriannu'n sylweddol y byddai angen

iddo gynnwys rampiau gyda chanllawiau'n igam-ogam i lawr y llethrau, hefyd roedd angen cydymffurfio â'r caniatâd cynllunio amlinellol oherwydd lleoliad y coridor tywyll.

- Yn anffodus, nid oedd mynediad uniongyrchol i'r anabl ond roedd llwybr troed sy'n cydymffurfio â'r Ddeddf Gwahaniaethu ar sail Anabledd o Bont Bevans Lane i fasn y gamlas. Roedd ramp i'r ardal manwerthu ond nid oedd mynediad uniongyrchol o graidd y pentref
- Fel rhan o'r caniatâd cynllunio amlinellol roedd yna amod oedd yn galw am Strategaeth Goleuadau Stryd i sicrhau bod y coridorau tywyll yn cael eu cynnal. Byddai swyddogion yn sicrhau na fyddai gan unrhyw eiddo sy'n wynebu'r gamlas ar y cam presennol unrhyw oleuadau neu oleuadau isel. Roedd y ffyrdd sy'n galw am oleuadau stryd yng nghefn yr eiddo.
- Oherwydd y gwahanol lefelau ar y safle, ni fyddai'n bosibl gosod ramp wrth ymyl y stepiau gan y byddai'r ramp yn rhy serth ac ni fyddai'r ateb peirianyddol yn briodol i'r ardal gadwraeth.
- Fel rhan o'r cais amlinellol bu'n rhaid i'r Ymgeisydd wneud Asesiad Risg Llifogydd a Strategaeth Rheoli Dŵr Camlas. Mae llawer o'r cyrsiau dŵr ar draws y safle yn bwydo i'r gamlas, ond byddai'r holl ddŵr wyneb yn cael ei wanhau. Mae dulliau Rheoli Dŵr y Gamlas yn sicrhau na fyddai'r gamlas yn gorlifo.
- Mae'r llwybr halio presennol yn cael ei gynnal gan y Cyngor, nid oes galw ar y Datblygwr gynnal y llwybr halio, fodd bynnag pe bai difrod yn digwydd o ganlyniad uniongyrchol y gwaith adeiladu, byddent yn ei gywiro.
- Mae'r Datblygwr wedi gwneud gwelliannau ar y gamlas ar yr adran a oedd yn rhedeg drwy'r safle. Mae Tîm Adfywio'r Cyngor hefyd yn gweithio ar wahân ar gynlluniau gwella.
- Yn wreiddiol pan gynigiwyd y cynlluniau, y bwriad oedd adeiladu ysgol ar y safle, ond wrth i'r cynlluniau fynd rhagddynt penderfynodd yr Awdurdod Addysg mai'r cyfraniad addysgol mwyaf priodol oedd cyfraniad ariannol i wella ysgolion lleol o amgylch y safle.
- Fel rhan o'r Cytundeb Adran 106 sicrhawyd £6 miliwn ar gyfer cyfraniad i addysg a thelir y swm hwn mewn rhandaliadau. Byddai'r ysgolion lleol yn cael eu gwella i ddarparu ar gyfer y disgyblion ychwanegol a fyddai'n deillio o'r eiddo newydd.
- Cafwyd cyfrifiad a oedd yn cyfrif faint o blant fyddai o ganlyniad y datblygiad, yn seiliedig ar nifer y tai. Edrychwyd ar gapasiti'r ysgol leol i ganfod faint y byddai angen ei gynyddu i dderbyn y plant ychwanegol.

4.3 Ychwanegodd y Pennaeth Cynllunio a Datblygu fod Swyddogion wedi bod yn edrych ar y cyfraniad addysg ers i'r datblygiad ddechrau. Rhoddwyd y cyfrifiadau ar brawf ac roedd Swyddogion Cynllunio hefyd yn dibynnu ar yr Awdurdod Addysg i ddarparu rhifau. Roedd y Datblygwr wedi darparu cyfraniad ariannol sylweddol ar gyfer addysg. Ni ellid ailystyried y ddarpariaeth ysgol oherwydd ymdriniwyd â hi yn y cais amlinellol gwreiddiol ac roedd y cais presennol ar gyfer materion a gadwyd yn ôl yn unig.

4.4 Cytunodd yr Aelodau i gymeradwyo'r cais yn amodol ar yr amodau a nodwyd yn yr adroddiad gyda 9 Aelod yn pleidleisio o blaid ac 1 Aelod yn ymatal rhag pleidleisio.

Gadawodd y Cynghorydd Gaynor James y cyfarfod ar ôl iddi ddatgan buddiant sy'n rhagfarnu yn eitem 5 yn yr agenda.

5. Cais Cynllunio – 19/P/0078/FUL
Amgáu'r teras gogleddol presennol, y cae a phrif eisteddle'r gwylwyr â ffensys (uchder uchaf 2.4 metr), gan gynnwys giatiau mynediad i gerddwyr a cherbydau, ynghyd ag adnewyddu'r eisteddleoedd a'r nodweddion ategol yng Nghlwb Rygbi Pêl-droed, Parc Pont-y-pŵl.

5.1 Dywedodd yr Arweinydd Tîm (Ceisiadau) wrth y pwyllgor bod sylwadau wedi dod gan Wrthwynebydd a oedd wedi'i hepgor o'r adroddiad, cododd y gwrthwynebydd y pryderon canlynol:

- Byddai'r ffens rwyll yn gwneud iddo edrych fel carchar a dinistrio harddwch y parc.
- Roedd y parc wedi'i drosglwyddo i'r Cyngor er budd y gymuned.
- Roedd swyddogion y Cyngor yn bwriadu newid y cyfamod o blaid y Clwb Rygbi ac nid oedd y cyhoedd wedi bod yn rhan o'r penderfyniad i wneud hynny.
- Mae yna gwestiwn o ran dilysrwydd yr ymgynghoriad i waredu arno.
- Gellid delio ag ymddygiad gwrthgymdeithasol trwy osod ffensys dros dro ar hyd blaen yr eisteddle.
- Ni fyddai'r Clwb Rygbi yn gadael y parc gan y byddai'n rhy ddrud i ddatblygu safle newydd.

5.2 Ers cyhoeddi'r adroddiad roedd Swyddogion wedi derbyn gwybodaeth bellach gan yr Heddlu mewn perthynas ag ymddygiad gwrthgymdeithasol a throseddol yn y parc. Roedd nifer fawr o ddigwyddiadau o fis Medi 2018 i fis Chwefror 2019 yng nghyffiniau'r parc. O fewn y ddwy flynedd ddiwethaf roedd tri digwyddiad penodol wedi digwydd o fewn y prif safle.

5.3 Cyflwynodd yr Arweinydd Tîm (Ceisiadau) sampl o'r ffens arfaethedig i'r pwyllgor, dangosodd argraffiadau artist ar y gwaith arfaethedig a lluniau o'r tiroedd a'r cyfleusterau presennol..

- Roedd y cynnig yn ymwneud â Pharc Pont-y-pŵl a oedd yn barc hanesyddol cofrestredig Gradd II.
- Cynhaliwyd Archwiliad Safle gan yr Aelodau ac fe wnaeth yr aelodau a oedd yn bresennol, gerdded ar berimedr y safle a dangoswyd lleoliad y ffens arfaethedig iddynt.
- Y cynnig oedd codi ffens oddi ar ymyl y prif safle, gan godi i fyny'r llethr, y tu allan i'r rhodfa, a dilyn llinell y teras, i lawr y llethr yn groeslinol i ymuno yn ôl i ochr arall y prif safle.
- Ni fyddai'r ffens yn amgylchynu maes parcio'r Clwb Rygbi, ond roedd y cynnig yn cynnwys gosod bolardiau.
- Cynigiwyd tirlunio i leddfu effaith y ffens.
- Roedd y cynnig yn cynnwys ailwampio'r prif safle, adleoli bwrdd sgorio newydd ar y safle a dwy loches (dugout).

- Byddai'r ffens arfaethedig yn 2.4m o uchder a byddai'n ffens rwyll wedi'i weldio, a fyddai'n disgyn gyda graddiant y llethr. Y cynnig oedd gosod y ffens ar gefn stepen uchaf y teras.
- Byddai giât wrth fynedfa'r safle.

5.4 Croesawodd y Cadeirydd y cyntaf o'r Siaradwyr Trydydd Parti i annerch y pwyllgor.

5.5 Fe wnaeth Mr James Lewis (Gwrthwynebwr) godi'r pryderon canlynol:

- Cafodd ei eni a'i fagu ym Mhont-y-pŵl ac roedd yn angerddol dros y parc a theimlai mai'r parc yw'r berl yng nghoron Pont-y-pŵl.
- Mae'n barc hanesyddol a byddai ef a'i wraig yn cerdded yno bob dydd.
- Roeddent yn cerdded o amgylch y cae rygbi a'r llwybr uwchben y teras a byddai'r cynnig hwn yn ymyrryd â'u pleser a'u cyfle i fwynhau man canolig y parc.
- Byddai'r ffens wifren 2.4m yn hyllbeth a byddai'n distrywio'r golygfeydd godidog.
- Roedd yn bwysig cofio bod y parc wedi cael ei drosglwyddo i berchnogaeth y cyhoedd er budd y gymuned ac nid er budd personol.
- Nid oedd yn wrth-rygbi ym Mhont-y-pŵl ac roedd wedi eu cefnogi yn y gorffennol ond roedd am amddiffyn y parc.
- Roedd cyfyngiadau statudol ar yr hyn y gellid ei wneud mewn parc hanesyddol.
- Dylai'r Awdurdod Cynllunio gadw, gwella a gwarchod y parc hanesyddol.
- Nid oedd CADW na Swyddog Cadwraeth y Cyngor yn hapus gyda'r cynnig a gofynnwyd i'r Clwb Rygbi newid y math o ffens.
- Roedd y clwb wedi bygwth gadael y parc pe na baent yn cael yr hyn roeddent ei eisiau. Teimlai na fyddai'r clwb yn gadael y parc gan ei fod yn gyfleuster godidog ac na fyddent yn gallu fforddio gadael a dylid anwybyddu'r bygythiadau.
- Roedd y Swyddogion Cynllunio yn mynd yn erbyn CADW a'r Swyddog Cadwraeth a deimlai nad oedd y ffens yn gweddu i weddill y parc.
- Ni fyddai'r tirlunio arfaethedig yn cael effaith ar y ffens.
- Teimlai fod angen diogelu'r parc hanesyddol er budd y cyhoedd.

5.6 Cafwyd y sylwadau a ganlyn gan y Cynghorydd Gaynor James (Cynghorydd y Ward):

- Roedd Clwb Rygbi Pont-y-pŵl a'i res flaen enwog wedi rhoi Pont-y-pŵl ar y map.
- Roedd angen y ffens gan fod ymddygiad gwrthgymdeithasol erchyll yn mynd ymlaen yn y prif safle a chafwyd hyd i nodwyddau a llafnau rasel ar y cae.
- Roedd angen ffens ar y cae ac roedd hi'n hyderus y byddai'n cael ei wneud mewn ffordd chwaethus.
- Petai'r Clwb Rygbi yn gadael y parc, byddai'r safle'n mynd â'i ben iddo ac yn troi'n hyllbeth.
- Roedd y parc i bawb gan gynnwys y chwaraewyr rygbi a'u cefnogwyr.
- Roedd cannoedd o gefnogwyr yn mynychu gemau cartref a oedd hefyd yn gwario arian yng Nghanol Tref Pont-y-pŵl.
- Anogodd yr Aelodau i gefnogi'r cais.

5.7 Fe wnaeth Mr Ben Jeffreys (yr Ymgeisydd) annerch y Pwyllgor gan gynnig y sylwadau canlynol:

- Diolchodd i'r Aelodau am gymeradwyo'r strategaeth frys a lansiwyd gan yr Arweinydd ym mis Gorffennaf y llynedd.
- Diolchodd hefyd i Mr Lewis, er bod ganddynt farn wahanol ar y mater, roedd angerdd Mr Lewis am y parc yn amlwg.
- Lluniwyd y cynllun i ofalu am fuddiannau pawb.
- Roedd y lleoliad yn un adfeiliedig ar hyn o bryd, gyda thystiolaeth o ymddygiad gwrthgymdeithasol a fandaliaeth. Roedd y gwirfoddolwyr yn dod o hyd i gondomau yn rheolaidd, roedd llafnau a nodwyddau'n cael eu gyrru i mewn i'r llinellau cais gyda'r bwriad o niweidio'r chwaraewyr. Roedd llawer o blant yn defnyddio'r cyfleuster trwy amrywiol glybiau a grwpiau ac ef oedd yn atebol am adael iddynt ddefnyddio'r cae.
- Gwelodd pawb yr ymateb pan wnaeth y clwb y penderfyniad anffodus i adael y parc a pha effaith niweidiol y byddai'n ei gael ar enw da'r clwb a'r cyngor a chanol y dref.
- Y realiti oedd pe na bai'r cais yn cael ei gymeradwyo byddai'r clwb yn gadael y parc.
- Nid oedd yr awgrym na allai'r clwb fforddio symud o'r parc yn wir a chynhaliwyd astudiaethau dichonoldeb ar safleoedd eraill y llynedd pan ddaethpwyd i benderfyniad i adael y parc.
- Roedd buddsoddiad ei deulu yn y Clwb Rygbi ers 2012 yn fwy na miliwn o bunnoedd. Roedden nhw eisiau buddsoddi yn y safle gan ei fod yn glwb uchelgeisiol ac roeddent yn ymfalchïo yn y dref.
- Roedd angen rhoi sylw ar frys i'r lleoliad; mae'r clwb yn cynnig ariannu'r datblygiad ac eisoes wedi buddsoddi £10,000 y flwyddyn ar y cae er mwyn bodloni meini prawf URC. Mae lefel y buddsoddiad yn debygol o gyrraedd saith ffigur ac roeddent am wneud y buddsoddiad am fod y Tref Pont-y-pŵl a'r clwb yn bwysig iddynt.
- Mae'r clwb yn llwyddiannus ar y cae ac oddi arno.
- Roeddent wedi derbyn llawer o gefnogaeth gan grwpiau eraill, gwleidyddion Clybiau Rygbi cyfagos, Ymddiriedolaeth Hamdden Torfaen a busnesau cyfagos.
- Roedd budd economaidd i'r clwb aros yn y parc ac roedd yn dymuno aros yno.
- Byddai'n ddiolchgar pe bai'r Aelodau'n cefnogi'r cais.

5.8 Fe wnaeth grŵp o aelodau'r sylwadau a ganlyn:

- Fe wnaethant ganmol Mr Jeffreys a'i deulu am eu buddsoddiad yn y clwb a theimlent y byddai'r buddsoddiad arfaethedig yn gwneud y safle'n fwy deniadol gan ei fod wedi dirywio ar hyn o bryd ac angen sylw.
- Ystyriwyd bod y Clwb yn berl ac roedd ei dreftadaeth yn siarad drosti'i hun.
- Diolchwyd i Mr Lewis am ei gyflwyniad a oedd yn dangosodd ei angerdd am y parc.
- Roedd Clwb Rygbi Pont-y-pŵl yn rhan o'r parc ac roedd angen ei warchod.

- Roedd y Clwb Rygbi wedi rhoi Pont-y-pŵl ar y map ac roedd pobl o gwmpas y byd yn gwybod am Rheng Flaen enwog Pont-y-pŵl.
- Roedd y clwb yn denu pobl i Dref Pont-y-pŵl.
- Gallent weld yr angen i'r clwb gael ffensys ac nid oedd yn afresymol cael ffens ddiogel o amgylch caeau chwaraeon.
- Er bod yr Aelodau'n cydymdeimlo â sylwadau CADW, roedd angen cyfaddawdu, heb i'r Clwb Rygbi elwa o'r gwelliannau oherwydd ymddygiad gwrthgymdeithasol a oedd yn rhemp ar draws y wlad, ni fyddai yna Glwb Rygbi ac ar y cyfan roeddent yn teimlo roedd y cynnig yn gorbwyso'r pryderon negyddol.
- Diolchodd yr aelodau i'r clwb am eu buddsoddiad yn y safle.

5.9 Ychwanegodd Aelod arall ei fod yn teimlo na allai gefnogi'r cynnig gan nad oedd CADW na Swyddog Cadwraeth y Cyngor yn hapus gyda'r cynnig am nad oedd yr arddull ffensio yn cyd-fynd â Pharc Hanesyddol Gradd II. Nid oedd yn gwrthwynebu'r ffens ar y safle, fodd bynnag, roedd yn teimlo y gellid addasu dyluniad y ffens am £27,000 ychwanegol a fyddai'n bodloni bob parti.

5.10 Mewn ymateb i gwestiynau a holwyd gan yr Aelodau, cafwyd yr atebion canlynol gan yr Arweinydd Tîm (Ceisiadau):

- Byddai'r ffensys lefel isel presennol o amgylch y cae yn parhau, ond byddent yn cael eu hadnewyddu.
- Efallai y bydd angen cyflwyno cais cynllunio ar wahân ar gyfer unrhyw gynigion pellach ar gyfer y safle.
- Roedd CADW a Swyddog Cadwraeth y Cyngor yn teimlo bod yr arddull ffensio yn amhriodol. Rhoddodd Swyddogion Cynllunio y sylwadau hynny i'r Ymgeisydd i'w hystyried ac roedd yr Ymgeisydd wedi gofyn i fynd ymlaen â'r cynllun cyfredol. Roedd Swyddogion Cynllunio wedi ystyried y gwrthwynebiadau i'r arddull ffensio yn erbyn y Polisi Cenedlaethol a'r CDLl. Dywedodd y Polisi Cenedlaethol y dylid cadw a gwella parciau hanesyddol, ond bod rhaid edrych ar y rhain yn erbyn yr ystyriaethau perthnasol, sef bod y Clwb Rygbi yn bwriadu buddsoddi yn y safle. Ar y cyfan, roedd Swyddogion Cynllunio yn ystyried pwysigrwydd cymdeithasol a diwylliannol y Clwb Rygbi i'r dref ac yn argymell eu cymeradwyo.
- Roedd y ffens wedi'i chynllunio i ganiatáu golygfa drwyddi ac nid oedd yn fas solet. Yr arglawdd ar ben y teras oedd yr ardal fwyaf sensitif a byddai Swyddogion yn edrych ar fanylion y plannu arfaethedig yn y lleoliad hwnnw er mwyn lleddfu effaith y ffens.
- Derbyniodd Swyddog Tirwedd y Cyngor y ffens arddull rhwyll. Nid oedd lliw'r ffens a gynigiwyd yn broblem
- Ar hyn o bryd roedd Tystysgrif Trwydded Diogelwch Chwaraeon yn rhan o'r Brif Safle, ond efallai y bydd angen ymestyn y Drwydded i gynnwys ardal y teras gan mai'r bwriad oedd ei hamgáu. Roedd nifer o byrth a mynedfa i gerbydau er mwyn gwacáu'n gyflym.
- Roedd y Clwb yn bwriadu gwneud nodwedd allan o'r brif fynedfa a fyddai'n cynnwys logo'r clwb. Byddai math o seilwaith o fewn pob un o'r mynedfeydd yn ôl y disgwyl mewn Cae Chwaraeon.

5.11 Cytunodd yr aelodau i gymeradwyo'r cais yn amodol ar yr amodau yn yr adroddiad, gyda 7 aelod yn pleidleisio o blaid a 2 aelod yn ymatal rhag pleidleisio.

Llofnod …… Dyddiad……

Y Cynghorydd Norma Parrish, Cadeirydd y Pwyllgor Cynllunio
Nid yw cynghorwyr a adawodd y cyfarfod am gyfnod byr (e.e. ar gyfer egwyl) yn ystod cyflwyniad gan swyddog neu ddadl wedi eu rhestru yn y cofnodion uchod fel rhai sydd wedi gadael a dychwelyd. Rhestrir y Cynghorwyr yn unig fel rhai sydd wedi gadael /dychwelyd os ydynt yn absennol o'r Siambr pan fydd penderfyniad yn cael ei wneud.

Paratowyd y cofnodion gan Rachel Beale, Uwch Swyddog Cymorth Busnes (Gwasanaethau Democrataidd), ddydd Mawrth 16 Ebrill 2019