



Clerk to the Council/
Clerc i'r Cyngor:

MRS.R.V.TUCKER, B.A.

4 February 2021/ 4 Chwefror 2021

Dear Sir/Madam, Annwyl Syr/Fadam

You are hereby requested to attend a **MEETING** of the **PLANNING AND ENVIRONMENT COMMITTEE** to be held over Teams on **Wednesday 10 FEBRUARY 2021**.

Gofynnir drwy hyn i chi fynychu **PWYLLGOR CYNLLUNIO A'R AMGYLCHEDD**, yn Rhith Gyfarfod am am **6:30 yf, DYDD TACHWEDD 10 CHWEFROR 2021**.

Yours faithfully/ Yr eiddoch yn gywir

CLERK TO THE COUNCIL/ CLERC I'R CYNGOR

AGENDA

1. **Apologies**
To receive apologies.
2. **Declarations of Interest**
Members to declare any interests in any items on Agenda.
3. **Planning Applications**
To receive and consider the following planning applications (attached: page 1).

35A, Commercial Street, Pontypool, Torfaen, NP4 6JQ Tel: (01495) 742805

35A, Stryd Masnach, Pont-y-pŵl, Tor-faen NP4 6JQ Ffôn: (01495) 742805

TWINNED WITH LONGJUMEAU, FRANCE, BREITEN, GERMANY & CONDEIXA, PORTUGAL
GEFPELLIWIYD Â LONGJUMEAU, FFRAINC, BREITEN, YR ALMAEN & CONDEIXA, PORTUGAL

4. **Plenary Powers**
To approve observations made in conjunction with the Clerk.
(attached: page 2)
5. **Planning Determinations**
To receive planning determinations (attached: pages 3 - 5)
6. **Environmental Grants Policy**
To review the Environment Grants Policy (attached: page 6).
7. **TCBC Replacement Local Development Plan**
To receive the Torfaen County Borough Council Replacement Local
Development Plan Preferred Strategy (2018-2033) (attached: pages 7
- 9)

*To: Cllrs: Mrs G. James, Miss L. Clarkson, N. Byrne, Mrs E. Chilcott JP, D.K.
James, Mrs J. E. Jones, J. Killick, B. Rapier, N. Simons,
Mrs J. G. Taylor
Chairman and Leader ex officio*

Planning and Environment Committee

Wednesday 10th February 2021

Plenary powers

| | | | | |
|---|--|--|--|------------------------|
| 1 | <i>Plan Number</i> 20/P/0617 | <i>District reference</i> New Inn Lower | <i>Site reference</i> 9 Afon Close, New Inn, Pontypool | <i>Other reference</i> |
|---|--|--|--|------------------------|

PROPOSAL: Single storey side extension.
No objections

| | | | | |
|---|--|--|---|------------------------|
| 2 | <i>Plan Number</i> 20/P/0780 | <i>District reference</i> Pontypool | <i>Site reference</i> Crane Street, Pontypool, Torfaen | <i>Other reference</i> |
|---|--|--|---|------------------------|

PROPOSAL: T1 Goat Willow - Re-coppice group, T1 Ash - Fell to ground level due to Ash Dieback and G2 Goat Willow - Re-coppice group in a staggered pruning regime
No objections

| | | | | |
|---|--|--|--|------------------------|
| 3 | <i>Plan Number</i> 20/P/0792 | <i>District reference</i> New Inn Lower | <i>Site reference</i> Glengarry, Sluvad Road, New Inn, | <i>Other reference</i> |
|---|--|--|--|------------------------|

PROPOSAL: Single storey rear extension.
No objections

| | | | | |
|---|--|---|---|------------------------|
| 4 | <i>Plan Number</i> 20/P/0793 | <i>District reference</i> Abersychan and Cwmavon | <i>Site reference</i> 72 Commercial Road, Talywain, Pontypool | <i>Other reference</i> |
|---|--|---|---|------------------------|

PROPOSAL: Single storey extension
Note:
Double storey extension approved on 22/07/2020.
We now apply for a smaller scale scheme
No objections

| | | | | |
|---|--|--|---|------------------------|
| 5 | <i>Plan Number</i> 20/P/0795 | <i>District reference</i> Pontypool | <i>Site reference</i> Land West, Tel. Exchange, Fountain Rd, Pontymoile | <i>Other reference</i> |
|---|--|--|---|------------------------|

PROPOSAL: Erection of new modular building for use as an activity centre and café.
no objections

| | | | | |
|---|--|--|---|------------------------|
| 6 | <i>Plan Number</i> 20/P/0796 | <i>District reference</i> Pontypool | <i>Site reference</i> Land West, Tel. Exchange, Fountain Rd, Pontymoile | <i>Other reference</i> |
|---|--|--|---|------------------------|

PROPOSAL: Demolition of existing toilet block.
NO Observations

Planning and Environment Committee

Wednesday 10th February 2021

Planning Determinations

| | | | | |
|----------|--------------------|---------------------------|-----------------------|------------------------|
| 1 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 20/P/0639 | NEW INN UPPER | 38 Heol Deiniol | |

First floor extension to side and rear

Comment 11/11/20

The Council has no objections.

Decision 31/01/21

Approved

| | | | | |
|----------|--------------------|---------------------------|-------------------------------------|------------------------|
| 2 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 20/P/0665 | Abersychan and Cwmavon | Brynderwen, Old Lane, Abersychan | |

PROPOSAL: Tree 3 reduce crown by 6m, Tree 4 reduce crown by 3m, Tree 5 reduce crown by 3.4m, Tree 6 Pollard at 300m above previous pollard knuckles, G3 remove woody vegetation and Ivy within 1 m of wall.

Comment 24/11/20

This Council has no comments.

Decision 31/01/21

Approved

| | | | | |
|----------|--------------------|---------------------------|--|------------------------|
| 3 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 20/P/0696 | Abersychan and Cwmvnon | 10 Hynam Place, Garndiffaith, Pontypool | |

PROPOSAL: First floor extension and conversion of garage to living space

Comment 25/11/20

That adequate parking is considered and provided within the application

Decision 31/01/21

Approved

| | | | | |
|----------|--------------------|---------------------------|---|------------------------|
| 4 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 20/P/0700 | St. Cadocs and Penygarn | Brookwood, Old Penygarn Road, Penygarn | |

PROPOSAL: Demolition of existing conservatory, proposed rear and side extension, roof lights and front porch

Comment 25/11/20

This Council has no objections

Decision 31/01/21

Approved

5 *Plan Number* *District reference* *Site reference* *Other reference*
 20/P/0724 Wainfelin The Old School House, Blaen Y
 Cwm Road,

Proposed single storey rear house extension, new attached garage and conservatory and conversion of garage to study. (Resubmission of Application No: 20/P/0292/HH)

Comment 06/01/21

This Council has no objections

Decision 31/01/21

Approved

6 *Plan Number* *District reference* *Site reference* *Other reference*
 20/P/0734 PONTNEWYNYDD Royal Oak George Street

Proposed change of use of first floor from self-contained flat to A3 restaurant linked to ground floor public house. To include rear dormer and steel extraction flue

Comment 06/01/21

This Council has no objections.

Decision 31/01/21

Approved

7 *Plan Number* *District reference* *Site reference* *Other reference*
 20/P/0735 Sebastopol East 68 Greenhill Road, Sebastopol,
 Pontypool

Proposed single storey rear house extension

Comment 16/12/20

This Council has no objections

Decision 31/01/21

Approved

8 *Plan Number* *District reference* *Site reference* *Other reference*
 20/P/0736 Pontypool 9 The Moorings, Pontymoile,
 Pontypool

PROPOSAL: Raise the main roof from 7.5m to 8.7m and a rear dormer to create living space

Comment 16/12/20

This Council has no objections

Decision 31/01/21

Approved

9 *Plan Number* *District reference* *Site reference* *Other reference*
 20/P/0744 Pontnewynydd 1 Springfield Houses, Matthew
 Terrace, Pontnewynydd

Proposed two storey side and rear house extension and reduced levels to side of house

Comment 16/12/20

This Council has no objections

Decision 31/01/21

Refused

5

| 10 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
|----|--------------------|---------------------------|----------------------------------|------------------------|
| | 20/P/0780 | Pontypool | Crane Street, Pontypool, Torfaen | |

PROPOSAL: T1 Goat Willow - Re-coppice group, T1 Ash - Fell to ground level due to Ash Dieback and G2 Goat Willow - Re-coppice group in a staggered pruning regime

Comment 21/01/21

No objections

Decision 31/01/21

Not to Make a TPO

| 11 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
|----|--------------------|---------------------------|--|------------------------|
| | 20/P/0793 | Abersychan and Cwmavon | 72 Commercial Road, Talywain, Pontypool | |

PROPOSAL: Single storey extension

Note: Double storey extension approved on 22/07/2020.

We now apply for a smaller scale scheme

Comment 21/01/21

No objections

Decision 31/01/21

Approved

POLICY FOR THE AWARDING OF ENVIRONMENTAL GRANTS

1. A maximum of 5 applications from individual schools will be allocated each year.
2. A school will only receive a grant in successive years if there are insufficient applications.
3. A school will apply for a grant by submitting a letter / report outlining the project which demonstrates
 - 3.i. An environmental benefit to the school or local area.
 - 3.ii. A link with the National Curriculum.
 - 3.iii. How it enhances the quality of school life for the pupils.
4. In determining the amount to be awarded to each school, the Council will consider:
 - 4.i. The size of the Project
 - 4.ii. The main purpose of the Project
5. The amount to be allocated will be determined annually by the Planning and Environment Committee of Pontypool Community Council which will recommend to full Council
6. Members from the Planning and Environment Committee will visit the school to see how the project is progressing, having given due notice, after a minimum of 12 months.
7. If the money has not been used for the purpose for which it was granted, Pontypool Community Council may not re-offer the opportunity to apply in future for an environmental grant.

Cindy Challenger

From: Pontypool
Sent: 03 February 2021 13:16
To: adrian; Councillor Ben Rapier; Councillor Elaine Chilcott; Councillor Gaynor James; giles.davies; Councillor John Killick; kayarthurlfc; keith james; Councillor Elizabeth Hunt; Councillor Lyn Clarkson; matt ford; Councillor Nick Byrne; Jones, Nicholas (Councillor); nick.73simons; Councillor Norma Parrish; Councillor Richard Overton; rosemarymatthews70
Cc: Cindy Challenger; Ruth Tucker
Subject: FW: ESTYNIAD I'R CYFNOD YMGYNGHORI AR GYNLLUN DATBLYGU LLEOL NEWYDD TORFAEN / EXTENSION OF CONSULTATION PERIOD ON TORFAEN RLDP
Attachments: Updated Statutory Notice - RLDP-PS Consultation - Feb 2021 (English).doc; Updated Statutory Notice - RLDP-PS Consultation - Feb 2021 (Welsh).doc

Please note the information below received from TCBC.

Thanks
Annette

From: Wilcock, Adrian <adrian.wilcock@torfaen.gov.uk>
Sent: 03 February 2021 12:03
To: TCBC - Local Development Plan <LDP@torfaen.gov.uk>
Cc: Lewis, Richard <Richard.Lewis@torfaen.gov.uk>; Murray, Robert <robert.murray@torfaen.gov.uk>; Mead, Craig <Craig.Mead@torfaen.gov.uk>; Standfield, Rachel <Rachel.Standfield@torfaen.gov.uk>; McAndrew, Rebecca <Rebecca.McAndrew@torfaen.gov.uk>
Subject: ESTYNIAD I'R CYFNOD YMGYNGHORI AR GYNLLUN DATBLYGU LLEOL NEWYDD TORFAEN / EXTENSION OF CONSULTATION PERIOD ON TORFAEN RLDP

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| <p>Annwyl Syr / Fadarn</p> <p>Fel y byddwch yn gwybod, mae'r Cyngor ar hyn o bryd yn ymgynghori ar y Strategaeth a Ffeirir ar gyfer Cynllun Datblygu Lleol (CDLI) Newydd Torfaen a'r dogfennau cysylltiedig; gan nodi bod yr Ail Alwad am Safleoedd Ymgeisiol newydd / gwybodaeth ategol ar Safleoedd Ymgeisiol presennol wedi cau ar 22 Ionawr 2021.</p> <p>Fodd bynnag, bydd y cyhoeddiad diweddar gan y Prif Weinidog sy'n datgan y bydd y Cyfnod Clo Lefel 4 Covid-19 yn parhau yng Nghymru, yn golygu na fydd hi dal yn bosib ar yr adeg hon i weld copïau papur yn Llyfrgelloedd y Cyngor nac yng Nghanolfan Ddinesig Pont-y-pŵl.</p> <p>Rydym felly wedi penderfynu ymestyn y cyfnod ymgynghori ar y Strategaeth a Ffeirir ar gyfer CDLI Torfaen, yr Arfarniad Cynaliadwyedd Integredig Rhagarweiniol a'r Asesiad Rheoleiddio Cynefinoedd, a'r Gofrestr</p> | <p>Dear Sir / Madam</p> <p>As you will be aware, the Council is currently consulting on the Torfaen Replacement Local Development Plan (RLDP) Preferred Strategy and associated documents; noting that the Second Call for new Candidate Sites / supporting information on existing Candidate Sites closed on the 22nd January 2021.</p> <p>However, the recent announcement by the First Minister that the Level 4 Covid-19 'Lockdown' will continue in Wales effectively means that viewing paper copies of the consultation documents in the Council Libraries or Civic Centre Pontypool is still not possible at this time.</p> <p>Therefore, we have decided to extend the current consultation period on the Torfaen RLDP Preferred Strategy, its supporting Initial Integrated Sustainability Appraisal (ISA) and Habitats Regulations Assessment (HRA), and</p> |
|--|--|

| | |
|--|--|
| <p>Safleoedd Ymgeisiol wedi'i Diweddaru / Adroddiadau drafft Asesiad Safleoedd Ymgeisiol am chwe wythnos bellach hyd at 23:59 ar ddydd Gwener 26ain o Fawrth 2021. Bydd y dyddiad cau hwn yn parhau i gael ei adolygu yn dibynnu ar gyhoeddiadau pellach gan Lywodraeth Cymru neu gyfyngiadau lleol.</p> | <p>the Updated Candidates Sites Register (CSR) / draft Candidate Sites Assessment Reports (dCSAR) for a further six weeks until 23:59 on Friday 26th March 2021. This closing date will continue to be reviewed depending on further Welsh Government announcements or local restrictions.</p> |
| <p>Byddwn yn ysgrifennu atoch eto unwaith y bydd modd i chi weld copïau papur o'r dogfennau uchod yng Nghanolfan Ddinesig Pont-y-pŵl ac o bosibl rhai o'n llyfrgelloedd, neu yn wir ymhob llyfrgell, ond yn y cyfamser bydd y 'gwasanaeth cadw a chasglu' yn parhau o Lyfrgell Cwmbrân yn unig, ac mae popeth dal i fod ar gael ar ein gwefan</p> | <p>We will write to you again once paper copies of the above documents can be viewed at the Civic Centre Pontypool and possibly some or all of our libraries; but in the meantime the 'reserve and collect service' will continue to only be available from Cwmbran Library and everything continues to be accessible on our website.</p> |
| <p>Mae Hysbysiad Statudol wedi'i Ddiweddaru mewn perthynas â hyn ynghlwm.</p> | <p>Please find an Updated Statutory Notice to this effect attached.</p> |
| <p>Os oes gennych unrhyw ymholiadau ynglŷn â'r uchod neu o ran mynediad at unrhyw rhai o'r dogfennau / ffurflenni sylwadau perthnasol neu yn wir unrhyw agwedd ar y Cynllun Datblygu Lleol Newydd, mae croeso i chi gysylltu â'r tîm Polisi a Gweithredu Cynllunio ar 01633 648039 / 648805 neu fel arall e-bostio ldp@torfaen.gov.uk.</p> | <p>If you should have any queries regarding the aforementioned or access to any of the relevant documents / comments forms or indeed any aspect of the Replacement Local Development Plan, please do not hesitate to contact the Planning Policy and Implementation team on 01633 648039 / 648805 or alternatively email ldp@torfaen.gov.uk.</p> |
| <p>Yn olaf, os ydych am gael eich tynnu oddi ar gronfa ddata ymgynghoriad y CDLIN a pheidio â chael eich hysbysu mwyach am gynnydd y CDLIN, rhowch wybod i ni yn ysgrifenedig.</p> | <p>Finally, if you wish to be removed from the RLDP consultation database and no longer be informed on the progress on the RLDP, please let us know in writing.</p> |
| <p>Edrychwn ymlaen at dderbyn eich sylwadau.</p> | <p>We look forward to receiving your comments.</p> |
| <p>Adrian Wilcock, MRTPI and Robert Murray, MRTPI Prif Gynllunydd - Cynllunio a Gweithredu Polisiâu</p> | <p>Adrian Wilcock, MRTPI and Robert Murray, MRTPI Principal Planner - Planning Policy & Implementation</p> |

Neighbourhoods, Planning & Public Protection / Cymdogaethau, Cynllunio a Diogelu'r Cyhoedd

Torfaen County Borough Council / Cyngor Bwrdeistref Sirol Torfaen
Tŷ Blaen Torfaen, Panteg Way, New Inn, Pontypool, Torfaen, NP4 0LS / Tŷ Blaen Torfaen, Ffordd Panteg, Y Dafarn Newydd, Pont-y-pŵl, Torfaen, NP4 0LS

Phone/Ffôn: 01633 648039
Fax/Ffacs: 01633 647328
Email/Ebost: adrian.wilcock@torfaen.gov.uk

Website: <http://www.torfaen.gov.uk/en/PlanningAndDevelopment/Planningpolicy/Planning-Policy.aspx> / Gwefan: <https://www.torfaen.gov.uk/cy/PlanningAndDevelopment/Planningpolicy/Planning-Policy.aspx>

We welcome correspondence in Welsh and English. Correspondence received in Welsh will be answered in Welsh and will not lead to delay. / Rydym yn croesawu gohebiaeth yn Gymraeg a Saesneg. Cewch ateb Cymraeg i bob gohebiaeth yn Gymraeg ac ni fydd yn arwain at oedi.

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Updated Notice of Pre-deposit Public Consultation for a Local Development Plan

Torfaen County Borough Council Replacement Local Development Plan Preferred Strategy (2018-2033)

Planning and Compulsory Purchase Act 2004

The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004

The Town and Country Planning (Local Development Plan) (Wales)

Regulations 2005 (Regulation 15)

Torfaen County Borough Council has prepared pre-deposit proposals documents for the above plan. The Torfaen Replacement Local Development Plan (RLDP) will, upon adoption, replace the current adopted Torfaen Local Development Plan (LDP) and then be the basis for decisions on land use planning within the Torfaen Local Planning Authority Area.

The pre-deposit proposals documents outline the Authority's vision, strategic options, preferred strategy and strategic policies, and include the Review Report, Draft Candidate Sites Assessment Report / Register, the Initial Integrated Sustainability Appraisal Report & Habitats Regulation Assessment of the Preferred Strategy and other supporting documents.

This PUBLIC CONSULTATION period will run from Monday 23rd November 2020 to 23:59 on Friday 26th March 2021.

These documents, relevant bilingual executive / easy read summaries, various comments forms and the 2nd Revised Delivery Agreement are available to view and download on the Council's website: www.torfaen.gov.uk/ldp

Further information, advice and paper copies (a printing / P&P charge may apply in some instances) of these documents / comments forms can also be obtained from the Planning Policy & Implementation Team by email (ldp@torfaen.gov.uk) or telephone (01633 648039 / 648805).

Subject to any Covid-19 restrictions, please use the above contact details to book an appointed to view these documents at the **Civic Centre, Pontypool** during normal office hours. Similarly, these documents can also be borrowed by appointment for a short period of time from the **Councils three libraries in Cwmbran, Pontypool & Blaenavon**, during their respective opening hours, using their 'Request and Collect Service' (<https://www.torfaen.gov.uk/en/Libraries/Request-and-Collect/Request-and-Collect-Service.aspx>) or by phoning 01633 647676 or by email cwmbran.library@torfaen.gov.uk.

Please submit any comments, on the respective 'Comments Form' provided, by the specified closing time and date, preferably by email as it will assist in the efficient processing of representations to ldp@torfaen.gov.uk or in writing to: **Planning Policy & Implementation, Torfaen County Borough Council, Civic Centre, Pontypool, Torfaen, NP4 6YB**

Any representations may be accompanied by a request to be notified at a specified address that the RLDP has been submitted to the Welsh Government for independent examination under section 64 and of the adoption of the RLDP.

Signed: Torfaen County Borough Council - 3rd February 2021

