



Clerk to the Council/
Clerc i'r Cyngor:

7 July/Gorffennaf 2022

Dear Sir/Madam, Annwyl Syr/Fadam

You are summoned to attend a **MULTI-LOCATION MEETING** of the **PLANNING AND ENVIRONMENT COMMITTEE** to be held on **Wednesday 13 July 2022 at 6.30pm.**

Councillors have been provided with a link to attend the meeting. If any member of the public wishes to attend the meeting remotely, please contact the Clerk of the Council (by e-mail or telephone) at least 24 hours before the meeting.

Members of the public have the right to ask questions at Council meetings and to speak in Welsh or English, provided that at least 3 working days' notice in writing of the question has been provided to the Clerk.

Gofynnir drwy hyn i chi fynychu **PWYLLGOR CYNLLUNIO A'R AMGYLCHEDD**, yn Rhith Gyfarfod am **6.30 yf, DYDD MERCHER 13 GORFFENNAF 2022.**

Mae cynghorwyr wedi derbyn dolen i fynychu'r cyfarfod. Os yw unrhyw aelod o'r cyhoedd yn dymuno mynychu'r cyfarfod o bell, cysylltwch â Chlerc y Cyngor (trwy e-bost neu dros y ffôn) o leiaf 24 awr cyn y cyfarfod.

Mae gan aelodau o'r cyhoedd yr hawl i ofyn cwestiynau yng nghyfarfodydd y Cyngor, mae gan aelodau o'r cyhoedd hefyd yr hawl i siarad yn y Gymraeg neu'r Saesneg, cyn belled ag y rhoddir tri diwrnod o rybudd ysgrifenedig o'r cwestiwn i'r Clerc.

The agenda for the meeting is set out below and relevant papers are attached. Mae agenda'r cyfarfod wedi'i nodi isod ac mae papurau perthnasol ynghlwm.

Yours faithfully/ Yr eiddoch yn gywir

Richard Gwinnett

ACTING CLERK TO THE COUNCIL/ CLERC ACTION I'R CYNGOR

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

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

A G E N D A

1. **Apologies for Absence**
To receive apologies for absence.
2. **Declarations of Interest**
Members to declare any interests in any items on Agenda.
3. **Planning Applications**
To receive and consider planning applications on which the Community Council is being consulted (attached: page(s) 3 to 4)
4. **Planning Applications: Plenary Powers**
To note observations on planning applications which have already been submitted between meetings (attached: page 5)
5. **Planning Determinations**
To receive information on planning applications which have already been determined (attached: page(s) 6 to 14)
6. **Torfaen Play Service: Summer 2022 provision**
To receive information regarding the above (attached: page(s) 15 to 18)
7. **Notice Boards**
To discuss a review of Community Council noticeboards (report to follow)
8. **Play Equipment**
To discuss responsibility for play equipment and action to renew play equipment where appropriate (verbal only)
9. **Future speakers**
To consider whether to invite speakers (and who) to attend future meetings of the Committee, to promote partnership working in relation to environmental issues.

To: Cllrs: **Nick Byrne (Chair)**, **Jon James (Vice-Chair)**, Lynda Clarkson, Anne Gunter, Richard Overton, Caroline Price, Jools Rogers, Nick Simons, Nathan Warren and (ex-officio) Chairman of the Council Councillor Matt Ford and Leader Gaynor James.

AGENDA ITEM 3

Planning and Environment Committee

Wednesday 13th July 2022

Planning Applications to be commented on

1	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0356	Garndiffaith and Penygarn	The Jays, Neville Street, Garndiffaith	

PROPOSAL: Erection of two dwellings on the above site. One detached bungalow adjacent to the road, and one detached house to the rear of the property, each with separate access from Neville Street

2	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0377	New Inn Lower	8 Ambryn Road, New Inn, Pontypool	

PROPOSAL: Fell Oak tree (T1) and works to Oak tree (T2) to include removal of dead wood/branches, crown spread reduction up to 1.5m and crown raise of eastern side of lower crown

3	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0404	Trevethin	Orchard Farm Estate, Trevethin, Pontypool	

PROPOSAL: Build 3 new build dwellings

4	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0420	Griffithstown West	23 St. Marys Close, Griffithstown, Pontypool	

PROPOSAL: T4 Horsechestnut ST 2877 9912. Crown lift to the height of 6 meters, including removal of limb overhanging neighbouring property. Crown clean to remove all dead, split or hanging branches, and thin crown by 25%.

5	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0433	Abersychan and Cwmavon	1 Roundstables, Round Stables Road, Pentwyn	

PROPOSAL: Two storey side extension and single storey side extension

6	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0435	Garndiffaith and Varteg	Garndiffaith Bowls Club, The Pavilion, Severn View	

PROPOSAL: Disabled persons ramped access

7	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0441	Wainfelin	2 Rhiw Cottages, Cefn Crib Road, Crumlin	

PROPOSAL: Replacement of garage and addition of side extension for storage

8	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0444	New Inn Lower	41 Woodfield Road, New Inn, Pontypool	

Proposed three bedroom two storey dwelling with attached single storey garage to the existing garden of 41 Woodfield Road, New Inn, Pontypool, Torfaen

9	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0459	New Inn Lower	Sluvad Farm Barns, Opposite Sluvad Farm	

PROPOSAL: Full planning application for the conversion of redundant barns, associated works (including demolition of incongruous elements) to create one dwelling and dwelling for use by agricultural worker

AGENDA ITEM 4

Planning and Environment Committee

Wednesday 13th July 2022

Plenary Powers

1	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0278	New Inn Upper	13 Poplar Avenue, New Inn, Pontypool	

PROPOSAL: 50% crown reduction to Oak tree

This Council has no observations

2	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0397	Abersychan and Cwmavon	Croeso, Ffrwd Road, Abersychan	

PROPOSAL: Change of use from shop to be part of the existing dwelling.

This Council has no observations

3	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0413	St. Cadocs and Penygarn	22 John Jobbins Way, Penygarn, Pontypool	

PROPOSAL: Single storey extension

This Council has no observations

4	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0415	Griffithstown East	56 and 56A Windsor Road, Griffithstown, Pontypool	

PROPOSAL: Alternative application - Change of use of shop premises and maisonette to provide two dwellings, shop and storage with associated works including the demolition of the rear garage and white plastic clad extension, and the construction of rear stair tower and provision of balconies and associated works

This Council has no observations

AGENDA ITEM 5

Planning and Environment Committee

Wednesday 13th July 2022

Planning Determinations

1	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	21/P/0914	Trevethin	39 Winstone Road,	Trevethin

PROPOSAL: Retention of built block wall up to 1.69m and back filled with type 2 ballast 2.96m x1.96m reinforced concrete base for motorbike parking complete with ground anchor. Plastic grid and stone chipping for carport 5.18m x 3.25m a fence up to 3 ft 8 erected separating adjoining neighbours property on right and along back of driveway.

Comment 15/12/21

This Council has no observations

Decision 04/07/22

Approved

2	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	21/P/0985	Pontypool	1 Pearl House, Hanbury Road, Pontypool	

PROPOSAL: The Change of Use and internal refurbishment of the existing Listed building to provide 16 affordable housing apartments.

Comment 14/01/22

This Council has no observations

Decision 04/07/22

Approved subject to S106 (Please see attached appendix)

3 *Plan Number* *District reference* *Site reference* *Other reference*
22/P/0021 Griffithstown East 7 Clifton Square, Griffithstown,
Pontypool

PROPOSAL: Erect 3M high fence.

Comment 04/05/22

This Council has no observations

Decision 04/07/22

Refused

REASON:

1 The development, by reason of its size and height and its relationship with the Adjoining dwelling has an unacceptable detrimental impact upon the living conditions of the neighbouring occupiers and unacceptable visual impact contrary to Criteria A ii) and vi) of Policy BW1 of the adopted Torfaen Local Development Plan.

4 *Plan Number* *District reference* *Site reference* *Other reference*
22/P/0087 Sebastopol East 71 Parc Panteg, Griffithstown,
Pontypool

Proposed two storey house extension (Amended scheme following permission No: 21/P/0712/HH approved 20th October 2021)

Comment 09/03/22

This council has no observations

Decision 04/07/22

Approved

5 *Plan Number* *District reference* *Site reference* *Other reference*
22/P/0152 Griffithstown East Panteg 66 K V Electricity Sub
Station, Panteg

PROPOSAL: Construction of a wood pole storage facility with associated access and infrastructure works.

Comment 20/04/22

This Council has no observations

Decision 04/07/22

Approved

6	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0176	New Inn Lower	Race Farm Cottage, Newport Road, New Inn	

PROPOSED ALTERATIONS AND EXTENSION TO RACE FARM COTTAGE TO PROVIDE ADDITIONAL RESIDENTIAL ACCOMMODATION, INCLUDING ACCESS, SERVICES AND LANDSCAPING

Comment 04/05/22
This Council has no observations

Decision 04/07/22
Approved

7	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0219	Brynwern	40 Broadway, Pontypool, Torfaen	

PROPOSAL: Removal of rear sun lounge/conservatory and construction on new rear 2 storey extension

Comment 19/04/22
This Council has no observations

Decision 04/07/22
Approved

8	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0227	St. Cadocs and Penygarn	7 Chapel Walk, Penygarn, Pontypool	

PROPOSAL: Single storey rear extension

Comment 25/04/22
This Council has no observations

Decision 04/07/22
Approved

9	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0229	New Inn Lower	21 Prospect Place, New Inn, Pontypool	

PROPOSAL: New Detached Garage

Comment 18/05/22
This Council has no observations

Decision 04/07/22
Approved

10	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0238	New Inn Upper	50 Heol Isaf, New Inn, Pontypool	

PROPOSAL: Single storey extension to rear

Comment 18/05/22

This Council has no observations

Decision 04/07/22

Approved

11	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0240	Garndiffaith and Varteg	Greenmeadow Bungalow, Harpers Road, Garndiffaith	

PROPOSAL: Kitchen extension and conversion of garage to bedroom

Comment 04/05/22

This Council has no observations

Decision 04/07/22

Approved

12	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0262	New Inn Lower	New Inn Nursing Home, 2 - 4 The Highway, New Inn	

Proposed change of use from care home (C2 Use) to provide a convent (Sui Generis Use) for Sisters of St Annecy

Comment 04/05/22

This Council has no observations

Decision 04/07/22

Approved

13	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0266	New Inn Upper	7 Heol Derwen, New Inn, Pontypool	

Replace flat roof of garage with a lean to pitched roof with a tile finish

Comment 18/05/22

This Council has no observations

Decision 04/07/22

Approved

14	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0274	Sebastopol West	19 Ashgrove Close, Sebastopol, Pontypool	

**Proposed single storey extension to rear of existing property
including minor internal alterations**

Comment 10/05/22

This Council has no observations

Decision 04/07/22

Approved

15	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	22/P/0294	Wainfelin	Maytree Cottage, Club Road, Tranch	

**Proposed erection of a 2-storey side extension, including
demolition of existing shed**

Comment 18/05/22

This Council has no observations

Decision 04/07/22

Approved

Appendix – Planning Application 21/P/0985

SUBJECT TO AN AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS AMENDED AND THE FOLLOWING CONDITION(S):

1 Unless otherwise specified by another condition of this Notice, the development shall be carried out in accordance with the following approved plans and documents: Drawing nos. 1577 PL01 - Location Plan, 1577 PL02 - Block Plan, 1577 PL03 - Existing Plans, Tree Survey, Tree Constraints Plan and Bat Survey received on 22 December 2021 and AMENDED PLANS drawing nos. 1577 PL04A - Existing Elevations, 1577 PL05B - Proposed Plans, 1577 PL06B - Proposed Elevations, 1577 PL09 - Section & Roof Plan and 1577 PLHIA-Rev 1 HR - Heritage Impact Statement received on 28 February 2022.

Reason: To ensure the development is carried out in accordance with the approved details. Any material alteration to the approved details may have an impact that has not been assessed.

2 The development shall begin not later than five years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

3 This permission excludes the ground floor of the building which is not subject of the change the use to residential.

Reason: For the avoidance of doubt as to the extent of this planning permission and to safeguard the retail/commercial use of the ground floor in accordance with local planning policies for Pontypool Town Centre.

4 The development shall be carried out strictly in accordance with the recommendations contained in Sections 9.0 and 10.0 of the Bat Survey hereby approved.

Reason: In the interests of biodiversity.

5 Prior to the installation of any lighting, a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats, shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall thereafter only be carried out in accordance with the approved details.

Reason: To protect bats.

6 Notwithstanding any other details which may have been given in the application, and prior to the beneficial occupation of any of the residential units, full details of the proposed waste/recycling bin storage facilities to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall only proceed in accordance with the approved details and none of the residential units shall be occupied until the approved waste/recycling facilities have been provided on site and thereafter retained for use as such in perpetuity.

Reason: To ensure satisfactory waste/recycling storage facilities are provided, in the interests of visual amenity and the residential amenity of future occupiers.

7 Prior to the beneficial occupation of any of the residential units hereby permitted, bicycle parking provision to serve each unit and as shown on the drawings hereby approved must be provided on site and thereafter maintained for use as such in perpetuity.

Reason: To ensure the provision and retention of adequate bicycle parking provision in the interests of highway safety and the residential amenity of future occupiers.

8 Notwithstanding the provisions of Schedule 2, Part 1 (Class H) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales in 2013)(or any order revoking and re-enacting that order with or without modification), no microwave or satellite antenna, dishes or equipment shall be installed or erected on the building or within the curtilage of the building without the prior express planning permission of the Local Planning Authority.

Reason: To ensure any future modifications are sympathetic to the appearance of the original building, in the interests of visual amenity and the character and appearance of Pontypool Conservation Area.

9 Prior to the commencement of development, notice shall be given to the Local Planning Authority that the development is to be commenced. The Notice must be on a form as set out in Schedule 5A of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, as amended or in a form substantially to like effect.

Reason: To comply with the requirements of Under Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning Wales Act 2015.

10 Any person carrying out the development to which this planning permission relates shall display at or near the place where the development is being carried out, at all times when it is being carried out, a copy of any notice of the decision to grant it. The Notice must be in a form specified in Schedule 5B of The Town and Country Planning (Development Management

Procedure) (Wales) Order 2012 (as amended) or in a form substantially to like effect.

Reason: To comply with the requirements of Under Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning Wales Act 2015.

11 Notwithstanding any other details which may have been given in the application, including the information shown in drawing no.1577 PL06B hereby approved, no development shall commence until a methodology for the repair and refurbishment of the original Crittal steel windows on the front elevation, as well as the upgrading of the windows with secondary double-glazed units behind, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To preserve the character and appearance of Pontypool Conservation Area.

12 Notwithstanding any other details which may have been given in the application, including the information shown in drawing no.1577 PL06B hereby approved, no development shall commence until a full specification and minimum scale drawings and sections of 1:10 with larger scale drawings to sufficiently describe the proposed replacement Smart Alitherm double - glazed aluminium windows on the rear elevation, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To preserve the character and appearance of Pontypool Conservation Area.

13 Notwithstanding any other details which may have been given in the application, including the information shown in drawing no.1577 PL06B hereby approved, no development shall commence until 1:50 and 1:10 scale drawings setting out the design and materials of the dummy panels behind the glazing where flats are sub-divided by internal walls, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To preserve the character and appearance of Pontypool Conservation Area.

14 Prior to installation of the solar panels, full details, including section, elevation, vertical and horizontal drawings with scale details to sufficiently describe the proposed supporting frame system and its attachment to the roof structure, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To preserve the character and appearance of Pontypool Conservation Area.

15 Prior to installation of the new brick vents, 1:50 and 1:10 scale drawings detailing their materials and design with larger scale details to demonstrate their appearance, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To preserve the character and appearance of Pontypool Conservation Area.

16 Notwithstanding any other details which may have been given in the application, no development shall commence until details of the methodology of the proposed steam cleaning of the front elevation has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To preserve the character and appearance of Pontypool Conservation Area.

17 Notwithstanding any other details which may have been given in the application, no development shall commence until details of all existing gates and railings to be retained and refurbished, together with details of their waterproof seal, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To preserve the character and appearance of Pontypool Conservation Area.

PONTYPOOL COMMUNITY COUNCIL REPORT

2022

1. Purpose of Report

To inform committee members of the plans for summer play provision 2022 funding by Pontypool Community Council

2. Laugh, Learn and Get Active Camps

2.1 Just like previous years the Laugh Learn and Get Active Camps will be delivered in schools this summer. The sessions will allow children to engage in fun educational activities whilst receiving a free healthy breakfast, lunch, and positive nutritional food messages.

2.2 A multiagency group has been put together which includes representatives from Play, Schools, Healthy Schools, Health Board, Catering Team and Sports Development. The Catering and Cleaning Team play an integral role within the project as they provide all the meals. We work very closely with schools to ensure the children who would benefit the most from the camps are booked on.

Site	Allocated Spaces and number of children booked on	Age of children
Garnteg Primary	80(80)	5-11 years
George Street Primary	80(80)	5-11 years
New Inn Primary	120(120)	5-11 years
Penygarn Primary	80(60)	5-11 years
Ysgol Panteg	80(120)	5-11 years

3. Open Access Play Opportunities

Several Open Access Play Sessions are running daily from identified locations in Cwmbran.

Venue	Time	Age
Coldbarn Farm	2:00pm-4:00pm	5-11 years
Panteg House	10:00am-12:00pm	5-11 years
The Pod, Woodlands Field	2:00pm-4:00pm	5-12 years

4. Play in the Park

Play in the Park Sessions will take place from the following locations this summer. The sessions will allow families to participate in a range of activities and games.

Venue	Time
Fishponds Park	2:00pm - 4:00pm
Glansychan Park	3:30pm – 5:00pm
New Inn Park	3:30-5:00pm
Pentranch Park	3:30-5:00pm
Griffithstown park	3:30-5:00pm
Talywain Park	3:30-5:00pm

5. Play and Respite Sessions

A significantly large number of children from the Pontypool area with complex and profound disabilities are receiving support to attend the daily play and respite sessions.

6. Recruitment and Training of Staff

Summer positions both paid and voluntary were advertised widely from January to March and the council's safe recruitment procedures were adhered to.

The following training will be delivered this summer to staff

Paediatric First Aid (Accredited)
Community Food and Nutrition (Accredited)
Epilepsy Buccal and Midazolam training
Code of conduct training delivered to all seasonal workers and term time staff
EPI pen training
Playwork Principles and Play Awareness Training
Cooperate Safeguarding training
Safeguarding awareness
Risk Assessment Risk Benefit
Health and Safety

Managing Staff
Understanding Behaviour
Inclusive Play
Working as a team
Consultation and Participation
The day to day running of a play provision
Designated Safeguarding Lead Training
Home Office Prevent Duty Training
Displacement and Tube Feeding Training
VAWDASV Training
Conversational Welsh
Well-being of Future Generations Act Training
Corporate Data Protection training
Diabetes Training
Personal Care Training
Childrens Rights and Participation
Inclusive Practice, Equality and Diversity
Anti-Bullying online course – ODT Team
Dangers of CSE online course ODT Team
Fire Safety online course ODT Team
Health and Safety online course ODT Team
Manual Handling online course ODT Team
Celebrating Difference young person online course ODT Team
Mental Health in Young People young person online course ODT Team
ADHD online course ODT Team
Autism Awareness
Team Teach

5. Important Dates

All the summer provisions will be celebrating National Play Day which will take place on **Wednesday 3rd August**. This year's theme is *All to Play for – building play opportunities for all children*.

On the morning of Friday 26th of August we will be hosting the End of Summer Awards Ceremony. This will take place at Victory church in Cwmbran. Everyone is welcome to attend this event.