



Clerk to the Council/
Clerc i'r Cyngor:

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

15th September 2020

Dear Sir/Madam
Annwyl Syr/Fadam

You are hereby summoned to attend a **COUNCIL MEETING in the COUNCIL CHAMBER, 35A COMMERCIAL ST PONTYPOOL, at 6:30 PM on WEDNESDAY 23rd SEPTEMBER 2020**

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 **CYFARFOD Y CYNGOR yn Rhith Gyfarfod AM 6:30 PM, DYDD MERCHER 23 MEDI 2020.**

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.

Yours faithfully/ Yr eiddoch yn gywir

CLERK TO THE COUNCIL/ CLERC I'R CYNGOR

A G E N D A

1. **Questions from the Public**
To receive any questions from the public.
 2. **Apologies**
To receive and accept apologies
 3. **Declarations of Interest**
Members are invited to declare any interests they may have in any items on the Agenda.
 4. **Council Meeting**
To confirm the minutes of the Council meeting held on the 12th August 2020 (attached: pages 1 – 4).
 5. **Policy & Finance**
To approve the minutes of the Policy & Finance Committee held on the 2nd September 2020 (attached: pages 5 – 12).
 6. **Events**
To approve the minutes of the Events Committee held on the 16th September 2020 (these will follow by e-mail)
 7. **Planning Applications**
To consider and comment on planning applications (attached: pages 13 – 14).
 8. **Plenary Powers**
To approve observations made in conjunction with the Clerk. (attached: pages 15 – 18).
 9. **Planning Determinations**
To receive planning determinations (attached: pages (19 – 22).
 10. **EXCLUSION OF PRESS AND PUBLIC**
By virtue of The Public Bodies (Admission to Meetings) Act 1960, the press and public are excluded from discussions on the following items on the basis that disclosure thereof would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.
 11. **Establishment**
To approve the minutes of the Establishment Committee held on the 2nd September 2020 (attached: pages 23 – 26).
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MINUTES OF PONTYPOOL COMMUNITY COUNCIL
VIRTUAL FULL COUNCIL MEETING
WEDNESDAY 12th AUGUST 2020

In attendance:

Councillor: Mrs R. Matthews (In the Chair)

Councillors in attendance: Mrs E. Chilcott JP, Miss L. Clarkson, Mrs E. Hunt, Mrs G. E. James, N. Jones, J. Killick, R. Overton, Mrs N. P. Parrish,

Officers: Mrs R. Tucker, Ms J. Wright, Mrs R. Cronin, Mrs L. McMail

379 **Apologies**

Apologies were received from Councillors: Mrs K. Arthur, G. Davies, Mrs J. E. Jones, R. Mills, N. Simons, B.M. Taylor JP and Mrs J. Taylor.

380. **Declarations of Interest**

Although there were no items on the agenda relating to Torfaen County Borough Council, Councillors Mrs G. James, N. Jones, R. Overton and Mrs N. P. Parrish declared an interest as members of TCBC.

RESOLVED: that the declarations of interest be recorded.

JW

381. **Full Council**

The Council received the minutes of the Council meeting held on Wednesday 22nd July 2020. These were agreed as a true record subject to Councillor Mrs G. James being included in the list of members present and the resolution in minute 370 being amended to state the 24th June and not the 24th July.

RESOLVED: that the minutes of the Full Council Meeting held on the 22nd July 2020 be confirmed as true record subject to the necessary amendments being made as outlined above.

382. **Final Accounts**

Members received and considered the final accounts, the Annual Return and the Internal Audit Report for 2019/2020.

The Clerk informed the meeting that pages 1 and 2 of the Annual report relate to the Statement of Accounts which compiles a breakdown of its income and expenditure.

Pages 3 and 4 are the Annual Governance Statement which is the responsibility of the Council to ensure that there is a sound system of internal controls within the Council, including the preparing of the accounting statements with a number of boxes to be ticked to state the Council agree. The Internal Auditor has agreed there are adequate systems in place and all the boxes can be ticked. This is signed by the Chair of the Council and the RFO

Page 5 of the return relates to the Auditor General for Wales' Audit Certificate and report which will be completed following the External Audit and then returned to the Council for publication.

Pages 6 – 8 of the return refers to the Internal Audit Report. The Chair of Policy & Finance stated that she had met with the Internal Auditor, the Clerk, the Accountant and the Vice-Chair of Policy on the 27th July and the IA report was discussed in detail. They took on board what was outlined in his report and stated that some of the concerns he had raised had already been actioned and those that had not been actioned would be done so as soon as possible.

In the first instance it was unanimously agreed that the Council approves the Final Accounts, the Annual Return and Internal Audit Report for 2019/2020.

A number of questions/points were raised by members in relation to the accounts and it was agreed that the Accountant would put a report together to be presented to the next Policy & Finance meeting with the answers.

1. Why is the Debtors figure much higher than usual?
2. There is a VAT recoverable pre-payment of £10,000 in June – what does this relate to?
3. There is an additional balance of £51,000 in the Council's accounts – in the first instance why is this

and secondly the Council put the precept up at the budget day last year obviously not knowing there would be this additional balance so although the Council has a healthy bank balance the precept needs to be looked at very closely at the next budget day taking into account this additional figure.

- 4. Why is there a figure of £20,264.00 in relation to partnership schemes?
- 5. At the budget day it was agreed to have a breakdown of the Council's fixed assets as well as a process to be put in place in relation to the Council's long-term investment strategy which had not yet happened. The Clerk informed members that this was an item on the next Policy & Finance Committee.
- 6. As there is no longer a Task Force should the figure of £5,000 be in the Task Force Contingency Reserve or moved elsewhere?

RESOLVED: (i) that the Council approves the final accounts 2019/2020.
(ii) that the Council approves the Annual Return 2019/2020
(iii) that the Council approves the Internal Audit Report 2019/2020
(iv) that the Accountant produces a report to be presented to the September Policy & Finance meeting in relation to the queries raised by members as outlined above.

383. **Internet Banking & Bacs Payments**

The Clerk informed members that at last month's Council meeting it was agreed that a more detailed report be presented to August Council in relation to approving the process for Internet Banking & Bacs payments.

The Council was asked to approve the process for Internet Banking & Bacs payments as outlined in the report produced by the Council's Accountant. The Chair of Policy & Finance proposed that the recommendations of 4.1 and 4.2 be approved. This was unanimously agreed by members.

The Chair of Events asked for a guarantee that the organisations who she gives Local Voluntary Funding to would still know that she is awarding the money when the new system is put in place. The Clerk said this would not be a problem as the new form would have a reference

name and this is where the member's name would appear who is awarding the money.

The other concern she had was that if organisations/associations were receiving money straight into their bank accounts through this new system would presentation evenings become obsolete as it was important to remember that as a Community Council events are put on to support the community and when the time is right it is extremely important to keep these community events going. A discussion took place and it was agreed that this could be looked into at a future date.

RESOLVED:

(i) that the current system be amended to allow authorised persons as detailed above to make payments directly via the Cooperative Bank using a security token as outlined in the report.

(ii) that members of the committee take steps to adopt this new system.

(iii) that the future of presentation evenings be looked into at a later date.

Chair

**MINUTES OF PONTYPOOL COMMUNITY COUNCIL
VIRTUAL POLICY & FINANCE COMMITTEE HELD ON
WEDNESDAY 2ND SEPTEMBER 2020**

In attendance:

Councillor: Mrs N. P. Parrish (In the Chair)

Councillors in attendance: J. Killick, Miss L. Clarkson, G. Davies, Mrs E. Hunt, R. Overton

Also in attendance: Councillor Mrs E Chilcott JP

Officers: Mrs R. V. Tucker, Ms J. Wright, Mrs C. Challenger, Mrs L. McMail, Mrs R. Cronin

390. **Apologies**

Apologies were received from Councillors Mrs K. Arthur, M. Ford, Mrs G. E. James, A. Lang, Mrs R. Matthews and B. Taylor JP

RECOMMENDED: that the apologies be noted.

391. **Declarations of Interest**

Councillor G. Davies

Any item on the agenda relating to Torfaen County Borough Council
Item 10 – Grant Aid – Chair of Garndiffaith Community Association.

Councillor Mrs E. Hunt

Item 11- Grounds Maintenance Grants – Parent of children who attend Fairfield United Junior and Griffithstown Junior football clubs.

Councillor J. Killick

Item 9 – Annual Funding – Trustee on TOGs

Councillor Mrs N. P. Parrish

Any item on the agenda relating to Torfaen County Borough Council.
Item 9 – Annual Funding – Trustee on TOGs

JW

RECOMMENDED: that the declarations of interest as outlined above be recorded.

392. **Schedule of Receipts and Payments**

The Committee received and considered the schedule of receipts and payments for June and July 2020. Reference was made to the £10.00 Cash credit receipt that had been paid into the Co-operative Bank in relation to Bank charges. The Accountant said she had phoned the bank and challenged the payment and they had said this payment had been paid in through a Natwest account in London. A member referred to the recent suspicious activity in relation to e-mails being sent by a fraudulent e-mail address and whether this could have a bearing on someone trying to hack into the Council finances. The Committee agreed that as the Accountant had now raised the matter with the Co-operative Bank then they would need to be vigilant of any further irregular activity, informing the Community Council if this was the case.

RECOMMENDED: that the schedule of receipts and payments for June and July 2020 be received and approved and the information relayed by the Accountant be noted.

LM/
CC

393. **Use of Council Credit Card**

The Council approved all credit card payments from the 22nd May to the 3rd July (attached as an appendix to the minutes)

RECOMMENDED: that the credit card payments as attached to the minutes be approved.

CC

394 **Financial Budget Comparison (Monitoring Report)**

The Council received the Financial Budget Comparison report to the end of June 2020. The Deputy Leader referred to expenditure number 3195 the CCLA Investment stating that it was very unhelpful to have this figure under both Net and Balance as it indicated that the Council had spent that much money rather than being moved from one account to another, thereby giving the impression of a major spend and making comparison difficult. It was agreed that in future the Financial Budget Comparison report be amended with the Accountant taking out that figure.

RECOMMENDED: that the Financial Budget Comparison to the end of June be received and that future financial comparison reports be amended as outlined above.

LM

395. **Council Accounts**

The meeting received a report from the Accountant on answers to the queries that members had raised at the Council meeting on the 12th August in relation to the "Statement of Accounts and Annual Return" which had been approved by Council.

RECOMMENDED: that the Committee notes the information provided by the Accountant contained within the report and welcomed the information.

396. **Policy on recording of virtual Council meetings**

[Councillor Mrs E. Hunt joined the meeting at this item]

The Committee received a report on the recording of virtual Council meetings and the process of voting at Council/Committee meetings. In relation to voting the Chair pointed out that if there is a small committee meeting over teams then it is easy enough to see by a show of hands those who are agreeing or disagreeing or abstaining as all members can be seen on screen. However if it is a larger meeting or Full Council it is extremely important that all members participating in the meeting are asked if they agree, disagree or wish to abstain in an item(s) that need to be voted on; in Torfaen CBC this is done alphabetically by another member of staff (not the minute taker) calling out the Councillors names in alphabetical order.

It was agreed that Pontypool Community Council adopt the format that Torfaen County Borough Council are using as outlined by the Chair and to this effect the Clerk would contact Democratic Services for their procedure as well as using the guidance provided by WGLA which was very similar to the One Voice Wales Guidance.

It was also agreed to approve the recommendations of the report and those made at the meeting.

RECOMMENDED:

(i) At the commencement of each Council/Committee meeting, the Chair asks for agreement by members for the minutes to be recorded.

(ii) the recording of the meeting be deleted once the minutes have been approved by the Chair of that meeting.

All staff

(iii) that the minute taker's responsibility is to just take the minutes of the Council/Committee meeting.

Minute Taker

(iv) the Clerk or another member of staff be responsible for taking/recording the vote from members when an item needs voting on.

All staff

(v) that the Community Council adopt the format that TCBC are currently using and to this effect the Clerk will contact Democratic services.

RT

397. **Local Voluntary Funding**

The Committee received and considered requests received for Local Voluntary Funding. Local Voluntary Funding was confirmed as follows:

Cllr Mrs E. Chilcott JP

Ebenezer United Reformed Church - £200.00
s.215 Local Government Act 1972

Garndiffaith Gleemen Male Choir - £200.00
Pontnewynydd Community Centre - £200.00
Cwmffrwdroer Sports Club - £400.00
Pontypool Park Mens Bowling Club - £100.00
Local Government Act (Miscellaneous Provisions) Act 1976. S.19

Pontnewynydd Friends for Life - £100.00
Ebenezer Ladies Group - £100.00
Merchants Hill Baptist Church - £150.00
Pontnewynydd History Society - £100.00
Huntingdon's Disease Association (South Wales Branch) - £100.00
Usk New Start Cat Rescue - £100.00
All Creatures Great and Small - £150.00
s. 137 LGA 1972/Power of Well Being s2 LGA 2000

Cllr G Davies

Victoria Village and District Welfare Hall - £260.00
Local Government Act (Miscellaneous Provisions) Act 1976. S.19

Councillor Davies asked the Finance & Events Officer to send all his LVF cheques direct to his home address in order that he could distribute appropriately.

Cllr Mrs J. E. Jones
Trevethin Vicars & Church - £500.00
s.215 Local Government Act 1972

Cllr Mrs R. Matthews
Royal British Legion Band of Wales - £250.00
s. 137 LGA 1972/Power of Well Being s2 LGA 2000

Councillor Davies asked the Finance & Events Manager if she could send all LVF cheques that he awards direct to this home address.

RECOMMENDED: that the Committee approve the applications for Local Voluntary Funding as outlined above.

CC/CP

398. **Annual Funding**

The Committee considered application for Annual funding for the following organisations:

- (i) TOGs Centre
 - (ii) Pontypool Pacers Heart Support Group
 - (iii) Hope GB
- s. 137 LGA 1972/Power of Well Being s2 LGA 2000*

[The Chair and Vice-Chair of Policy & Finance took part in no discussion relating to the application for financial assistance to TOGs Centre].

It was unanimously agreed that £3000.00 be awarded to each organisation as outlined above and that if any further applications came in for Annual Funding that these be placed as an item on the next Policy and Finance Agenda.

RECOMMENDED: that £3000.00 Annual Funding be awarded to the organisations as stated.

CC/CP

399. **Grant Aid**

The Committee received applications for Grant Aid from 12 organisations. It was unanimously agreed that £350.00 be

awarded to each organisation with a report being brought back to the next Policy & Finance Committee regarding giving additional financial assistance to these Halls/Organisations in relation to the detrimental effect that COVID 19 has had on these halls through no fault of their own by doubling the present allocated budget for Grant Aid out of Council reserves.

RECOMMENDED: (i) that the Committee approved Grant Aid awards of £350.00 to each of the following organisations:

- (i) Cwmavon Village Hall
- (ii) Garndiffaith Community Association
- (iii) Griffithstown Community Hall
- (iv) Panteg Employees Club
- (v) Pontnewynydd Community Association
- (vi) Pontymoile O.A.P Club
- (vii) Pontymoile Community Centre
- (viii) Talywain O.A.P Club
- (ix) Treveithin & Penygarn Community Centre
- (x) Varteg Community Association
- (xi) Victoria Village & District Welfare Hall
- (xii) Wainfelin & Pentranch Community Association

Local Government Act (Miscellaneous Provisions) Act 1976. S.19

(ii) that the organisations approved to receive Grant Aid awards be notified subject to Full Council approval.

CC/
RC/
CP

400. **Applications for Grounds Maintenance Grants**

The Chair informed the meeting that in respect of money allocated for Grounds Maintenance Grant it is £350.00 if a club has one pitch, £700 for two pitches and £1050 if there are three pitches. It was unanimously agreed that financial assistance be awarded for Grounds Maintenance Grants to the Clubs listed below as outlined by the Chair, subject to New Inn AFC providing their accounts before the money is awarded.

The member from Garndiffaith & Varteg pointed out that that there seemed to be a number of Clubs in her ward that had not applied this year who had applied last year. The Finance & Events Manager informed the meeting that all Clubs had been contacted by Mrs A.A and the ones that had applied were listed. The Clerk said she would check with Mrs AA to see if

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all the contact details were correct in relation to the clubs that were invited to apply as obviously with lockdown some details may have changed. Any late applications could be placed as an item on the next Policy & Finance meeting for consideration.

- i. Cwmffrwdroer Sports Club
- ii. Fairfield United Juniors
- ii. Fairfield United Senior
- iii. Griffithstown Junior Football Club
- iv. New Inn AFC * (*have not provided their accounts)
- v. New Panteg RFC
- vi. Panteg Park Bowls Club
- vii. Penygarn & Trevethin
- viii. Pontypool Park Girling Bowls Club
- ix. Pontypool Town AFC
- x. Race Association Football Club
- xi. Sebastopol AFC Juniors
- xii. West Monmouth RFC

*Local Government Act (Miscellaneous Provisions)
Act 1976. S.19*

* New Inn AFC have not provided their accounts

RECOMMENDED: (i) that the above clubs be awarded a financial sum of £350.00 for one pitch, £700.00 for two or £1050 for three.

CC/AA

(ii) that the clubs not on the list be contacted and sent a grant form

[Councillor Mrs Chilcott left the meeting after this item]

401. **Applications for financial assistance**

The Committee received and considered the following requests for financial assistance:

- (i) Congress Theatre
- (ii) Noah's Ark

In respect of the application from Noah's Ark it was unanimously agreed that £200.00 be awarded. In relation to the application from Congress Theatre it was agreed by a majority vote of 4:2 that they be awarded a grant of £500.00

*Local Government Act (Miscellaneous Provisions)
Act 1976. S.19*

RECOMMENDED: that grants of £500.00 and £200.00 be awarded respectively to the Congress Theatre and Noah's Ark.

CC/CP

402. **Gateway Credit Union Account**

The Committee received a comprehensive report from the Clerk on the Gateway Credit Union Account.

Although the committee noted that there will not be a dividend in the current year the Deputy Leader proposed that the £15,000 remain in the Gateway Credit Union Account as Torfaen Credit Union is an essential community resource to a lot of residents in the Pontypool and surrounding areas who rely on them for loans. This amount could help a lot of people who are currently applying to Credit Union for financial assistance in relation to personal financial difficulty they are finding themselves in due to the detrimental financial impact of COVID 19 and felt that as a Community Council it was extremely important that it showed its support. It was requested that this full explanation be included in the minutes for auditing purposes as the Council would be agreeing to maintain a sum in its investments which it understands will not gain interest. This was unanimously agreed by members.

RECOMMENDED: that the Council retain its money in the Gateway Credit Union account.

LM

403. **Investment Strategy**

The Committee received the updated Investment Strategy for 2020 – 2023 (3 Year Plan). It was unanimously agreed to approve the updated Investment Strategy.

RECOMMENDED: that the Council's updated Investment Strategy be approved

LM

Chair of Policy & Finance

Full Council Meeting

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Wednesday 23rd September 2020

Planning applications to be commented on

1 *Plan Number* *District reference* *Site reference* *Other reference*
18/P/0532 GARNDIFFAITH AND VARTEG Land opposite 2 Pembroke Place
Change of use of land for the keeping of horses including retention of stable and horse walker (retrospective)

2 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0396 WAINFELIN Lorcano Tranch Road
Excavate part of the front garden to create a hardstanding. New retaining walls to be erected and finished with stonework. New steps to be constructed to access the house and a dropped kerb to provide vehicle access

3 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0510 WAINFELIN 15 Fairfield Terrace
Ground floor rear extension

4 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0524 GARNDIFFAITH AND VARTEG Crown Hotel Varteg Road
Removal of existing chimney stacks (2 in total) to roof level with the reinstatement of the roof with like for like slates and materials

5 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0528 NEW INN UPPER 161 The Highway
Proposed rear extension, rear patio and associated internal alterations

Full Council Meeting

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Wednesday 23rd September 2020

Plenary Powers

The following planning applications dates are between 24th August and 14th September 2020

1 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0190 NEW INN UPPER UskVale SiteUnit A6/A7

PROPOSAL: Retrospective Proposed Change of Use at Unit A6/7 from Class B1/B2/B8 to a Restricted Class A1 Retail Use together with associated Car Parking.

This Council has no objections

2 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0341 Pontypool Auto Service(Pontypool) Ltd,
Rockhill Road

Proposal: Landscape feature and associated highway and drainage works.
COMMENT: This Council has no objections

3 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0365 Pontypool Gwent Garage, Clarence Street,
Pontypool

PROPOSAL: Burger van in yard.
This Council has no objections

4 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0399 Sebastopol East 58 South Street

PROPOSAL: Roof top garden to existing storey extension (single storey) including edge protection and sympathetic decoration blending with house
This Council has no objections

5 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0402 Griffithstown West Novara, 21 Cwrdy Road,
Griffithstown

PROPOSAL: Single storey rear garden room to replace existing conservatory.
This Council has no objections

6 *Plan Number* *District reference* *Site reference* *Other reference*
 20/P/0422 Wainfelin Vacant Plot 3 Old Furnance,
 Crumlin Road

PROPOSAL: 1 no dwelling.
COMMENT: This Council has no objections

7 *Plan Number* *District reference* *Site reference* *Other reference*
 20/P/0424 CWMYNYSCOY 20 Farm Road Cwmfields

PROPOSAL: Single storey rear extension
This Council has no objections

8 *Plan Number* *District reference* *Site reference* *Other reference*
 20/P/0426 Snatchwood Glyn Garth, Pentwyn Road,
 Pentwyn

Proposed loft conversion with rear dormer and raising of roof level.
This Council has no objections

9 *Plan Number* *District reference* *Site reference* *Other reference*
 20/P/0442 Pontypool National Westminster Bank
 Chambers, Osborne Road

PROPOSAL: Conversion of upper two floors of vacant bank into 5 no. flats.
COMMENT: This Council has no objections

10 *Plan Number* *District reference* *Site reference* *Other reference*
 20/P/0443 Pontypool National West Bank Chambers,
 Osborne Road

PROPOSAL: Removal of existing partitions, toilet and lobby on first floor, formation of new partitions to second floor, new suspended ceilings, insulation, replacement doors and double glazing to first and second floor areas and repainting of walls, timbers and rainwater goods to convert upper floors into 5 no. flats.

COMMENT: This Council has no objections

11 *Plan Number* *District reference* *Site reference* *Other reference*
 20/P/0462 Abersychan and Cwmavon Victoria Methodist Chapel,
 Viaduct Road,

PROPOSAL: Conversion of disused chapel into two dwellings with associated external works.
This Council has no objections.

12 *Plan Number* *District reference* *Site reference* *Other reference*
 20/P/0479 PONTNEWYNYDD 6 LEWIS TERRACE MILL
 LANE

PROPOSAL: Proposed erection of a detached single garage
This Council has no objections

13 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0486 NEW INN UPPER The Bays 54 Usk Road

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Roof extension to existing garage to provide first floor to accommodate a home office. New access to the rear

This Council has no objections

14 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0494 SEBASTOPOL EAST 86 Churchwood

PROPOSAL: Single story rear extension

This Council has no objections

15 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0496 WAINFELIN Land at Penywain Lane Tranch

PROPOSAL: Proposed residential development comprising 14 no. houses and 19 no. apartments, access, parking, hard and soft landscaping and ancillary works
COMMENTS: There have been resident concerns raised regarding increased traffic in the area and the suitability of Penywain Lane to accommodate this. It is suggested by the developer that a local assessment re potential traffic calming measures may be appropriate and could be met via a 106 agreement. Has this been considered further and what actions are being taken?

TCBC Highways have deemed access to the site acceptable but notes that whilst residents parking is adequate, visitor parking is not provided....The developer deems on road parking on site could adequately accommodate visitor parking. Has this been considered further to ensure this arrangement satisfactory?

There has been resident concern raised re provision of school places and pressures on existing GP services locally. The consultation report states that educational provision will be addressed via further consultation. Has these matters been considered and investigated further via the Education Department as suggested in the consultation report?

What measures will be taken to ensure that compliance with the protection and mitigation measures as outlined in the Ecological Assessments are fully met during the development stages? The provision of bat and nesting boxes on the completed development and retention of trees on site are welcomed.

Full Council Meeting

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Wednesday 23rd September 2020

Planning Determinations

1 *Plan Number* *District reference* *Site reference* *Other reference*
 20/P/0088 NEW INN Brynteg Sluvad Road

Rear single storey extension, free standing carport and master bedroom balcony to side elevation and new external elevation materials

Comment 27/05/20
This Council has no objections
Decision 01/09/20
Decision: Approved

2 *Plan Number* *District reference* *Site reference* *Other reference*
 20/P/0164 PONTYPOOL 6 George street

Change of use of upper floors from A1 (retail) to D2 (gym) including new glass balustrade and solar panels to roof area

Comment 26/05/20
This Council has no objections
Decision 01/09/20
Decision: Approved

3 *Plan Number* *District reference* *Site reference* *Other reference*
 20/P/0180 NEW INN UPPER Horse and Jockey Public House

Re-instatement of blocked up opening and insertion of new timber door to replace window.

Comment 12/05/20
This Council has no objections
Decision 01/09/20
Decision: Approved

4 *Plan Number* *District reference* *Site reference* *Other reference*
 20/P/0217 BRYNWERN 14 Conway Road

Change of use from dwelling to HMO to provide temporary accommodation for individuals under The Housing (Wales) Act 2014 (maximum 5 persons)

Comment 15/05/20
This Council has no objections
Decision 01/09/20
Decision: Refused:
The proposal would, by reason of the inadequate off-street parking provision and substandard access, result in an unacceptable increase in the demand for on-street parking in an area already congested with on-street parking and would result in an unacceptable increase in the intensification of the use of a substandard access, to the detriment of highway safety and the residential amenity of local residents. The proposal is therefore contrary to Policies BW1 E(i) and (iii) and H6 (C) of the Adopted Torfaen Local Development Plan.

2 In the opinion of the Local Planning Authority, the proposed use is not suitable in this location, as evidenced since planning permission was granted on a temporary 'trial run' basis in 2018, with incidences of anti-social behaviour which adversely affects neighbouring residential properties to the detriment of their residential amenity and well-being and the character and amenity of the area. For this reason the proposal is contrary to Policies H6 (A) and BW1 A(vi) and (vii) of the Adopted Torfaen Local Development Plan. 20

5 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0247 NEW INN UPPER Court Farm usk Road

Variation of conditions 1, 3, 5, 6, 7 & 8 of 17/P/0012/LBC (works to facilitate change of use of agricultural building to D1 nursery) to modify internal layout, relocate main entrance, retain existing demountable and walkway for a temporary 3 month period and provision of external lighting, windows/doors/internal partitions details, brickwork/roof materials and internal/external painting scheme

Comment 08/06/20

This Council has no objections

Decision 01/09/20

Decision: Approved

6 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0261 ABERSYCHAN AND 16 Brynamlwg
GARNDIFFAITH

Construction of a single storey rear extension and attic conversion

Comment 24/06/20

This Council has no objections

Decision 01/09/20

Decision: Approved

7 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0275 CWMYNYSCOY Tudor House, Upper Race

Construction of a timber garage within the residential curtilage of Tudor House

Comment 24/06/20

This Council has no objections

Decision 01/09/20

Decision: Approved

8 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0282 NEW INN LOWER Glengarry, Sluvad Road

Proposed garage extension

Comment 24/06/20

This Council has no objections

Decision 01/09/20

Decision: Approved

9 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0283 ABERSYCHAN AND CWMAVON Fordell House Stoney Road

Construction of 2 no. new dwellings with shared private access and associated parking, landscaping and services

Comment 25/06/20

This Council has no objections

Decision 01/09/20

Decision: Refused:

The proposed development, by virtue of its siting, form and position of window openings is considered to adversely affect the privacy of neighbouring properties and, owing to the size and elevated position of Fordell House results in an unacceptable loss of privacy for future occupiers of the dwellings themselves, to the detriment of their residential amenity.

The development is therefore contrary to Policy BW1 (A vi) of the Adopted Torfaen Local Development Plan and the place-making objectives as set out in Planning Policy Wales 10.

2 The proposed development, by virtue of its form, scale, overall design and layout fails to respect the local context and is considered to be a cramped and over development of the site, adversely affecting the character and appearance of the area, contrary to Policies BW1 (A and C), S4 and S7 of the Adopted Torfaen Local Development Plan.

3 In the opinion of the Local Planning Authority the existing road network is not able to safely and effectively accommodate the additional vehicular movements generated by the proposed development which would, by reason of the inadequate and sub-standard highway conditions and restricted visibility at the access, be detrimental to highway safety considerations, particularly for pedestrians. The proposal is therefore contrary to Policy BW1 (E) of the Adopted Torfaen Local Development Plan.

10 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0307 ABERSYCHAN & CWMAVON Grove House, Shop Road

Fell Conifer marked as T1 and fell 8 x Ash trees marked as G1

Comment 25/06/20

This Council has no objections

Decision 01/09/20

Decision: Approved

11 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0327 NEW INN UPPER 12 Chestnut Close

Demolish garage and build 2 storey extension/first floor extension over kitchen. In fill rear extension

Comment 09/07/20

This Council has no objections

Decision 01/09/20

Decision: Approved

12 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0333 ABERSYCHAN AND CWMAVON 72 Commercial Road Talywain

22

Extensions and alterations to dwelling. New boundary wall to front (Commercial Road) and side (Church Road).

Comment 09/07/20

This Council has no objections

Decision 01/09/20

Decision: Approved

13 *Plan Number* *District reference* *Site reference* *Other reference*
20/P/0372 WAINFELIN Glengariff, 52 Twmpath Road,

Two Storey Rear Extension

Comment 22/07/20

This Council has no observations

Decision 01/09/20

Decision: Approved
