



3 September/Medi 2026

Dear Sir/Madam, Anwyl Syr/Fadam

You are summoned to attend a **MULTI-LOCATION MEETING** of the **PLANNING AND ENVIRONMENT COMMITTEE TO BE HELD ON WEDNESDAY 9 SEPTEMBER 2026 AT 6.30 PM.**

The meeting will be held remotely, using Microsoft Teams and physically for those who wish to attend the Council Chamber. 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. The agenda for the meeting is set out below and relevant papers are attached.

Gofynnir drwy hyn i chi fynychu **PWYLLGOR CYNLLUNIO A'R AMGYLCHEDD**, yn Rhith Gyfarfod am **6.30 PM, DYDD MERCHER 9 MEDI 2026.**

Cynhelir y cyfarfod o bell ar Microsoft Teams ac yn gorfforol ar gyfer y rhai sy'n dymuno mynychu Siambr y Cyngor. 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. Mae agenda'r cyfarfod wedi'i nodi isod ac mae papurau perthnasol ynghlwm.

Yours faithfully/Yr eiddoch yn gywir

C Drew

Cathryn Drew

CLERK TO THE COUNCIL/ CLERC I'R CYNGOR

AGENDA

Recording of Meeting

To approve recording of meeting.

1. **Apologies for Absence**

To receive apologies for absence.

2. **Declarations of Interest**

Members to declare any interests in any items on Agenda.

3. **Action Log from Previous Minutes**

To note the actions arising from the minutes of the previous meeting (attached: page(s) 1).

4. **Planning Applications**

To receive and consider planning applications on which the Community Council is being consulted (attached: page(s) 2 - 4).

5. **Planning Determinations**

To receive information on planning applications which have already been determined for July and August (attached: page(s) 5 - 10).

6. **Planning Applications: Plenary Powers**

To note observations on planning applications which have already been submitted between meetings (attached: page(s) 11 - 13).

7. **Notice Boards, Bins and Benches**

To receive an update report on the current status of noticeboards, bins and benches (attached: page(s) 14 - 16).

8. **Planning and Environment Decisions Wales (PEDW)**

To discuss the re-application of the PEDW pylon in view of current wildfires – refer Cllr A Gunter.

9. **Committee Budget**

To inform the Committee of the budget within its remit for 2026/27 (attached: page(s) 17).

10. **Biodiversity and Sustainability**

How has this meeting contributed to the Council's duty to maintain and enhance biodiversity and promote the resilience of ecosystems?

To: Jon James (Chair), Nick Byrne (Vice-Chair), Anne Gunter, Lisa Jones, Sarah Lang, Jonathon Martin, Richard Overton, Nick Simons. Chair of Council (Councillor Allan Peplow) and Leader (Councillor Gaynor James) Ex-officio

**Planning & Environment Committee
Wednesday 9 September 2026**

**Update on Minute Actions arising from the previous Planning &
Environment Committee**

FOR INFORMATION ONLY

Minute No.	Minute Heading	Action	Officer	Date Completed	Notes
110	Financial Assistance Requests	(ii) Torfaen CBC be contacted to see if they maintain the playground on Central Drive, Trevethin and to report back to a future meeting with an update.	SF	13/08/2026	The Central Drive playground is owned by Bron Afon. Cllr Sarah Lang will contact them.

Planning and Environment Committee

Wednesday 9th September 2026

Planning Applications to be Commented on

1	<i>Plan Number</i> 26/P/0332	<i>District reference</i> Abersychan and Cwmavon	<i>Site reference</i> The Manse, Brynteg, Abersychan.	<i>Other reference</i>
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**PROPOSAL: Variation of Condition 1 of planning permission
25/P/0715/FUL to enable a change in the roof design.**

2	<i>Plan Number</i> 26/P/0334	<i>District reference</i> Abersychan Cwmavon	<i>Site reference</i> The Manse, Brynteg, Abersychan.	<i>Other reference</i>
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PROPOSAL: Raise garage roof and convert to annexe.

3	<i>Plan Number</i> 26/P/0353	<i>District reference</i> Pontnewynydd	<i>Site reference</i> Old Ambassador Buildings 1 - 2 Estate Road.	<i>Other reference</i>
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**PROPOSAL: VAR Condition 2 - Opening Times of Food Truck to
include Saturdays 9am - 6pm - of Application Reference Number:
26/P/0229/FUL - Change of use of land to site a food truck.**

4	<i>Plan Number</i> 26/P/0363	<i>District reference</i> Trevethin	<i>Site reference</i> 68 Uplands Drive, Trevethin, Pontypool.	<i>Other reference</i>
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PROPOSAL: Front parking area.

5	<i>Plan Number</i> 26/P/0364	<i>District reference</i> Pontypool	<i>Site reference</i> 64 Rockhill Road, Pontymoile, Pontypool.	<i>Other reference</i>
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**PROPOSAL: Replacement of the windows, roof covering, associated
works and other isolated repairs.**

6	<i>Plan Number</i> 26/P/0365	<i>District reference</i> Garndiffaith and Varteg	<i>Site reference</i> Fordell House, Stoney Road, Garndiffaith.	<i>Other reference</i>
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PROPOSAL: Construction of new 2 bed bungalow within the grounds of Fordell House at Plot 3, Fordell House Site, Stoney Road, Garndiffaith, Pontypool.

7	<i>Plan Number</i> 26/P/0367	<i>District reference</i> Pontypool	<i>Site reference</i> Troisant Street Upper Car Park, Troisant Street.	<i>Other reference</i>
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Proposed temporary construction compound with security fencing and double and single storey cabins for offices and welfare facilities.

8	<i>Plan Number</i> 26/P/0372	<i>District reference</i> Garndiffaith and Varteg	<i>Site reference</i> 18 Salisbury Terrace, Varteg, Pontypool.	<i>Other reference</i>
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Proposed single storey rear extension.

9	<i>Plan Number</i> 26/P/0379	<i>District reference</i> Pontypool	<i>Site reference</i> Flat 1, High Street, Pontypool, Torfaen.	<i>Other reference</i>
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PROPOSAL: Replacement of flat roof with new mono pitched lightweight metal roof.

10	<i>Plan Number</i> 26/P/0389	<i>District reference</i> Trevethin	<i>Site reference</i> Street Records, Orchard Farm Estate, Trevethin.	<i>Other reference</i>
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PROPOSAL: Scots Pine - Foliage tip reduction on SW side of crown by up to 1.5m back to suitable lateral growth points to reduce weight/wind loading. Foliage tip lift to provide 2.5m statutory clearance over footpath.

11	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	26/P0386	Abersychan and Cwmavon	29 Brish School Close, Abersychan, Pontypool.	

**PROPOSAL: Lawson cypress - Foliage tip lift to provide up to 1.5m
Lawson cypress – Foliage tip lift to provide up to 1.5m vertical
clearance over shed.**

12	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	26/P0397	Abersychan and Cwmavon	Marston, Manor Way, Abersychan.	

**PROPOSAL: Single storey wrap around extension and creation of
hardstanding for off road parking (1 Parking space).**

Planning and Environment Committee

Wednesday 9th September 2026

Planning Determinations – July 2026

1	<i>Plan Number</i> 24/P/0075	<i>District reference</i> Pontypool	<i>Site reference</i> Gwent Garage, Clarence Road, Pontypool.	<i>Other reference</i>
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Proposed demolition of canopy and unit and construction of two new units.

Comment 10/04/24

This Council has no observations.

Decision 29/07/26

Approved.

2	<i>Plan Number</i> 24/P/0218	<i>District reference</i> Garndiffaith and Varteg	<i>Site reference</i> 5 Trem Pant Glas, Garndiffaith, Pontypool.	<i>Other reference</i>
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Proposed single garage to rear of property.

Comment 29/04/24

This Council has no observations.

Decision 29/07/26

Approved.

3	<i>Plan Number</i> 25/P/0631	<i>District reference</i> Wainfelin	<i>Site reference</i> Land to the rear/side Pontypool Ambulance Station.	<i>Other reference</i>
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PROPOSAL: Change of use to builders yard and associated works including retention of building and storage container, provision of new containers and material storage bays and reinstatement of security fencing.

Comment 10/12/25

This Council has no observations.

Decision 29/07/26

Refused.

REASON(S):

1 The proposal, by virtue of its siting, layout, outside storage and vehicle storage/parking would result in incongruous and visually unacceptable development which would seriously harm the character and appearance of the site and wider area, which is contrary to policies S2, S4, S7 and BW1 of the Torfaen County Borough Council Local Development Plan (December 2013).

2 The proposal would introduce a commercial use to a largely residential area and the noise, disturbance and dust from activity in the yard and vehicle movements would have a harmful impact on neighbouring residents due to their close proximity. The loss of the means of enclosure to the front of residential properties on the access road would also detrimentally impinge on the neighbour's amenity. As such, there would be a significant loss of residential amenity contrary to policy BW1 of the Torfaen County Borough Council Local Development Plan (December 2013).

4	<i>Plan Number</i> 25/P/0753	<i>District reference</i> New Inn Lower	<i>Site reference</i> The Haven, Sluvad Road, New Inn.	<i>Other reference</i>
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PROPOSAL: Removal of existing front porch with proposed two Storey entrance porch projection, two storey rear and side extension with alterations to external materials.

Comment 02/01/26
This Council has no observations.

Decision 29/07/26
Approved.

5	<i>Plan Number</i> 25/P/0775	<i>District reference</i> Pontypool	<i>Site reference</i> 12 Osborne Road, Pontypool, Torfaen.	<i>Other reference</i>
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Proposal 2 No, 1 bedroom flats with ground floor retail changed to residential use.

Comment 25/03/26
This Council has no observations.

Decision 29/07/26
Approved.

6	<i>Plan Number</i> 26/P/0136	<i>District reference</i> Abersychan and Cwmavon	<i>Site reference</i> Tygwyn, Victoria Road, Abersychan.	<i>Other reference</i>
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PROPOSAL: Retrospective two storey rear extension; retaining features and new boundary treatments in rear garden and proposed garden room.

Comment 22/04/26
This Council has no observations.

Decision 29/07/26
Approved.

7	<i>Plan Number</i> 26/P/0199	<i>District reference</i> New Inn Lower	<i>Site reference</i> 10 Afon Close, New Inn, Pontypool.	<i>Other reference</i>
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PROPOSAL: Single storey extension to side of property and replacement of conservatory with a single storey extension to rear.

Comment 03/06/26
This Council has no observations.

Decision 29/07/26
Approved.

8	<i>Plan Number</i> 26/P/0210	<i>District reference</i> Pontypool	<i>Site reference</i> Lloyds TSB Bank Plc, Commercial Street, Pontypool.	<i>Other reference</i>
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PROPOSAL: Variation of condition 1 (approved plans) of application 24/P/0619/LBC for conversion of former bank to six flats, retention of partial A2 use on ground floor and basement and associated works. New documents show changes to residential mix, internal layout, drainage/service coordination and windows.

Comment 24/06/26
This Council has no observations.

Decision 29/07/26
Approved.

9	<i>Plan Number</i> 26/P/0229	<i>District reference</i> Pontnewynydd	<i>Site reference</i> Old Ambassador Buildings, 1 - 2 Estate Road.	<i>Other reference</i>
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PROPOSAL: Change of use of land to site a food truck.

Comment 08/07/26
This Council has no observations.

Decision 29/07/26
Approved.

10	<i>Plan Number</i> 26/P/0248	<i>District reference</i> Sebastopol West	<i>Site reference</i> 59 Springfield Road, Sebastopol, Pontypool.	<i>Other reference</i>
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PROPOSAL: EXTERNAL WHEELCHAIR LIFT & ACCOMMODATING WORKS ('LIFT SHAFT').

Comment 24/06/26
This Council has no observations.

Decision 29/07/26
Approved.

11	<i>Plan Number</i> 26/P/0262	<i>District reference</i> New Inn Lower	<i>Site reference</i> Llandegfedd Way General, 1 - 52 Llandegfedd Way, New Inn.	<i>Other reference</i>
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PROPOSAL: Silicone render application to all brick elevations of all 52 individual properties.

Comment 22/07/26
This Council has no observations.

Decision 29/07/26
Approved.

Planning and Environment Committee

Wednesday 9th September 2026

Planning Determinations – August 2026

1	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	26/P/0243	New Inn Upper	Former Nylon Spinners, Mamhilad Park Estate.	

Proposed installation of three additional extract flues to paint spray booths in eastern courtyard and retention of two existing extract flues on east-facing side of building.

Comment 08/07/26
This Council has no observations.

Decision 25/08/26
Approved.

2	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	26/P/0272	Pontypool	Rose Cottage, High Street, Pontypool.	

PROPOSAL: Change of use of outbuilding to a cattery.

Comment 08/07/26
This Council has no observations.

Decision 25/08/26
Approved.

3	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	26/P/0275	Cwmynyscoy	Blaendare House, Folly View Lane, Upper Race.	

PROPOSAL: Variation of Condition 2 and Condition 9. Removal of Condition 10 (Submission of the Demolition and Construction Method Statement) and removal of Condition 11 relating to application 22/P/0844/FUL Demolition of the existing building and construction of a replacement dwelling.

Comment 08/07/26
This Council has no observations.

Decision 25/08/26
Approved.

4	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	26/P/0302	Garndiffaith and Varteg	Christmas Cottage, Varteg Terrace, Shop Road.	

PROPOSAL: Mature Horse Chestnut on the boundary of the property has been surveyed by James Pinder and has recommended a 3-4 meter reduction. Please find attached tree report. The tree is also damaging the wall and driveway.

Comment 29/07/26
This Council has no observations.

Decision 25/08/26
Approved.

Planning and Environment Committee

Wednesday 9th September 2026

Plenary Powers

1	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	26/P/0242	Abersychan and Cwmavon	Building 2, Cwmavon Works, Cwmavon Road	

Proposed Change of Use of Building 2 from B2/B8 (General Industrial) to BB (Storage and Distribution) with container compound and associated External Works.

Comment

This Council has no observations.

2	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	26/P/0262	New Inn Lower	Llandegfedd Way General, 1-52 Llandegfedd Way, New Inn.	

PROPOSAL: Silicone render application to all brick elevations of all 52 individual properties.

Comment

This Council has no observations.

3	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	26/P/0290	Brynwern	Ty Glyn, Albion Road, Pontypool	

PROPOSAL: To form new Multi Use Games Area with new surface and fencing to existing play yard area.

Comment

This Council has no observations.

4	<i>Plan Number</i> 26/P/0302	<i>District reference</i> Garndiffaith and Varteg	<i>Site reference</i> Christmas Cottage, Varteg Terrace, Shop Road.	<i>Other reference</i>
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PROPOSAL: Mature Horse Chestnut on the boundary of the property has been surveyed by James Pinder and has recommended a 3-4 meter reduction. Please find attached tree report. The tree is also damaging the wall and driveway.

Comment

This Council has no observations.

5	<i>Plan Number</i> 26/P/0317	<i>District reference</i> Garndiffaith and Varteg	<i>Site reference</i> Garnteg Primary School, Hillcrest.	<i>Other reference</i>
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PROPOSAL: Installation of 2 steel containers to be used for Big Bocs Bwyd food initiative.

Comment

This Council has no observations.

6	<i>Plan Number</i> 26/P/0326	<i>District reference</i> Sebastopol East	<i>Site reference</i> 53 Wern Road, Sebastopol, Pontypool.	<i>Other reference</i>
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PROPOSAL: Part Retrospective Application for the Retention and Cladding of Containers and Associated External Works.

Comment

This Council has no observations.

7	<i>Plan Number</i> 26/P/0331	<i>District reference</i> Pontypool	<i>Site reference</i> Usk Vets, 48 George Street, Pontypool	<i>Other reference</i>
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Proposed change of use to 6 bed HMO Sui Generis.

Comment

This Council has no observations.

8	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	26/P/0338	New Inn Upper	Unit L1 to L5, Usk Vale Park, Cwmody	

**Proposed change of use from Industrial Units (B1/B2/B8) to
Gymnastics Centre (D2) and associated works.**

Comment

This Council has no observations.

9	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	26/P/0349	Abersychan and Cwmavon	98 Railway Cottages, Station Street, Abersychan.	

Proposed two storey side and rear house extension.

Comment

This Council has no observations.

10	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	26/P/0351	Griffithstown East	10 Windsor Road, Griffithstown.	

**PROPOSAL: Change of use from a cake bakery to a Yoga Studio and
Wellbeing Hub (Use Class D2).**

Comment

This Council has no observations.

Planning and Environment Committee
Wednesday 9th September 2026
Noticeboards, Bins & Benches Update Report

1. Purpose of Report

- 1.1 To update members on the status of outstanding jobs in respect of financial year 2025-26, and the current commitments/requests for financial year 2026-27.

2. Noticeboards

- 2.1 Status of current noticeboard works in respect of the current financial year (2026-27):

Ref.	Request	Ward	Location & Detail	Budget	August Update
NOTICEBOARDS				£5000	
N04	Replacement	Trevethin	New noticeboard to be installed, incorporated into the railings at Trevethin shops.		Consent to advertise applied for.
N05	New	Upper Cwmnyscoy	Next to The Old Lamb Inn.		Private land with no pavements so no option to have one at this site.

3. Bins

- 3.1 Status of current bins 2026-27:

Ref.	Request	Ward	Location & Detail	Budget	August Update
BINS				£2000	
B07	New	New Inn Upper	Festival Crescent		New request

- 3.2 New request from Councillor John James for a bin at Festival Crescent, Upper New Inn. The cost of a new bin including installation is between £305 - £366 (dependant on land ownership).

4. Benches

4.1 Status of outstanding benches 2025-26 and 2026-27:

New Ref.	Request	Ward	Location & Detail	TCBC Response	Budget	August Update
BENCHES					£2500	
BE01	New	Lisa Jones	Canal Pontypool stretch	Chris Wyatt also asked Bridge 46 to five locks is TCBC land	2025-26 Budget	Ryan P to check the area is suitable.
BE03	New	Wainfelin - Jon James	Opposite George Street School	Verbally requested by Cllr at P&E 10/09	2025-26 Budget	Ryan P to check area is suitable.
BE04	Replacement	New Inn Upper – Nick Jones	Blodwyn Road	Bench to be replaced.		Met with TCBC, they have agreed to replace the bench, awaiting a PO.
BE05	New	New Inn Upper – Jon James	Festival Crescent			Seeking approval from members

4.2 Members to consider the request for a new bench on Festival Road New Inn Upper (BE05), cost £649 (inc. installation).

4.3 Please note BE01 and BE03 are funded from 2025/2026 budget, which they have been accrued for.

5. VJ80 Memorial Benches

5.1 Following the last committee meeting (July min ref #109(i)), the Chair confirmed they had liaised with the Headteacher of New Inn Primary school, who has confirmed that upon consulting the Safeguarding Manager at TCBC, there is no objection to the bench being sited opposite New Inn Primary school main entrance. Members to approve the installation.

5.2 The Lower New Inn VJ80 Memorial Bench has been damaged. Folly Contractors have removed and disposed of the bench, free of charge on the 18th August 2026.

5.3 TCBC have undertaken an audit of the memorial benches, which has identified a few that are already in poor condition. Refer to Chair.

6. Recommendations

6.1 That the report be noted.

6.2 That Members agree a decision in respect of 3.2, 4.4, 5.1 and 5.3.

Sarah Fussell
Projects & Events Officer

PLANNING & ENVIRONMENT MEETING – 9 SEPTEMBER 2026

Financial Budget Comparison

AGENDA ITEM 9

Comparison between 01/04/26 and 31/07/26 inclusive. Includes due and unpaid transactions.
Excludes transactions with an invoice date prior to 01/04/26

	2026/2027	Reserve	Actual Net	Balance
INCOME				
Planning & Environment Committee				
600 Planning & Environment	£0.00	£0.00	£250.00	£250.00
Total Planning & Environment Committee	£0.00	£0.00	£250.00	£250.00
EXPENDITURE				
Planning & Environment Committee				
4001 Environmental Awards/Projects	£12,500.00	£0.00	£0.00	£12,500.00
4005 Litter Bins / Doggy Bins	£2,000.00	£0.00	£0.00	£2,000.00
4006 Community Notice Boards	£5,000.00	£0.00	£0.00	£5,000.00
4015 Forest School	£4,500.00	£0.00	£0.00	£4,500.00
4020 Benches	£2,500.00	£0.00	£0.00	£2,500.00
4025 Biodiversity Projects	£10,000.00	£0.00	£2,616.32	£7,383.68
4030 Poetry Trail	£650.00	£0.00	£0.00	£650.00
4035 Environmental Quiz	£850.00	£0.00	£74.20	£775.80
4055 Woodland Rent	£200.00	£0.00	£98.50	£101.50
4100 Pontypool Regeneration	£0.00	£4,230.00	£4,230.00	£0.00
4106 Town Improvements	£5,000.00	£0.00	£0.00	£5,000.00
Total Planning & Environment Committee	£43,200.00	£4,230.00	£7,019.02	£40,410.98
Total Planning & Environment	£0.00	£0.00	£250.00	£250.00
Total Planning & Environment	£43,200.00	£4,230.00	£7,019.02	£40,410.98
Total Net Balance	-£43,200.00		-£6,769.02	

Earmarked/Restricted Reserves

		Balc/fwd at			
		31.03.26	Trfs In	Trf out	Bal c/fwd
Jul-26					
Heading	Committee Responsible				Balance
Play Equipment	P & E	43,172.00			43,172.00
Notice Boards (purchase and installation)	P & E	242.43			242.43
Biodiversity	P & E	3,718.79			3,718.79
Pilot Project - Biodiversity	P & E	373.58			373.58
Play Equipment - Maintenance 2022-2027	P & E	5,000.00			5,000.00