



Pontypool Community Council
Cyngor Cymuned Pont-Y-Pŵl

5 June/Mehefin 2025

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 11 JUNE 2025 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 11 MEHEFIN 2025.**

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


Lisa McMail

CLERK TO THE COUNCIL/ CLERC I'R CYNGOR

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. **Biodiversity Sub Committee**
To approve the minutes of the Biodiversity Sub-committee held on 3 April 2025 (attached: page(s) 1 – 6)
4. **Planning Applications**
To receive and consider planning applications on which the Community Council is being consulted (attached: page(s) 7)
5. **Planning Determinations**
To receive information on planning applications which have already been determined for April and May 2025 (attached: page(s) 8 – 15)
6. **Planning Applications: Plenary Powers**
To note observations on planning applications which have already been submitted between meetings (attached: page(s) 16 – 19)
7. **Notice Boards, Bins and Benches**
To receive an update report on the current status of noticeboards, bins and benches (attached: page(s) 20 – 23)
8. **Planning Aid Wales Annual Training Programme**
To note the annual training programme dates from Planning Aid Wales (attached: page(s) 24 – 25)
9. **Mynydd Maen Wind Farm Proposal**
To note the latest information regarding the above (attached: page(s) 26 – 34)
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?
11. **Committee Budget**
To inform the Committee of the budget within its remit for 2025/26 (attached: page(s) 35)

To: Councillors: Jon James (Chair), Nick Byrne (Vice-Chair), John Cox, Anne Gunter, Lisa Jones, Jonathon Martin, Richard Overton, Jools Rogers and Nick Simons. Chair of Council (Allan Peplow) and Leader of Council (Gaynor James) Ex-officio.

AGENDA ITEM 2

**MINUTES OF A MULTI-LOCATION MEETING OF THE BIODIVERSITY
SUB COMMITTEE OF PONTYPOOL COMMUNITY COUNCIL HELD ON
WEDNESDAY 3rd APRIL 2025**

In attendance:

Councillor: N. Warren# (In the Chair)

and Councillors: E. Hunt#, J. Cox#,

Officers: Cathryn Drew# (Projects Officer and taking minutes), Miriam Watts
(Projects & Events Manager)*

* *Attending remotely via Microsoft Teams*

Attending physically in the Council Chamber

The meeting was recorded for minute taking purposes as agreed by Members.

Min No	Subject and Decision	Action
1.	<u>Apologies for absence</u> Apologies received from Councillor L. Jones, Councillor A. Gunter, Councillor R. Matthews and Rachel Edwards (TCBC Ecologist).	
2.	<u>Declarations of Interest</u> Nothing to declare. No Torfaen County Borough Councillors present.	
3.	<u>Guest Speaker</u> Not available.	
4.	<u>Forest Schools Project 2024-25</u> Members received a report outlining the forest schools programme, which commences 4 th April. The following schools will be participating (including up to 30 home-educated pupils): 4 th April Padre Pio RC Primary School 11 th April Garnteg Primary School 2 nd May Ysgol Bryn Onnen	

	9th May Ysgol Panteg 16th May Penygarn Community Primary School 23rd May New Inn Primary School 6th June Cwmffrwdoer Primary School 13th June George Street Primary School 20th June Home-Educated Pupils 27th June Griffithstown Primary School As this year's sessions will include canoeing, the Canal and River Trust have been liaising with TCBC Education Dept on specific requirements in terms of health & safety, all attendees have been sent the relevant form to complete and all relevant checks and balances are in place. Feedback will be sought from the Canal and River Trust on these sessions (to include photographs) and schools will be sent a short form also to obtain their feedback on the sessions. Budget allocation for 2024-25 Forest Schools is £4,433.33. The lessons cost £3,000, the transport cost £900, therefore the maximum cost for project and transport £3,900. It was noted that although this year the budget is underspent that future budgets are not reduced because the number of schools who request transport changes every year and the actual sessions will be increasing after this year. <u>RECOMMENDED:</u> i) Projects Officer to develop feedback form for schools and obtain feedback from the Canal and River Trust after the sessions.	CD
5.	<u>Eco Quiz 2025</u> Members received a verbal update from the Projects Officer, that this year's quiz has been booked for Tuesday 10th June and hosted by last year's winners - Cwmffrwdoer Primary School. This year home-educated pupils will also be invited to bring a team to the quiz. Gwent Wildlife Trust will be attending to share the Pontypool project and use this as a recruitment opportunity. Keep Wales Tidy will be attending, Kylie	

	Hughes to be a Judge (marking score sheets) and it is hoped that Dan the Can (TCBC waste mascot) will be attending. The quiz will be developed bearing in mind last year's feedback and Councillor L. Hunt has kindly volunteered to proofread the questions. It is hoped that Councillor A. Gunter will compere the quiz again this year, to be confirmed. Members were asked to approve the recommendation of £200 prize money, recommendation to Planning & Environment Committee. *RECOMMENDED: i) Projects Officer to ask Councillor A. Gunter to compere the quiz. ii) Recommendation of £200 prize money to be considered by Planning & Environment committee.	CD CD CD CD
6.	<u>Swift Box Project</u> Members received a verbal update from the Project Officer, 12 bird boxes with callers and a camera have been installed across 3 sites. The buildings/locations changed very late in the project due to heritage/conservation regulations throughout town centre buildings. Installation day was 25th March with the following involved: • Project Nestbox – Richard Llyod-Evans • Mr Cherry Picker UK • TCBC Traffic Management Operatives • Cllr Jon James – Electrician • MS Construction • The Unicorn Public House • Pontypool Nails The pilot project is within the LPfN budget, full figures and costings to be confirmed. A post pilot project review will now be undertaken, lessons learnt will be captured and a comprehensive project review document will be shared with LPfN, it is	CD

	The Projects Officer will report on this event at the next biodiversity sub-committee. <u>RECOMMENDED:</u> i) That the Projects Officer will report on the awards presentation event at the next meeting.	CD CD
9.	<u>Bee Friendly Town</u> Members received a verbal update from the Chair seeking interest in Pontypool becoming a bee-friendly town. It was agreed that the Projects Officer will scope the project to see what's involved and report back to the next meeting. <u>RECOMMENDED:</u> i) That the Projects Officer scopes the project and report back at the next meeting.	CD CD
10.	<u>Summer Tree Planting</u> Members received a verbal update from the Chair seeking interest in native tree planting, sessile oak is the tree of Wales. It was agreed that a joint native tree and wildflower meadow project be scoped. Cllr J. Cox suggested a potential area of land that would be suitable. The projects Officer will scope the project to see what's involved and report back to the next meeting. <u>RECOMMENDED:</u> i) That the Projects Officer scopes the project and report back at the next meeting.	CD CD
11.	<u>Budget</u> Members received a report, outlining commitments in financial year 2024-45 and potential projects and commitments for financial year 2025-26. It was noted that although £2,040 has been allocated for the sweet chestnut tree work, clarification is still required on whether this work can be carried out by TCBC. <u>RECOMMENDED:</u> i) The report be noted.	

12.	<u>New Date/Time</u> The Chair asked members to consider whether the dates/times of biodiversity sub-committees is suitable given the poor attendances at times. As the agenda is always quite long and the meetings over-run, the Chair suggested changing it from bi-monthly to monthly. Discussion took place about whether to change it back to before Planning & Environments Committee. It was agreed to refer the discussion to Full Council when the setting meetings for the next year take place. The Chair also suggested the possibility of the Biodiversity Sub-committee approving its own spend instead of making the recommendations to the Planning and Environment committee, it was agreed to refer this to Full Council to be considered. <u>RECOMMENDED:</u> i) The Chair to make suggestions of changing the dates/times and frequency of meetings at Full Council. ii) The Chair to suggest to Full Council that the Biodiversity Sub-committee approves its own budget rather than making the recommendations to Planning and Environment.	NW NW NW
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- * All recommendations to the Planning and Environment Committee. The Planning and Environment Committee will make the final decision at a future meeting.

Signed by Chair

AGENDA ITEM h

Planning and Environment Committee

Wednesday 11th June 2025

Planning Applications to be commented on

1	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0314	Griffithstown West	66 Bryn Heulog, Pontypool	Griffithstown,

PROPOSAL: Part conversion of garage (rear) creating 1 hour fire resistant room to accommodate through floor lift for disabled/wheelchair user.

2	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0315	Sebastopol	72 Parc Panteg, Pontypool	Griffithstown,

PROPOSAL: Rear two storey extension.

AGENDA ITEM 5

Planning and Environment Committee

Wednesday 11th June 2025

Planning Determinations – April 2025

- | | | | | |
|---|--|--|---|------------------------|
| 1 | <i>Plan Number</i>
23/P/0787 | <i>District reference</i>
New Inn Upper | <i>Site reference</i>
The (Small) Corn Barn, Court
Farm, Usk Road | <i>Other reference</i> |
|---|--|--|---|------------------------|

Conversion of redundant agricultural barn to Children's Day Nursery (Use Class - D1 Non-residential institution) / Office (Use Class - B1 Business. Including the installation of doors and windows to existing apertures. Insulated beam and block floor and vents. Replacement mezzanine floor structure. Internal independent wall linings and insulation.

Comment 14/02/24
This Council has no observations.

Decision 12/05/25
Approved.

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- | | | | | |
|---|--|--|---|------------------------|
| 2 | <i>Plan Number</i>
24/P/0618 | <i>District reference</i>
Pontypool | <i>Site reference</i>
Former Lloyds Bank, Hanbury
Road, Pontypool | <i>Other reference</i> |
|---|--|--|---|------------------------|

PROPOSAL: Change of use to former Bank create six residential flats (C3 Use). Retention of partial A2 Use to Ground Floor and basement.

Comment 10/12/24
This Council has no observations.

Decision 12/05/25
Approved.

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- | | | | | |
|---|--|--|---|------------------------|
| 3 | <i>Plan Number</i>
24/P/0619 | <i>District reference</i>
Pontypool | <i>Site reference</i>
Former Lloyds Bank, Hanbury
Road, Pontypool | <i>Other reference</i> |
|---|--|--|---|------------------------|

PROPOSAL: Change of use to former Bank create six residential flats. Retention of partial A2 Use to Ground Floor and Basement. Works to include the following: Replacement joinery and altered structural apertures. Reconfiguration of internal layout, installation of thermal, acoustic and fire insulation, mechanical and electrical works and automated fire suppression system. Installation of a new staircase from First to Second Floor.

Comment 10/12/24
This Council has no observations.

Decision 12/05/25
Approved.

	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
4	24/P/0681	New Inn Lower New Inn	Fir Tree Farm, Sluvad Road,	

PROPOSAL: Retention of new access driveway for existing dwelling.

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

Decision 12/05/25
Approved.

	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
5	25/P/0060	Pontnewynydd	All Saints Methodist Church, Hanbury Road	

PROPOSAL: Variation of condition 2 (approved plans) to change scale and location of single storey extension and removal of condition 6 (written scheme of investigation) of application 21/P/0410/FUL for conversion of former church to dwelling and associated works.

Comment 01/04/25
This Council has no observations.

Decision 12/05/25
Approved.

	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
6	25/P/0076	Abersychan and Cwmavon	One Stop Shop Stores, 18 Broad Street, Abersychan	

Proposed installation of T&Cs clip frame for ATM and replacement of vinyl on existing fascia sign and window vinyl's with aluminium composite panels, laminated images and window manifestation.

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

Decision 12/05/25
Approved.

7	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0095	Pontypool	Pontymoile Gates, Pontypool Park, Pontypool	

Proposed repair and refurbishment of Pontypool Park Gates.

Comment 17/03/25
This Council has no observations.

Decision 12/05/25
Approved.

8	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0131	Sebastopol East	4 Lansdowne, Sebastopol, Pontypool	

PROPOSAL: Two storey side extension, rear single extension and front porch.

Comment 01/04/25
This Council has no observations.

Decision 12/05/25
Approved.

9	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0166	Pontypool	9A Osborne Road, Pontypool, Torfaen	

PROPOSAL: Retrospective Consent for a Roller Shutter.

Comment 01/04/25
This Council has no observations.

Decision 12/05/25
Refused.

REASON(S):

1 The development by reason of its design and materials represents an unsympathetic addition that fails to respect, and unduly harms, the character and appearance of the existing building and the wider area, including the adjacent Conservation Area, contrary to Policies S2, S4, S7, and BW1 A (ii), and C (i) & (ii) of the Torfaen County Borough Council Local Development Plan, and the Torfaen Traditional Shopfronts Design Guide (Updated February 2024). The development also fails to contribute positively to the Placemaking objectives contained within PPW 12 and Future Wales, and guidance contained in TAN 12: Design.

10	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0185	Abersychan and Cwmavon	Sunnyview, Lewis Street, Abersychan	

Loft conversion with dormer.

Comment 10/04/25
This Council has no observations.

Decision 12/05/25
Approved.

Planning and Environment Committee

Wednesday 11th June 2025

Planning Determinations – May 2025

1	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	23/P/0788	New Inn Upper	The (Small) Corn Barn, Court Farm, Usk Road	

Conversion of redundant agricultural barn to Children's Day Nursery (Use Class - D1 Non-residential institution) or Office (Use Class - B1 Business).

Comment 14/02/24
This Council has no observations.

Decision 29/05/25
Approved.

2	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	24/P/0431	Pontypool	Courtlands, Maesderwen Crescent, Pontymoile	

PROPOSAL: Creation of driveway to provide off road parking with associated work inc. retaining structure.

Comment 05/08/24
This Council has no observations.

Decision 29/05/25
Refused.

REASONS:

1 The proposed development, due to its prominent siting and an associated engineering/retaining works would result in an incongruous and unsympathetic form of development that would have a detrimental impact on the character and appearance of the street scene and wider area. The proposal is therefore contrary to Policy BW1 of the Torfaen County Borough Council Local Development Plan.

2 The proposed development would result in the introduction of a second access in close proximity to an existing junction. As a result of this arrangement, the proposed engineering works and the poor visibility when exiting the proposed driveway there would be a detrimental impact on highway safety. As such the proposal would

contrary to Policy BW1 of the Torfaen Local Development Plan (to 2021).

3	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0059	New Inn Upper	Unit E1, Usk Vale Park, Cwmoody	

Proposed Siting of Mobile Catering Van.

Comment 13/02/25
This Council has no observations.

Decision 29/05/25
Application Withdrawn.

4	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0099	Trevethin	Ysgol Gymraeg Gwynllyw, Folly Road, Trevethin	

PROPOSAL: Installation of 2 steel cabins/containers to form Big Bocs Bwyd.

Comment 10/04/25
This Council has no observations.

Decision 29/05/25
Approved.

5	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0116	Pontypool	31 Mynydd View, Cwmfields, Pontypool	

PROPOSAL: Formation of 2 No car parking spaces plus electric car charging point to front garden of existing house.

Comment 01/04/25
This Council has no observations.

Decision 29/05/25
Approved.

6	<i>Plan Number</i> 25/P/0186	<i>District reference</i> New Inn Lower	<i>Site reference</i> Llandegfedd Way, New Inn, Pontypool	<i>Other reference</i>
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PROPOSAL: T6 - North of number 53 Oak - Crown tip reduce 0.5m from property ASLB using NTP.

Comment 29/04/25
This Council has no observations.

Decision 29/05/25
Approved.

7	<i>Plan Number</i> 25/P/0203	<i>District reference</i> New Inn Upper	<i>Site reference</i> 2 Coed Camlas, New Inn, Pontypool	<i>Other reference</i>
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PROPOSAL: Erection of 1.5m high fencing.

Comment 10/04/25
This Council has no observations.

Decision 29/05/25
Refused.

REASONS:

1 The fencing, by virtue of its materials, height and prominent siting results in an inappropriate and visually poor development which harms the character and appearance of the area. As such, the development is contrary to Policy BW1 of the Torfaen County Borough Council Local Development Plan.

8	<i>Plan Number</i> 25/P/0209	<i>District reference</i> Abersychan and Cwmavon	<i>Site reference</i> Wood View, Stoney Road, Garndiffaith	<i>Other reference</i>
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PROPOSAL: Create terrace area from first floor dining room over existing outbuilding with privacy screen and guarding.

Comment 10/04/25
This Council has no observations.

Decision 29/05/25
Approved.

9	Plan Number	District reference	Site reference	Other reference
	25/P/0217	Brynwern	54 Brynwern, Pontypool, Torfaen	

PROPOSAL: Replacement of storm porch to front.

Comment 22/04/25
This Council has no observations.

Decision 29/05/25
Approved.

10	Plan Number	District reference	Site reference	Other reference
	25/P/0223	New Inn Lower	73 Festival Crescent, New Inn, Pontypool	

PROPOSAL: Two Storey Rear & Side Extension.

Comment 22/04/25
This Council has no observations.

Decision 29/05/25
Approved.

11	Plan Number	District reference	Site reference	Other reference
	25/P/0282	Trevethin	Café at Unit 1, Torfaen Social Enterprise Unit	

PROPOSAL: Change of use from cafe to office space. No internal or external alterations.

Comment 23/05/25
This Council has no observations.

Decision 29/05/25
Approved.

AGENDA ITEM 6

Planning and Environment Committee

Wednesday 11th June 2025

Plenary Powers

- | | | | | |
|---|--------------------|---------------------------|---|------------------------|
| 1 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 25/P/0081 | Pontypool | Plots 1 and 2 East Side of
Lower Bridge Street | |

PROPOSAL: Variation of condition 1 (approved plans) to planning permission 18/P/0075/FUL - revised siting of dwellings, parking area, and associated works.

This Council has no observations.

- | | | | | |
|---|--------------------|---------------------------|--|------------------------|
| 2 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 25/P/0186 | New Inn Lower | Llandegfedd Way, New Inn,
Pontypool | |

PROPOSAL: T6 - North of number 53 Oak - Crown tip reduce 0.5m from property ASLB using NTP.

This Council has no observations.

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|---|--------------------|---------------------------|---------------------------------|------------------------|
| 3 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 25/P/0216 | Brynwern | 51 Brynwern, Pontypool, Torfaen | |

PROPOSAL: Two storey rear extension.

This Council has no observations.

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|---|--------------------|---------------------------|---------------------------------|------------------------|
| 4 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 25/P/0217 | Brynwern | 54 Brynwern, Pontypool, Torfaen | |

PROPOSAL: Replacement of storm porch to front.

This Council has no observations.

5	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0220	Pontypool	1 Commercial Street, Pontypool, Torfaen	

PROPOSALS: Change of Use from A2 Unit to Mixed Use A3 and two C3 Units.

This Council has no observations.

6	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0221	Pontypool	1 Commercial Street, Pontypool, Torfaen	

PROPOSAL: Change of Use from A2 Unit to Mixed Use A3 and C3 Units.

This Council has no observations.

7	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0223	New Inn Lower	73 Festival Crescent, New Inn, Pontypool	

PROPOSAL: Two Storey Rear & Side Extension.

This Council has no observations.

8	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0240	Pontypool	1 Market Street, Pontypool, Torfaen	

PROPOSAL: Conversion of first floor office space to 1 bed flat, with removal of ground floor window and replacement with door. With original doorway blocked up.

This Council has no observations.

9	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0245	Sebastopol East	Culfor Dygn, 53 Wern Road, Sebastopol	

Proposed Front Dormer Extension.

This Council has no observations.

10	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0250	New Inn Lower	Pendower, New Road, New Inn	

Proposed alterations to existing dwelling including a rear extension and roof extension with dormers, replace existing garage with new garage and erect detached garden room/store with solar panels.

This Council has no observations.

11	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0258	Snatchwood	Wrekin Bungalow, Pentwyn Road, Pentwyn	

Proposed Replacement Dwelling.

This Council has no observations.

12	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0260	Sebastopol East	Edlogan Villa, Avondale Road, Sebastopol	

PROPOSAL: Retention of existing temporary use as supported living unit for up to nine residents and full time support worker (Sui Generis use class).

This Council has no observations.

13	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0265	Abersychan and Cwmavon	Forge House, Cwmavon Road, Blaenavon	

Proposed alterations and two storey extension to existing dwelling including driveway alteration's.

This Council has no observations.

14	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0268	Wainfelin	Pontypool United Rugby Club, Conway Road	

PROPOSAL: Construct an outbuilding of 12 m x 5 m x 2.7 m high for the purpose of housing weight training equipment for club members to use. Proposal to include the removal of two containers and the re-siting of two other containers on the site.

This Council has no observations.

15	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0282	Trevethin	Café at Unit 1, Torfaen Social Enterprise Unit	

PROPOSAL: Change of use from cafe to office space. No internal or external alterations.

This Council has no observations.

16	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0287	New Inn Lower	Bama Europa, Pontyfelin Avenue, New Inn	

PROPOSAL: Single storey extension to rear block.

This Council has no observations.

1.0 Purpose of report

- 1.1 To update members on the status of outstanding jobs in relation to financial year 2024-25 and the current commitments/requests of noticeboards, bins and benches for financial 2025-26.

2.0 Financial Year 2024-25 Outstanding

- 2.1 The following jobs have been complete:

- 9. New Bin – Griffithstown East
- 16. New Bins (x2) Pontymoile Basin
- 22. Replacement Bin Cwrdd Rd/Close Sebastopol

The purchase orders were raised in respect of these jobs, however due to a change in pricing from Torfaen County Borough Council there has been a saving of £354.

- 2.2 The following jobs remain outstanding:

- 3. Replacement bin – Lower New Inn, awaiting Cllr action. (RO)
- 20. Replacement bin – Wainfelin (opp George St school) awaiting etc.
- 6. New Noticeboard – Cwmnyscoy, awaiting etc.
- 21. Replacement bench - Llanerch Memorial awaiting etc.
- 11. Replacement bench Sebastopol South – awaiting TCBC suggestion.

3.0 Financial Year 2025-26

- 3.1 As from April 2025 Torfaen County Borough Council Streetscene team have revised their purchase and installation charges as followed:

Item / Service	*Excluding VAT	Including VAT
Noticeboard installation	£103	£124
Bin	£202	£242
Bin installation	£103	£124
Total Bin	£305	£366
Standard bench	£463	£557
Bench installation	£155	£186
Total Bench	£618	£743

**No VAT on purchase or installation charge if on TCBC land*

- 3.2 Note that the installation charges listed above are only in relation to Streetscene and does not include any Property Services charges.

4.0 Noticeboards

4.1 Status of current noticeboard works in respect of financial year 2025-26:

New Ref.	Request	Ward	Location & Detail	Budget	Committee Response	Current Updates
NOTICEBOARDS				£2,000		JUNE
06	New	Cwmnyscoy		270.00		Awaiting eta. PO sent to PS 22/05. Last year budget, but now Property Services £270 from this year.
N01	Replacement	New Inn Upper - /Nic Jones	Outside Panteg Cemetery	1,841.20	Agreed 09/10 min 266.	Ready to be delivered. 22/05 PO3568 sent to Lorna at Greenbarnes. Arrange installation £270 PS nearer delivery time.
				270.00		PS installation
N02	New	Snatchwood - Caroline Price	Middle of Snatchwood - by the bus shelter		P&E required more info: Emailed CP 15/04 exact location required	P&E required info on location: next to bus shelter north snatchwood rd. TCBC Happy with location. If approved 1. Consent to Adv process £60. 2. Order NB £1,841. 3. Order Install (PS or SS). £2,171?
N03	New	Snatchwood - Caroline Price	Pentwyn Village		P&E required more info: Emailed CP 15/04 exact location required	P&E required info on location: opposite Post Office between postbox and bench. TCBC happy with location. If approved 1. Consent to Adv process £60. 2. Order NB £1,841. 3. Order Install (PS or SS). £2,171?
				-381.20		

- 4.2 To note that ref. 06 the new noticeboard in Cwmnyscoy will need to be installed by Property Services and not Streetscene as originally agreed, this will be at a cost of £270.
- 4.3 New noticeboard ref. N02 in Snatchwood bus shelter, committee to consider request.
- 4.4 New noticeboard ref. N03 in Pentwyn, committee to consider request.
- 4.5 To note that the budget allocated for noticeboards this year of £2000 is already at an overspend. There is a noticeboard reserve of £4000.

5.0 Bins

5.1 Status of current Bins works in respect of financial year 2025-26:

New Ref.	Request	Ward	Location & Detail	Budget	Committee Response	Outcome	Current Updates
BINS				2,000.00			JUNE
B01	Replacement	Snatchwood - Caroline Price	On the Promenade in Pentwyn	362.00	Approved MIN 614		22/05 Emailed Cllr CP for further clarification.
B02	New	Snatchwood - Caroline Price	Entrance to Pentwyn Lane	362.00	Approved MIN 615		22/05 Emailed Cllr CP for further clarification.
B03	New	Sebastapol East - Nathan Warren	Alexandra Park: W3W's - cope.radar.silks		To be discussed at next mtg.		Emailed Cllr NW 22/05 - SS say bin not necessary.
B04	New	Lisa Jones	Pontymoile Basin	732.00		Bins installed 28/05/25	Job Complete 28/05. £732 not £848 which was budgeted.£116 saving.
				544.00			

5.2 New bin request for Sebastapol East ref. B03, Streetscene advised that a new bin has recently been installed by themselves. Cllr has been informed.

5.3 Two new bins at the basin canal in Pontymoile ref. B04 have been installed.

6.0 Benches

6.1 Status of current benches works in respect of financial year 2025-26:

New Ref.	Request	Ward	Location & Detail	Budget	Committee Response	Current Updates
BENCHES				£3,000		JUNE
BE01	New	Lisa Jones	Canal - Pontypool stretch		Add to bench audit to be considered at later mtg.	22/05 emailed TLJ at Bridge 46 for more detail.
BE02	Replacement	Sebastapol East - Nathan Warren	The Ellipse, adjacent to Rowan Crescent/ W3W's: backs.final jobs		Not on bench audit - determine if PCC bin or TCBC/Bron Afon / Melin etc?	TCBC have no record of old benches and who owns. Add to PCC Audit.

6.2 To consider these requests as part of the bench audit that is currently being undertaken.

7.0 Recommended:

7.1 that the report be noted.

7.2 that a decision be made in respect of the requests listed in 4. 5. and 6. above.

Cath Drew

Projects Officer, June 2025



Planning Aid Wales
Cymorth Cynllunio Cymru

To all Community and Town councils

8th May 2025

Dear Chair/Clerk,

Planning Aid Wales – Annual Training Programme

We are delighted to announce that Planning Aid Wales have recently published their annual training programme. The programme will provide your council with online training opportunities that will enable you to be at the forefront of current thinking in relation to the challenges faced by communities across Wales in addressing planning issues.

Training will be provided in the following:

11th June 2025	Responding to Local Development Plans
2nd July 2025	Planning for Listed Buildings & Conservation Areas
17th Sept 2025	How can you build more houses when....? *
8th Oct 2025	Planning with Communities *
20th Oct 2025	Responding to Planning Applications Part 1
19th Nov 2025	Responding to Planning Applications Part 2
1st Dec 2025	Understanding Section 106 Planning Obligations
16th Feb 2026	Introduction to Planning Enforcement

**These courses are new for 2025/6. Please see the advert below for more details.*

The training courses promise to be highly informative and a positive experience. They are run by professional Planners online and undertaken in a relaxed and informal manner. Our aim is for your members / clerks to obtain new planning related skills that can be taken back to your communities at the local level.

The costs are £20 per session for the first 4 courses of the 2025/26 season and the remaining 4 will be charged at £40. This is to encourage attendance for all.

You can browse all training courses here:

<https://www.planningaidwales.org.uk/events>

We hope for a record level of attendance at this year's training events and we would encourage your council to take up the training opportunities on offer from Planning Aid Wales.

If you have any queries or wish to discuss bespoke training options for your council please contact Deb Jeffreys on deb@planningaidwales.org.uk

Please note - If you would prefer an invoice and pay by cheque/BACS, please email kay@planningaidwales.org.uk or on 02920 625009

Edrychwn ymlaen at glywed gennyh/We look forward to hearing from you.

A handwritten signature in black ink, appearing to read 'James Davies'.

James Davies
Prif Weithredwr/Chief Executive
Cymorth Cynllunio Cymru/Planning Aid Wales

Crown Building
Cathays Park
Cardiff
CF10 3NQ

Our Ref: 3276725

Tel: 0300 123 1590
E-Mail: PEDW.infrastructure@gov.wales
(via e-mail)

Date: 03/06/2025

AGENDA

ITEM 9

Dear Sir / Madam

Town and Country Planning Act 1990 (as amended) ('the 1990 Act')
The Developments of National Significance (Wales) Regulations 2016 (as amended)
('the DNS Regulations')
The Developments of National Significance (Procedure) (Wales) Order 2016 (as amended) ('the DNS Procedure Order')

Application by: Renewable Energy Systems Limited

Site address: Land at Mynydd Maen, between Newbridge and Cwmbran

Proposed development: The proposed wind farm comprises 13 horizontal axis wind, turbines along with an improved site entrance, new and improved access tracks, crane hardstandings, control building and substation compound, electricity transformers, underground cabling, and drainage works.

Proposed Secondary Consent(s):

Consent under Section 16 (Deregistration and Exchange of Common Land) of the Commons Act 2006 (As Amended)

- Release land 11.80 hectares – land at Mynydd Maen. The release land is required to facilitate the proposed development.
- Replacement land 14.50 hectares – land at Cwm Lickey, Coed Cae Dafydd Watkin, Gelli Gravog directly adjoining the common.

Consent under Section 38 (Works on Common Land) of the Commons Act 2006 (As Amended)

- Works on land at Mynydd Maen - temporary works areas will be needed for use as a construction compound and borrow pits and for drainage ditches, soil storage, tracks and cabling.

The appointed Inspector, Richard E. Jenkins BA(Hons) MSc MRTPI, has asked me to contact you in relation to the above Developments of National Significance (DNS) application and associated secondary consent applications. This communication constitutes

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We welcome correspondence in Welsh. Correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not involve any delay.

official notification of important matters related to these applications.

Please treat this as:

- **Notice under section 319B of the Town & Country Planning Act 1990 (as amended) as to the procedure by which this examination will proceed;**
- **A formal request for further information under Regulation 24 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 as amended ('the EIA Regulations') and Regulation 15(2) of the Developments of National Significance (Wales) Regulations 2016 as amended ('the DNS Regulations'); and**
- **Notice under Section 62L(5) of the Town and Country Planning Act 1990 (as amended) of the suspension of the determination period.**

Please read the following in full and contact us if anything is unclear.

Notice under section 319B of the Town & Country Planning Act 1990 (as amended) as to the procedure by which this examination will proceed.

The Inspector has now reviewed all duly made representations and, after careful consideration, has decided that Hearing Sessions are likely to be required in order to address the matters identified at Annex A of this Notice. Please note that all other matters which fall to be considered in respect of the application will be dealt with by the Inspector on the basis of the submitted written representations. Full details of the proposed Hearing arrangements will be sent out in due course.

The applicant and the relevant LPA are invited to participate in every Hearing Session. Annex A of this Notice provides a provisional list of topics to be discussed at the Hearings and also includes a list of the parties formally invited to take part at the event(s). It is however anticipated that a number of the topics listed at Annex A could revert to written representations following receipt of additional written information.

Those invited to participate in a Hearing Session will be formally invited to submit a Hearing Statement in response to '*matters and issues*' identified by the appointed Inspector. Such invitations will be sent out at least 4 weeks prior to the Hearing, along with the full confirmation of the Hearing arrangements. Hearing Statements must not exceed 3,000 words per relevant session and will need to be submitted two weeks prior to the relevant Hearing Session. If necessary, technical appendices can be added to Hearing Statements. Should any party decide that it is not necessary to submit a Hearing Statement, but rather rely on information previously submitted, they should confirm this in writing. All written submissions will be published to the planning casework portal.

The Hearing Sessions will be held in public, and any person may observe proceedings.

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Anyone who has not been invited to participate may request that the Inspector allows them to do so. The DNS Regulations are clear that the appointed Inspector has discretion as to whether to accommodate such requests, although it is worth noting at this stage that those action groups invited to participate will be asked to act as a spokesperson for interested parties wherever appropriate to avoid the duplication of evidence.

The applicant is encouraged to engage with objectors in advance of the Hearings in such circumstances where there is scope to narrow any areas of dispute. Statements of Common Ground, which succinctly identify specific matters on which the parties either agree or disagree, may assist in this respect. These may be provided in addition to Hearing Statements.

Formal request for further information under Regulation 24 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 as amended ('the EIA Regulations') and Regulation 15(2) of the Developments of National Significance (Wales) Regulations 2016 as amended ('the DNS Regulations').

After reviewing the submission documents and the written representations submitted thus far, the appointed Inspector considers that the Examination would benefit from further information from the applicant before proceeding to the Hearing Sessions.

The full details of the information requested from the applicant are set out at Annex B of this Notice. The required information must be submitted within 6 weeks from the date of the Notice, by: 15 July 2025. Any concerns regarding the ability to submit the relevant information in the prescribed timescales should be raised with a member of our team as a matter of urgency or, at the very latest, within 5 working days of the date of this Notice. Please note, the appointed Inspector may also seek further information at a later date if considered necessary.

Some of the information sought includes '*further information*' to the Environmental Statement, under regulation 24 of the EIA Regulations. As such, PEDW will carry out the necessary publicity on receipt of the requested information which will provide other parties with an opportunity to comment on its content over a period of 5 weeks. The further information, and indeed any representations in response to it, shall be published to the Planning Casework Portal website:

<https://planningcasework.service.gov.wales/> - search for Case Ref: DNS/3276725 – Mynydd Maen Wind Farm

Formal notification of the consultation period will be confirmed via an Examination Notice following receipt of the requested further information from the applicant.

Notice under Section 62L(5) of the Town and Country Planning Act 1990 (as

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amended) of suspension of the determination period.

The delays associated with the request for further information, and the subsequent consultation exercise, necessitate a suspension of the Examination's determination period. It is also likely to bring the programme for the Examination broadly in line with that of Trecelyn Wind Farm (Ref: DNS/CAS-02114-J9X4S6).

As you will be aware from previous correspondence, the same Inspector has been appointed on both the Mynydd Maen and Trecelyn DNS applications. This is due to the proximity of the sites and the potential for overlapping and cumulative planning issues. Once the appointed Inspector has had sight of all of the written submissions on both schemes, he will assess the potential for cumulative issues to be dealt with together at a joint Hearing Session. In light of the respective suspensions, this is likely to be confirmed in early September 2025. It is important to note, however, that each case will be reported on separately and determined on its own particular planning merits.

In light of this situation, and in line with the published guidance on the DNS process, PEDW is hereby suspending the Examination's determination period until: 26 September 2025.

If you have any queries in respect of this correspondence, please do not hesitate to contact a member of our team.

Yours sincerely,

Nicola Bond

Nicola Bond
Case Officer

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Annex A

Draft Schedule of topics for discussion at Hearing Sessions with invited participants (in accordance with Regulation 24):

Topic to be discussed: *Landscape and Visual Impact*

- The Applicant
- Caerphilly County Borough Council
- Torfaen County Borough Council
- Natural Resources Wales
- Campaign for the Protection of Rural Wales
- Mynydd Maen Action Group

Topic to be discussed: *Ecology and Peat Resource/ Habitat*

- The Applicant
- Caerphilly County Borough Council
- Torfaen County Borough Council
- Natural Resources Wales
- Welsh Government – Soil, Peatland and Agricultural Land Use Planning Unit
- Mynydd Maen Action Group

Topic to be discussed: *Cultural Heritage*

- The Applicant
- Caerphilly County Borough Council
- Torfaen County Borough Council
- Cadw

Topic to be discussed: *Aviation*

- The Applicant
- Caerphilly County Borough Council
- Torfaen County Borough Council
- NATS

Topic to be discussed: *Planning Obligations and Conditions*

- The Applicant
- Caerphilly County Borough Council
- Torfaen County Borough Council
- Natural Resources Wales

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Annex B

Request for further information under Regulation 24 of the EIA Regulations and Regulation 15(2) of the DNS Regulations

This constitutes a formal request for further information from the Applicant, under Regulation 24 of the EIA Regulations and Regulation 15(2) of the DNS Regulations.

Landscape and Visual Impact

Significant concerns have been raised by NRW in respect of landscape and visual impacts and, in particular, the impacts on the statutory purposes of the Bannau Brycheiniog National Park.

Specifically, in respect of visual impacts, concerns have been raised regarding:

- The sensitivity categorisations – e.g. the representation states that it is not clear from the reasoning provided at Appendix 5.5 why receptors at VP22 and VP30 are considered to have been categorised as having a 'high sensitivity', as opposed to a 'very high sensitivity' which would result in different conclusions in respect of VP22.
- The magnitude of change categorisations – e.g. NRW argues that the magnitude of change at VP35 would be 'medium', not 'low' as assessed in the LVIA which would have implications for the significance of effect at this location.
- VP23 and whether it is representative of the wider area, as set out at paragraph 17 of NRW's representation.

NRW has also raised concerns with respect to the impacts on landscape character, including concerns regarding:

- The 'magnitude of change' at LCAs 9 and 12 (VPs 23 and 35), and whether VP23 is representative of the wider LCA 9 (paragraphs 20-23 of the representation).
- The assessment of impacts at LCA15, including at VPs 22 and 30 (paragraphs 24 of NRW's representation).

Concerns over the effects on the Special Qualities of the BBNP have also been outlined at paragraphs 25- 34 of NRW's representation, whilst concerns over cumulative impacts have been outlined from paragraph 35 onwards (as well as in Torfaen CBC's LIR). Concerns in this respect particularly relate to the fact that a number of proposed schemes have been consented since the preparation of the background evidence.

Finally, Caerphilly CBC outlines concerns in its LIR that the effects on existing drystone walling have not been adequately considered in the evidence (paragraph 3.9).

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A full rebuttal, supported by updated evidence wherever necessary, is invited in respect of all of these matters raised.

Peatland Resource and Habitat

Both NRW and WG's Soil, Peatland and Agricultural Land Use Planning Unit offer significant objections on the impact on peat resource and its associated habitat. The applicant is required to provide a full rebuttal to those concerns, including but not limited to, a response to the concerns raised regarding the application of PPW's stepwise approach (including whether footnote 129 applies) and a rebuttal to the concerns about the ability to effectively restore, relocate or recreate peat habitats.

WG has also raised significant concerns at page 3 of its representation regarding the lack of Phase II NVC vegetation surveys undertaken on site, including the lack of any 2x2 quadrat sampling and data (including GPS location and photographs). This alleged lack of supporting evidence raises concerns that irreplaceable Section 7 habitats may not have been appropriately identified on site. A full rebuttal, and additional evidence where considered necessary, is requested from the applicant.

Cultural Heritage

Cadw notes that Lidar information identifies 2No. features 260m southwest of proposed Turbine No.9 which are interpreted as Bronze Age round barrows. This has not been confirmed by archaeological evaluation and could be of national importance. Cadw contends that, unless archaeological evaluation proves that they are not of national importance, there is a need for the impact of the turbines on their setting to be assessed in accordance with Section 6.1.24 of PPW.

Similarly, Lidar surveys identify an area of earthworks some 180m to the north of the putative round barrows which could be additional Bronze Age round barrows and associated features. Again, Cadw notes that their identification, and therefore their importance, has not been tested by archaeological evaluation. The route of access track has been altered to avoid this area. However, it considers that the impact of the turbines and track on their settings should be considered in the Environmental Statement (ES).

In light of this, Cadw contends that the Cultural Heritage section of the ES is incomplete as there is either a need for archaeological evaluation to be carried out or for the features to be considered as being of national importance (and thus the impact on their settings being provided prior to determination). Caerphilly CBC raise similar concerns at Section 5 of its LIR, stating that field evaluation work should be undertaken prior to the determination of the application.

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The applicant is required to provide a full rebuttal to these significant concerns and to provide additional evidence as necessary.

Aviation

NATS objects to the proposed development for reasons outlined in its Technical and Operational Assessment. The applicant is required to liaise with NATS to consider whether the identified harms could be effectively mitigated. A scheme of mitigation should be submitted, if possible, along with a response to the concerns raised.

Minerals

Through its LIR, Torfaen CBC has noted a negative impact on its high PSV sandstone aggregate resource that is safeguarded by development plan policy for its national importance. Such concerns are also noted within Caerphilly CBC's LIR. The applicant is requested to provide commentary on its position, outlining any mitigation proposed and whether the development proposed in this instance would be justified in light of the harms identified.

Living Conditions

Torfaen CBC has raised concerns regarding the Residential Visual Amenity Assessment (RVAA) and, in particular, the negative impacts associated with both: Turbine 9/ The Square, Upper Cwmbran; and Pantygasseg. These include concerns relating to cumulative impacts. The applicant is requested to provide a response to those concerns.

Torfaen CBC has also questioned how enforceable the proposed mitigation measures for the impacts of shadow flicker would be. The applicant is requested to provide clarification on these matters.

Highways and Rights of Way

WG's Department for Economy and Infrastructure (in respect of Highways) has requested clarification on travelling heights. The applicant is invited to respond to these matters, providing additional information if necessary, to demonstrate that such matters could be satisfactorily controlled should planning permission be granted.

Caerphilly CBC has outlined (from paragraph 7.6 onwards of its LIR) concerns regarding the impacts on established public rights of way. The applicant is requested to provide a rebuttal to these matters, particularly whether they represent a significant constraint to the development.

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Benefits of the Development

Concerns have been raised by CPRW, amongst others, regarding the benefits of the development being incorrectly calculated. Concerns have also been raised regarding the issue of local ownership. The applicant is invited to provide a response to those concerns raised.

Planning Conditions/ Obligations

A Schedule of Planning Conditions taking into account the conditions suggested through the written representations (and preferably agreed with the LPAs, NRW and other statutory bodies) will need to be submitted in advance of the Hearings. The applicant is therefore requested to commence work on such matters immediately. It is anticipated that the Schedule of Planning Conditions would take the form of a Statement of Common Ground, with areas of dispute identified for discussion at the Hearings. It should also include reasons for imposing the conditions, as well as a reference to the relevant planning policies.

Caerphilly CBC (at section 16 of its LIR) notes a need for a planning obligation to secure a decommissioning fund. The applicant should provide a rebuttal to this matter, including a detailed response on how the decommissioning process would be implemented and controlled. Please note, however, that any necessary planning obligation should be submitted in a timely manner to enable full discussion at the relevant Hearing Session. It is also worth noting at this stage that the decision on the application will not be delayed for a planning obligation to be prepared/ submitted.

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Financial Budget Comparison

Comparison between 01/04/25 and 30/04/25 inclusive. Includes due and unpaid transactions.
Excludes transactions with an invoice date prior to 01/04/25

		2025/2026	Actual Net	Balance
Planning & Environment Committee				
4001	Environmental Awards/Projects	£10,000.00	£0.00	£10,000.00
4005	Litter Bins / Doggy Bins	£2,000.00	£0.00	£2,000.00
4006	Community Notice Boards	£2,000.00	£0.00	£2,000.00
4015	Forest School	£4,500.00	£0.00	£4,500.00
4020	Benches	£3,000.00	£0.00	£3,000.00
4025	Biodiversity Projects	£10,000.00	£0.00	£10,000.00
4030	Poetry Trail	£600.00	£0.00	£600.00
4035	Environmental Quiz	£600.00	£0.00	£600.00
4055	Woodland Rent	£150.00	£0.00	£150.00
4106	Town Improvements	£4,000.00	£0.00	£4,000.00
Total Planning & Environment Committee		£36,850.00	£0.00	£36,850.00

Earmarked/Restricted Reserves - 2025/2026

Apr-25

Heading	Bal 31/03/25	Trans In	Trans Out	Balance
Play Equipment	49,668.00		14,967.00	34,701.00
Notice Boards (purchase and installation)	4,000.00			4,000.00
Biodiversity	2,100.00	2,438.74	81.62	4,457.12
Pilot Project - Biodiversity	-	3,700.00	2,399.86	1,300.14
Hanging Baskets	-	250.00		250.00
Play Equipment - Maintenance 2022 -2027	5,000.00			5,000.00

