



6 November/Tachwedd 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 12 NOVEMBER 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 12 TACHWEDD 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

Lisa McMail

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. **Biodiversity Sub-Committee – 22 October 2025 - Minutes**
To approve the minutes of the Biodiversity Sub-Committee held on 22 October 2025, including the financial recommendations for School Environmental Grants and a Community Green Grant (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 October 2025 (attached: page(s) 8 – 10)
6. **Planning Applications: Plenary Powers**
To note observations on planning applications which have already been submitted between meetings (attached: page(s) 11 – 14)
7. **VJ80 Bench Update**
To receive a report outlining the progress of the memorial bench project (attached: page(s) 15 – 16)
8. **Bench Audit**
To receive a report on the bench audit (attached: page(s) 17 – 21)
9. **Noticeboards, Bins and Benches**
To receive an update report on the current status of noticeboards, bins and benches (attached: page(s) 22 – 23)
10. **Varteg Community Wood Site Visit**
To receive a verbal update on the arrangements for a site visit to Varteg Community Wood.
11. **Varteg Community Wood Lease Renewal**
To note the response from Pontypool Park Estate on the Varteg Community Wood lease renewal (attached: page(s) 24)

12. **Mynydd Maen Windfarm Hearing Notice**

To note the date of the Mynydd Maen Windfarm hearing (attached: page(s) 25 – 28)

13. **Committee Budget**

To inform the Committee of the budget within its remit for 2025/26 (attached: page(s) 29)

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

AGENDA ITEM 3

**MINUTES OF A MULTI-LOCATION MEETING OF THE BIODIVERSITY &
SUSTAINABILITY SUB COMMITTEE OF PONTYPOOL COMMUNITY
COUNCIL HELD ON WEDNESDAY 22nd OCTOBER 2025**

In attendance:

Councillor: N. Warren# (In the Chair)

and Councillors: J Cox#, L Clarkson#, S Lang#, G James#, E Hunt*, N Byrne*,

Officers: Cath Drew# (Projects Officer, Officer and taking minutes)

* *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
B26.	<u>Apologies for absence</u> No apologies were received.	
B27.	<u>Declarations of Interest</u> Councillors N Byrne, L Clarkson, and G James declared a personal and non-prejudicial interest in any agenda items relating to Torfaen County Borough Council (TCBC) as they are a member of TCBC, as well as a member of Pontypool Community Council. Councillor L Clarkson declared a personal and non-prejudicial interest in agenda item 3 (School Environment Grants) as she is a Governor for Ysgol Bryn Onnen (one of the applicants). <u>RECOMMENDED*</u> : that the declarations of interest be recorded.	CD
B28.	<u>School Environment Grants</u> Members received a short report outlining a summary of the applications made to date. All applications were sent to members for consideration prior to this meeting. There were 6 applications in total and members agreed	

to award all the projects as per their requests:																
<table><tr><td>Pardre Pio</td><td>£1,100</td></tr><tr><td>Ysgol Bryn Onnen</td><td>£1,000</td></tr><tr><td>Cwmffrwdroer</td><td>£1,000</td></tr><tr><td>Ysgol Gymraeg Gwynllyw</td><td>£1,000</td></tr><tr><td>Penygarn</td><td>£970.15</td></tr><tr><td>George Street</td><td>£1,000</td></tr><tr><td></td><td>£6,070.15</td></tr></table>		Pardre Pio	£1,100	Ysgol Bryn Onnen	£1,000	Cwmffrwdroer	£1,000	Ysgol Gymraeg Gwynllyw	£1,000	Penygarn	£970.15	George Street	£1,000		£6,070.15	
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Penygarn	£970.15															
George Street	£1,000															
	£6,070.15															
The budget dedicated for the grants is £10,000: 4001 Planning & Environment, therefore £3,929.85 is the remaining balance. Members agreed to offer the schools who did not submit an application another opportunity to apply, Finance Officer to contact these schools with another deadline and bring back to this subcommittee for consideration. <u>RECOMMENDED*:</u> <table><tr><td>i.</td><td>that the Planning & Environment committee approve the recommendation to award all 6 schools as above.</td><td>CD</td></tr><tr><td>ii.</td><td>that the awards are made if approved by P&E.</td><td>CC / AA</td></tr><tr><td>iii.</td><td>that the Finance Officer offers another opportunity to schools who did not submit an application.</td><td>AA</td></tr></table>		i.	that the Planning & Environment committee approve the recommendation to award all 6 schools as above.	CD	ii.	that the awards are made if approved by P&E.	CC / AA	iii.	that the Finance Officer offers another opportunity to schools who did not submit an application.	AA						
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B29.	<u>Community Green Grant</u> Members received an application form prior to the meeting for consideration. The application form was from 'In Our Nature CIC', applying for the grant in respect of their project. If awarded the £750 requested, they would be able to run fortnightly walks in Pontypool for the next 5 months. Members agreed to award the requested amount £750. <u>RECOMMENDED*:</u> <table><tr><td>i.</td><td>that the Planning & Environment committee approve the recommendation to award £750 to 'In Our Nature CIC'.</td><td>CD</td></tr></table>	i.	that the Planning & Environment committee approve the recommendation to award £750 to 'In Our Nature CIC'.	CD												
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B30.	<u>Varteg Community Woodland Project</u> 'A) Members received a verbal update from the Projects Officer on the following previous actions: 1. Plots are registered with land registry: Yet to be actioned / no update. 2. Applying for SINC Advice has been sought from Local Places for Nature (LPfN) and to <i>apply for a site to be a designated SINC a species survey and siter review is required, and this will be discussed by a panel of experts.</i> It was suggested by LPfN that this site be considered for a TCBC SINC Review. Members agreed to proceed with this. 3. Statutory requirements for tree audits: The Woodland Trust advised that <i>while there is no blanket legal requirement for tree audits, duty of care under Occupiers Liability Acts still applies, particularly if public access is being considered.</i> It was advised that we contact the Forestry Commission about this also. Members agreed that it is worth while liaising with GWT Andy Karran who undertook the most recent survey and management plan of the site. Cllr L Clarkson also suggested contacting Nation Resources Wales (NRW). 4. Stakeholders / Project Meeting Members agreed that the following Stakeholders are invited to attend a meeting to discuss the site and discuss future steps in terms of a management plan: - Andy Karran (GWT) - Dr Jenny Knight (SUFT) - Park Estate - Farmer John Matthews - Pennys's Farm - Cllrs NW, JC, SL, NB, JJ, LC 5. Obtain Fly-Grazing contact for TCBC Cllr N Byrne to send the Projects Officer the relevant contact.	

	'B) Correspondence from Landowner Members received a copy of the recent correspondence from Park Estate. Members agreed that inviting Park Estate to the Stakeholder / Project meeting may allay any fears about the future management plan for the site. <u>RECOMMENDED*:</u> i. that the Projects Officer enquires about registering the plots of land with land registry. CD ii. that the Projects Officer liaise with LPfN to propose this site for consideration by TCBC at the next SINC Review. CD iii. that the Projects Officer contacts the Forestry Commission, Andy Karran (GWT) and the NRW to enquire about statutory requirements for tree audits. CD iv. that the Projects Officer arranges a Stakeholder / Project meeting for next month. CD	
B31.	<u>Bee Friendly Town Status</u> The Chair expressed an interest in PCC applying to become a 'Bee Friendly Town', it was noted how Newport City Council has done this, and the Project Manager Rob Magee (GWT) may be able to offer some advise on the process. Members agreed for the Projects Officer to liaise with Rob Magee (GWT) and scope out the requirements to enable PCC to apply for the status. <u>RECOMMENDED*:</u> i. that the Projects Officer liaises with Rob Magee (GWT) on the Newport project and scope out requirements for PCC to become a 'Bee Friendly Town. CD	
B32.	<u>Live Christmas Trees</u> Members received a brief verbal update from the Projects Officer to explain that only 1 new tree will be planted this winter, unfortunately the other 2 sites have not been agreed by all parties within the timescale.	

	The additional tree and the 3 replacement trees order have been placed, awaiting an eta for planting. Discussion took place about the challenges faced across consultations with TCBC regrading this and other projects. Members asked that the Projects Officer compile a summary report of the challenges faced for all projects to date, this to be discussed at Full Council. <u>RECOMMENDED*:</u> i. that the Projects Officer compiles a report summarising the challenges faced with all projects when consulting with TCBC.	CD
B33.	<u>Office Sustainability</u> The Chair highlighted how we have become a 'Biodiversity' group and not a 'Biodiversity and Sustainability' Group, with the emphasis on maybe us paying some attention to the sustainability aspect. Members agreed that we should be incorporating sustainability in our projects and deliverables and asked that the Project Officer starts investigating our carbon emissions and develop a short plan for improvements. <u>RECOMMENDED*:</u> i. that the Projects Officer investigates mapping our carbon emissions and an improvement plan.	CD
B34.	<u>Budget</u> Members received the report, and it was noted that the remaining balance of this budget is £5,681.50. <u>RECOMMENDED*:</u> i. that the report was noted.	
B35.	<u>GWT Project Interpretation Board</u> Members were asked to consider the wording prior to this	

	meeting for the GWT interpretation board. Members agreed with the wording, the Projects Officer to inform Rob Magee (GWT). <u>RECOMMENDED*:</u> i. that the Projects Officer inform GWT that the interpretation board working has been approved and the design can commence.	CD
B36.	<u>Biodiversity and Sustainability</u> i. This item of the agenda was not discussed as the meeting ran out of time.	

* All recommendations to the Planning and Environment Committee.

Signed by Chair

AGENDA ITEM 4

Planning and Environment Committee

Wednesday 12th November 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/0506 | Wainfelin | Land Near Pantygasseg Road,
Pantygasseg | |

PROPOSAL: Planning Application for the Restoration and Change of Use of Land as a Parking Area to be Associated with Tirpentwys Trails Mountain Bike Centre and Tirpentwys Local Nature Reserve.

- | | | | | |
|---|--------------------|---------------------------|--|------------------------|
| 2 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 25/P/0616 | New Inn Lower | Lindisfarne, 38 Newport Road,
New Inn | |

PROPOSAL: Removal of condition 4 (obscure glazing) of application 25/P/0047/VAR.

- | | | | | |
|---|--------------------|---------------------------|--|------------------------|
| 3 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 25/P/0620 | Griffithstown East | St Johns Ambulance Hall,
Greenway Drive | |

PROPOSAL: Removal of existing steps and installation of a disabled ramp to side elevation of the hall.

- | | | | | |
|---|--------------------|----------------------------|--|------------------------|
| 4 | <i>Plan Number</i> | <i>District reference</i> | <i>Site reference</i> | <i>Other reference</i> |
| | 25/P/0636 | Garndiffaith and
Varteg | 9 New Road, Garndiffaith,
Pontypool | |

Proposed two storey part single storey rear extension.

Planning and Environment Committee

Wednesday 12th November 2025

Planning Determinations

1	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	24/P/0625	Garndiffaith and Varteg	Trederwen, 4 Bryn Garreg, Garndiffaith	

PROPOSAL: Raised patio area and installation of frosted privacy glass fence.

Comment 04/11/24
This Council has no observations.

Decision 30/10/25
Approved.

2	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0402	Abersychan and Cwmavon	Former Victoria Village School	

PROPOSAL: Demolition of outside store and shelter. Construction of new single storey building to be used as a residential care facility for 1 child/ young person.

Comment 11/08/25
This Council has no observations.

Decision 30/10/25
Approved.

3	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0406	New Inn Lower	Pilkingtons Rugby Football Club, New Road, New Inn	

PROPOSAL: Removal of condition 1 (personal permission), and variation of condition 2 (hours of operation) of planning permission 10/P/00366.

Comment 24/09/25
This Council has no observations.

Decision 30/10/25
Approved.

4	<i>Plan Number</i> 25/P/0461	<i>District reference</i> Abersychan and Cwmavon	<i>Site reference</i> Willowdene, Stoney Road, Garndiffaith	<i>Other reference</i>
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**PROPOSAL: Part two storey and part single storey rear extension.
Single storey side extension.**

Comment 27/08/25
This Council has no observations.

Decision 30/10/25
Application Withdrawn.

5	<i>Plan Number</i> 25/P/0476	<i>District reference</i> Sebastopol West	<i>Site reference</i> Clos Ysgol Kemys, Sebastopol, Pontypool	<i>Other reference</i>
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**T3 Oak - Foliage tip reduction back to suitable lateral growth points
to provide up to 1.5m clearance from building.**

Comment 10/09/25
This Council has no observations.

Decision 30/10/25
Approved.

6	<i>Plan Number</i> 25/P/0510	<i>District reference</i> Pontypool	<i>Site reference</i> The Courtyard, George Street, Pontypool	<i>Other reference</i>
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**PROPOSAL: Removal of softwood windows on 5 storefronts, replaced
with white UPVC.**

Comment 08/10/25
This Council has no observations.

Decision 30/10/25
Approved.

7	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0581	Brynwern	32 Brynwern, Pontypool, Torfaen	

PROPOSAL: Single storey rear extension.

Comment 08/10/25
This Council has no observations.

Decision 30/10/25
Approved.

8	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0596	Abersychan and Cwmavon	Mount View, Lower Harpers Road, Abersychan	

PROPOSAL: Two storey side 'infill' extension.

Comment 28/10/25
This Council has no observations.

Decision 30/10/25
Approved.

9	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0598	Brynwern	72 Broadway, Pontypool, Torfaen	

Proposed two-storey and single storey rear extension, front porch and associated alterations to dwelling.

Comment 28/10/25
This Council has no observations.

Decision 30/10/25
Approved.

AGENDA ITEM 6

Planning and Environment Committee

Wednesday 12th November 2025

Plenary Powers

1	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0532	St. Cadocs and Penygarn	16 St Davids Close, Pontypool	Penygarn,

PROPOSAL: Erection of approximately 2ft tall retaining wall to the rear and side of front drive, raising of ground levels to create level parking area, and resurfacing of driveway.

This Council has no observations.

2	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0556	St. Cadocs and Penygarn	Penygarn Primary, Road, Penygarn	Penygarn

Proposed installation of 4no. 8m high LED floodlights for yard.

This Council has no observations.

3	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0569	New Inn Lower	Bama Europa UK, Avenue, New Inn	Pontyfelin

Proposed vertical ladder access to new roof gantry.

This Council has no observations.

4	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0578	Abersychan and Cwmavon	98 Railway Cottages, Street, Abersychan	Station

PROPOSAL: New vehicular access and driveway, with associated retaining structures.

This Council has no observations.

5	<i>Plan Number</i> 25/P/0587	<i>District reference</i> Cwmynyscoy	<i>Site reference</i> Pen Y Graig Terrace, Cwmfields, Pontypool	<i>Other reference</i>
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Erection of 3no 4 bedroom detached dwelling houses with associated access, driveway, parking and landscaping areas.

Residents comments:-

I am writing to bring to your attention my formal objection to planning application 25/P/0587/FUL (Erection of 3 no. 4-bedroom detached dwellings with associated access, driveway, parking and landscaping areas at Penygraig Terrace, NP4 5JS). Please find my detailed objection letter attached.

Key points of my objection:

- **Lack of meaningful consultation:** The applicant has not engaged with neighbouring residents or the wider community in line with Planning Policy Wales, and the consultation process has been neither collaborative nor transparent.
- **Site design and amenity impacts:** The proposed development infringes established boundaries and easements, threatens privacy, light, and amenity, and would have an overbearing and disruptive impact on neighbouring properties.
- **Open space and affordable housing:** The application does not provide the required open space or affordable housing provision for developments of this scale, contrary to Torfaen's Local Development Plan and Supplementary Planning Guidance.
- **Brownfield status dispute:** The site is incorrectly classified as previously developed land; it is now naturalised and should be protected as such.
- **Noise, water, and sewerage concerns:** The site is exposed to unacceptably high levels of noise pollution, and the local water and sewerage infrastructure is already under significant strain, with no evidence of adequate capacity for further development.
- **Parking and access deficiencies:** The proposed parking provision is insufficient and based on flawed assumptions, while the access road does not meet minimum safety standards, posing risks to residents and emergency services.

I believe these issues raise serious concerns about the suitability of the proposed development and its impact on the local community. I would be grateful for your support in ensuring that these matters are fully considered by both the Community Council and the planning authority.

I wanted to get in touch regarding the recent planning application for three new four-bedroom houses on the small triangle of woodland behind Pen-y-Graig Terrace (Planning Ref: 25/P/0587/FUL). I've attached my detailed report outlining the serious concerns we have as local residents.

This small pocket of land may look insignificant on a map, but for those of us who live here, it's an important part of our community. The trees and woodland act as a

vital green buffer between our homes, the National Cycle Route, and the A472 dual carriageway. It's used regularly by wildlife — bats, owls, birds, and even deer — and by local families walking, cycling, and enjoying a bit of peace and quiet.

The proposal would see this space cleared and replaced with large town-house style properties in a location that is landlocked, unsafe for vehicles, and right beside a school route. Access would be through our narrow dead-end street, already struggling with congestion and parking, and construction vehicles would have to cross the busy cycle path used daily by children from West Monmouth School.

For many of us, this feels not only unsuitable but unfair — risking both safety and the loss of one of the few remaining green spaces in this part of Pontypool.

I would be very grateful if you could look over the attached report and consider raising these concerns through the Council. Your voice and support could really help ensure that this small but important piece of land is properly protected for residents, children, and local wildlife.

6	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0596	Abersychan and Cwmavon	Mount View, Lower Harpers Road, Abersychan	

PROPOSAL: Two storey side 'infill' extension.

This Council has no observations.

7	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0598	Brynwern	72 Broadway, Pontypool, Torfaen	

Proposed two-storey and single storey rear extension, front porch and associated alterations to dwelling.

This Council has no observations.

8	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0601	Pontypool	The Mount Christian Centre, Hanbury Road, Pontypool	

PROPOSAL: Change of use from Christian meeting centre to dwellinghouse.

This Council has no observations.

9	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0604	Garndiffaith and Varteg	Garndiffaith Rugby Club, Lasgarn View, Varteg	

PROPOSAL: Siting of a steel storage unit at the ground south end to store a mower and equipment.

This Council has no observations.

10	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0612	Sebastopol East	5 East Avenue, Sebastopol, Pontypool	

Proposed single storey rear house extension.

This Council has no observations.

11	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0613	Sebastopol East	Nivra, Glencourt, Sebastopol	

PROPOSAL: Single storey rear extension.

This Council has no observations.

12	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0623	New Inn Lower	23 Ambryn Road, New Inn, Pontypool	

PROPOSAL: Reduce right side of Maple tree protected by TPO 38/GCC.

This Council has no observations.

Planning & Environment Committee
Wednesday 12 November 2025
VJ80 Memorial Benches

1.0 Purpose of Report

- 1.1 To update the Committee on the Memorial Bench project including spend to date.
- 1.2 To feedback on the unveiling ceremonies as required

2.0 Overview, May-September

- 2.1 A memorial bench style was chosen and 16 memorial benches purchase (min 95).
- 2.2 A contractor was selected for the installation work and a budget of £15,000 agreed from General Reserves for install so that the project could progress (min 133).
- 2.3 Following consultation with PCC Members and all necessary TCBC departments (as the Landowners), and through relying on the expert guidance of said departments for necessary protocols, H&S and due diligence checks, 16 locations were agreed ready for install by an external contractor.

3.0 Key Updates, October

- 3.1 Specific requirements relating to each bench location being DDA compliant were raised after sign-off of locations. The repercussion of this being the cost for install increased and certain locations were no longer viable.
- 3.2 A site visit took place on 15 October between the Contractor and a TCBC Highways Inspector to confirm viable sites for each bench ensuring DDA compliance and all other necessary factors (environmental impact, underground utilities, highway safety etc).
- 3.3 PCC Members were contacted regarding the situation and whether they wished to continue with the new sites.
- 3.4 Following confirmation from PCC Members, installation began on Tuesday 28 October for 14 benches. It is anticipated that all benches with a signed off location and those holding an unveiling ceremony will be in situ by Thursday 6 November.
- 3.5 Consultation is ongoing regarding 2 Wards that are yet to have an agreed location in place.

4.0 Budget

4.1 The below shows the revised costs to date:

16x Bench purchase inc fixings	£ 6,666.56
Revised quote for install	£ 17,656.66
<i>Est licence agreement</i>	£ 500.00
TOTAL	£ 24,823.22

5.0 Partnership/Match Funding

5.1 Once final costs have been confirmed, a report will be sent on behalf of the Clerk to Deputy Chief Exec David Leech regarding the match funding request to be put to the Executive Member.

6.0 Unveiling Ceremonies

6.1 Official unveiling ceremonies have been arranged at 8 locations throughout the district. Members leading on these ceremonies for their ward were sent comms packs and guidance for their gatherings.

6.2 Ceremonies will take place simultaneously at 11am on Thursday 6th November.

7.0 Additional Actions

7.1 As with other installation projects the Council have championed across the district, there have been many challenges in ensuring departments across TCBC are consulted and that locations meet many legislative and procedural requirements. Cllr N Warren, as Chair of Biodiversity and Vice Chair of the Council has already requested a report be written collating all the issues faced. It is hoped that this can be taken to Full Council in December.

8.0 Recommendations

8.1 The report be noted

8.2 The committee approve the revised spend - £17,656.66 – for the installation process and this be taken from General Reserves.

Projects & Events Manager
November 2025

**Planning & Environment Committee
Wednesday 12 November 2025
Bench Audit 2025**

1.0 Purpose of report

- 1.1 To receive a comprehensive bench audit conducted between Spring – Autumn 2025, which records the number of benches throughout Pontypool and the district.
- 1.2 The audit provides information on the number of benches per ward, the number of benches that are missing and reports on the condition of all benches.
- 1.3 The data used to identify benches to inspect included;
 - 2016 Bench Inspection data
 - Asset Register data
 - Records of new / repair benches since 2023.
- 1.4 There is an outstanding request for a new bench in the Wainfelin ward, which to be considered as part of this audit.
- 1.5 The raw data of this audit has not been attached, however, this is available if requested.

2.0 Overview

- 2.1 The total number of benches recorded is 51, which are plotted on the map (*figure 1.0 attached*). The map has all benches plotted according to the reference number and there is a key to display the condition of each bench as follows:

○ Green box	Good condition
○ Orange box	Average condition
○ Red box	Poor condition
- 2.2 The poor condition benches will be discussed later in the report when identifying costs for bench replacement options.
- 2.3 The total number of benches that are missing, which could have been removed for some reason or stolen is 21. These will be discussed later in the report when addressing costs to replace any benches.
- 2.4 There are situations where a bench has been recorded that is not known to Pontypool Community Council, for example, it is the same bench that we have installed but our records does not include it. It is possible that these benches were provided by Torfaen County Borough Council (TCBC), or any of the social housing organisations. Unfortunately,

TCBC do not have all their benches recorded anywhere. Therefore, these benches have been recorded on our register as 'unknown ownership' and will not be included in this audit.

- 2.5 The table below (*table 1.0*) illustrates the number of benches by each ward. Please note that none of our records (archive or current) have any benches noted for Pontypool ward itself. This may be because TCBC have provided all the benches through the town and we haven't provided any.
- 2.6 Any benches that have been provided in the last few years are the durable black recycled plastic ones. This style is extremely robust, never needs painting, does not warp, crack or splinter - in total there are 12 of these. Older benches are the metal ones, which once were green in colour, unfortunately 13 of these are rusty and/or needs repainting.

Table 1.0

Ward	No. of Benches	Missing Benches	Comments
Garndiffaith & Varteg	3	2	
Abersychan & Cwmavon	9	2	6 benches in poor condition.
Snatchwood	0	1	
Trevethin	2	2	
St Cadocs & Penygarn	1	1	
Pontnewynydd	4	2	1 in poor condition
Wainfelin	0	1	
Brynwern	1		
Cwmnyscoy	5	3	
Pontypool			
New Inn Upper	2	1	1 in poor condition
New Inn Lower	12		6 in poor condition
Sebastopol East	6	1	1 in poor condition
Sebastopol West	2	2	
Griffithstown East	2	3	
Griffithstown West	2		
	51	21	

- 2.7 There are two sites which are allotments and couldn't be accessed to inspect the benches: Pontnewynydd (St Johns Crescent) 1 bench and Cwmnyscoy 2 benches. Therefore, although these benches are included in the statistics, it is not possible to determine the condition of them or whether they still exist.

3.0 Benches that need Repainting

- 3.1 Out of the 51 benches that we own and have been inspected, 13 of them need repainting because they are the older metal which have either gone rusty and/or lost their colour green.
- 3.2 The cost to repaint these benches (based on one that has been repainted recently), which rubbed down and had 2 coats of hammarite applied would be £1,820. (*£140 plus vat per bench*)

4.0 Benches that need Replacing

- 4.1 Out of the 51 that we own and have inspected, there are some that are in such poor condition that needs replacing and some that are simply missing. Based on the current price of a bench which is £463 to purchase and £155 for installation by TCBC, total £618 per bench.
- To replace the poor condition ones x15 would cost £9,270.
 - To replace the missing ones x21 would cost £12,978.
 - To replace both poor condition and missing benches would cost £22,248.
- 4.2 The missing bench within the Noddfa church grounds in ward Abersychan and Cwmavon, Pastor Funnell made a request for the missing bench to be replaced.
- 4.3 The bench at the allotments behind Poplar Avenue New Inn Lower, is inaccessible as there has been a water butt placed in front of it and brambles grown over it.

5.0 Signage

- 5.1 The audit also recorded whether each of the benches had 'Pontypool Community Council' signage on them.
- 5.2 Only the old green metal benches have signage on them, but in many cases the signage had been ripped off. Therefore, only 6 of our benches currently have signage on them.
- 5.3 The cost of a Di Bond Signage Plaque (approx. 195mm x 60mm) from T Lighted in Pontypool is £8 per unit. Therefore, there are a few options:
- Plaques for new black durable benches only x12 at a cost of £96.
 - Plaques for all benches owned by PCC x51, at a cost of £408.

- 5.4 To be noted, the costs for plaques quoted above are only for the supply of, this does not include any labour for fixing the plaques.

6.0 Future considerations

- 6.1 There are many things to consider from this audit:
- i. Replacing all the poor condition benches. (£9,270)
 - ii. Replacing all the missing benches (£12,978)
 - iii. Replacing all poor condition and missing benches. (£22,248)
 - iv. Repainting all the benches that need repainting. (£1,820)
 - v. Replace all benches that need repainting. (£8,034)
 - vi. Purchasing plaques / signage for black durable benches. (£96)
 - vii. Purchasing plaques for all benches. (£408)
 - viii. Adding any new benches to any ward. (2 requests currently)
- 6.2 This current financial year the remaining balance is £2,382, with 1 new bench request for Wainfelin ward.

7.0 Recommendations

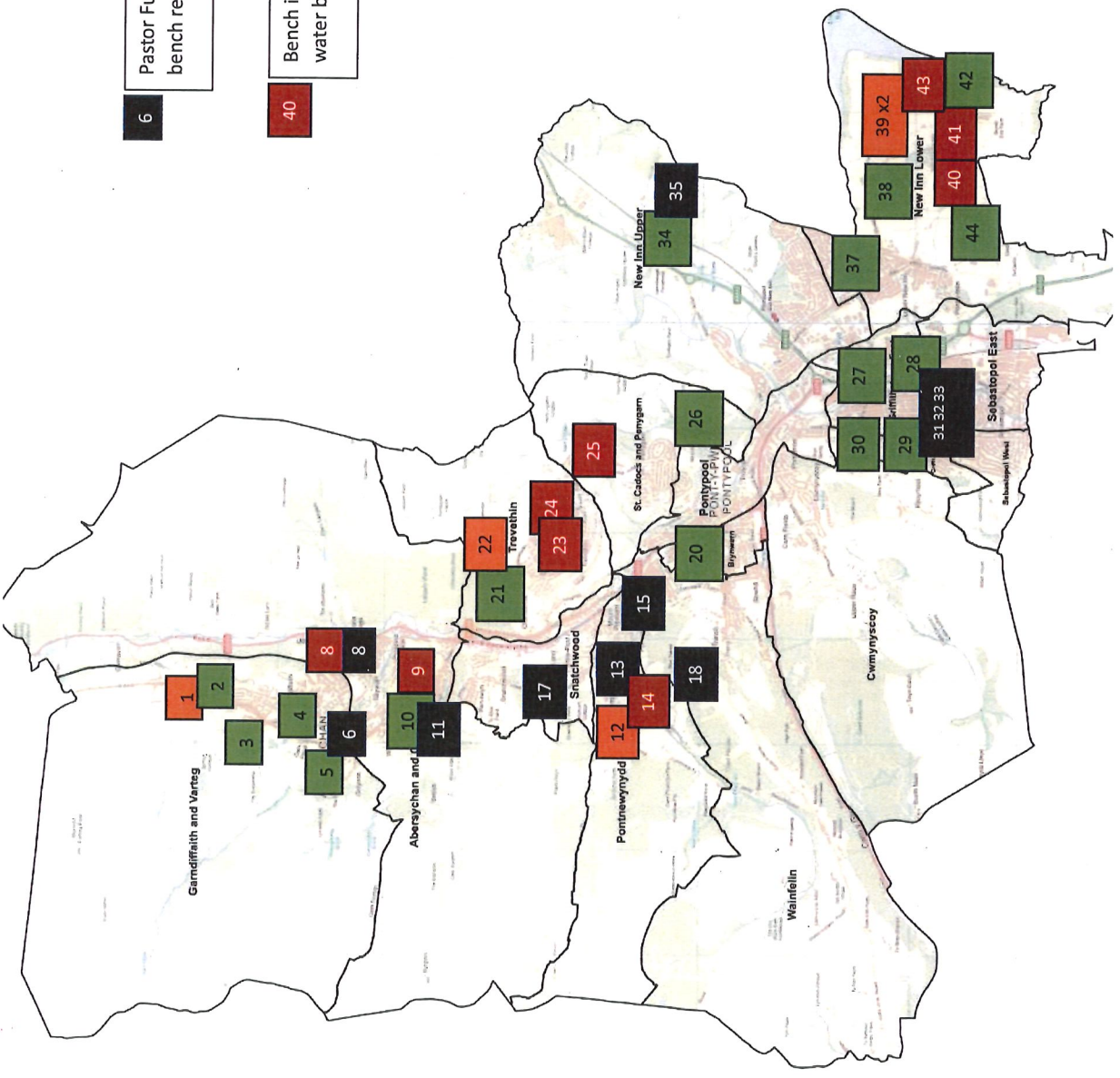
- 7.1 That the report be noted and consideration to be given at future budget setting sessions.

Projects Officer
November 2025

- 17 Good Condition
- 6 Average Condition
- 9 Poor Condition
- 14 No Longer exists

6 Pastor Funnell would like the bench replaced

40 Bench inaccessible as behind water butts



**Planning and Environment Committee
Wednesday 12 November 2025
Noticeboards, Bins & Benches Update**

1.0 Purpose of Report

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

2.0 Noticeboards

- 2.1 Status of current noticeboard works in respect of the current financial year:

Ref.	Request	Ward	Location & Detail	Budget	Nov Update
NOTICEBOARDS				£2,000	
N02	New	Snatchwood - Caroline Price	Middle of Snatchwood - by the bus shelter	1,789.48	Installed 22/10
				60.00	
				270.00	
2024-#07	Fixing (part and labour)	Trevethin	REPAIR: Greenbarnes £70.65 PO3688 / TCBC Prop Serv £110 PO3689		Noticeboard damaged beyond repair. Cllrs informed.
				-4,453.16	

- 2.2 Members to decide whether any further action is required about the Trevethin noticeboard that has now been removed from site and disposed of.

3.0 Bins

- 3.1 Status of current Bins works in respect of the current financial year:

B05	New Bin – New Inn	Richard Overton / Jonathan Martin	next to 31 Newport Road New Inn	TCBC would not collect in Bron Afon and feel that as 2 new bins have been installed recently nearby that a new bin is not required.
				Balance £658.00

- 3.2 Members to decide whether to accept decision advice by TCBC and not install another bin in the area.

4.0 Benches

4.1 Status of current Benches works in respect of the current financial year:

New Ref.	Request	Ward	Location & Detail	TCBC Response	Budget	Nov
					£3,000	
BE01	New	Cwmnyscoy - Lisa Jones	Canal - Pontypool stretch	Chris Wyatt also asked. Bridge 46 to five locks is TCBC land.	618.00	
BE03	New	Wainfelin - Jon James	Opposite George Street School	22/10 LP no objection. Vee happy. 11/09 emailed LP / RP / VB		To be considered. TCBC no objection.
Balance					£2,382	

4.2 Members to consider the request BE03 new bench in Wainfelin.

5.0 Recommendations

5.1 That the report be noted.

5.2 That Members agree a decision in respect of 2.2, 3.2 and 4.2 above.

Cath Drew

Projects Officer, November 2025

Correspondence Regarding Varteg Community Woodland

FW: Pontypool Community Council - Varteg Community Wood

From: Pontypool Park Estate <mail@pontypoolpark.com>

Sent: 02 October 2025 16:58

To: Lisa McMail <LMcMail@pontypoolcc.gov.uk>

Subject: RE: Pontypool Community Council - Varteg Community Wood

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Many thanks. I am so pleased the community council is keen to keep the lease going. But it may want to think about its realistic ability to manage the land. It is a possible opportunity, if so. If not, it will remain neglected and undervalued, and might as well be surrendered back this estate. You may know that we have a long-standing research programme nearby on the varteg waste, previously with oxford brookes university, and now with stump up for trees. I will review the new arrangements in due course. It is a wonderful area.

From: Lisa McMail <LMcMail@pontypoolcc.gov.uk>

Sent: 02 October 2025 16:52

To: Pontypool Park Estate <mail@pontypoolpark.com>

Subject: Pontypool Community Council - Varteg Community Wood

Good afternoon Jack, I hope all is well with you. Further to your letter dated the 1st August 2025, the Council would like to continue with the lease on Varteg Wood.

We recently discussed the Varteg Wood in our Planning & Environment meeting in September, I have copied in the minutes below:

Varteg Community Wood Lease

The Committee received a letter from Pontypool Park Estate advising that the annual rent for the lease of the Varteg Community Wood will increase to £162.00.

A survey of the woods was undertaken in September 2023. A plan was then put in place but at the time it was felt that specific expertise of the trees was required. Gwent Wildlife Trust's report came in recent and a summary and recommendations will be discussed at the Biodiversity Sub-Committee.

The Chair informed the meeting that they would like to visit the site.

The Projects Officer will raise this at the Biodiversity Sub Committee and make arrangements for Planning and Environment Committee Members to visit the site as some of the areas are inaccessible at the moment.

The Project Officer will provide maps and further information at the next meeting.

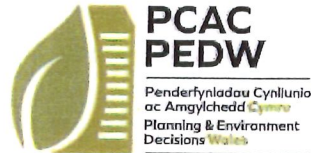
RECOMMENDED: that;

- (i) the lease for the Varteg Community Wood be renewed at a cost of £162.00;
- (ii) a site visit is organised for P&E Committee members;
- (iii) maps and further information be provided at the next meeting.

I will endeavour to keep you updated on any progress.

Kindest Regards

Adeilad y Goron / Crown Building
Parc Cathays / Cathays Park
Caerdydd / Cardiff
CF10 3NQ



Ein Cyf / Our Ref: 3276725

Ffôn / Tel: 0300 123 1590
E-Bost / E-Mail: PEDW.infrastructure@gov.wales
(gan ebost / via e-mail)

Dyddiad / Date: 31/10/2025

Renewable Energy Systems

Cyngor Bwrdeistref Sirol Caerfili / Caerphilly County Borough Council (Awdurdod Cynllunio Lleol / Local Planning Authority)

Cyngor Bwrdeistref Sirol Torfaen / Torfaen County Borough Council (Awdurdod Cynllunio Lleol / Local Planning Authority)

Ymgygoreion Arbenigol / Ymgygoreion Cymunedol / Phartion â Buddiant | Specialist

Consultees / Community Consultees / Interested Parties

Annwyl Syr / Madam | 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 official notification of important matters related to these applications.

Notice under Regulation 22 of the Developments of National Significance (Wales) Regulations 2016 (as amended) of the arrangements for the Hearing Sessions

The Inspector has determined that there will be three days of Hearings to discuss those matters set out at Annex A of this Notice. The Hearings will be held virtually using MS Teams on the following dates:

- **Tuesday 2 December 2025 at 10:00 hours**
 - *Landscape and Visual Impact*
 - *Public Rights of Way (Turbines 4 and 11)*

- **Wednesday 3 December 2025 at 10:00 hours**
 - *Ecological Matters*
 - *Aviation, telecommunications and public safety*
- **Thursday 4 December 2025 at 10:00 hours**
 - *Minerals Safeguarding – sandstone*
 - *Planning conditions and obligations*
 - *Secondary consent application - Section 16 of the Commons Act 2006*
 - *Secondary consent application - Section 38 of the Commons Act 2006*

Notice of the Hearings

PEDW will advertise the Hearing arrangements in the local press. However, a copy of the relevant Notice of the Hearings is enclosed and the **Local Planning Authority must now, as a matter of urgency, undertake the following tasks:**

- c) *post and maintain a Notice of the Hearing in the form provided by the Welsh Ministers in a conspicuous place; and*
- d) *post and maintain the Notice of the Hearing in one or more places where public notices are usually posted in the area to which the proposals contained in the application relate.*

Invited Participants

The applicant and the Local Planning Authority are invited to attend every Hearing Session. The other parties invited to attend and participate in specific Hearing Sessions are listed at Annex A.

Please make every effort to ensure that the relevant specialists from your organisation are available for any Hearing Sessions to which you are invited. **All invited participants should confirm the names (and relevant specialism) of everyone from your organisation who will be participating in the Hearings no later than 2 weeks before the relevant session.**

Those participating in a Hearing are encouraged to submit a Hearing Statement in response to the matters and issues identified by the appointed Inspector. **Hearing Statements must not exceed 3,000 words and must be submitted to PEDW at least 2 weeks prior to the relevant Hearing.** Any Statements that are excessively long or contain irrelevant or repetitious material may be returned. Any technical evidence should be limited to appendices and should be clearly related to the case.

All Hearing Statements submitted will be published to the Casework Portal. Should any party decide that it is not necessary to submit a Statement, but rather rely on information previously submitted, they should confirm this by the Hearing Statement deadline.

To assist in the efficient running of the Hearings, the applicant and other main parties are encouraged to produce Statements of Common Ground. Such statements can assist in clarifying certain details and focusing discussion at the Hearing on any outstanding areas of

disagreement. These would be particularly useful for a number of topics, particularly in respect of the impacts on peatland resource/ habitats and minerals safeguarding. **All Statements of Common Ground should be submitted at the earliest opportunity and no later than 2 weeks prior to the relevant Hearing Session.**

The Hearing Sessions will be held in public, and any other person may attend to observe proceedings. Such persons should let me know of their intention to observe any of the scheduled Hearings at least 2 weeks in advance of the event. This will allow me to send invitations to join the MS Teams meeting.

If any person who has not been invited to participate wishes to take part in the Hearing, they may request that the Inspector allow them to do so. Any such request should be sent to PEDW.infrastructure@gov.wales as soon as possible and not later than 2 weeks before the first Hearing Session if possible. However, the DNS Regulations make it clear that the choice of invited participants for any Hearing Session is a matter entirely down to the discretion of the appointed Inspector.

As previously explained, any matters which fall to be considered in respect of the application but which are not identified in the Hearing agendas will be dealt with by the Inspector on the basis of written representations.

After conducting the Hearings, the Inspector will decide whether he wishes to conduct an accompanied site visit in addition to the unaccompanied visit that he proposes to undertake. There will be no opportunity to make representations to the Inspector at any site visit.

Yours sincerely,

Nicola Bond

Nicola Bond
Case Officer

PLANNING & ENVIRONMENT MEETING – 12 NOVEMBER 2025

AGENDA ITEM 13

Financial Budget Comparison

Comparison between 01/04/25 and 30/09/25 inclusive. Includes due and unpaid transactions.
Excludes transactions with an invoice date prior to 01/04/25

	2025/2026	Revised	Reserve Movements	Actual Net	Balance
Planning & Environment Committee					
4001 Environmental Awards/Projects	£10,000.00	£10,000.00	£0.00	£0.00	£10,000.00
4005 Litter Bins / Doggy Bins	£2,000.00	£2,000.00	£0.00	£0.00	£2,000.00
4006 Community Notice Boards	£2,000.00	£2,000.00	£3,420.17	£5,640.17	-£220.00
4015 Forest School	£4,500.00	£4,500.00	£0.00	£0.00	£4,500.00
4020 Benches	£3,000.00	£18,000.00	£0.00	£6,666.56	£11,333.44
4025 Biodiversity Projects	£10,000.00	£12,500.00	£0.00	£3,837.08	£8,662.92
4030 Poetry Trail	£600.00	£650.00	£0.00	£650.00	£0.00
4035 Environmental Quiz	£600.00	£600.00	£0.00	£394.96	£205.04
4055 Woodland Rent	£150.00	£170.00	£0.00	£67.50	£102.50
4106 Town Improvements	£4,000.00	£4,000.00	£0.00	£0.00	£4,000.00
Total Planning & Environment Committee	£36,850.00	£54,420.00	£3,420.17	£17,256.27	£40,583.90

Earmarked/Restricted Reserves - 2025/2026					
Heading	Committee Responsible	Balc/fwd at 31.03.25	Trfs In	Trf out	Balance
Play Equipment	P & E	43,172.00			43,172.00
Notice Boards (purchase and installation)	P & E	4,000.00		3,420.17	579.83
Biodiversity	P & E	4,457.12			4,457.12
Pilot Project - Biodiversity	P & E	1,300.14			1,300.14
Hanging Baskets	P & E	250.00			250.00
Play Equipment - Maintenance 2022 -2027	P & E	5,000.00			5,000.00