



4 September/Medi 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 10 SEPTEMBER 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 10 MEDI 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**

To approve the minutes of the Biodiversity Sub-Committee held on 23 July 2025 (attached: page(s) 1 – 8)

4. **Planning Applications**

To receive and consider planning applications on which the Community Council is being consulted (attached: page(s) 9 – 10)

5. **Planning Determinations**

To receive information on planning applications which have already been determined for July and August 2025 (attached: page(s) 11 – 20)

6. **Planning Applications: Plenary Powers**

To note observations on planning applications which have already been submitted between meetings (attached: page(s) 21 – 22)

7. **Varteg Community Wood Lease**

To receive and discuss the lease for Varteg Community Wood (attached: page(s) 23)

8. **VJ80 Benches**

To receive a verbal update on the VJ80 benches.

9. **Noticeboards, Bins and Benches**

To receive a verbal update on noticeboards, bins and benches.

10. **Abertillery Wind Farm Proposal**

To note the latest information regarding the above (attached: page(s) 24 – 25)

11. **Committee Budget**

To inform the Committee of the budget within its remit for 2025/26 (to be circulated at meeting).

12. **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, 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
SUB COMMITTEE OF PONTYPOOL COMMUNITY COUNCIL HELD ON
WEDNESDAY 23rd July 2025**

In attendance:

Councillor: N. Warren# (In the Chair)

and Councillors: A. Peploe#, E. Hunt#, J. Cox#, L. Clarkson#.

Officers: Cathryn Drew# (Projects 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
1.	<u>Apologies for absence</u> Apologies received from Councillor L. Jones and Councillor A. Gunter.	
2.	<u>Declarations of Interest</u> Councillor L. Clarkson 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.	
3.	<u>Eco Quiz 2025</u> Members received a report with a debrief of this years eco quiz, which was held at Cwmffrwdor Primary School, this year's winners were Griffithstown Primary and so they will host the quiz next spring. Photographs of the event and feedback comments were provided in this report. Members discussed the possibility of collaborating with other community councils in having a Torfaen Eco Championships, with 2 schools from Blaenavon, Cwmbran and Pontypool Community/Town Councils.	

	<u>RECOMMENDED:</u> i) That the Projects Officer consult with all schools and the home-ed service on the potential of holding the quiz during the school day rather than after school hours (as suggested in the feedback from one of the teachers). ii) Members agreed for a Torfaen wide Eco Championships to be arranged, the Projects Officer to liaise with Blaenavon and Cwmbran Town Councils. iii) That's members agreed the PCC contribution of £250 (from the Biodiversity budget) towards the Torfaen wide Eco Championships, the Projects Officer to seek match funding from BTC, CTC and TCBC. iv) That members agreed that the date of the PCC annual quiz will be earlier in the spring term so that the Torfaen wide quiz can be in the summer term.	CD CD CD CD
4.	<u>Forest Schools Project 2024-25</u> Members received a report with a debrief of this year's Forest Schools programme, it was agreed that this programme was a huge success. Councillor L. Hunt mentioned one of the comments in the feedback about the toilet facility, a suggestion was made about the potential of hiring a Portaloos for each session, discussion took place about the Canal and River Trust (CRT) are also applying for funding to improve the toilet facility. Discussion took place about extending the Forest Schools to ALN and other community groups, possibly from a well-being perspective. It was agreed to invite Hannah Cubie from the Canal and River Trust (CRT) as a guest to the next meeting, whereby discussion can take place about potential ways in which PCC can support the CRT and discuss the future potential for the Forest Schools programme. It was agreed that the budget for Forest Schools would not be decreased in any way, as the cost of the programme at the canal will increase next year.	

	<u>RECOMMENDED:</u> i) That the Projects Officer and the CRT scope out some options for extending the Forest Schools programme. ii) That Hannah Cubie from the Canal and River Trust be invited as a guest to the next meeting. iii) Members agreed to continue with the basin at the canal for Forest Schools next year.	CD CD CD
5.	<u>Swift Box Project</u> Members received a report which outlined the post project review of the swift pilot. It was noted that the report was comprehensive as it was submitted to Local Places for Nature (who funded the pilot). The structured report outlined the project objectives, Stakeholders, Plan, Budget, Communications, What went well and what didn't go so well?, Risks, Lessons learnt and Further Actions. The Projects Officer is meeting LPfN next week to discuss the report and explore the further actions. Discussion took place about the agreeing the end of phase 1 of this pilot, it was agreed that up to £600 for annual inspections in February 2026 of the current boxes is committed from the Biodiversity budget this year, however the Chair noted that this will be added to the finance requests as an additional cost for next year's budget. It was also agreed that the remaining £244 budget left from the LPfN funding is earmarked for the provision of the broadband for the webcam live stream next year. Phase 2 of the project is yet to be confirmed as the meeting with LPfN is impending, however it was agreed in principle that the IPCamlive costs of £261 for the current bird boxes can be funded from the biodiversity budget should this be required. Councillor L. Clarkson requested that phase 2 bird boxes are situated in areas where we know swifts are already visiting, ie, Garndiffaith Rugby Club. It was noted that we are now classed as a Swift Friendly Town as there is no actual formal process and now that	

	we have nesting homes available for swifts, we are swift friendly. The Chair asked for more website and social media exposure of this. It was noted that we have a Swift Project pop-up banner for events, and one member of the public has emailed following Party in the Park enquiring about the project. *RECOMMENDED: i) That £600 is committed to the annual inspection (Feb 2026) of the current bird boxes. CD ii) That the remaining balance of £244 from the LPfN project budget is earmarked for the broadband provision for next year on the current bird boxes. CD iii) That £261 is committed for the IPCamlive web broadcast subscription for next spring. The Chair to discuss at Finance for 2026-27 budget year onwards. CD / NW iv) That the Swift Friendly status is publicised on our website and across social media. CD / MW v) That any further bird boxes that we propose to install, we focus on the areas where we know swifts are already visiting. Should the LPfN fund this further work to include house martins. CD	
6.	<u>Grant Awards Presentation Afternoon</u> Members received a verbal update from the Projects Officer, that all schools and community groups were invited to the presentation event, award holders gave a presentation on their project, Kylie Hughes - Eco Schools Coordinator Keep Wales Tidy gave a short presentation and all were awarded a certificate. Councillor N. Warren compered the event and Councillors A. Peploe, R. Matthews, L. Hunt and G. James attended. Refreshments cost £40 and this was paid for from the events budget. It was agreed that the event was a success and the committee agreed to provide the same next year, it was	

	noted that Penygarn Primary school would like to host the event. A few members attended the recent Garden Party at Penygarn Primary school whereby they showcased their project, which was a great success. Members were informed that this year's grants are open, schools were sent the application forms on 2nd July with a closing date of 10th October, members agreed that applications will be reviewed at the October meeting. <u>RECOMMENDED:</u> i) That the Projects Officer proceeds with making the arrangements with Penygarn Primary for next year's awards. CD ii) That a reminder is sent to schools at the start of the new academic year. AA iii) That the SEECt Officer is sent the application forms to distribute. CD	
7.	<u>Live Christmas Trees Post Project Review</u> Members received a report outlining the post implementation project review, which included the background, objectives, stakeholders, plan, budget, communications, lessons learnt and further actions. The Projects Officer updated members that the request to relocate 3 of the trees by TCBC has been retracted. However, it has been proposed that a clause in the licence agreement states that should either of the 3 trees become deceased that they are removed and not replaced. The Chair proposed that we accept the clause with two caveats; that if this is the case that TCBC provide an alternative location to replace the tree and that this case only applies from January 2026. Councillor L. Clarkson disagreed with this proposal and the decision was made that the matter will be further explored with TCBC by Councillor L. Clarkson direct. The further actions of the report stated that there had been two requests for a live tree this year from ward members; Snatchwood and Brynwern, and that the deceased tree in Trevethin is also requested to be replaced. Members agreed for the Projects Officer to commence the due diligence and land ownership checks	

	and develop a report for Full Council in September, requesting funding for the additional trees. It was noted that the Clerk of Cwmbran Community Council has approached the Projects Officer on lessons learnt and the due diligence process for planting live trees in Cwmbran this winter. <u>RECOMMENDED:</u> i) That Councillor L. Clarkson will liaise directly with TCBC on the issue of the proposed clause in the licence agreements for 3 of the trees. ii) That the Projects Officer commences work on the 3 trees requests for this year and reports to Full Council in September.	LC CD
8.	<u>Live Trees Maintenance Plan</u> Members received a report outlining the maintenance requirements for the trees that were planted last October and the ones that may be planting this winter. The report outlined the annual maintenance requirements and costs, and the emergency weather/vandalism damage costs. The annual inspections will cost £1,000 for up to 20 trees and the call-out fee for emergency is £30. S. G. Warman Agriculture Services offer this service for a 3-year contract. There has been £2,000 earmarked from the events budget (5026) to cover any of the above costs for this financial year. <u>RECOMMENDED:</u> i) Members agreed that the contract for the annual inspections and emergency call out of the trees be awarded to S. G. Warman Agricultural Services. ii) That 'height restriction' is added to the tree maintenance plan to be reviewed in three years.	CD CD
9.	<u>Gwent Wildlife Trust Project Update</u> Members were advised that they will be receiving a project update at Full Council later.	

	The Projects Officer made a request to members to purchase an interpretation board for the GWT site in Pontypool. Members agreed that the recycle option which cost £450 for this to proceed. The actual wording of the interpretation design will be shared with members via email prior to final development. <u>RECOMMENDED:</u> i) That the Projects Officer purchases the recycled interpretation board from GWT at a cost of £450.	CD
10.	<u>KWT – Local Places for Nature Packages</u> This item was not discussed as the meeting ran out of time.	
11.	<u>Varteg Community Woodland Project</u> Members received a verbal update on the project, Jenny Knight from Stump up for Trees has visited the site at the end of May and last week, she is providing a list of options. Andy Karran from GWT has conducted his two visits and is in the process of writing up his report, which will be a full ecological report outlining a short to medium term management plan for both sites.	
12.	<u>Butterfly Conservation</u> Members received a verbal update from the Projects Officer; the butterfly conservation has approached PCC to see if we are interested in engaging in a project. The Projects Officer has liaised with ex community councillor Gillian Harries who wishes to put forward a green area on Snatchwood Road for a potential site for this project. Members agreed to express our interest and as part of the consultation to ask all ward members for any potential spaces for a butterfly conservation, which will be considered at a later date. Councillor L. Clarkson note that she is a member of the butterfly conservation.	

	<u>RECOMMENDED:</u> i) That the Projects Officer sends the letter to express our interest in this project. CD ii) That the Projects Officer engages with all ward members on potential green spaces for a butterfly conservation. CD iii) That this project is mentioned when discussing projects in general with Local Places for Nature. CD	
13.	<u>Budget</u> This item was not discussed as the meeting ran out of time.	
14.	<u>Biodiversity and Sustainability</u> This item was not discussed as the meeting ran out of time.	

- * All recommendations to the Planning and Environment Committee. The Chair of FG&P will approve any budget spending that was approved at this subcommittee.

Signed by Chair

AGENDA ITEM 4
Planning and Environment Committee

Wednesday 10th September 2025

Planning Applications to be commented on

- | | | | | |
|---|--|--|---|------------------------|
| 1 | <i>Plan Number</i>
25/P/0474 | <i>District reference</i>
Abersychan and
Cwmavon | <i>Site reference</i>
Old Station Yard, Talywain,
Pontypool | <i>Other reference</i> |
|---|--|--|---|------------------------|

PROPOSAL: Installation of x19no. Shipping containers with associated ground works, ecological enhancements and visual screening measures.

- | | | | | |
|---|--|--|---|------------------------|
| 2 | <i>Plan Number</i>
25/P/0480 | <i>District reference</i>
New Inn Upper | <i>Site reference</i>
Former Nylon Spinners,
Mamhilad Park Estate | <i>Other reference</i> |
|---|--|--|---|------------------------|

PROPOSAL: Retrospective minor alteration works to the Former Nylon Spinners Building: Roller shutter doors and a fire escape door, Extract flues, a metal fire-escape stair, Infill of an open canopy and a grease filter.

- | | | | | |
|---|--|--|---|------------------------|
| 3 | <i>Plan Number</i>
25/P/0481 | <i>District reference</i>
New Inn Upper | <i>Site reference</i>
Former Nylon Spinners,
Mamhilad Park Estate | <i>Other reference</i> |
|---|--|--|---|------------------------|

PROPOSAL: Retrospective minor alteration works to the Former Nylon Spinners Building, including: Roller shutter doors and a fire escape door, Extract flues, a metal fire-escape stair, Infill of an open canopy and a grease filter.

- | | | | | |
|---|--|---|---|------------------------|
| 4 | <i>Plan Number</i>
25/P/0482 | <i>District reference</i>
Garndiffaith and
Varteg | <i>Site reference</i>
18 Salisbury Terrace, Varteg,
Pontypool | <i>Other reference</i> |
|---|--|---|---|------------------------|

Proposed single storey rear extension.

5	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0476	Sebastopol West	Clos Ysgol Kemys, Sebastopol, Pontypool	

T3 Oak - Foliage tip reduction back to suitable lateral growth points to provide up to 1.5m clearance from building.

AGENDA ITEM 5

Planning and Environment Committee

Wednesday 10th September 2025

Planning Determinations – July 2025

1	Plan Number	District reference	Site reference	Other reference
	23/P/0708	Abersychan and Cwmavon	Old Station House, Church Road, Talywain	

PROPOSAL: Siting of cabin for dog grooming business. Mezzanine floor, front extension, windows and kennels to existing building for doggy day care business.

Comment 14/12/23
This Council has no observations.

Decision 30/07/25
Approved.

2	Plan Number	District reference	Site reference	Other reference
	24/P/0220	Pontypool	3 Crane Street, Pontypool, Torfaen	

Proposed conversion of upper floors to 2no. one bedroom and 2no. two bedroom apartments.

Comment 10/07/24
This Council has no observations.

Decision 30/07/25
Approved.

3	Plan Number	District reference	Site reference	Other reference
	25/P/0046	New Inn Upper	Fairway, Sunlea Crescent, New Inn	

PROPOSAL: Loft conversion with dormers to front and rear roof slopes, Single storey rear extension, first floor extension above Garage and create hardstanding at front for additional parking.

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

Decision 30/07/25
Approved.

4	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0117	Wainfelin	Wayside, Penywain Lane, Wainfelin	

PROPOSAL: Removal of detached single garage, part two-storey part single_storey front, side and rear extension to create replacement integral garage & additional living space. Extended parking area, and associated extension of front entrance steps & veranda.

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

Decision 30/07/25
Approved.

5	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0148	Pontypool	Woodview Court, Coedcae Place, Pontypool	

Proposed replacement of flat roof with mono-pitch roof.

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

Decision 30/07/25
Approved.

6	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0161	24 - 41 Albion Road, Pontypool, Torfaen		

PROPOSAL: Replacement of flat roof with low mono pitch lightweight metal roof.

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

Decision 30/07/25
Approved.

7	<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.

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

Decision 30/07/25
Approved.

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.

Comment 19/05/25
This Council has no observations.

Decision 30/07/25
Approved.

9	<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.

Comment 02/06/25
This Council has no observations.

Decision 30/07/25
Approved.

10	<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).

Comment 02/06/25
This Council has no observations.

Decision 30/07/25
Approved.

11	<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.

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

Decision 30/07/25
Approved.

12	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0291	Wainfelin	64 Woodland Park, Old Crumlin Road, Pontypool	

Proposed works to trees protected by TPO.11.A1 including felling, pollarding and severing ivy.

Comment 16/07/25
This Council has no observations.

Decision 30/07/25
Approved.

	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
13	25/P/0315	Sebastopol East	72 Parc Panteg, Griffithstown, Pontypool	

PROPOSAL: Rear two storey extension.

Comment 11/06/25
This Council has no observations.

Decision 30/07/25
Approved.

	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
14	25/P/0356	Abersychan and Cwmavon	Railway Cottage, 99 Cwmavon Road, Abersychan	

PROPOSAL: Two-storey and single storey side extension.

Comment 09/07/25
This Council has no observations.

Decision 30/07/25
Approved.

Planning and Environment Committee

Wednesday 10th September 2025

Planning Determinations – August 2025

1	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	23/P/0714	Wainfelin	Lower Gelli Pistyll Farm, Coch Y North Road	

PROPOSAL: Internal Alterations, new drainage , new first floor bathroom, rearranged internal layout.

Comment 06/12/23
This Council has no observations.

Decision 28/08/25
Approved.

2	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	24/P/0348	Abersychan and Cwmavon	203 Manor Road, Abersychan, Pontypool	

PROPOSAL: Retrospective application for reconstruction of garden retaining wall.

Comment 12/06/24
This Council has no observations.

Decision 28/08/25
Approved.

3	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	24/P/0375	Snatchwood	Artisan Precision Engineering Co Ltd, Snatchwood	

Proposed residential development for 5 No 2 bedroom terrace cottages with on site parking, services and landscaping and including demolition of existing buildings/workshops forming former Artisan Precision Engineering Co Ltd, Snatchwood Road, Abersychan, Pontypool NP4 7BT.

Comment 30/08/24
This Council has no observations.

Decision 28/08/25
Approved.

4	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	24/P/0506	Abersychan and Cwmavon	Fordell House, Stoney Road, Garndiffaith	

PROPOSAL: Variation of condition 1(approved plans) of planning permission 21/P/0383/RES - access, appearance, landscaping, layout and scale - for proposed dwelling approved pursuant to planning permission 16/P/01081/OUT.

Comment 30/08/24
This Council has no observations.

Decision 28/08/25
Approved.

5	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0180	Pontnewynydd	14 Buller Street, Pontnewynydd, Pontypool	

Proposed replacement of existing single storey rear extension forming a kitchen and bathroom.

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

Decision 28/08/25
Approved.

6	<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.

Comment 06/05/25
This Council has no observations.

Decision 28/08/25
Approved.

7	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0358	Pontypool	Former Lloyds Bank, Hanbury Road, Pontypool	

PROPOSAL: Retrospective removal of former ATM/Cashpoint Aperture externally and ATM internally. Proposed reinstatement of former doorway, and removal of redundant internal cashiers desks and security partition.

Comment 07/07/25
This Council has no observations.

Decision 28/08/25
Approved.

8	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0359	Pontypool	Former Lloyds Bank, Hanbury Road, Pontypool	

PROPOSAL: Retrospective removal of former ATM/Cashpoint aperture, and proposed reinstatement of former doorway.

Comment 23/07/25
This Council has no observations.

Decision 28/08/25
Approved.

9	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0366	Sebastopol West	27 Sycamore Road, Griffithstown, Pontypool	

Proposed single storey rear lean-to extension and double garage within rear curtilage of existing dwelling.

Comment 07/07/25
This Council has no observations.

Decision 28/08/25
Approved.

10	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0387	New Inn Lower	Street Record, Coed Y Felin, New Inn	

G2 crown raise off adjacent driveway, coppice Willow to ground level and fell Alder. T7 pollarding of Willow in previous pollarding points. T8 coppicing of Willow to ground level. T10 removal of epicormic growth to Oak.

Comment 23/07/25
This Council has no observations.

Decision 28/08/25
Approved.

11	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0400	Pontypool	Sharon Church, Osborne Road, Pontypool	

PROPOSAL: 2no. replacement signage to front elevation.

Comment 23/07/25
This Council has no observations.

Decision 28/08/25
Approved.

12	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0412	Garndiffaith and Varteg	Grove House, Shop Road, Varteg	

PROPOSAL: T1-T3, Ash, Fell due to Ash Die back infection T4-Oak, remove lower damaged limb, remove deadwood over 25mm.

Comment 25/07/25
This Council has no observations.

Decision 28/08/25
Not to Make a TPO.

13	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0420	Abersychan and Cwmavon	27 East View, Pontypool, Torfaen	

PROPOSAL: Storm porch to front.

Comment 05/08/25
This Council has no observations.

Decision 28/08/25
Approved.

14	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0425	Pontnewynydd	Cwmffrwdor Sports Club, Gwenalt Industrial Estate	

Proposed change of use for the provision of specialist services to autistic individuals.

Comment 19/08/25
This Council has no observations.

Decision 28/08/25
Approved.

AGENDA ITEM 6

Planning and Environment Committee

Wednesday 10th September 2025

Plenary Powers

1	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0304	Pontypool	Sharon Church, Osborne Road, Pontypool	

Proposed provision of community hub (Use Class D1) and café (Use Class A3) at existing church (D1) to create mixed use, first floor/roof extension, two storey rear extension, landscaping to rear and new fenestration.

Comment

This Council has no observations.

2	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0352	Pontypool	33 Commercial Street, Pontypool, Torfaen	

PROPOSAL: Change of use of ground floor to smart electrical showroom, change of use of 1st floor to 1 bedroom flat and beauty salon and change of use of 2nd floor to 1 bedroom flat.

Comment

This Council has no observations.

3	<i>Plan Number</i>	<i>District reference</i>	<i>Site reference</i>	<i>Other reference</i>
	25/P/0402	Abersychan and Cwmavon	MYST, Former Victoria Village School, Lower Harpers Road	

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

This Council has no observations.

4	<i>Plan Number</i> 25/P/0420	<i>District reference</i> Abersychan and Cwmavon	<i>Site reference</i> 27 East View, Pontypool, Torfaen	<i>Other reference</i>
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PROPOSAL: Storm porch to front.

Comment

This Council has no observations.

5	<i>Plan Number</i> 25/P/0425	<i>District reference</i> Pontnewynydd	<i>Site reference</i> Cwmffrwdor Sports Club, Gwenalt Industrial Estate	<i>Other reference</i>
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Proposed change of use for the provision of specialist services to autistic individuals.

Comment

This Council has no observations.

6	<i>Plan Number</i> 25/P/0444	<i>District reference</i> Abersychan and Cwmavon	<i>Site reference</i> Old Abersychan Library, Brynteg, Abersychan	<i>Other reference</i>
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PROPOSAL: Change of use from a Library to 4 flats.

Comment

This Council has no observations.

7	<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

This Council has no observations.

PONTYPOOL PARK ESTATE OFFICE

PONTYPOOL NP4 5LE

01495 762921

mail@pontypoolpark.com

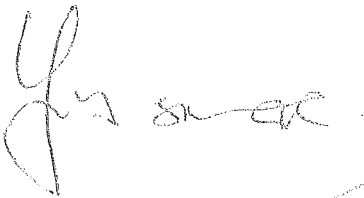
Pontypool Community Council
35 Commercial Street
Pontypool NP4 6JQ

1 August 2025

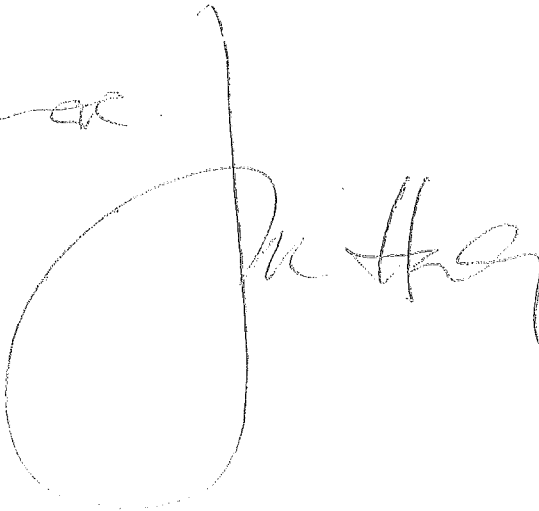
06 AUG 2025



With effect from 1 November 2025, the annual rent for the lease of the Varteg Community Wood ppe ref L2018 will increase in line with inflation to £162. The Council does not seem to get much joy out of this property, nor its sister wood ppe ref L2044; nor is the Council obviously caring for the woods, despite some interest in September 2023. Do you wish to surrender both leases?



Jack Hanbury



AGENDA ITEM 10

Adeilad y Goron,
Parc Cathays,
Caerdydd, CF10
3NQ



Crown Buildings,
Cathays Park,
Cardiff, CF10 3NQ

Ein Cyf / Our Ref: 3278009

Dyddiad / Date: 22/08/2025

Ffôn / tel: 0300 123 1590

Ebost / email: PEDW.infrastructure@gov.wales

RWE Renewables UK Swindon Ltd, trwy asiant/ via agent

Cyngor Bwrdeistref Sirol Blaenau Gwent/ Blaenau Gwent County Borough Council

Cyngor Bwrdeistref Sirol Torfaen/ Torfaen County Borough Council

Cyfoeth Naturiol Cymru/ Natural Resources Wales

CADW

Town and Country Planning Act 1990 (as amended) ('the 1990 Act') The Developments of National Significance (Wales) Regulations 2016 (as amended) ('the DNS Regulations')
Town and Country Planning, Wales, The Development of National Significance (Wales) (Amendment) Regulations 2024
The Developments of National Significance (Procedure) (Wales) Order 2016 (as amended) ('the DNS Procedure Order')

Application by: RWE Renewables

Site address: Upland moorland located between Abertillery to the West and Abersychan to the East, approximately 1.5km North-East of Abertillery.
Proposed development: Up to six turbines and associated infrastructure including transformers, foundations, crane pads and laydown / storage areas.

The appointed Inspector, Iwan Lloyd BA(Hons) BTP MRTPI, have asked me to contact you regarding this Development of National Significance (DNS) examination. This communication constitutes official notification of important matters related to this examination. Please read the following information in its entirety. If anything is unclear, please contact us.

This letter should be treated as:

Notice under Section 62L(5) of the Town and Country Planning Act 1990 (as amended) of suspension of the determination period.

In line with the published Guidance on the DNS process, PEDW considers it appropriate to extend the period of suspension of the determination of the application to allow more time for consideration of the application. This is because the submitted additional information deadline was extended by agreement, and the information was submitted on 16 July 2025.

I hereby extend the suspension of the determination period for this application by a period of 3 additional weeks, i.e. the determination period will resume on 22 September 2025.

Yours sincerely,

Donna Pryce

Donna Pryce
Casework Officer.

