

AWDURDOD PARC CENEDLAETHOL BANNAU BRYCHEINIOG BRECON BEACONS NATIONAL PARK AUTHORITY

Weekly List of Planning Applications - Date: 14 November 2025

Planning applications can be viewed via the Authority's website at bannau.cymru | bannau.wales Please submit any observations you may have in relation to an application **within 21 days**. Please note under the terms of the Local Government (Access to Information) Act 1985, any observations received will be available for inspection by members of the public. The majority of planning applications submitted to the Authority are considered under 'Officer Delegated Powers' (Section 101 of the Local Government Act 1972). This enables the Authority to make a decision without referring an application to the Planning Committee.

Application Number	Applicant	Agent	Location	Proposal	OS Grid Reference	Date Valid
25/24132/MINOR	Mr Craig Meats c/o AB Planning Cae College Farm Ffawydog	Mr Andrew Bevan A B Planning AB Planning 2a High Street Crickhowell NP8 1BW	Rustic Bungalow Church Road Clydach	Minor amendment pursuant to planning permission M19387 - Bifold window in place of 'French doors' at ground floor - Amended window design	E:322985 N:214160	14 October 2025
25/24136/MINOR	Mr and Mrs Wilkinson Ty'r Y Wen Cymro Road Llanelly	Mr Samuel Organ CO2 Architects Carlton House The Pavement Hay On Wye HR3 5BU	Ty'r Y Wen Cymro Road Llanelly	Minor amendments pursuant to previously approved application 22/21361/CON (variation & removal of conditions 2,4,5,7,8,9 and 12 pursuant to 20/18722/FUL)	E:322132 N:214370	15 October 2025

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Please note: Applications for "Lawful Development Certificates" (CPE or CPL). These types of applications **must be decided in accordance with strict legal rules**. Observations and/or comments are only relevant if they relate to the facts of the case. You can contact the Development Management team for further guidance.

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Application Number	Applicant	Agent	Location	Proposal	OS Grid Reference	Date Valid
25/24167/FUL	Mr Bowen WW Bowen Limited Coed Farm Brecon LD3 0TL	Mr Alex Nestorow AJN Design & Surveying Services Ltd Ground Floor 21 Castle Street BRECON LD3 9BU	Former Agricultural Store Llanspyddid Brecon	Change of use of a former agriculture store to a restaurant.	E:302699 N:228390	28 October 2025
25/24169/FUL	Mr Davies Bedlwyncoch Farm Crai Powys	Mr Samuel Organ CO2 Architects Carlton House The Pavement Hay On Wye HR3 5BU	Bedlwyngoch Crai Brecon	The conversion and extension of an agricultural barn into a dwelling (C3 including new package treatment plant. Application to include switching the primary residential use from the house to the new dwelling (converted barn) by defining the house as a Holiday Let (C6) with restricted conditions of occupation.	E:288498 N:223556	29 October 2025

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Application Number	Applicant	Agent	Location	Proposal	OS Grid Reference	Date Valid
25/24183/ADV	Mr One Stop One Stop Stores Ltd Apex Road Brownhills Walsall	Mr Neal Davis Innovate Signs Limited 15 Barnes Wallis Road Fareham PO15 5TT	The Co-operative Hay Road Talgarth	1 - 3 no. non-illuminated fascia signs, 2 - 6 no. ACM window graphic panels, 3 - 4 no. poster cases.	E:315489 N:233782	4 November 2025
25/24196/FUL	Thomas And Michael Watts Bailea Farmhouse Ty Mawr Road Gilwern	Philip Musker MSP The Musker Sumner Partnership R1 & R2 Rowan Suite Mamhilad House Mamhilad Park Estate Pontypool NP4 0HZ	Bailea Farmhouse Ty Mawr Road Gilwern	Proposed Barn Conversion into a 2 Bedroom Dwelling. Footprint remains as existing and no demolitions are required. Internal divisions are maintained.	E:325095 N:215269	7 November 2025

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Application Number	Applicant	Agent	Location	Proposal	OS Grid Reference	Date Valid
25/24197/LBC	Brothers Thomas and Michael Watts Bailea Farmhouse Ty Mawr Road Gilwern	Philip Musker MSP The Musker Sumner Partnership R1 & R2 Rowan Suite Mamhilad House Mamhilad Park Estate Pontypool NP4 0HZ	Bailea Farmhouse Ty Mawr Road Gilwern	Proposed Barn Conversion into a 2 Bedroom Dwelling. Footprint remains as existing and no demolitions are required. Internal divisions are maintained.	E:325095 N:215269	7 November 2025
25/24198/CPL	Ramon Delgado Lorenzo Wilwood 7, Buckland Drive Bwlch Brecon		7 Buckland Drive Bwlch Brecon	Enclosed timber frame rear porch to extend 1.4m from rear wall, 2m wide and 2.9m high. 1 door, 1 window, slate roof to match house and white render.	E:314706 N:222265	11 November 2025
25/24199/FUL	Mr and Mrs Abel 19 Brecon Road Hay-on-wye Hereford	Mr Andrew Coates CO2 Architects Ltd Carlton House The Pavement Hay on Wye HR3 5BU	19 Brecon Road Hay-on-wye Hereford	Full renovation of existing dwelling to include replacement rear extensions, a replacement garage and the change of use of a former shop into part of the dwelling	E:322625 N:241966	7 November 2025

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Application Number	Applicant	Agent	Location	Proposal	OS Grid Reference	Date Valid
25/24200/FUL	H El-Salahi Studio At Castle Cottage Castle Cottage Llanhamlach	Ms Naomi Law Barry Tomlinson Arch Serv Ltd 1 Fronwen Terrace Brecon LD3 9HB	Studio At Castle Cottage Castle Cottage Llanhamlach	Single-storey extension	E:314509 N:223017	7 November 2025
25/24201/TRCA	Hay-on-Wye Town Council The Pavilion Brecon Road Hay-on-Wye	Cllr Jeff Morgan Hay-on-Wye Town Council Council Offices Recreation Facilities Brecon Road Hay On Wye	Hay Conservation Area	Tree works within Hay Conservation Area - annual risk management tree works schedule in accordance with Hay Town Council's duty of care regarding public health and safety under the Occupiers Liability Acts 1957 and 1984.	E:322729 N:242441	7 November 2025

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25/24202/AGR	Mr & Mrs Pugh The Paddocks Glangrwyney Crickhowell	Mr Russell Pryce CDB Planning and Architecture Unit 5 Westwood Industrial Estate Pontrilas Hereford HR2 0EL	The Paddocks Glangrwyney Crickhowell	Proposed agricultural storage building for the storage of machinery, implements and equipment.	E:323437 N:216188	10 November 2025
25/24205/TPO	Mr Malcom Cook 27 Hoggan Park Brecon Powys		Land To The Rear Of 27 Hoggan Park Brecon LD3 9SX	1 oak tree reduction of height to 12-14m shown on plan as T1 (TPO DC/018/19	E:305245 N:228753	11 November 2025
25/24210/FUL	Powys County Council Powys County Hall Spa Road East Llandrindod Wells	Liam Griffiths-Downing Asbri Planning Ltd. Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Sennybridge CP School Defynnog Road Sennybridge	Proposed demolition of the existing primary school and construction of a new school, sports / play facilities, plant and associated works	E:292186 N:228512	12 November 2025

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