

**AWDURDOD PARC CENEDLAETHOL BANNAU BRYCHEINIOG  
BRECON BEACONS NATIONAL PARK AUTHORITY**

Vaynor Community Council (DISBANDED 2020)  
C/o Cllr Lisa Mytton  
Representative For Vaynor Community

**From:** Plas y Ffynnon  
Cambrian Way  
Brecon  
Powys, LD3 7HP  
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npa.gov.uk](mailto:planning.enquiries@beacons-<br/>npa.gov.uk)  
**App Ref:** 26/24824/FUL  
**Officer:** Max Webb  
**Date:** 13 August 2026

Dear Sirs,

**The Town and Country Planning Act 1990 (as amended)**

**The Town and Country Planning (Development Management Procedures) (Wales) Order 2012**

**Proposal:** "Proposed refurbishment and expansion of existing guest accommodation and associated works"

**Address:** Penrhadr Farm, Vaynor Road, Pontsticill Merthyr Tydfil Merthyr Tydfil Ua

**Grid Reference:** E:305477 N:210981

The above application was received in this office on 4 August 2026 The full application can be viewed through our Authority's website <https://bannau.wales/online-applications>

Please forward any comments you may have on the proposal within 21 days of the date of this letter. You can submit your comments by email to [planning.enquiries@beacons-  
npa.gov.uk](mailto:planning.enquiries@beacons-<br/>npa.gov.uk) or by post. If a response is not received within this period it will be assumed that you have no comments.

The majority of planning applications submitted to the Authority will be 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.

Yours faithfully,

Max Webb  
Planning Officer (DC)

***Yr ydym yn croesawu gohebiaeth yn y Gymraeg. Bydd unrhyw ohebiaeth yn y Gymraeg yn cael ei ateb yn y Gymraeg a ni fydd unrhyw gyswllt trwy gyfrwng y Gymraeg yn arwain at oedi yn y mater sy'n cael ei drin.***

***We welcome correspondence in Welsh. Any correspondence in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in the matter being dealt with.***