

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (WALES) ORDER 2012**

REFUSAL TO PERMIT A NON-MATERIAL AMENDMENT

Name and address of the applicant

Mr Gary Doyle
Plot 22
Clos Dewi Sant
Bryn
Port Talbot
SA13 2RZ

Name and address of the agent

Mr Gareth Owen
Gareth Owen Concept Designs
9 Darwin Road
Sandfields
Port Talbot
Neath Port Talbot
SA12 6BT

DATE REGISTERED: 17 November 2020

APPLICATION NO: P2020/1034

LOCATION: Plot 22, Clos Dewi Sant, Bryn, Port Talbot, SA13 2RZ

PROPOSAL: Non-Material Amendment to Planning Application P2019/0357
in respect of the re-positioning of the access steps to the
Eastern boundary

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING
AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT
AND ORDER HEREBY DETERMINES THAT THE AMENDMENTS ARE NOT NON-
MATERIAL AND THEREBY REFUSES THE APPLICATION.

1 That the amendments sought are NOT APPROVED, since they are considered to
constitute a material amendment to the existing planning permission to such a degree that
the appropriate mechanism to assess the potential impacts would be via a Section 73
application, not a non-material amendment under Section 96A.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 2 December 2020