



Geraint John Planning

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Neath Port Talbot Council,
Planning Division,
The Quays,
Brunel Way,
Baglan Energy Park,
Neath,
SA11 2GG.

**APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING PERMISSION. P2018/0746: LAND AT PARC NEWYDD, BRITON FERRY, NEATH.
PP: PP-09337982**

Dear Sir / Madam,

This covering letter informs and supplements the consideration of this Non-Material Amendment application, seeking amendments to the approval referenced above which granted consent for the development as follows:

'Demolition of existing blocks of flats, and construction of 12 one-bed apartments, 6 two-bed apartments, 10 two bedroom dwellings, 2 three bedroom dwellings and 1 four bedroom dwelling and associated works. (Revised Details: New Certificate B, Revised Flood Consequence Assessment, Revised Drainage Strategy Report, Revised Proposed Site Layout Plan, Revised Location Plan (For clarification))'

Submission Documentation

The following has been submitted to supplement this non-material amendment application:

- A Site Location Plan;
- Application forms; and
- Amended plans and drawing indexes, as detailed below:
 - 211-00-DRAWING INDEX REV E;
 - 211-04-ELEVATIONS BRICK REV C;
 - 421-00-DRAWING INDEX REV F;
 - 421-04-ELEVATIONS BRICK REV C;
 - 532-00-DRAWING INDEX REV E;
 - 532-04-ELEVATIONS BRICK REV B;
 - 641-00-DRAWING INDEX REV E;

- 641-04-ELEVATIONS BRICK REV C;
- BL01-01 BLOCK PLAN – PLOTS 13-14 REV D;
- BL02-01 BLOCK PLAN – PLOTS 15-16 REV D;
- BL03-01 BLOCK PLAN – PLOTS 17-18 REV C;
- BL04-01 BLOCK PLAN – PLOTS 19-22 REV C;
- BL05-01 BLOCK PLAN – PLOTS 25-27 REV C; and
- BL06-01 BLOCK PLAN – PLOTS 28-31 REV E.

This letter first defines the background against which this non-material amendment is submitted, before a brief outlining of relevant policy and a justification for the application against such policy.

Background

Application ref. P2018/0746 was granted full planning permission on 29th March 2019. The site is presently being built-out, hence recent planning application to discharge relevant conditions attached to this permission. The applicant has, however, encountered difficulty in implementing the development in accordance with the approved plans due to unforeseen challenges in procuring external facing materials which were referenced in approved plans for the application, and were subsequently approved during the discharging of condition (5) – submission of materials samples for approval.

As such, this Non-Material Amendment application seeks to make a small amendment to the design detail / materials.

Policy and Legislation

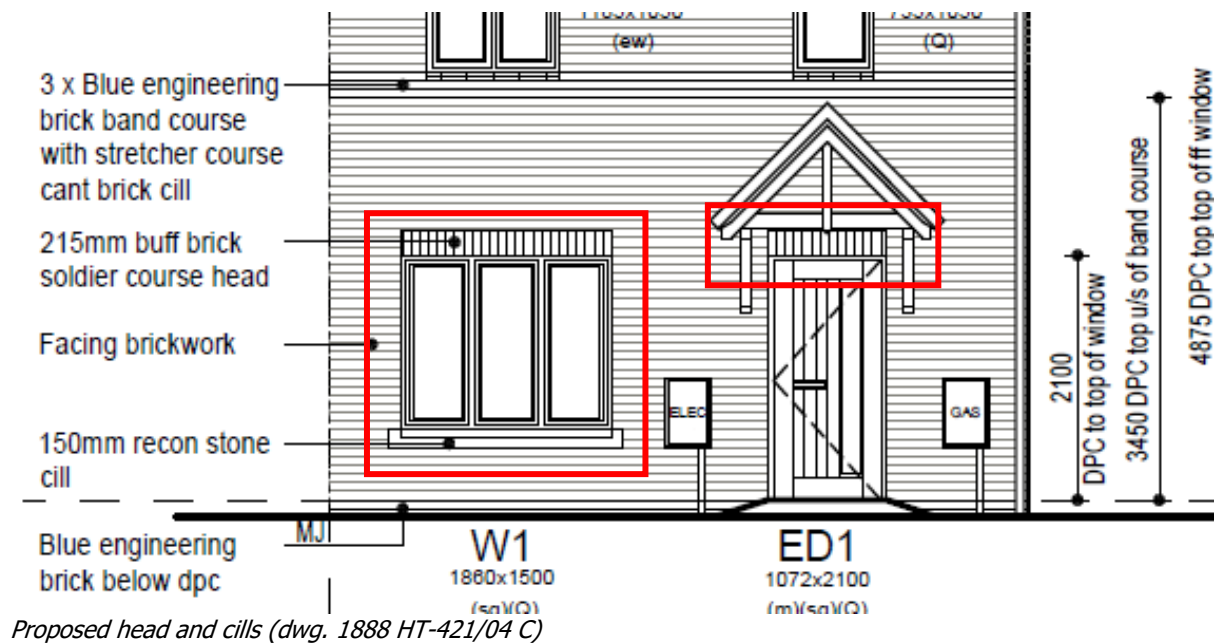
Section 96A of the Town and Country Planning Act 1990 (as amended) states in paragraph (1) that a local planning authority may make a change to any planning permission, or any planning permission in principle (granted following an application to the authority) relating to land in their area if they are satisfied that the change is not material. In determining whether a change is material, the LPA must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted. The LPA also has the power to impose, remove or alter existing conditions.

Proposed Amendments

The proposed amendments to permission are the replacement of stone head cills on the front elevations of properties proposed, with 215mm buff brick soldier course head and recon stone cills. This amendment is demonstrated in the plan excerpts below:



Granted stone head and cills (dwg. 3193 D-4(2)E1 A)



As outlined within section 96A of the Town and County Planning Act 1990 (as amended) the development would still be subject to appropriate conditions. Given the nature and extent of the conditions applied to the original consent, it is considered that this non-material amendment does not give rise to requirements for other details to be submitted which can and will otherwise be approved.

Conclusion

It is considered that the information provided above and in the referenced documents enables the Non-Material Amendment to be considered and moreover approved. We trust that the documentation submitted is sufficient. However, should you require further information, please do not hesitate to contact me.

Yours faithfully

Geraint John
Director
Geraint John Planning Ltd.

Enc: As above.