

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 - Article 21

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

S & C

Surname

Mogford

Company Name

Address

Address line 1

Glyn Gwilym Farm

Address line 2

Resolven

Address line 3

Neath

Town/City

Country

Postcode

SA11 4EG

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Ms

First name

Naomi

Surname

Law

Company Name

Barry Tomlinson Arch Serv Ltd

Address

Address line 1

48 Beacons Park

Address line 2

Address line 3

Town/City

Brecon

Country

United Kingdom

Postcode

LD3 9BR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Detached Rural Enterprise Dwelling with parking and associated works

Reference number

P2020/0972

Date of decision (date must be pre-application submission)

12/08/2021

Please provide a description of the reserved matters for which you are seeking consent

Detached Rural Enterprise Dwelling - approval for access, design, landscaping and drainage

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Location Plan 2 (1:1250 Scale).
Block Plan 2 (1:500 Scale).
Design and Access Statement.
Rural Enterprise Dwelling Appraisal.
Partnership Agreement (10th June 2021).
Coal Mining Risk Assessment by Ateb (November 2019).

Please list all drawing numbers submitted with this application for approval

4598-1 Location plan
4598-2 Existing block plan
4598-3 Proposed block plan
4598-4g Proposed plans
4598-5 Section
4598-6 Proposed landscaping plan

If applicable, please state the reasons for any changes to the original drawings

Layout is altered to allow:

- better relationship with the farmhouse
- sufficient parking and turning area
- sufficient distance between dwelling and package sewage treatment plant

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
- ☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
- ☒ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
- ☒ No

Declaration

I / We hereby apply for Approval of reserved matters as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Naomi Law

Date

15/06/2022