

**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**

Afan Valley Holidays Limited  
1 Meadlake Place  
Thorpe Lea Road  
Egham  
Surrey  
TW20 8HE

**Name and address of the agent**

Richard Banks  
Evans Banks Planning Limited  
2 Llandeilo Road  
Cross Hands  
Carmarthenshire  
SA14 6NA

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**DATE REGISTERED:** 16 January 2023

**APPLICATION NO:** P2023/0032

**LOCATION:** Afan Workshops , Afan Road, Duffryn Rhondda, SA13 3ES

**PROPOSAL:** Non-material Amendment to planning permission 2018/0836 -  
Modifications to approved plans to include external alterations,  
increase of external rear and part side balcony and internal  
room layout with the removal of the kitchen/cafe.

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 a planning application, not a non-material amendment under Section 96A.

Signed:



**Ceri Morris – Head of Planning & Public Protection**

**Date: 9 February 2023**