

Application for non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

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	168	Suffix	
Property Name			
Ynysmeudwy Arms			
Address Line 1			
Ynysmeudwy Road			
Address Line 2			
Ynysmeudwy			
Town/city			
Pontardawe			
Postcode			
SA8 4QJ			

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

Easting (x)	Northing (y)
274000	205773
Description	

Applicant Details

Name/Company

Title

Mr

First name

Leigh

Surname

Dineen

Company Name

Bars ETC Limited

Address

Address line 1

7-11 James Court

Address line 2

Viking Way

Address line 3

Winch Wen Industrial Estate

Town/City

Country

United Kingdo

Postcode

SA1 7DA

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

Mr

First name

George

Surname

Milburn

Company Name

Asbri Planning Ltd.

Address

Address line 1

Unit 9

Address line 2

Oak Tree Court

Address line 3

Cardiff Gate Business Park

Town/City

Cardiff

Country

United Kingdom

Postcode

CF23 8RS

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

Retention of change of use from public house (A3 use) to guesthouse (C1 use), including public bar/restaurant and 8 no. guest rooms to allow for premises to be used for private hire/functions together with repositioned boundary fence

Reference number

P2022/0981

Date of decision

02/06/2023

For the purpose of calculating fees, which of the following best describes the original application type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Amendment to Condition 5 of P2022/0981, which currently reads as:

"Any gates provided across the access drive(s) shall be of a type which open inward and can be seen through, and shall be retained as such thereafter."

Please state why you wish to make this amendment

Please refer to enclosed covering letter.

Are you intending to substitute amended plans or drawings?

- ☐ 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 Non-Material Amendment as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available 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

Asbri Planning

Date

04/08/2023