

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

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

First name

David

Surname

Oakhill

Company Name

Wildfox Resorts Afan Valley Ltd

Address

Address line 1

Wildfox Resorts

Address line 2

Kimberley House

Address line 3

Ty-Glas Avenue

Town/City

Cardiff

Country

UK

Postcode

CF15 5DX

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

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

Proposed adventure resort comprising 600 no. lodges/apartments, 100-bed hotel with associated spa, central plaza containing restaurants, leisure activities and shops, adventure activities and associated buildings (including X-sports, alpine/ski, forest activities and Trax & Trail), restaurants and associated administration and maintenance buildings and parking for approx. 850 cars, plus associated landscaping, drainage and engineering operations including re-profiling of land, boundary treatment, retaining structures, external lighting and CCTV, and diversion of public rights of way.

Reference number

P2018/0493

Date of decision

18/01/2022

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

Two non-material amendments to Outline Planning Permission P2018/0493 as follows:

Condition 2

Condition 2 currently reads – “Any application for approval of reserved matters shall be made to the Local Planning authority not later than three years from the date of this permission.”

Amend to read “The first application for approval of reserved matters shall be made to the Local Planning authority not later than three years from the date of this permission.”

Condition 3

Condition 3 currently reads - “The first phase of development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.”

Amend to read “The first phase of development shall begin before the expiration of five years from the date of this permission.”

Please state why you wish to make this amendment

The changes proposed align with a phased approach to development, the need to ensure delivery in a timely fashion and compliance with S92 of the Town and Country Planning Act 1990.

Phasing – to enable a phased development it would be usual practice for reserved matters applications to be lodged over an extended period of time (likely beyond 3 years from the grant of outline permission, depending on the size of the scheme). To enable and acknowledge this, it would be common to require the first reserved matters application to be lodged by a set date (eg 3 years from the grant of outline) on the understanding that others would follow at later dates. The changes proposed reflect this.

Time/S92 compliance – the proposed changes ensure the timely delivery of the development in line with the original consent. This is achieved through the amendment of condition 3 to remove the wording "before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later".

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Non-material amendment discussed. Further information provided after the pre-application meeting. Agreement reached over proposed wording of NMA now contained in the application.

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

David Oakhill

Date

23/12/2024