

**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**

APPROVAL OF NON-MATERIAL AMENDMENT

Name and address of the applicant

Mr Neal Hunter
Squirrel Wood Properties
Windsor House
Cornwall Rd
Harrogate
HG1 2PW

Name and address of the agent

Ms Louise Humar
Amity Planning
Suite 212
Creative Quarter
Cardiff
CF10 1AF

DATE REGISTERED: 23 July 2025

APPLICATION NO: P2025/0526

LOCATION: Former Briton Ferry Health Centre, Hunter Street, Briton Ferry,
Neath Port Talbot, SA11 2SF

PROPOSAL: Non-material amendment application to vary the description of
development on planning consent P2023/0767 (Section 73
Application to vary condition 1, to allow a further four years for
the commencement of development of planning permission
P2019/0017 granted 04/03/2019. Permission is for the
demolition of existing health centre and construction of two
storey detached, 40 bed Nursing Home) to remove the quantity
of bedrooms and amend nursing home to care home.

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 non-material and allows the application.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 31 July 2025

Reference No: P2025/0526

Important Notes:

(1) This decision is in relation to those amendments contained within the application only and in all other regards the approved development shall be constructed in accordance with the host planning application