

**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 & Mrs Jim & Julie Janes
Land Between Cwmavon And Dan Y Bont
Maes Y Bettws
Pontrhydyfen
SA12 9SD

Name and address of the agent

Mr Andrew Vaughan-Harries
Hayston Developments & Planning Ltd
The Planning Studio
Hayston Bridge
Johnston
Haverfordwest
SA62 3HJ

DATE REGISTERED: 24 February 2026

APPLICATION NO: P2026/0106

LOCATION: Land Between Cwmavon And Dan Y Bont , Maes Y Bettws,
Pontrhydyfen, SA12 9SD

PROPOSAL: Non Material Amendment to Planning Permission ref.
P2022/0622 approved 15.06.2023: Removal of Conditions 4
and 5 relating to land contamination.

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: 20 March 2026

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