

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.

1. Site Details

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

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	United Kingdom
Postcode	SY19 7AA
Primary number	
Secondary number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	Mr
First name	Arwyn
Surname	George
Company name	George+Tomos Penseiri:Architects
Address line 1	George + Tomos Architects
Address line 2	12, Cambrian House
Address line 3	Heol Penrallt
Town/city	MACHYNLLETH
Country	WALES
Postcode	SY20 8AL
Primary number	01654700337
Secondary number	
Email	georgetomos@yahoo.co.uk

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates?

Yes No

5. 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 development of 29 new residential dwellings, including new adoptable roads, surface-water & foul drainage, means of access to the existing properties adjacent the site, connection with existing public footpath provisions as well as development of pedestrian & cycle access as well as amenity space and a playground area within the site.

Reference number:	P/2013/0144
Date of decision	21/05/2019

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

6. Non-Material Amendment(s) Sought

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

A non-material amendment application is made to alter the original planning application and approval Ref P/2013/0144

Over the last few years, the owner has been in negotiations with a local developer in moving the project forwards. In the process it transpired that neighbour have claimed rights over the existing access track/lane leading to Tan y Bryn.

The current owner has employed legal advisors and the revised drawings attached to this application are a result of these recommendations. In short, the neighbours do not own the track lane but could claim rights. It is advised, to avoid dispute, the original track must remain and that the line of access to the track must remain on or very near the original line.

As a bit of background; we have previously explored the options of forming an alternative access further down the trunk road and were advised by WG Trunk Road that this would not be supported.

As such, the only option is to find a re-configured arrangement to meet the Trunk road requirement and provide the track access on the same alignment, or as near as possible, to the existing.

It is understood that the junction of the track to the road is not a standard configuration. However, the main roundabout junction is as previously agreed. The track joins at an acute angle but has good visibility and can hopefully be accepted. This is the only configuration that we have been able to design that works for both retaining the track access and alignment and connect to the roundabout as per the original method.

After 8 years, or so, of working on this, we have reached this point where it now seems likely that this option that we are presenting is, within small margins of change, the only and final option that we have that will enable this allocated development land to be developed.

We are also advised, and had sight of, proposed (Draft) plans that show proposals to alter the road and roundabout towards Aberystwyth, closing and re-locating accesses to existing junctions beyond the extents of the site and the site owner's fields.

We have tried contacting WG to discuss, but to date have not succeeded. The applicant and owner are willing to discuss any viable alternatives that WG would like to consider and are open to discussion.

PCC have been in contact many times requesting updates on the progress and status and are keen to see the scheme developed.

As PCC will be aware, there is a significant demand in the area for housing and this piece of land is the main allocation for the Town and area within the current LDP. There is no other easily developed land in the area. Resolving this will also free up the additional land allocated to the West of the site too.

This site is significant to meet the future needs of housing in Machynlleth and surrounding areas over the next decade or so.

Are you intending to substitute amended plans or drawings? Yes No

If yes please complete the following

Old plan/drawing numbers

10-14 PL01 - General Site Plan REV-E_04-04-14
10-14 PL02 - Detailed Site Plan REV-C_09-04-14

New plan/drawing numbers

10-14 PL01 - Site General_27-05-21
10-14 PL02 - Entrance_27-05-21

Please state why you wish to make this amendment

Detailed above

7. 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

8. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application? Yes No

9. 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

10. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date (cannot be pre-application)

14/06/2021