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Cyngor Sir Fynwy
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NP15 1GA

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

Sant Ffraed House

Address Line 1

Kemeys Road To Llanarth Road

Address Line 2

Town/city

Llanvihangel Gobion

Postcode

NP7 9BA

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

Easting (x)

335672

Northing (y)

210192

Description

Applicant Details

Name/Company

Title

Mr

First name

Rhys

Surname

Howells

Company Name

Sant Ffraed Limited

Address

Address line 1

Sant Ffraed House

Address line 2

Address line 3

Monmouthshire

Town/City

Llanvihangel Gobion

Country

Postcode

NP7 9BA

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

Creation of new private access road.

Reference number

DM/2020/01320

Date of decision

08/12/2020

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

Retention of part of the existing access road that would otherwise need to be removed per Condition 05 of the Decision Notice along with rationalising the northern part of the proposed new access road to link to the wider side.

Please state why you wish to make this amendment

To enable a connected, holistic site layout noting the current venue operations.

Are you intending to substitute amended plans or drawings?

Yes

No

If yes, please complete the following details

Old plan/drawing numbers

PLN-02 - Existing Access Road Removal REV B
PLN-03 - Proposed Access Road REV B

New plan/drawing numbers

PLN-02 - Existing Access Road Removal REV C
PLN-03 - Proposed Access Road REV C

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

Rhys Howells

Date

07/08/2023