

Planning Services
Merthyr Tydfil County Borough Council
Unit 5 Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

Via Planning Portal only

Our ref: 79347

Thursday, 17 April 2025

Dear Sir/Madam,

PROPOSED NON-MATERIAL AMENDMENT TO AMEND ELEVATIONS OF AGRICULTURAL BUILDING EXTENSION APPROVED UNDER PLANNING APPLICATION REFERENCE P/24/0263

LAND FORMERLY OF MEADOWSWEET FARM, TRELEWIS, TREHARRIS, CF46 6TB

On behalf of our client, Mr Rees, please find enclosed an application seeking a Non-Material Amendment (NMA) to planning permission reference P/24/0263, which was granted by the Local Planning Authority on 28th January 2025.

The NMA seeks to amend Condition 2 attached to the grant of planning permission, to amend the extension's external elevations to include two extra doors. The Applicant has reflected upon the approved design and feels that having a 'personnel door' within the front elevation and an access door within the rear (with access to the adjacent field parcel) would allow greater ease-of-use and improved functionality.

As approved, Condition 2 attached to planning permission ref: P/24/0263 reads:

The development shall be carried out in accordance with the following approved plans and documents:

- ***Drawing Title: Proposed Plan, Drawing Number: 79347/GH/100, Received 21 November 2024***

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rogerparry.net

Head Office
Mercian House
9 Darwin Court
Oxon Business Park
Shrewsbury SY3 5AL

01743 791 336
mail@rogerparry.net

Shrewsbury Office
Welsh Bridge
Frankwell
Shrewsbury
Shropshire SY3 8LG

01743 343 343
shrewsbury@rogerparry.net

Oswestry Office
The Estates Office
20 Salop Road
Oswestry
SY11 2NU

01691 655 334
oswestry@rogerparry.net

Welshpool Office
1 Berriew Street
Welshpool
Powys
SY21 7SQ

01938 554 499
welshpool@rogerparry.net



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- ***Drawing Title: Proposed Elevations, Drawing Number: 79347/GH/101, Received 21 November 2024***
- ***Drawing Title: Proposed Block Plan, Drawing Number: 79347/GH/003, Received 21 November 2024***
- ***Drawing Title: Biodiversity Enhancement Plan, Drawing Number: 79347/GH/004, Received 21 November 2024***
- ***Arboricultural Evaluation, produced by David Wiltshire. Tech ArborA, received on 20 January 2025***
- ***Green Infrastructure Statement dated November 2024, produced by Roger Parry & Partners, Received 21 November 2024***
- ***Tree & Hedgerow Management Plan, version 1.0 dated January 2025, produced by Roger Parry & Partners, Received 22 January 2025***

It is proposed to amend Condition 2 to read as follows:

The development shall be carried out in accordance with the following approved plans and documents:

- ***Drawing Title: Proposed Plan, Drawing Number: 79347/GH/100 REV A, Received 17/04/2025***
- ***Drawing Title: Proposed Elevations, Drawing Number: 79347/GH/101 REV A, Received 17/04/2025***
- ***Drawing Title: Proposed Block Plan, Drawing Number: 79347/GH/003, Received 21 November 2024***
- ***Drawing Title: Biodiversity Enhancement Plan, Drawing Number: 79347/GH/004, Received 21 November 2024***
- ***Arboricultural Evaluation, produced by David Wiltshire. Tech ArborA, received on 20 January 2025***
- ***Green Infrastructure Statement dated November 2024, produced by Roger Parry & Partners, Received 21 November 2024***
- ***Tree & Hedgerow Management Plan, version 1.0 dated January 2025, produced by Roger Parry & Partners, Received 22 January 2025***

Drawing No's: 79347 / GH / 100 REV A and 79347 / GH / 101 REV A accompany the application and detail the proposed changes to the external façades of the extension.

As is evident from the submitted drawings, the proposed amendments would be of a minor, non-material, scale and would not cause any different impact either visually or with regards to impacts

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upon third parties to that caused by the previously-approved design. The proposed amendment is also still fully compliant with the requirements of the applicable planning policy and guidance.

Thus, the development as amended remains acceptable in planning terms and the scale of the proposed amendment is of a non-material character and nature.

I trust that the above and enclosed are to your satisfaction and I look forward to receiving some initial feedback on the submission shortly. In the meantime, should you have any queries please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, reading 'G.M. Humphreys'.

Gwyn Humphreys BSc (Hons) AssocRTPI

Planning Consultant

For and on behalf of Roger Parry & Partners LLP

gwyn@rogerparry.net

01691 655334

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Head Office
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