



Application for Removal or Variation of a Condition following Grant of Planning Permission

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

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

Blaen-y-garth Farm

Address Line 1

Blaen-y-garth Access Road

Address Line 2

Pant

Town/city

Merthyr Tydfil

Postcode

CF48 2UY

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

Easting (x)

306053

Northing (y)

209811

Description

Applicant Details

Reference:

Name/Company

Title

Mr

First name

Paul

Surname

Brogden

Company Name

Beacons Leisure Ltd

Address

Address line 1

Unit 1 Penygarnddu Industrial Estate

Address line 2

Dowlais Top

Address line 3

Town/City

Merthyr Tydfil

Country

Wales

Postcode

CF48 2TA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Reference:

Name/Company

Title

Mr

First name

Geraint

Surname

Jones

Company Name

Asbri Planning Ltd

Address

Address line 1

Unit 9

Address line 2

Oak Tree Court

Address line 3

Cardiff Gate Business Park

Town/City

Cardiff

Country

United Kingdom

Postcode

CF23 8RS

Contact Details

Primary number

02920732652

Secondary number

Email address

geraint@asbriplanning.co.uk

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reference:

Creation of tourist holiday park comprising 57 camping and caravan pitches. The restoration and change of use of the farm house to accommodate an office, store rooms and shop. Conversion and extension to existing barn to provide tourist information area and cafe. Erection of two amenity buildings and construction of a new vehicular access road, landscaping and associated infrastructure works (Full).

Reference number

P/16/0094

Date of decision (date must be pre-application submission)

04/10/2018

Please state the condition number(s) to which this application relates

Condition number(s)

1 (Timeframe)

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

To extend for another 5 years.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

To extend for another 5 years.

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

Reference:

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☐ Yes
☒ No

If No, can you give appropriate notice to ALL the other owners?

- ☐ Yes
☒ No

If No, and you cannot trace all the other owners, can you give the appropriate notice to one or more owner?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate C

I certify/the applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

A review of titles and occupier details available on Land Registry.

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Reference:

Name of Owner/Agricultural Tenant:

Brecon Mountain Railway

House name:

Number:

Suffix:

Address line 1:

Pant Station

Address Line 2:

Pontsticill

Town/City:

Merthyr Tydfil

Postcode:

CF48 2UP

Date notice served (DD/MM/YYYY):

04/10/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

Nicholas Parry

House name:

Number:

Suffix:

Address line 1:

Garth Farm

Address Line 2:

Pant

Town/City:

Merthyr Tydfil

Postcode:

CF48 2YA

Date notice served (DD/MM/YYYY):

04/10/2023

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Merthyr Express

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

27/03/2025

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Geraint

Reference:

Surname

Jones

Declaration Date

31/03/2025

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

☒ (A) None of the land to which the application relates is, or is part of an agricultural holding

☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Geraint

Surname

Jones

Declaration Date

27/03/2025

☒ Declaration made

Reference: