

# Cyngor Sir CEREDIGION County Council

Russell Hughes-Pickering

Swyddog Arweiniol Corfforaethol : Economi ac Adfywio  
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Mr B Davies  
Cardigan Golf Club  
SA43 1PR

Date 13-11-2019  
Case Officer Rhydian Williams  
Direct Line 01545 574104  
Application no A190893  
Email rhydian.williams2@ceredigion.gov.uk

Dear Mr Davies

## The Town and Country Planning Act 1990 Section 96A Application for a Non-Material Amendment (non-live decision)

**Applicant:** B Davies

**Site Location:** Cardigan Golf Club, Gwbert, Cardigan. SA43 1PR

**Proposal:** To reduce the size of the building from a 6-bay facility to a 3-bay facility

I refer to your application for a non-material amendment following grant of planning permission A160692

The LPA have assessed the non-material amendment against the tests set out in the guidance as a result of the introduction of Section 96A of the Town and Country Planning Act 1990 which came into force in Wales on the 1<sup>st</sup> September 2014. In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. When assessing and determining whether or not a proposed change would qualify as a non-material amendment, local planning authorities may wish to consider the following tests:

(a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme;

(a)(ii) would the proposed changes result in a detrimental impact either visually or in terms of local amenity?

(b) would the interests of any third party or body be disadvantaged in planning terms; or,

(c) would the proposed change conflict with national or development plan policies?

### Condition 2 of planning permission A160692.

*Proposed Variation by applicant:* To reduce the size of the building from a 6-bay facility to a 3-bay facility

*Agreed variation:* To allow the the reduction of the size of the building in line with the plans submitted as part of the application.

Please retain a copy of this letter for your records.

Yours sincerely

Russell Hughes-Pickering  
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