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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

Knolton Farmhouse Cheese

Address Line 1

Oswestry Road

Address Line 2

Overton

Town/city

Wrexham

Postcode

LL13 0LG

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

Easting (x)

336556

Northing (y)

340865

Description

Applicant Details

Name/Company

Title

Mr

First name

Scott

Surname

Latham

Company Name

Knolton Farmhouse Cheese

Address

Address line 1

Hazelcroft

Address line 2

Overton

Address line 3

Wrexham

Town/City

wrexham

Country

United Kingdom

Postcode

LL130LF

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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?

- [x] 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

EXTENSION TO EXISTING DAIRY BY-PRODUCTS BUILDING TO HOUSE MILK DRYER UNIT, STORAGE AND OTHER ANCILLARY USES AND NEW CAR PARK

Reference number

P/2014/0360

Date of decision

28/07/2014

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
- [x] **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

Minor layout adjustment to the final two rows of the approved car park layout under planning permission P/2014/0360, squaring out the rows and shifting the boundary of the parking area further away from the neighbouring property boundary (in connection with enforcement inquiry ENF/2026/0203).

Please state why you wish to make this amendment

During the completion phase of the car park, layout modifications were made on-site to accommodate proximity concerns raised by the adjacent neighbouring resident. The sub-base and layout were adjusted to increase the buffer zone between the final two rows of parking and the neighbouring boundary, reducing visual and residential impact. Following correspondence with Planning Enforcement Officer Louise Phillips (ref: ENF/2026/0203), this application formally regularises the amended layout.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

Approved site/car park layout plan under P/2014/0360

New plan/drawing numbers

Drawings.pdf - Proposed Car Park Modification & Site Layout

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

If Other has been selected, please provide contact details:

Title

***** REDACTED ******

First name

***** REDACTED ******

Surname

***** REDACTED ******

Phone Number

***** REDACTED ******

Email

***** REDACTED ******

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

ENF/2026/0203

Date (must be pre-application submission)

07/10/2026

Details of the pre-application advice received

Following correspondence regarding enforcement reference ENF/2026/0203, Planning Enforcement Officer Louise Phillips confirmed on 07/10/2026 that the layout adjustments made to the car park could be considered via a formal Non-Material Amendment application to planning permission P/2014/0360

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

Scott Latham

Date

08/10/2026