

Neath Port Talbot County Borough Council
Cyngor Bwrdeistref Sirol Castell-nedd

Democratic Services
Gwasanaethau Democrataidd

Chief Executive: Steven Phillips

Date: 1 October 2020

Dear Member,

PLANNING COMMITTEE - FRIDAY, 2ND OCTOBER, 2020

Please find attached the following addendum reports/urgent items for consideration at the next meeting of the **Planning Committee - Friday, 2nd October, 2020.**

Item

- a) Amendment Sheet and Presentation (Pages 3 - 26)

Yours sincerely

Tammie Davies

p.p Chief Executive

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PLANNING COMMITTEE

2ND OCTOBER 2020

AMENDMENT SHEET

SECTION B – MATTERS FOR INFORMATION

ITEM 6

AFAN VALLEY ADVENTURE RESORT - UPDATE REPORT

<u>APPLICATION NO:</u> P2018/0493	<u>DATE:</u> 25/07/2018
PROPOSAL:	Outline planning application (including access) for a proposed adventure resort comprising 600 no. lodges/apartments, 100-bed hotel with associated spa, central plaza containing restaurants, leisure activities and shops, adventure activities and associated buildings (including X-sports, alpine/ski, forest activities and Trax & Trail), restaurants and associated administration and maintenance buildings and parking for approx. 850 cars, plus associated landscaping, drainage and engineering operations including re-profiling of land, boundary treatment, retaining structures, external lighting and CCTV, and diversion of public rights of way.
LOCATION:	Land At Pen Y Bryn, Croeserw Cymmer, Port Talbot
APPLICANT:	Afan Valley Limited
TYPE:	Outline
WARD:	Cymmer

Councillor Questions

Councillor Arwyn Woolcock has submitted the following questions in advance of the meeting, with responses provided below each: -

At the Planning Committee meeting held on the 24 September 2019, Members resolved that, if the section 106 agreement had not been completed by 31 March 2020, that delegated authority be given to

refuse planning permission... It is disappointing to note that, 6 Months after that date, the situation remains unresolved. **Notwithstanding the fact that “positive discussions” have been ongoing with Mr Moore and the appointed agents, and the disruption caused by the subsequent Coronavirus pandemic, should a report not have been brought back to Members sooner?**

Officer Response: Officers have kept the Leader, Chief Executive and Chair of Planning Committee informed of ongoing discussions with relevant parties. While it is acknowledged that a report could have been brought back before to outline the progress to date, a decision was made, partly due to Covid-19 pressures but also due to the sensitivities associated with the ongoing work by the project team to secure funding to demonstrate ‘true deliverability’ of this project, that such a report should be deferred until an appropriate time. Given the nature of the report, it is considered that now is the appropriate time to update members.

The Chief Executive has stated in his letter to Mr Pyper dated 11 September that confirmation that a funded proposal, which is deliverable, must be received by this Authority by 31 October 2020. **Can officers reaffirm that, in the event of such confirmation not being received by that date, a further report will be brought back for Members’ consideration as soon as is practicable thereafter?**

Officer Response: The 31st October 2020 date provides a deadline by which officers expect the principal parties in negotiations to have responded to demonstrate tangible progress. It is clear that things are moving fast at present, and it is foreseen that matters will have moved on significantly over the course of the next month. Officers would assure Members, however, that a report will be brought back to Committee as soon as practicable after that date, to enable them to make a final resolution based on the situation as it stands at that time.



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Planning Committee

(Remote) 2nd October 2020

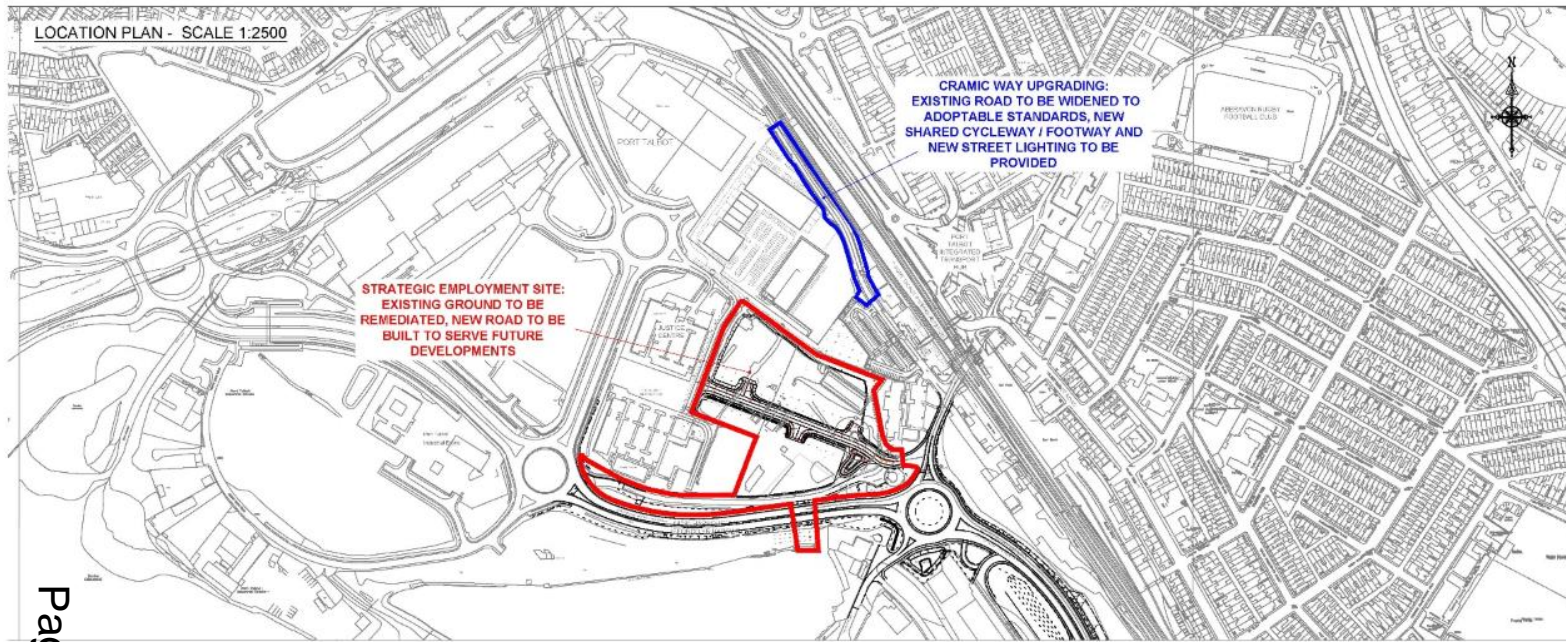
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<u>APPLICATION NO:</u> P2020/0294	<u>DATE:</u> 15/04/2020
PROPOSAL:	Construction of an access road, flood mitigation works, land contamination remediation works, improving the load capacity of the ground and associated works to facilitate the regeneration of a former brownfield land for future commercial development.
LOCATION:	Harbourside Strategic Employment Site, Harbourside Road, Port Talbot
APPLICANT:	NPTCBC Engineering & Transport
TYPE:	Regulation 3 – Council development
WARD:	Margam

Dwg. No. C2014B / LOC / 0001

LOCATION PLAN - SCALE 1:2500



NOTES

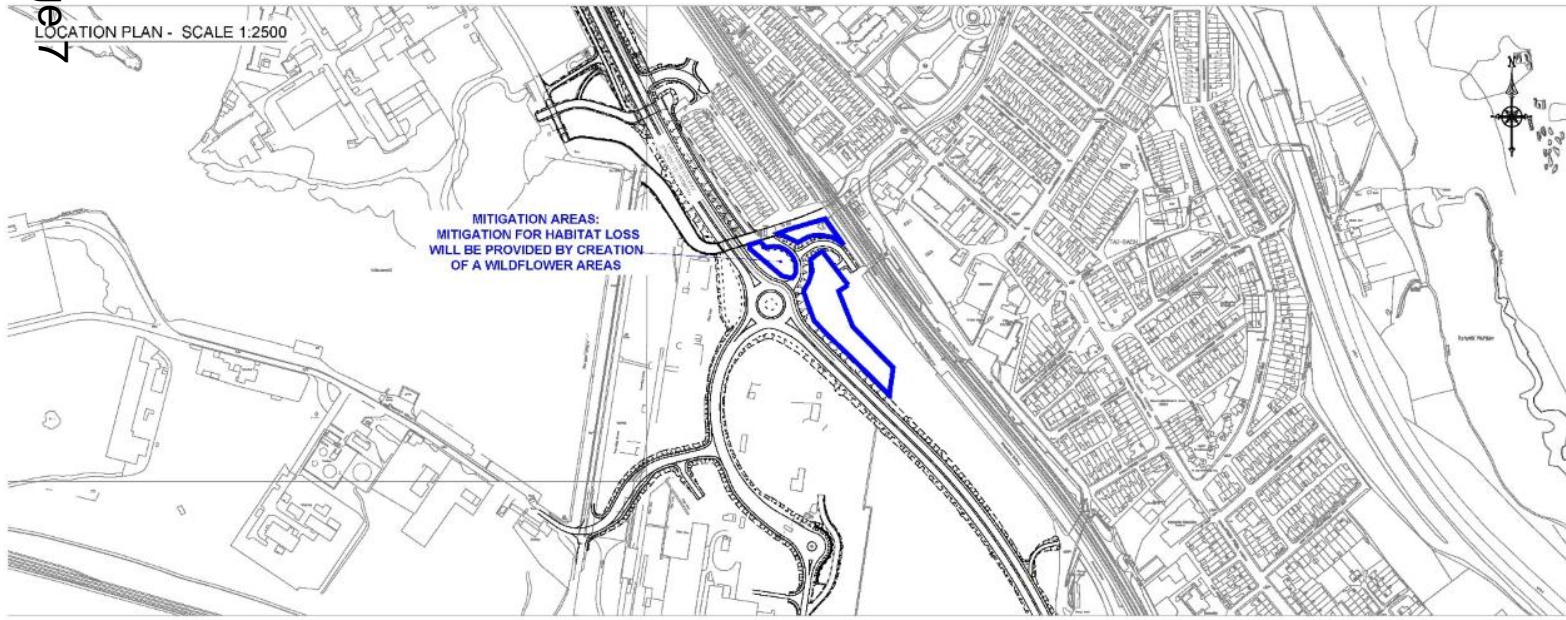
1. All dimensions are in millimetres unless otherwise stated.

- LEGEND -

MAIN DEVELOPMENT SITE

ADJACENT AREAS OF SITE

LOCATION PLAN - SCALE 1:2500



B	DESCRIPTION OF MITIGATION AREAS REVISED	AM	AJP	HH	APRIL '20
A	SITE AREAS SEPARATED TO MAIN DEVELOPMENT SITE AND OTHER AREAS OF SITE	AM	AJP	HH	APRIL '20
Rev	Details	D	CA	FO	Date

 **Cyngor Castell-nedd Port Talbot**
Neath Port Talbot Council

ENGINEERING AND TRAFFIC

MEICHAEL REAVES
DIRECTOR OF TRANSPORT AND REGISTRATION
T: 01493 82445, 82447, 82449
M: 07824 586477, 586478
N: 01493 821155

C2014B HARBOURSIDE STRATEGIC EMPLOYMENT SITE

EXTENT OF SITE

File No	Project Code No	26.00500.0054.00019			
Drawn	AAI	Checked	MCB	Approved	HHH
Date	JAN '20	Date	JAN '20	Date	JAN '20
Scale	AS SHOWN @ A1	Status	PLANNING		
Drawing No	C2014B / LOC / 0001				B

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C2014B HARBOURSIDE STRATEGIC EMPLOYMENT SITE - EXTENT OF SITE



















HARBOURSIDE STRATEGIC EMPLOYMENT SITE

C2014B / GA / 0101

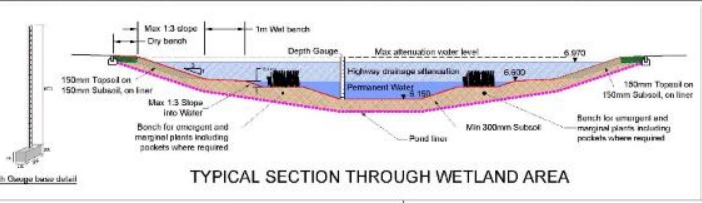
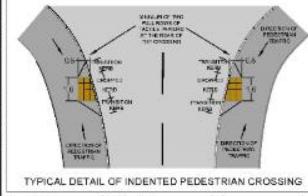
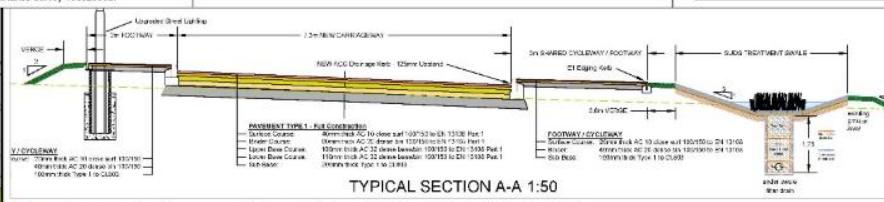
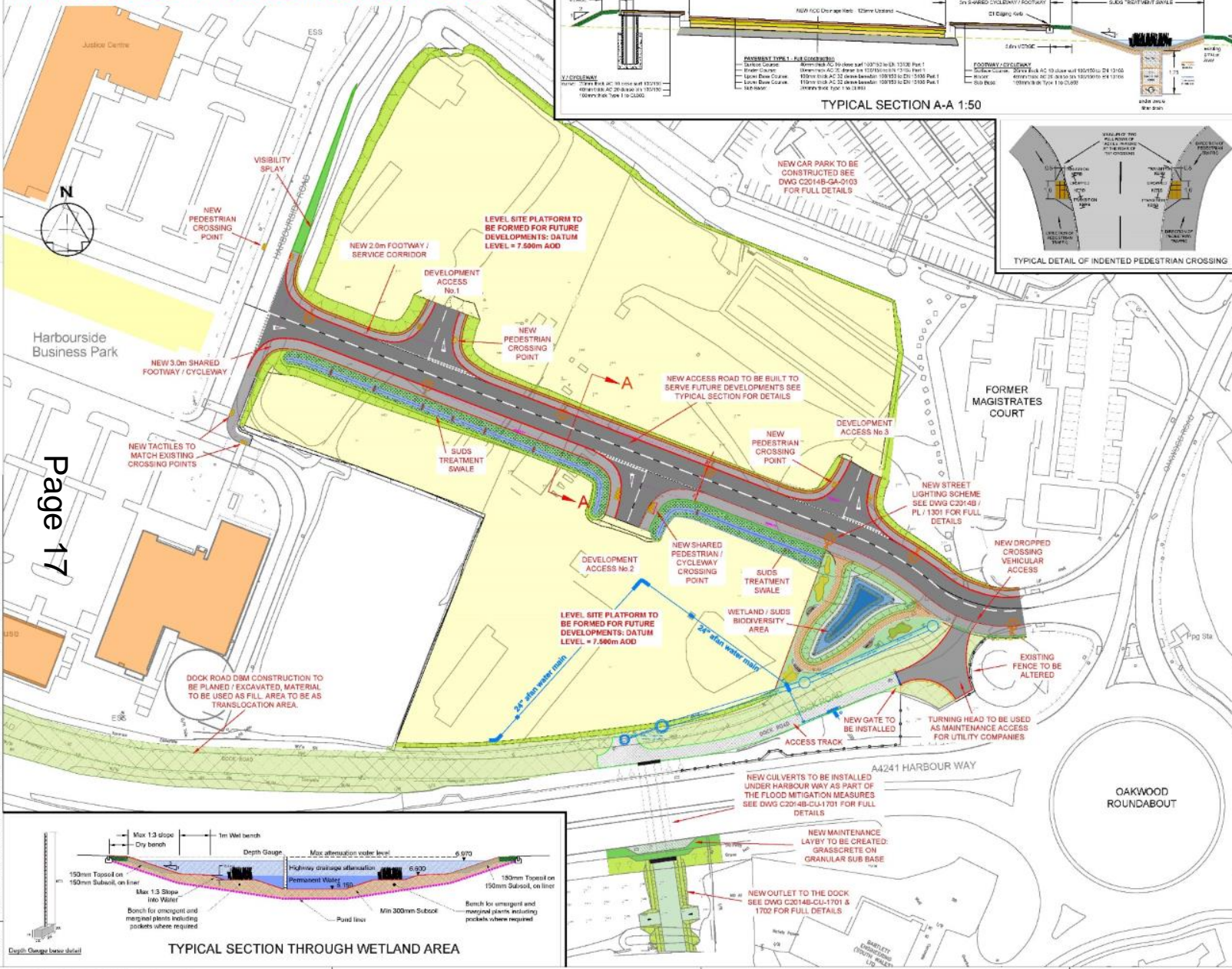
Dwg No.

GENERAL ARRANGEMENT - ACCESS ROAD

C2014B HARBOURSIDE STRATEGIC EMPLOYMENT SITE

Job Title

Page 17



- NOTES**
- All dimensions are in millimetres unless otherwise stated.
 - For **SITE CLEARANCE** details see drawing C2014B / SC / 0201 and 0202.
 - For **ACCOMMODATION** works see drawing C2014B / F / 0301.
 - For **DRAINAGE** details see C2014B / DR / series of drawings.
 - For **EARTHWORKS** details see C2014B / EW / series of drawings.
 - For **ROAD PAVEMENT** details see drawing C2014B / RP / 0701.
 - For **KERBS, FOOTWAYS** and **PAVED AREAS** details see drawing C2014B / K / 1101.
 - For **TRAFFIC SIGNS** and **ROAD MARKING** details see drawing C2014B / RM / 1201.
 - For **STREET LIGHTING** details see C2014B / PL / series of drawings.
 - For **FLOOD MITIGATION** CULVERT details see C2014B / CU / series of drawings.
 - For **EXISTING SERVICES** see drawing C2014B / SU / 2701.
- LEGEND**
- PROPOSED FOOTWAY CONSTRUCTION
 - NEW CARRIAGEWAY CONSTRUCTION
 - HIGHWAY VERGES
 - HIGHWAY EMBANKMENTS
 - LEVEL PLATFORM TO BE FORMED FOR FUTURE DEVELOPMENTS: 1.5M AOD
 - AREA OF SITE TO BE USED FOR TRANSCLOCATION MATERIAL
 - DEM MAINTENANCE ACCESS TRACK
 - NEW CROSSING POINTS
 - PROPOSED HIGH STREET LIGHTING
 - PROPOSED SLUDGE TREATMENT SWALES AND BIODIVERSITY WITH TREATMENT AND ATTENUATION FILTER DRAIN BELOW

Note: Site will be developed by others following the ground remediation and construction of the infrastructure.

Rev	Details	Dr	Ch	By	Date
Start					

Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council
12122016/16/17/18/19/20/21
MEDIA OFFICE
DIRECTOR OF ENVIRONMENT AND REGISTRATION
THE DE WAYS BUILDING, LANY
MIDDLE STREET, PORT
NEATH SA11 2GG

C2014B HARBOURSIDE STRATEGIC EMPLOYMENT SITE
GENERAL ARRANGEMENT - ACCESS ROAD

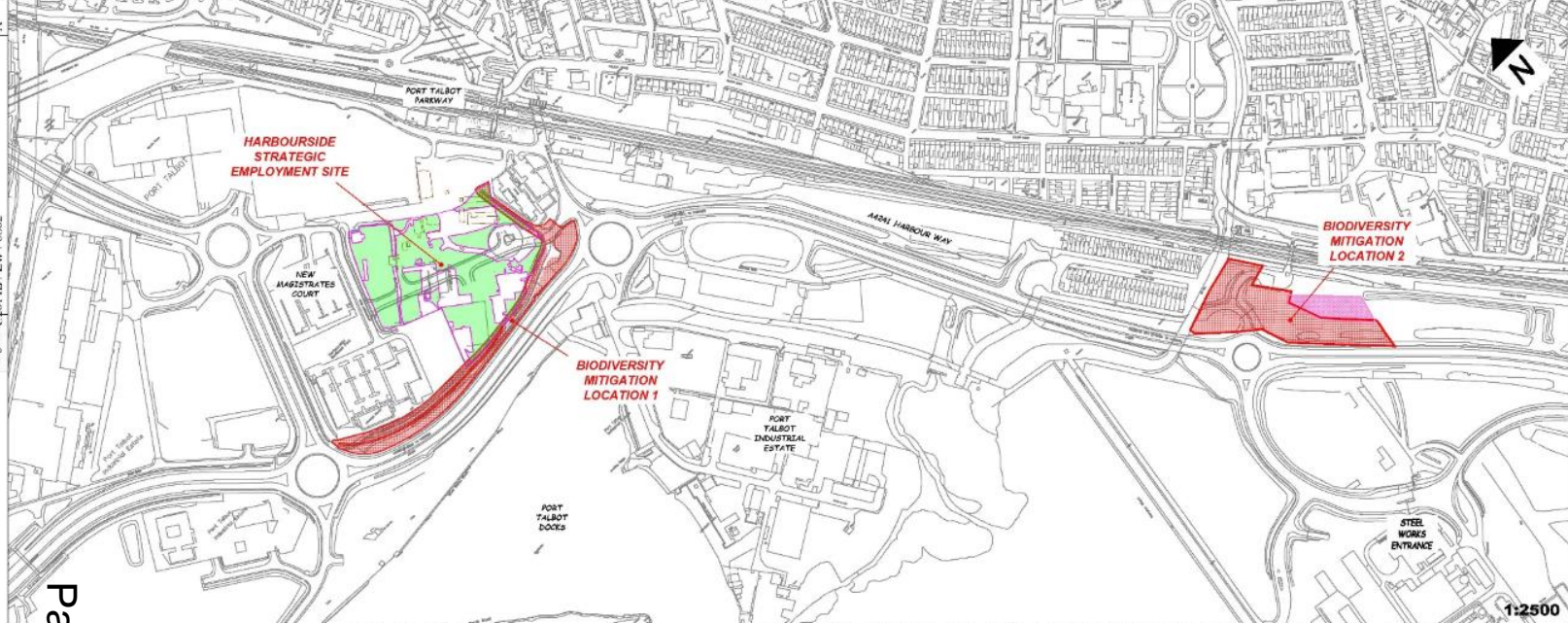
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Drawn	Checked	MCGB Approved
Date	JAN 20	Date
Scale	1:200	Status
Drawing No.	C2014B / GA / 0101	

Dp. No. C2014B/EW/0602

BIODIVERSITY MITIGATION AREAS

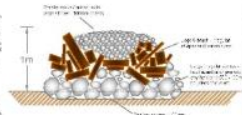
Job Title

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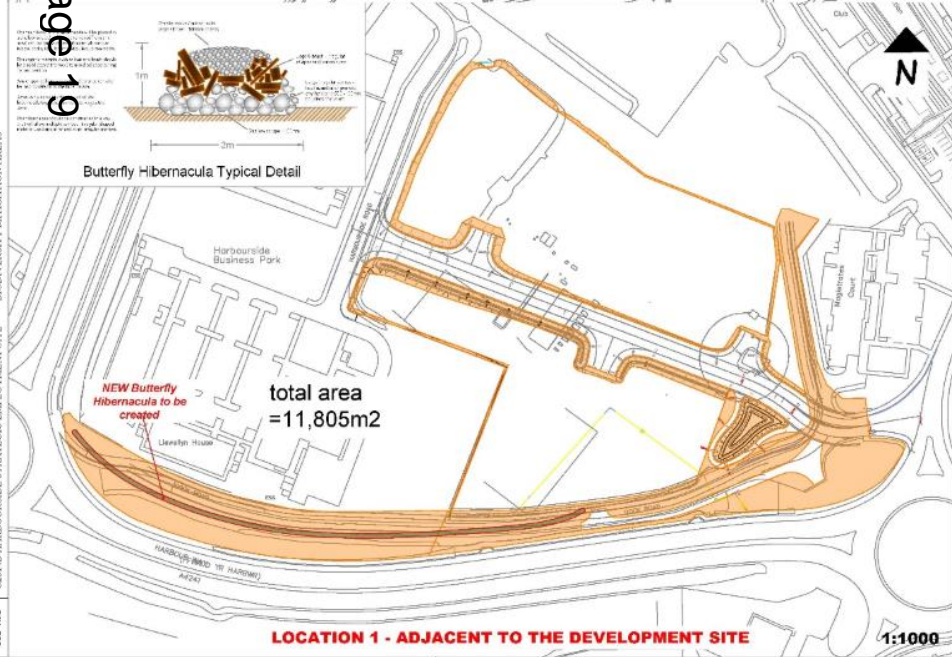


- NOTES**
- All dimensions are in millimetres unless otherwise stated.
 - Drawing to be read in conjunction with NPT Biodiversity Ecological Assessment Report 2017.

- KEY**
- Identified areas of BIODIVERSITY interest - approx. area = 16,200m²
 - BIODIVERSITY MITIGATION approx. areas = 17,930m²
 - Existing butterfly translocation area to remain unaffected
 - NEW Butterfly Hibernacula to be created



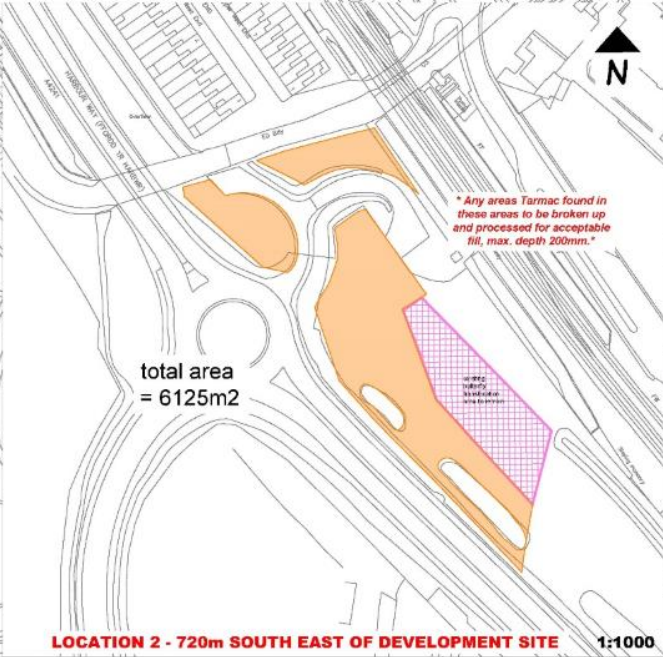
Butterfly Hibernacula Typical Detail



total area = 11,805m²

LOCATION 1 - ADJACENT TO THE DEVELOPMENT SITE

1:1000



total area = 6125m²

LOCATION 2 - 720m SOUTH EAST OF DEVELOPMENT SITE

1:2500

1:2500

* Any areas Tarmac found in these areas to be broken up and processed for acceptable fill, max. depth 200mm.*

No.	IBERNACULA DESCRIPTION NUMBER		AM	AP	HE	DATE
	Di	Ch				

Cyngor Ceredigion Port Talbot
Newport Port Talbot Council

MEICHAIR IARWYD
DIRECTOR OF THE ENVIRONMENT AND REGISTRATION
THE CLAYTON, BODRHYD LANY
BUNGALOW, BERRY PARK
NEATH SA11 3UG

C2014B HARBOURSIDE STRATEGIC EMPLOYMENT SITE
BIODIVERSITY MITIGATION AREAS

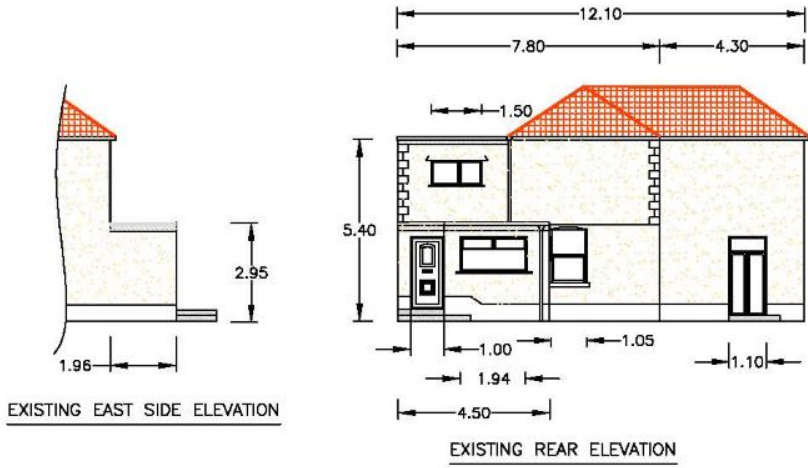
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Drawn	Checked	Approved
DATE	DATE	DATE
Scale	eg 1:500	Status
Drawn By	C2014B/EW/0602	A



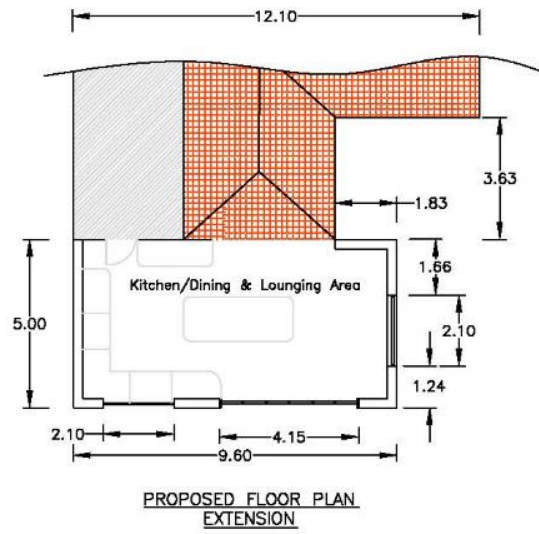
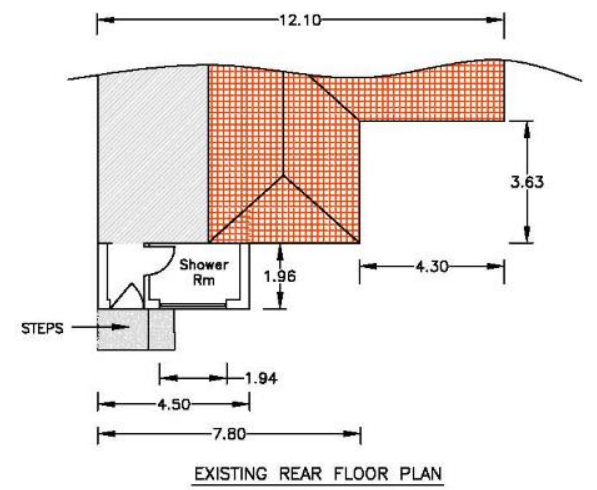
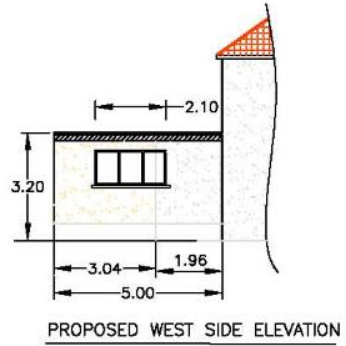
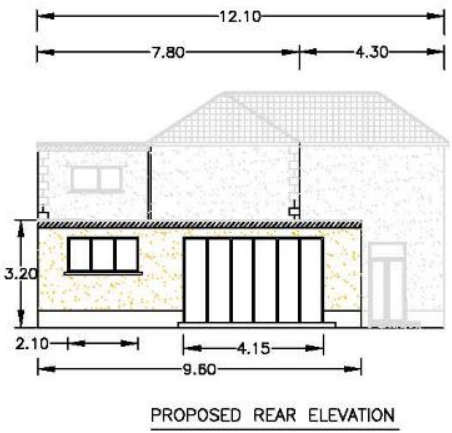
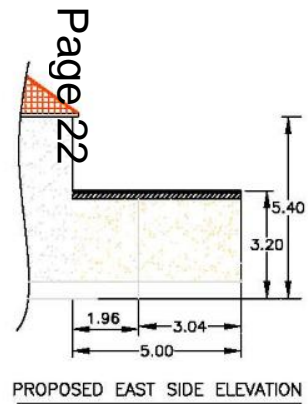
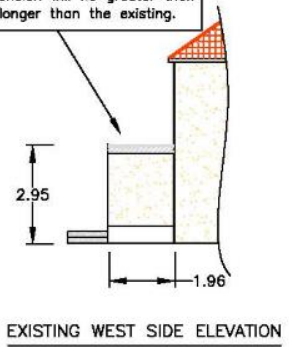
Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

<u>APPLICATION NO:</u> P2020/0505	<u>DATE:</u> 09/07/2020
PROPOSAL:	Single storey rear extension.
LOCATION:	2 Taillwyd Road, Neath Abbey SA10 7DT
APPLICANT:	Mr Tim Burden
TYPE:	Full Plans
WARD:	Dyffyn





Existing extension to be demolished the 1.96m existing extension is to be odd to the 5m therefore the new part of the extension will no greater than 3.04m longer than the existing.



The above location plan shows the extents of the proposed extension, the existing extension shown in blue is to be demolished and replaced by a bigger extension as shown in red.

Mr & Mrs Burden 2 Talliwyd Road, Neath Abbey SA107DT	Title: Existing & Proposed Elevations and Floor plans of proposed rear extension.	
DATE : MAY. 2020	SCALE: NTS	DWG. No. BURDEN/01/20







APPLICATION NO: P2018/0493	DATE: 25/07/2018
PROPOSAL:	Outline planning application (including access) for a proposed adventure resort comprising 600 no. lodges/apartments, 100-bed hotel with associated spa, central plaza containing restaurants, leisure activities and shops, adventure activities and associated buildings (including X-sports, alpine/ski, forest activities and Trax & Trail), restaurants and associated administration and maintenance buildings and parking for approx. 850 cars, plus associated landscaping, drainage and engineering operations including re-profiling of land, boundary treatment, retaining structures, external lighting and CCTV, and diversion of public rights of way.
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