



PLANNING COMMITTEE

10.00 AM - TUESDAY, 28 JANUARY 2025

***MULTI-LOCATION MEETING - COUNCIL CHAMBER, PORT TALBOT
& MICROSOFT TEAMS***

**ALL MOBILE TELEPHONES TO BE SWITCHED TO SILENT FOR THE
DURATION OF THE MEETING**

Webcasting/Hybrid Meetings:

This meeting may be filmed for live or subsequent broadcast via the Council's Internet Site. By participating you are consenting to be filmed and the possible use of those images and sound recordings for webcasting and/or training purposes.

PART 1

1. Chairs Announcements
2. Declarations of Interest
3. Minutes of the Previous Meeting (*Pages 5 - 8*)
4. To Request Site Visit(s) from the Applications Presented

Report/s of the Head of Planning and Public Protection

Section A - Matters for Decision

Planning Applications Recommended for Approval

5. Application No. P2024/ 0626- 60-61 Afan Road, Duffryn Rhondda, Neath Port Talbot, SA13 3ET (*Pages 9 - 22*)
Change of use of ground floor of 60-61 Afan Road, from retail unit (A1) to two x 1 bedroom holiday lets (C6).

6. Application No. P2024/0234 - Land To The West Of Danygraig Lane, Glynneath, SA11 5LG. *(Pages 23 - 54)*
Outline application for the development of 3 x detached dwellings with associated works (All Matters Reserved), at Land to the West Of Danygraig Lane, Between Glan Gwrelych And Ynys Y Nos Avenue, Glynneath, SA11 5LG.

Section B - Matters for Information

7. Appeals Determined - 9 December 2024 to 20 January 2025
(Pages 55 - 56)
8. Delegated Decisions - 9 December 2024 to 20 January 2025
(Pages 57 - 78)
9. Urgent Items
Any urgent items at the discretion of the Chairperson pursuant to Section 100BA(6)(b) of the Local Government Act 1972 (as amended).

F.O'Brien
Chief Executive

Civic Centre
Port Talbot

Tuesday, 21 January 2025

Committee Membership:

Chairperson: Councillor J.Jones

**Vice
Chairperson:** Councillor T.Bowen

Members: Councillors S.Paddison, D.Keogh, R.Davies,
H.Davies, C.James, C.Jordan, S.Thomas,
R.Mizen, P.Rogers and A.R.Aubrey

**Cabinet
UDP/LDP
Member:** Councillor W.F.Griffiths

Requesting to Speak at Planning Committee

The public have a right to attend the meeting and address the Committee in accordance with the [Council's approved procedure](#) which is available at www.npt.gov.uk/planning.

If you would like to speak at Planning Committee on an application reported to this Committee you must:

- Contact Democratic Services in writing at: Civic Centre, Port Talbot SA13 1PJ, preferably by email: democratic.services@npt.gov.uk.
- Ensure your request to speak is made no later than two working days prior to the meeting date (by 2 pm on the preceding Friday based on a usual Tuesday meeting),
- Clearly indicate the item number or application number on which you wish to speak and confirm whether you are supporting or objecting to the application.
- Give your name and address (which will be publicly available unless there are particular reasons for confidentiality)

Please note that only one person is able to speak for each 'category' (objector; supporter; applicant/agent; Town/Community Council for each application. Full details are available in the [Council's approved procedure](#)

In addition, if an objector registers to speak, the Applicant/Agent will be notified by the Council.

Should you wish to discuss any aspect of public speaking, please contact the Democratic Services Team on 01639 763713.

Commenting on planning applications which are to be reported to Committee

Should you wish to submit representations on an application presented to this Planning Committee, please note that these must be received by the Planning department no later than 2.00p.m. on the Friday before Committee (based on the usual Tuesday meeting). If the meeting is not on a Tuesday, these should be received no later than 2.00pm on the penultimate working day immediately preceding the Planning Committee.

Please note that representations received in accordance with the Council's protocol are summarised and, where necessary, commented upon in the form of an Amendment Sheet, which is circulated to Members of the Planning Committee by email on the evening before Committee, and re-distributed prior to the commencement of the meeting.