



PLANNING COMMITTEE

2.00 PM - FRIDAY, 2 OCTOBER 2020

REMOTELY VIA TEAMS

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

PART 1

1. Declarations of Interest
2. Minutes of the Previous Meetings (*Pages 5 - 28*)
3. 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

4. Application No. P2020/0294 - Harbourside (*Pages 29 - 58*)
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 at Harbourside Strategic Employment Site, Harbourside Road, Port Talbot.

5. Application No. P2020/0505 - 2 Taillywd Road, Neath Abbey
(Pages 59 - 64)
Single storey rear extension, at 2 Taillywd Road, Neath Abbey,
SA10 7DT.

Section B - Matters for Information

6. P2018/0493 - Afan Valley Adventure Resort - Update for
Information (Pages 65 - 78)
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. Additional
and amended information received on 25/01/2019 and 07/02/2019
under Regulation 24 with regard to biodiversity, landscape and
visual impact, social economic impact and transport together with
modifications to the masterplan and parameters plan, at land at Pen
Y Bryn, Croeserw Cymmer, Port Talbot.
7. Urgent Items
Any urgent items at the discretion of the Chairman pursuant to
Section 100B(4)(b) of the Local Government Act 1972.

S.Phillips
Chief Executive

Civic Centre
Port Talbot

Thursday, 24 September 2020

Committee Membership:

Chairperson: Councillor S.Paddison

**Vice
Chairperson:** Councillor S.Pursey

Members: Councillors C.J.Jones, D.Keogh, R.Mizen,
S.Bamsey, R.Davies, S.K.Hunt, A.N.Woolcock,
C.Williams, S.Renkes and M.Protheroe

**Cabinet
UDP/LDP
Member:** Councillor A.Wingrave

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.