

# PLANNING COMMITTEE

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

**Members Present:**

**28 January 2025**

**Chairperson:** Councillor J.Jones

**Vice Chairperson:** Councillor T.Bowen

**Councillors:** S.Paddison, D.Keogh, R.Davies, C.Jordan,  
S.Thomas, R.Mizen and P.Rogers

**Local Members:** Councillor S.A.Knoyle (Glynneath Central and  
East)

**Officers In  
Attendance:** C.Morris, C.Davies, G.White, R.MacGregor,  
J.Griffiths, L.Byng, J.King, N.Jones and  
T.Davies

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## 1. **CHAIRS ANNOUNCEMENTS**

The Chair, Councillor J.Jones, welcomed all to the meeting.

## 2. **DECLARATIONS OF INTEREST**

The following Member made a declaration of interest at the start of the meeting:

Councillor Jeff Jones - Item 5 – Application No P2024/0626 – 60-61 Afan Road, Duffryn Rhondda, SA13 3ET, as he is the Local Ward Member who requested the application be brought before the Planning Committee for decision. He considered this interest as Prejudicial, and took no part in the voting on this item.

3. **MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 17 December 2024, were approved as an accurate record.

4. **TO REQUEST SITE VISIT(S) FROM THE APPLICATIONS PRESENTED**

A site visit was proposed for Application No. P2024/0234 – Land to the West of Danygraig Lane, Glynneath, SA11 5LG, at the start of that item.

Following the conclusion of the vote, the proposal for a site visit was not supported.

5. **APPLICATION NO. P2024/ 0626- 60-61 AFAN ROAD, DUFFRYN RHONDDA, NEATH PORT TALBOT, SA13 3ET**

(At this point in the meeting, Councillor Jeff Jones reaffirmed his interest in this item, and took no part in the voting thereon.)

Officers made a presentation to the Planning Committee on this Application (Change of use of ground floor of 60-61 Afan Road, from retail unit (A1) to two x 1 bedroom holiday lets (C6)) as detailed in the circulated report.

The Local Ward Member (Councillor Jeff Jones – Chair of the Planning Committee) had requested that the application be determined by the Planning Committee. Councillor Jones declared a prejudicial interest at the start of the meeting, handed over the role of Chair to Councillor Tim Bowen, and did not take part in the voting on this item. He remained in the meeting to give his representations.

The Applicant was present to give his representations.

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2024/0626 – 60-61 Afan Road, Duffryn Rhondda, Port Talbot, SA13 3ET be Approved, subject to the conditions detailed within the circulated report.

6. **APPLICATION NO. P2024/0234 - LAND TO THE WEST OF DANYGRAIG LANE, GLYNNEATH, SA11 5LG.**

(At this point in the meeting, Councillor Jeff Jones resumed the role of Chair.)

Officers made a presentation to the Planning Committee on this Application (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) as detailed in the circulated report.

The Local Ward Member (Councillor Simon Knoyle) had requested that the application be determined by the Planning Committee, and was present to give his representations at the meeting.

A registered speaker gave their objections to the Application, and the Applicants Agent exercised their right of reply, in support of the Application.

A site visit on this Application was proposed, but was not supported (as detailed at minute number 4).

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2024/0234 – Land to the West of Danygraig Lane, Between Glan Gwrelych and Ynys Y Nos Avenue, Glynneath, be Approved, subject to the conditions detailed within the circulated report.

7. **APPEALS DETERMINED - 9 DECEMBER 2024 TO 20 JANUARY 2025**

Members noted the list of Appeals Determined from 9 December 2024 to 20 January 2025.

**RESOLVED:** That the report be noted.

8. **DELEGATED DECISIONS - 9 DECEMBER 2024 TO 20 JANUARY 2025**

Members noted the list of Delegated Decisions from 9 December 2024 to 20 January 2025.

**RESOLVED:** That the report be noted.

9. **URGENT ITEMS**

No urgent items were received.

**CHAIRPERSON**