

PLANNING COMMITTEE

(COUNCIL CHAMBER - PORT TALBOT CIVIC CENTRE)

Members Present:

19 March, 2019

Chairperson: Councillor S.Paddison

Vice Chairperson: Councillor H.N.James

Councillors: A.R.Aubrey, S.Bamsey, W.F.Griffiths, S.K.Hunt, C.J.Jones, S.Purseley and R.Mizen

UDP/LDP Member: Councillor A.Wingrave

Local Members: Councillor N.E.Davies and S.Jones

Officers In Attendance: N.Pearce, S.Ball, D.M.Adlam, M.Shaw, S.Evans, H.Bowen, R.MacGregor and T.Davies

1. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED: Subject to it being noted that Councillor S.Bamsey was present at the meeting of the Planning Committee on 26 February, 2019, the Minutes of the previous meeting held on 26 February, 2019 be approved.

2. **SITE VISITS**

RESOLVED: No site visits required, as the only application before Committee today had already been the subject of a Site Visit.

3. **AMENDMENT SHEET**

Note: An amendment sheet in relation to Application Number: P2018/0493 was circulated prior to the meeting, on which the Chairperson had allowed sufficient time for Members to read, in

respect of application items on the published agenda, the Chairperson had permitted urgent circulation/consideration thereof at today's meeting, the particular reasons and circumstances being not to further delay the planning process, unless the Committee itself wanted to defer any applications and to ensure that Members take all extra relevant information into account before coming to any decision at the meeting.

4. **APPLICATION NO. P2018/0493 - AFAN VALLEY ADVENTURE RESORT**

Officers made a presentation to the Planning Committee on this Application (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 and 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).

In accordance with the Council's approved Public Speaking Protocol, and with the agreement of the Chairperson, the agent representing Afan Valley Limited addressed the Planning Committee as well as the Applicant, and the two local Member's for the area.

RESOLVED:

1. That following the site visit prior to today's meeting on 19 March, 2019, and in accordance with Officers' recommendations, Application No. P2018/0493 be approved, subject to the conditions detailed in the circulated report (as revised in the circulated amendment sheet), and subject to the applicant entering into a Section 106 Agreement with the broad Heads of Terms detailed in the circulated report.

2. That if the required Section 106 agreement is not completed within six months of the date of this resolution (unless the Local Planning Authority has otherwise agreed to an extension of this time limit in writing), that delegated authority be given to refuse planning permission on the basis that, in the absence of the required legal agreement, the identified environmental impacts of the development, notably on biodiversity / habitat, would not be mitigated, precise reasons to be agreed in consultation with the Chairperson of the Planning Committee.
3. That delegated authority be given to the Head of Planning and Public Protection and Development Manager – Planning, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to consultation with the Chairperson of the Planning Committee, up to the point where the legal agreement is signed and outline consent issued.

5. **APPEAL DETERMINED - 19 FEBRUARY TO 11 MARCH, 2019**

RESOLVED: That the following Appeal determined be noted as detailed in the circulated report.

Appeal Ref. A2018/0016

Retention of use of land for the siting of a caravan for use as site office for a temporary period during construction of the dwelling approved under Planning Application P2016/0515, at Land adjacent to The Barracks, Pontrhydyfen, Port Talbot.

Decision:

Appeal Dismissed

6. **APPEAL RECEIVED - 19 FEBRUARY TO 11 MARCH, 2019**

RESOLVED: That the following Planning Appeal received, be noted, as detailed in the circulated report.

Appeal Ref: A2019/0001

Dwelling (outline all matters reserved) at
Land adjacent to 47 Danygraig Road,
Trebanos, Pontardawe, Swansea.

7. **DELEGATED DECISIONS - 19 FEBRUARY TO 11 MARCH, 2019**

Members received a list of Planning Applications which had been determined between 19 February to 11 March 2019, as detailed within the circulated report.

RESOLVED: That the report be noted.

CHAIRPERSON