

PLANNING COMMITTEE

(COUNCIL CHAMBER - PORT TALBOT CIVIC CENTRE)

Members Present:

24 September 2019

Chairperson: Councillor S.Paddison

Councillors: C.J.Jones, D.Keogh, R.Mizen, S.Bamsey,
R.Davies, S.K.Hunt, A.L.Thomas and
A.N.Woolcock

UDP/LDP Member: Councillor A.Wingrave

Officers In Attendance: N.Pearce, S.Ball, J.Griffiths, S.Jenkins,
R.MacGregor and T.Davies

1. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED: That the Minutes of the previous meeting held on 3 September, 2019 be approved.

2. **SITE VISITS**

RESOLVED: That no site visits be held on the applications before Committee today.

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

Officers made a presentation to the Planning Committee on this updated Application, as detailed in the circulated report. Members noted that the Application before Committee today sought an updated resolution on Application No. P2018/0493 (Afan Valley Adventure Resort), which was previously agreed by Committee on 19 March 2019.

RESOLVED: 1. That planning permission be GRANTED for the development subject to the conditions

detailed below, and subject to signing of a legal agreement under Section 106 based on the following broad Heads of Terms:

- Inclusion of a Legal Framework to address provision of Solar farm site and another off-site compensation site/s and associated Habitat Management Plans in accordance with a sequential approach
 - Contribution towards / provision of access to and improvements to National Cycle Network Route 885
 - Implementation (as far as practicable having regard to site works) of advanced structural landscaping.
2. That if the required section 106 agreement is not completed by 31 March 2020, 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 Chair of Planning.

That delegated authority be given to the Head of Planning and Public Protection and the Development Manager – Planning, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to consultation with the Chair of Planning, up to the point where the legal agreement is signed and outline consent issued.

4. **APPLICATION NO. P2014/0825 - FOEL TRAWSNANT**

Officers made a presentation to the Planning Committee on this Application (Installation of 11 wind turbines with a maximum tip height of 145m to generate up to 33 MW, together with ancillary development including substation and control building, on site

underground electrical cables, stone site access tracks, temporary construction compounds, turbine foundations and temporary crane pads. (Amended application which seeks a reduction in the number of turbines from 13 to 11, an increase in maximum tip height of turbines from 120m to 145m) at Foel Trawsnant, Bryn, Port Talbot) as detailed in the circulated report.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2014/0825 be approved, subject to the conditions detailed in the circulated report.

5. **APPLICATION NO. P2019/5237 - PLAZA CINEMA**

Officers made a presentation to the Planning Committee on this Application (partial demolition of the rear section of the Grade II listed building, erection of replacement extension and change of use of whole building to mixed use community facility comprising cafe (A3), hall (D2), multi-purpose rooms (D2), gymnasium (D2) and ancillary facilities, 2no A1/A2/A3 units, offices (A2/B1) and associated car parking, cycle store, bin store, employee amenity area, drainage, highways and engineering works. (20/08/19 - Revised plans consultation on Preliminary Risk Assessment Report and associated appendices A-G) at Plaza Cinema, Talbot Road, Port Talbot) as detailed in the circulated report.

Officers explained that there was a typing error within the circulated report – Condition 27 should read 06.00hrs and not 07.00hrs.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2019/5237 be approved, subject to the conditions detailed in the circulated report, including the rewording of Condition 27, as above.

6. **APPEAL DETERMINED - 26 AUGUST TO 17 SEPTEMBER 2019**

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

Appeal Ref. A2019/5001

Removal of condition 3 of planning permission P2018/0867 to remove the restriction on the use of garage for the parking of motor vehicles, bicycles and the storage of bins in association with the approved flats and preventing the renting out, use or being sold separately from the flats at 36 Rockingham Terrace, Briton Ferry, Neath.

Decision:

Appeal Allowed

7. **DELEGATED DECISIONS - 26 AUGUST TO 17 SEPTEMBER 2019**

Members received a list of Planning Applications which had been determined between 26 August and 17 September 2019, as detailed within the circulated report.

RESOLVED: That the report be noted.

CHAIRPERSON