

PLANNING COMMITTEE

2ND OCTOBER 2020

AMENDMENT SHEET

SECTION B – MATTERS FOR INFORMATION

ITEM 6

AFAN VALLEY ADVENTURE RESORT - UPDATE REPORT

<u>APPLICATION NO:</u> P2018/0493	<u>DATE:</u> 25/07/2018
PROPOSAL:	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.
LOCATION:	Land At Pen Y Bryn, Croeserw Cymmer, Port Talbot
APPLICANT:	Afan Valley Limited
TYPE:	Outline
WARD:	Cymmer

Councillor Questions

Councillor Arwyn Woolcock has submitted the following questions in advance of the meeting, with responses provided below each: -

At the Planning Committee meeting held on the 24 September 2019, Members resolved that, if the section 106 agreement had not been completed by 31 March 2020, that delegated authority be given to

refuse planning permission... It is disappointing to note that, 6 Months after that date, the situation remains unresolved. **Notwithstanding the fact that “positive discussions” have been ongoing with Mr Moore and the appointed agents, and the disruption caused by the subsequent Coronavirus pandemic, should a report not have been brought back to Members sooner?**

Officer Response: Officers have kept the Leader, Chief Executive and Chair of Planning Committee informed of ongoing discussions with relevant parties. While it is acknowledged that a report could have been brought back before to outline the progress to date, a decision was made, partly due to Covid-19 pressures but also due to the sensitivities associated with the ongoing work by the project team to secure funding to demonstrate ‘true deliverability’ of this project, that such a report should be deferred until an appropriate time. Given the nature of the report, it is considered that now is the appropriate time to update members.

The Chief Executive has stated in his letter to Mr Pyper dated 11 September that confirmation that a funded proposal, which is deliverable, must be received by this Authority by 31 October 2020. **Can officers reaffirm that, in the event of such confirmation not being received by that date, a further report will be brought back for Members’ consideration as soon as is practicable thereafter?**

Officer Response: The 31st October 2020 date provides a deadline by which officers expect the principal parties in negotiations to have responded to demonstrate tangible progress. It is clear that things are moving fast at present, and it is foreseen that matters will have moved on significantly over the course of the next month. Officers would assure Members, however, that a report will be brought back to Committee as soon as practicable after that date, to enable them to make a final resolution based on the situation as it stands at that time.