

PLANNING COMMITTEE

(REMOTELY VIA TEAMS)

Members Present:

2 October 2020

Chairperson: Councillor S.Paddison

Vice Chairperson: Councillor S.Pursey

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

Officers In Attendance: N.Pearce, S.Ball, R.MacGregor, H.Bowen, T.Davies, Jenkins, D.Tomkins, S.Blewett, J.Woodman-Ralph and T.Davies

Observers: P.Duffy, (Registered Speaker), P.Moore (Registered Speaker), J.Pyper, S.Patel, C.Mishon and R.McLean

1. **MINUTES OF THE PREVIOUS MEETINGS**

RESOLVED: That the minutes of the previous meetings of Planning Committee held on the dates below, be approved:

14 January 2020
4 February 2020
26 May 2020
16 June 2020
7 July 2020
28 July 2020
18 August 2020
8 September 2020

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

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

3. **APPLICATION NO. P2020/0294 - HARBOURSIDE**

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

RESOLVED: That in accordance with Officers' recommendations, Application No. P2020/0294 be approved.

4. **APPLICATION NO. P2020/0505 - 2 TAILLWYD ROAD, NEATH ABBEY**

Officers made a presentation to the Planning Committee on this Application (Single storey rear extension at 2 Taillywd Road, Neath Abbey, SA10 7DT) as detailed in the circulated report.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2020/0505 be approved.

5. **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 the application item on the published agenda, the Chairperson had permitted urgent circulation/consideration thereof at today's meeting, the particular reasons and circumstances being not wanting to defer any applications and to ensure that Members take all extra relevant information into account before coming to any decision at the meeting.

6. **P2018/0493 - AFAN VALLEY ADVENTURE RESORT - UPDATE FOR INFORMATION**

Officers made a presentation and gave an update on the application 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 & Trail), restaurants and associated administration and maintenance buildings and parking for approx. 850 cars, plus associated landscaping, drainage and engineering operations including reprofiling 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) as detailed in the circulated report.

In line with the Planning Committee's public speaking protocol, representatives from Afan Valley Limited and from Duff & Phelps Ltd (administrators of Afan Valley Ltd), gave their representations to Members.

RESOLVED: That the report be noted.

CHAIRPERSON