

# PLANNING COMMITTEE

(REMOTELY VIA TEAMS)

**Members Present:**

**12 October 2021**

**Chairperson:** Councillor S.Paddison

**Vice Chairperson:** Councillor S.Pursey

**Councillors:** R.Mizen, S.Bamsey, R.Davies, S.K.Hunt,  
A.N.Woolcock, C.Williams, S.Renkes,  
M.Protheroe and R.L.Taylor

**Local Members:** Councillors N.J.E.Davies (Glyncorrwg), J.Jones  
(Gwynfi) and S.Jones (Cymmer)

**Officers In Attendance:** C.Morris, S.Ball, M.Shaw, J.Griffiths, S.Evans  
and T.Davies

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## 1. **MINUTES OF THE PREVIOUS MEETING**

**RESOLVED:** That the minutes of the previous meeting held on 31 August 2021, be approved.

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

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

## 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 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.

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 & 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. (September 2021 - Additional Submissions addressing development finance/deliverability, including revised Business Plan from Wildfox Resorts and indicative programme; Planning policy update; Ecological validation note, and minor changes to Concept Masterplan and Parameters Plan) at land at Pen Y Bryn, Croeserw, Cymmer, Port Talbot) as detailed in the circulated report.

Two representatives for the applicant gave their representations, as well as the local ward members who gave their support to the application.

**RESOLVED:** That in accordance with Officers' recommendations, and subject to the Section 106 legal agreement, and the information and amended resolution contained within the circulated Amendment Sheet, as well as the conditions detailed in the circulated report, Application No. P2018/0493 be approved.

## **CHAIRPERSON**