

# PLANNING COMMITTEE

(MULTI-LOCATION MEETING – COUNCIL CHAMBER PORT TALBOT  
AND MICROSOFT TEAMS)

**Members Present:**

**11 October 2022**

**Chairperson:** Councillor C.James

**Vice Chairperson:** Councillor J.Jones

**Councillors:** S.Paddison, D.Keogh, R.Davies, T.Bowen,  
C.James, C.Jordan, C.Phillips and S.Thomas

**UDP/LDP Member:** Councillor W.F.Griffiths

**Local Members:** Councillors S.Pursey, S.Feeguard, S.Rahaman,  
A.Dacey and S.Grimshaw

**Officers In Attendance:** N.Pearce, C.Morris, C.Davies, M.Shaw,  
G.White, J.Griffiths, J.Weeks, N.Lake, K.Powell,  
C.Hall and L.Palmer, K.Williams, J.Woodman-  
Ralph and C.Plowman

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1. **CHAIRPERSONS ANNOUNCEMENTS**

The Chairperson welcomed everyone to the meeting.

2. **DECLARATIONS OF INTEREST**

No Declarations of Interests were received.

3. **MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 9 August 2022 were approved as an accurate record.

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

It was proposed that a Site Visit for Members of the Planning Committee be arranged for 20th October 2022; in respect of Planning Application P2022/0776 for the approval of reserved matters for the proposed adventure resort by Wildfox, on land at Pen Y Bryn, Croeserw, Cymmer

**RESOLVED:** That a site visit to Wildfox, on land at Pen Y Bryn, Croeserw, Cymmer be arranged.

5. **APPLICATION NO. P2021/0856 - EAGLE HOUSE**

Officers made a presentation to the Planning Committee on this Application (the demolition of the existing 2 storey office building and the construction of 18 affordable housing apartments on upper floors with office/commercial units at ground floor and associated external works and parking area at Eagle House, 2 Talbot Road, Port Talbot, SA13 1DH) as detailed in the circulated report.

The Local Ward Members and Local Member for Sandfields East had requested that the application be determined by the Planning Committee, and were present to give their representations at the meeting.

In accordance with the Councils approved public speaking protocol, the applicant's representative addressed the Planning Committee, followed by an objector.

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2021/0856 be Approved, subject to the conditions and the signing of a Section 106 Agreement detailed within the circulated report.

6. **APPLICATION NO. P2022/0470 - LAND AT BAGLAN WAY**

Officers made a presentation to the Planning Committee on this Application (Erection of an industrial unit (use class B2) (GIA 25,545sqm) with associated works including sustainable drainage, car parking, cycle storage and landscaping at Land at Baglan Way, Neath Port Talbot) as detailed in the circulated report.

The Local Ward Members had requested that the application be determined by the Planning Committee, and were present to give their representations at the meeting.

In accordance with the Councils approved public speaking protocol, the applicant's representative addressed the Planning Committee.

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2022/0470 be Approved, subject to the conditions contained within the circulated report; and the additional condition that was proposed and agreed by the Planning Committee, as detailed below:

23. Notwithstanding the submitted Travel Plan, 12 months from the first beneficial use of the development hereby approved, an updated Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The amended Travel Plan shall include details of the appointment of a Travel Plan Coordinator, and in addition to addressing the means to encourage staff to use more sustainable means of transport and reduce the demand on private transport, the Plan should incorporate details of how the developments transportation could be utilised to encourage staff and visitors to site to use public transport, and utilise sustainable transport options, such as cycling, walking or car sharing. The Plan should also include a detailed monitoring scheme/schedule, which shall regular reviews covering the initial five year period, together with details covering submission and approval of subsequent updated Travel Plans every five years for the duration of the operation of the development, which shall seek to address any issues that have failed to reduce the use of the car and meet the agreed targets set in the travel plan. All measures identified within any approved Travel Plan required by the scheme shall be implemented within three months following its approval.

Reason:

In the interests of promoting sustainable transport and to ensure the development complies with Policy SP20 of the Neath Port Talbot Local Plan.

7. **APPLICATION NO. P2022/0521 - 7 CLARICE STREET**

Officers made a presentation to the Planning Committee on this Application (change of use of Dwelling (C3 use) into 5 Bedroom House of Multiple Occupation (HMO) (C4 use) plus first-floor rear extension at 7 Clarice Street, Aberavon), as detailed in the circulated report.

The Local Ward Members had requested that the application be determined by the Planning Committee, and was present to give their representations at the meeting.

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2022/0521 be Approved, subject to the conditions detailed within the circulated report.

8. **APPEALS DETERMINED - 11 JULY 2022 TO 3 OCTOBER 2022**

Members noted the list of Appeals Determined from 11 July 2022 to 3 October 2022.

**RESOLVED:** That the report be noted.

9. **APPEALS RECEIVED - 11 JULY 2022 TO 3 OCTOBER 2022**

Members noted the list of Appeals Received from 11 July 2022 to 3 October 2022.

**RESOLVED:** That the report be noted.

10. **DELEGATED DECISIONS - 1 AUGUST 2022 TO 3 OCTOBER 2022**

Members noted the list of Delegated Decisions from 1 August 2022 to 3 October 2022.

**RESOLVED:** That the report be noted.

11. **URGENT ITEMS**

No urgent items were received.

**CHAIRPERSON**