

# PLANNING COMMITTEE

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

**Members Present:**

**8 November 2022**

**Chairperson:** Councillor S.Paddison

**Vice Chairperson:** Councillor J.Jones

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

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

**Local Member:** Councillor S.Jones

**Officers In Attendance:** N.Pearce, C.Morris, H.Bowen, C.Davies,  
M.Shaw, A.Davies, J.Griffiths, N.Mayhew and  
C.Plowman

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1. **APPOINTMENT OF CHAIRPERSON**

Agreed that Councillor S.Paddison be appointed as Chairperson for the meeting.

2. **CHAIRPERSONS ANNOUNCEMENTS**

The Chairperson welcomed everyone to the meeting.

3. **DECLARATIONS OF INTEREST**

No Declarations of Interests were received.

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

No requests for Site Visit/s were received.

5. **APPLICATION NO. P2020/0766 - WILDFOX**

Officers made a presentation to the Planning Committee on this Application (Application for approval of reserved matters (appearance, landscaping, layout and scale) relating to outline planning ref P2018/0493 granted on 18/01/2022 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. Including submission of details under condition 9 (levels), condition 10 (waste management plan), condition 12 (materials), condition 17 (energy assessment), condition 18 (strategic construction environmental management plan), condition 21 (strategic ecological and landscape management plan), condition 25 (peat surveys), condition 26 (peat management), condition 27 (drainage), condition 28 (artificial nesting sites), condition 34 (car parking), condition 35 (footway/cycle access) and condition 40 (lighting scheme). At Land at Pen Y Bryn, Croeserw, Cymmer) as detailed in the circulated report.

The Local Ward Members 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.

All Officers involved in this planning application were thanked for their diligent work, and commitment to providing the Committee with the extensive information required in making a decision on the application.

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2022/0776 be Approved, subject to the conditions detailed within the circulated report.

## 6. **APPEALS DETERMINED - 3 OCTOBER 2022 - 31 OCTOBER 2022**

Members noted the list of Appeals Determined from 3 October 2022 to 31 October 2022.

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

7. **DELEGATED DECISIONS - 3 OCTOBER 2022 - 31 OCTOBER 2022**

Members noted the list of Delegated Decisions from 3 October 2022 to 31 October 2022.

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

8. **URGENT ITEMS**

No urgent items were received.

**CHAIRPERSON**

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