

**These are DRAFT Minutes and may be amended when presented for adoption at the next meeting of Council**

## **Cyngor Cymuned Blaenhonddan Blaenhonddan Community Council**

Minutes of the Monthly Meeting of Council held on Monday 17 August 2026 at 6.30 pm in the Cadoxton Community Centre, Neath and Online

Presiding      Councillor J Betts  
Present      In Person - Councillors G T Morgan, W Griffiths, J Hutchings, G Morgan, H Harry, J Griffiths, C Williams, C Parry, A M Broom, N Brown, L Rabaiotti-Jones  
                 Online – Councillor J Hale  
                 95 Members of the Public in person  
Apologies      Councillors R Lewis, C Lewis, A Burton, L Bromham-Nichols

### **6123    Declarations of Interest**

Councillors J Griffiths, C Williams and J Hale declared an interest in Planning Application P2026/0478 and in the matter to be raised by members of the public.

### **6124    Matters Raised by Members of the Public**

The Chair welcomed members of the public who were in attendance to discuss the planning application submitted for the development of up to 250 dwellings at Leiros Parc Bryncoch. He suggested to Members that the agenda item to deal with this matter be brought forward to follow the Public Item. RESOLVED accordingly by Council.

Following legal advice, the Chair invited the Clerk to make a statement, for the benefit of all present, with regard to the position of Members of Council who are also Members of NPT CBC, to the effect that they cannot participate in discussions or voting on this matter, so that they are free to participate on any discussions that arise when the proposed development is considered by NPT CBC. RESOLVED noted.

Members of the public addressed Council, expressing significant concerns about the proposals contained in the planning application, concerns which are summarised under the following headings -

- Publicity about the application
- Concerns regarding validity of survey information and data
- Capacity of the A474 and the potential for safety issues and even more gridlock, and concerns regarding traffic model conclusions
- Inadequacy of Daphne Road and the prospect of “rat runs” being created
- Likely difficulty in meeting active travel aspirations

- Concerns about proximity to Gilfach Quarry with potential noise and flooding possibilities
- Scale and layout of proposals given the elevated location having a detrimental impact on existing properties
- Impractical drainage proposals given infiltration difficulties along with the lack of data about infiltration models and attenuation tanks
- Loss of biodiversity and an area supporting wildlife and lack of confidence about wildlife surveys
- Concerns regarding the “emergency access”
- Lack of appreciation of mining history and potential contamination
- Existence of two listed structures that may be affected
- Pressure on local services – schools, health, etc.
- Inconsistencies with previous local plan and planning inquiry decisions

Following lengthy and pertinent representations and a summary of written views received by the Clerk from two individuals, the public were thanked for their contributions and were invited to remain and listen to the Members debate.

**6125 Planning Application for Development at Leiros Parc Bryncoch (P2026/0478)**

(Having declared their interest, Councillors W Griffiths and C Williams left the Chamber during this discussion and neither they nor Councillor J Hale took part in the voting thereon)

The Clerk provided a factual report to Members outlining the proposals and the comments previously submitted by Council at the earlier pre-application consultation stage. He referred to the applicant’s responses to the comments in their Pre Application Consultation Report supporting the planning application. Members noted the comments previously received from the public and Council’s own representations in the past in respect of a number of proposals. Members considered that there had been no change to proposals previously outlined.

RESOLVED that Council object to the proposed development of the Leiros Parc Development Site in view of its consistent objections and the concerns detailed below, and that a summary of the views expressed to Council by the public be appended in its response to the Local Planning Authority –

- the site is situated in an elevated position, has extensive landscape and informal recreational value that would be lost to the wider community
- there are substantive drainage issues connected with the proposal and information provided by the developer does not adequately assess the implications nor the effectiveness of potential solutions, including the potential for flooding of areas below the site
- there are significant biodiversity implications, and research submitted in support of the application is not considered to be sufficiently robust

- the proposed development would be served by the A474 which cannot safely accommodate additional traffic and there are effectively gridlock situations already affecting the wider network towards Neath and Neath Abbey
- there are significant traffic circulation issues associated with the site itself and with Daphne Road as a primary access and the proposals are not consistent with previous requirements arising from local planning policies
- there is concern about inadequate consideration of past mining activity and current/future proximity to the Gilfach Quarry
- there are listed structures in the area which could be affected
- such a large development would place significant demands on a range of local services which are already under pressure, including local schools and health facilities
- there are suggestions that previous public inquiries have made recommendations that have been ignored or set aside to facilitate the proposal and/or land allocation in policy documents
- there are suggestions that some of the supporting studies are based on historic information or on insufficient survey results, which need to be challenged by the Local Planning Authority.

Further RESOLVED that it be minuted that Council's resolution was supported by all Members present with no vote against and one abstention.

**6126 Minutes of the Monthly Meeting held on 20 July 2026**

RESOLVED that the Minutes of the Monthly Meeting of Council held on 20 July 2026 be confirmed as a correct record.

**6127 Matters Arising from the Minutes**

1. Further to Minute 6108 regarding the Cadoxton Park development, RESOLVED noted that Councillor P Rogers had agreed to an increased contribution resulting in a lower contribution for the Council, and that the Clerk would proceed with the grant application on this basis.
2. Further to Minute 6110 regarding the drainage issue at Cilfrew Community Centre, RESOLVED that the Clerk's report highlighting that the scheme had commenced, but that excavation difficulties were likely to result in an increase in costs, be noted.
3. Further to Minute 6111 relating to Cilfrew and Ynysygerwn Playgrounds, RESOLVED noted that a proposal had been received and would support a funding bid, and that a further report would be submitted to Council in due course.
4. Further to Minute 6113, the Clerk advised that a Casual Vacancy notice would be published on Friday 21 August 2026. RESOLVED noted.
5. Further to Minute 6120 relating to the staff vacancy as Park Attendant at Cadoxton Park, RESOLVED noted that the Clerk had made an appointment.

**6128 Financial Matters – August 2026**

RESOLVED that the Clerk's report on payments and transfer of funds in August 2026 be approved.

**6129 Planning Applications – August 2026**

RESOLVED no objection to the following applications

|            |                                     |                                                         |
|------------|-------------------------------------|---------------------------------------------------------|
| P2026/0202 | Amended Plans –<br>Employment units | Former SCN Engineering Site, Neath<br>Abbey Road, Neath |
| P2026/0276 | Extension                           | 4 Redwood Close Bryncoch                                |
| P2026/0304 | Extensions & Improvements           | Gwynfield House Birch Lane                              |
| P2026/0314 | Off street Parking                  | 13 Main Road Bryncoch                                   |

**6130 Birch Lane Cilfrew**

The Clerk outlined advice received following previous consideration of the Council's ownership of part of Birch Lane and representations received from a local resident. Members considered the possibility of commissioning bespoke legal advice. RESOLVED that the Clerk engage with relevant officers from NPT CBC and report back to Council in due course.

**6131 Public and Press**

RESOLVED that further to Subsection (1) of Section 2 of the Public Bodies (Admission to Meetings) Act 1960, the public and press be excluded from the meeting during the following two items, by virtue of the nature of the business to be transacted.

**6132 Matters Arising from Exempt Items**

There were no matters arising.

**6133 Health and Safety**

There were no reports for submission to Council. RESOLVED noted.

**6134 Correspondence**

RESOLVED that the following item of correspondence be noted –

|   |                     |                                                |
|---|---------------------|------------------------------------------------|
| 1 | NPT CBC Environment | Traffic Order Decision – Dwr y Felin Road etc. |
|---|---------------------|------------------------------------------------|

The meeting ended at 8.25 pm

Signed

Dated 21 September 2026