

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 3 MAY 2011 COMMENCING AT 7.00 PM

PRESENT: Councillor S C Egan (Chairperson) plus Councillors O Cash, C Curtis, H C Hamilton, S A Hodges, K A Kemp, K Kuhnell (Town Mayor – ex-officio) K Lewis, T C Stenstrom and E T Williams

ALSO PRESENT: Clive Farrant – Planning Adviser
Derek Wolfe – Executive Officer
Councillor A D Hampton

PL678. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors B I Shaw and C Turner

PL679. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

None were received

PL680. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE'S MEETING HELD ON 5 APRIL 2011**

RESOLVED: that the minutes of the Committee's meeting held on 5 April be approved and signed as a correct record.

PL681. **TO NOTE DECISIONS TAKEN UNDER DELEGATED POWERS**

None

PL682. **TO CONSIDER AMENDED PLANNING APPLICATIONS**

None

PL683. **TO CONSIDER PLANNING APPLICATIONS**

a. Planning Application No. 2011/00281/FUL

Location: The Coach House, Rear of 219 Holton Road, Barry
Development: Conversion of a residential two storey dwelling into a small business office with storage (retrospective)

RESOLVED: No objection

- b. Planning Application No. 2011/00291/FUL
- Location: 9 South Walk, Barry
Development: Two bedroom, two storey dwelling adjoining existing semi detached property.
- RESOLVED:** No objection
- c. Planning Application No. 2011/00297/FUL
- Location: 26 Ael y Coed, Barry
Development: Rear ground floor extension
- RESOLVED:** No objection
- d. Planning Application No. 2011/00298/FUL
- Location: 4 Wessex Place, Barry
Development: Proposed two storey rear extension
- RESOLVED:** No objection
- e. Planning Application No. 2011/00300/FUL
- Location: Forest Cafe, Porthkerry Country Park, Barry
Development: Painted panels fixed to existing walls
- RESOLVED:** No objection
- f. Planning Application No. 2011/00303/FUL
- Location: 2 Waycock Road, Barry
Development: Proposed conversion and extension of existing garage to two bedrooms including roof space conversion to bedroom with ensuite
- RESOLVED:** No objection
- g. Planning Application No. 2011/00306/FUL
- Location: Highlight Farm, Highlight Lane, Barry
Development: Outline consent for a detached dwelling on the corner plot on the junction of Lakin Drive and Highlight Lane
- RESOLVED:** No objection

- h. Planning Application No. 2011/00314/FUL
Location: 92 High Street, Barry
Development: Shopfront alterations to provide front access to existing flats
RESOLVED: No Objection
- i. Planning Application No. 2011/00318/FUL
Location: 50b Holton Road, Barry
RESOLVED: No objection
- j. Planning Application No. 2011/00320/FUL
Location: 2 Hinchcliffe Avenue, Barry
Development: Demolition of existing detached garage and replace with new detached garage and associated summerhouse.
RESOLVED: No objection

PL684. **TO CONSIDER PLANNING APPLICATIONS TABLED**

- a. Planning Application No. 2011/00328/FUL
Location: 6 Westward Rise, Barry
Development: Single storey side extension
RESOLVED: No objection subject to any consent being conditioned to ensure that the external materials are consistent with the character of the conservation area.
- b. Planning Application No. 2011/00329/FUL
Location: 54 Nant Talwg Way, Barry
Development: Conversion of garage to form Granny annexe and new front porch to dwelling
RESOLVED: No objection
- c. Planning Application No. 2011/00330/FUL
Location: 53 Amherst Crescent, Barry
Development: Single storey extension providing lounge and dining areas
RESOLVED: No objection

- d. Planning Application No. 2011/00347/FUL

Location: 57 Colcot Road, Barry

Development: Demolish existing single storey extension and replace with new single storey extension, build two storey extension and garage with canopy to front.

RESOLVED: No objection

- e. Planning Application No. 2011/00350/FUL

Location: Lextan, 95 Holton Road, Barry

Development: Retrospective application for change of use of retail unit to mixed use retail, hairdressing, beauty and tanning studio (approx. 30% of floor used for tanning studio) together with renewal of shop front

RESOLVED: No objection

- f. Planning Application No. 2011/00351/ADV

Location: Lextan, 95 Holton Road, Barry

Development: Fascia sign and internally illuminated projecting sign

RESOLVED: No objection

- g. Planning Application No. 2011/00361/RG3

Location: Vacant Site, Off Paget Street, Barry

Development: Provision of Adizone outdoor sports and fitness facility

RESOLVED: No objection

- h. Planning Application No. 2011/00362/FUL

Location: 19 Mountbatten Road, Barry

Development: Erection of single storey side extension and first floor rear extension

RESOLVED: No objection

- i. Planning Application No. 2011/00363/FUL

Location: 162 Westward Rise, Barry

Development: Proposed single storey utility room extension, car port, conservatory and garden alterations.

RESOLVED: No objection

- j. Planning Application No. 2011/00364/FUL
Location: 56 Marine Drive, Barry
Development: Conversion of double garage to bedroom with ensuite and enclosure of porch and amended access with ramp for disabled person
RESOLVED: No objection
- k. Planning Application No. 2011/00365/FUL
Location: 159 Holton Road, Barry
Development: Change of use from office to two bedroom flat.
RESOLVED: No objection
- l. Planning Application No. 2011/00366/FUL
Location: 19 Park Avenue, Barry
Development: Front and rear dormers to habitable room
RESOLVED: No objection
- m. Planning Application No. 2011/00369/FUL
Location: 3 Devon Avenue
Development: Single storey kitchen extension
RESOLVED: No objection
- n. Planning Application No. 2011/00372/FUL
Location: YMCA, Court Road, Barry
Development: Extension to the existing YMCA, housing a TV and audio recording studio, performance/rehearsal space and offices
RESOLVED: No objection

PL685. **EXECUTIVE OFFICER'S REPORT ON LOCAL PLANNING AUTHORITY DECISIONS**

RESOLVED: that the contents of the Executive Officer's report be received and noted.

PL686. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTIONS 78 & 174 APPEALS**

None

PL687. **APPEAL DECISION(S) FOR INFORMATION ONLY**

None

PL688. **TO CONSIDER TRAFFIC & HIGHWAY ORDERS**

None

PL689. **TO CONSIDER TRAFFIC ORDERS – TABLED**

None

PL690. **TO CONSIDER LICENSING APPLICATIONS SOUGHT IN ACCORDANCE WITH THE LICENSING ACT 2003**

None

PL691. **TO CONSIDER LICENSING APPLICATIONS- TABLED**

None

PL692. **EXECUTIVE OFFICERS INFORMATION REPORT**

- a. Planning Site Inspections – Thursday, 14 April 2011-05-04

RESOLVED:- that the report be received and noted.

- b. Planning Site Meetings -Agenda

RESOLVED:- that the report be received and noted.

- c. Alternative Sites for the Provision of Cinema facilities within Barry

RESOLVED:- that the report be received and noted.

- d. Permitted Development Rights and Use Classes

The Committee was informed that the Executive Officer had written to the Welsh Assembly Government regarding an apparent loophole in the permitted Development Rights and Use Classes Legislation, arising out of an application relating to the provision of a “One-Stop Shop” in Broad Street on the site of the former New Broad Street Motors Business. He reported that a reply had been received from the Deputy Director (Planning) of the Welsh Assembly Government’s Planning Division. The Council’s Planning Advisor drew the Committee’s attention to the 5th paragraph of the Deputy Directors letter, which stated that permitted development rights can be withdrawn by the issue of an Article 4 Direction, which local planning authorities can

request by writing to the Welsh Ministers. However, withdrawal of permitted development rights may incur compensation costs by local planning authorities and an Article 4 Direction cannot be used retrospectively.

RESOLVED: that the contents of the response received from the Welsh Assembly Government be received and noted.

e. Vale of Glamorgan Local Development Plan 2011-2026 – Gypsy and Traveller Site Provision

The Committee was advised that on 18 April a letter had been received from the Vale of Glamorgan's Local Development Plan Team in connection with potential Gypsy and traveller site provision. The Operational Manager had advised the Executive Officer that standard letters had been sent to all proposers and/or owners of candidate sites in connection with the emerging Local Development Plan 2011/2026. The letter asked the Council whether it would consider an alternative use of the nursery and allotment site located to the east of Merthyr Dyfan Cemetery and Cemetery Road, Barry, for the provision of permanent or transit accommodation for Gypsies and travellers.

The Committee was informed that as the nursery and allotment site to the east of Merthyr Dyfan Cemetery was not in the Town Council's ownership, this Council would not be in a position to offer it for either permanent or transit provision. The Council's Planning Advisor informed the Committee that Gypsy and Traveller Site grants aided principal councils to the extent of 75% of total costs when making such provision on local authority owned land, such Council's contributing the remaining 25% in kind.

Councillor S Hodges considered that the site in question was unsuitable for use as a Gypsy or Traveller Site. The Chair of the Committee quoted from the minutes of the Committee's meeting in January 2007 with regard to the six candidate sites put forward by the Town Council at that time. He felt that the Committee should reiterate the decision taken in 2007 with regard to the need for the site located to the east of Merthyr Dyfan Cemetery and Cemetery Road being used as an extension to Merthyr Dyfan Cemetery, to cater for the Burial Authority's requirements once the cemetery and its existing extensions were full. Councillor Williams also considered that the proposed site was not suitable for traveller provision, and he felt that the local community would agree with his view. Councillor Hamilton considered that the Committee's response ought to be based on the decision taken by the Planning Committee on 23 January 2007, subject to refining our reply to reflect various points discussed during this meeting. He felt that

the Chair should check any draft statement prepared prior to it being released.

RESOLVED:-

That officers draft a statement as this Council's response to the Vale Council's letter of 15 April 2011 regarding Gypsy and Traveller Site provision in relation the nursery and allotment land to the east of Merthyr Dyfan Cemetery and Cemetery Road and that copies of the draft be circulated to all Councillors serving on the Planning Committee for their comments prior to approval of the finalised statement by the Chair and the despatch of the proposed letter to the Vale Council's Head of Planning and Transportation.

PL677. **DATE OF PLANNING COMMITTEE'S NEXT MEETING**

RESOLVED: To note that the Committee's next meeting is scheduled for Tuesday, 7 June 2011 at 7.00 pm.

The meeting ended at 8.00 pm

Signed Dated
(Chairperson)