

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 1 NOVEMBER 2011 COMMENCING AT 7.00PM

PRESENT: Councillor K Lewis, C Curtis, S Hodges, K Kemp, K Kuhnell, L M Payne, B Shaw, T C Stenstrom and E T Williams

ALSO PRESENT: Clive Farrant – Planning Adviser
Becky Palmer – Administrator
Councillor H Hamilton – Observer
Councillor S T Wiliam – Observer
Cliff Lewis – Town Clerk

PL778. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor S C Egan and O Cash,

Councillor S Hodges suggested sending the Committees best wishes to Councillor Egan. This action was unanimously agreed by those present.

PL779. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

Councillor Kuhnell declared a personal interest in item 7b 2011/01023/ADV as he is a Governor for All Saints Church in Wales Primary School, Plas Cleddau

PL780. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE'S MEETING HELD ON 4 OCTOBER & SPECIAL MEETING HELD ON THE 18 OCTOBER 2011**

Councillor S Hodges sought clarification on PL761 as it was not mentioned that the Vale Council had not received observations on 2011/00770/FUL. She noted that she had received correspondence from Town Council officers that the observations were forwarded to the Vale the day after the delegated powers meeting was held on the 31 August. The Chair asked that the minutes be amended to acknowledge this.

Councillor S Hodges also expressed concern that an objection had been sent to the Local Planning Authority in respect of application 2011/00878/OUT when this Committee had resolved that it had no objections to the proposal. She noted however that the Vale Council had approved the development and that she was content with this decision.

Councillor S Hodges made the Committee aware that the objections that were resolved at the Special Meeting did not appear as late submissions to the Vale Planning Committee site meeting. The Planning Advisor informed the meeting that representations had been made in accordance with the Committee's views but as they had not been received before the 12.00 deadline on the day before the site visit they were not recorded as late representations. However the Planning Case Officer for the application had agreed to raise the objections via the Head of Planning & Transportation at the site meeting. Councillor S Hodges had suggested that monitoring system is set up to check that the Town Council comments are being properly recorded by the Vale Council to ensure our voice is being heard on planning issues. Councillor Stenstrom commented that we need to review the efficiency of how the Town Council observations are forwarded to the Vale and that this may need to be brought up at a future working party.

With reference to PL775 Councillor Curtis noted that her apologies were not recorded for the special meeting on 18 October. She had asked Councillor Kuhnell to put forward her apologies but unfortunately her apologies had not been recorded in the attendance book. The Chair asked for the minutes to be amended to reflect this.

RESOLVED: That

1. the minutes be amended as necessary to reflect the above; and
2. that the working party establishes a method of monitoring that all Town Council's observations on planning matters are fully recorded by the Vale of Glamorgan Council.

PL781.

TO NOTE DECISIONS TAKEN UNDER DELEGATED POWERS

Councillor E T Williams stated that as Ward Member for the Illtyd Ward he was content with the decision made under delegated powers not to object to the proposed amendments to Planning Application No. 2011/00867/FUL. Vice Chair Councillor K Kuhnell noted that he had not been consulted on the proposed amendment to the application. It was agreed that the consultation process on actions taken under delegated powers would be reviewed to ensure the Vice Chair is included in future.

RESOLVED: the delegated powers decision be received and noted as No objection to the proposal

PL782.

TO CONSIDER AMENDED PLANNING APPLICATIONS

None

PL783.

TO CONSIDER PLANNING APPLICATIONS

a. Planning Application No. 2011/00947/FUL

Location: 3 Pardoe Crescent, Barry

Development: Proposed extension to rear elevation and internal alterations to remodel dwelling

RESOLVED: No objection

b. Planning Application No. 2011/00949/FUL

Location: 54 Cornwall Rise, Barry

Development: Retrospective application for the erection of decking structure over existing garage, boundary fencing and pergola

RESOLVED: No objection

c. Planning Application No. 2011/00958/FUL

Location: 12 Palmerston Workshops, Palmerston Road, Barry

Development: Change of use from B1 and B8 to B2

RESOLVED: No objection

d. Planning Application No. 2011/00969/FUL, 2011/00970/FUL & Planning Application No. 2011/00971/FUL

Location: Units 1&3, Ty Verlon Industrial Estate, Barry

Development: Photovoltaic Solar Panels to front elevation of Unit 1. Roof lights to Unit 1. Proposed Solar Photovoltaic Panels to South East Elevation of Unit 3

RESOLVED: No objections in respect to 2011/00969/FUL, 2011/00970/FUL & Planning Application No. 2011/00971/FUL

e. Planning Application No. 2011/00972/FUL

Location: 2 Waycock Road, Barry

Development: Proposed single storey extension to form granny annexe, proposed dormer window to front elevation, proposed double garage

RESOLVED: No objection, subject to the introduction of an appropriate obscurely glazed screen to the side of the balcony area to ensure the privacy of adjoining residents is maintained.

- f. Planning Application No. 2011/00984/FUL**
- Location:** 40 Clos Mancheldowne, Barry
Development: Garage Conversion
- RESOLVED:** No objection
- g. Planning Application No. 2011/00994/RG3**
- Location:** Skills Heritage Centre and BSC entrances, Innovation Centre, Waterfront, Barry
Development: Two profiled etched steel signs 1700 x 1200
- RESOLVED:** No objection
- h. Planning Application No. 2011/00995/FUL**
- Location:** 258 Barry Road, Barry
Development: Two storey side extension to side of dwelling
- RESOLVED:** No objection
- i. Planning Application No. 2011/01003/FUL**
- Location:** 34 Vere Street, Barry
Development: Change of use from a mixed use of residential and retail to a single dwelling unit
- RESOLVED:** No objection
- j. Planning Application No. 2011/01006/FUL**
- Location:** 109 Port Road West, Barry
Development: Single storey extension providing lounge, bedroom and shower room
- RESOLVED:** No objection
- k. Planning Application No. 2011/01010/FUL**
- Location:** 12 Dovey Close, Cwm Talwg, Barry
Development: Single storey side and rear extension
- RESOLVED: OBJECTION:** The proposed balcony would cause unacceptable harm to the privacy and amenities of adjacent occupiers by virtue of overlooking of private amenity spaces. The proposal is therefore considered to be contrary to Policy ENV27 of the Adopted Unitary Development Plan (1996-2011) and the approved Supplementary Guidance on Amenity Standards

PL784.

TO CONSIDER PLANNING APPLICATIONS TABLED

a. Planning Application No. 2011/01019/FUL

Location: 46 Pencoedtre Road, Barry

Development: Single storey side extension and loft conversion

RESOLVED: No objection

b. Planning Application No. 2011/01023/ADV

Location: All Saints Church in Wales Primary School, Plas Cleddau, Off Severn Avenue, Cwm

Development: Eco-schools green flag/flag pole

Councillor K Kuhnell declared a personal interest in this application and removed himself from the room.

RESOLVED: No objection

c. Planning Application No. 2011/01032/FUL

Location: 6 Llwyn David, The Waterfront, Barry

Development: Conversion from integral garage to habitable room. Existing garage door to be replaced with full length windows and French doors

RESOLVED: No objection

d. Planning Application No. 2011/01046/FUL

Location: New Jerusalem Congregational Church, Ty Newydd Road, Barry

Development: Install new disabled ramp to chapel, 2 no. new external staircases and solar panels

RESOLVED: No objection

PL785.

DECISIONS TAKEN BY THE LOCAL PLANNING AUTHORITY ON RELEVANT PLANNING APPLICATIONS

RESOLVED: That the report be received and noted

PL786. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**
SECTIONS 78 & 174 APPEALS

- a. Application No. 2010/01040/FUL – Demolish garage and porch at 10 Clos Tawe and construct
- b. Application No. 2010/01326/FUL – Change of use to use class A1 at 39-40 Park Crescent, Barry
- c. Application No. 2010/01128/FUL – Installation of new plant equipment at 39-40 Park Road, Barry
- d. Application No. 2010/01129/FUL – Shop front alterations, installation of new ATM facility and external alterations at No. 39 Park Crescent and provision of car parking at 39-40 Park Crescent, Barry

The Committee discussed all the appeals and considered whether further representations were required. With regard to the appeals made by Sainsbury's Supermarkets Councillor S Hodges asked if Members thought there is need to make further representations a result of the change in the crossing to a pelican crossing and its further impact traffic congestion in the area. Councillor E T Williams informed the meeting that he had referred to this matter in the representations he had made to the Inspectorate and that the previous objections made by the Town Council adequately covered concerns about traffic congestion.

RESOLVED: that the Town Council does not make any further comments on the appeals and the Committees current objections stand.

PL787. **APPEAL DECISION(S) FOR INFORMATION ONLY**

None

PL788. **TO CONSIDER TRAFFIC & HIGHWAY ORDERS**

None

PL789. **TO CONSIDER TRAFFIC ORDERS – TABLED**

None

PL790. **TO CONSIDER LICENSING APPLICATIONS SOUGHT IN ACCORDANCE WITH THE LICENSING ACT 2003**

None

PL791. **TO CONSIDER LICENSING APPLICATIONS- TABLED**

None

PL792. **MISCELLANEOUS ISSUES**

a. **Diversion of Public Footpath No.36, St Andrews Major**

The Committee discussed the diversion of Public Footpath no.36, St Andrews Major and whilst there was some concern about the relative scales of the submitted maps and plans and that the existing footpath is shown as passing through a building on the site the main concern was that the extent of the proposed diversion. It was noted that the submitted landscape plan for the crematorium shows a track running close to the existing footpath line and it was agreed that this would be a better route than the diversion proposed.

RESOLVED: that the Council recommends to the Vale that the diversion is amended to run along the track indicated on the submitted landscape plan adjacent of the crematorium. This would result in a straighter footpath line that is closer to the existing route.

b. **Information Note on the request for a presentation from the Planning Inspectorate**

The Planning Advisor confirmed that a request has been made to the Planning Inspectorate for a presentation to the Town Council. He also informed Members of the current consultations about the reform of the planning appeals system.

RESOLVED: that the Information Note be noted.

c. **Consultation on a Vale of Glamorgan Council proposal to amalgamate three special schools**

Councillor T Stenstrom said that Ysgol Maes Dyfan is located in his ward and that he was annoyed that the consultation process was so limited. Councillor Stenstrom stated he was happy with the merger as it would provide improved facilities for the children as the Dinas Powys and Penarth Sites require upgrading as a matter of urgency.

Councillor S Hodges was confused as to why this was brought to the Planning Committee meeting as this is not a planning issue but acknowledged that it was an opportunity to make early comment given the limited consultation period.

Councillor Kemp advised the Committee that there is to be a lifelong learning meeting where this item will be discussed on 7 November at 6pm at the Vale Council. Members agreed that attendance at that meeting would be beneficial and that there was sufficient time after that meeting for it to be considered properly at Full Council. Councillor Wiliam was asked if he wanted to address the Committee on this matter but he stated that he would express his views at Full Council.

RESOLVED: that the matter be referred to Full Council. The Chairman encouraged as many Members as possible to attend the Vale of Glamorgan's Life Long Learning Meeting on 7th November to ensure a fully informed debate can take place at Full Council.

PL793. **DATE OF NEXT MEETING**

RESOLVED: to note that the next Planning Committee meeting was scheduled for 6 December 2011 at 7.00pm

The meeting ended at 7.50pm

Signed Dated
(Chairperson)