

**BARRY TOWN COUNCIL**

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 2 NOVEMBER 2010 COMMENCING AT 7.00 PM**

**PRESENT:** L M Payne (Vice-Chairperson) plus Councillors Cash, S C Egan, J Evans, H C Hamilton, S A Hodges, B I Shaw and E T Williams

**ALSO PRESENT:** Clive Farrant – Planning Adviser  
Derek Wolfe – Executive Officer

PL575.       **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors K A Kemp, K A Kuhnell, K Lewis and T C Stenstrom.

PL575A.      **ELECTION OF CHAIRPERSON FOR THE REMAINDER OF THE CURRENT MUNICIPAL YEAR**

It was reported that Councillor Keith Lewis had resigned as Chair of this Committee. The Vice-Chair called for nominations for a Chairperson for the remainder of the current municipal year. Councillor Hamilton proposed and it was seconded by Councillor Cash that Councillor Stuart Egan be elected Chairperson.

**RESOLVED:** that Councillor Stuart Egan be elected Chairperson for the remainder of the current municipal year.

PL576.       **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

Councillor B I Shaw declared a prejudicial interest in agenda item 8b with regard to application no. 2010/01098/FUL, by virtue of being an employee of the applicant. Councillor S A Hodges declared a personal interest in agenda item 7m with regard to application no. 2010/01065/LBC, by virtue of living close to the Church.

PL577.       **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE'S MEETING HELD ON 5 OCTOBER 2010**

**RESOLVED:** that the minutes of the Committee's most recent meeting be approved and signed as a correct record.

PL578.       **TO NOTE DECISIONS TAKEN UNDER DELEGATED POWERS**

None.

PL579. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL580. **TO CONSIDER AMENDED PLANNING APPLICATIONS**

a. **Planning Application No. 2010/00099/FUL (Amended Plans)**

Location – Land at Bendrick Road, Barry

Development – Construction of four residential dwellings with on-site parking.

**RESOLVED:** that the Town Council continues to retain its view that it has no objection to the principle of this development provided the Local Planning Authority is satisfied that the applicant has demonstrated adequate measures to mitigate flood risk for the site.

PL581. **TO CONSIDER PLANNING APPLICATIONS**

a. **Planning Application No. 2010/01012/FUL**

Location – 106, Broad Street, Barry

Development – Extend existing offices to ground floor at rear of premises.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/01012/FUL.

b. **Planning Application No. 2010/01014/FUL**

Location – Bluebell Cottage, 6 Cwrt Dyfed, Barry

Development – Conversion of existing garage and construction of new garage.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/01014/FUL.

c. **Planning Application No. 2010/01016/OUT**

Location – 1 White's Cosy Corner, Plymouth Road, Barry

Development – Proposed demolition of bungalow known as 1, Cosy Corner, Plymouth Road, Barry Island and erection of seven one bed starter homes with gardens and ten car park spaces.

**RESOLVED:** that a STRONG OBJECTION be raised to this proposal as it represents an over development of the site that would result in an unacceptable and cramped development. Furthermore the development if approved would detrimentally affect the amenities and character of the area and would represent an unacceptable living environment for future occupiers of the proposed dwellings. As such the proposals are considered to be contrary to Policy HOUS 8 and ENV 27 of the Adopted Unitary Development Plan 1996-2011 and the Approved Supplementary Planning Guidance relating to Amenity Standards.

d. **Planning Application No. 2010/01017/ADV**

Location – 75-77 Holton Road, Barry

Development – New illuminated fascia and projecting signs.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/01017/ADV.

e. **Planning Application No. 2010/01029/FUL**

Location – Infill land to the east of 77 Romilly Park Road, Barry

Development – Construction of two new five bedroom detached family dwelling houses with integral double garages, private driveways and walled gardens.

**RESOLVED:** OBJECTION on the same grounds as those lodged in respect of planning application no. 2009/00209/FUL, these being:-

1. that the proposed development would present road safety problems for members of the public picking up and dropping off their children at the nearby Nursery;
2. the inadequate size of the proposed amenity space for each of the dwellings.

f. **Planning Application No. 2010/01035/FUL**

Location – 4 Westward Rise, Barry

Development – Loft conversion.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/01035/FUL.

g. **Planning Application No. 2010/01040/FUL**

Location – 10 Clos Tawe, Barry

Development – Demolish garage and porch at 10 Clos Tawe and construct new dwelling in side garden.

**RESOLVED:** that an OBJECTION be raised on the following grounds:-

1. The proposed infilling would result in an insensitive and inappropriate form of development that would represent an over development of the site and would be obtrusive to character of the area and the street scene. Furthermore the proposed development is likely to result in the loss of privacy and amenities for neighbouring residential occupiers. The proposal is therefore considered to be out of accord with Policies ENV27 and HOUS8 of the Adopted Unitary Development Plan and the approved Supplementary Planning Guidance on Amenity Standards.
2. Culverting of the existing stream has the potential to exacerbate local flooding to the detriment of the proposed housing unit and neighbouring residential properties.

h. **Planning Application No. 2010/01046/FUL**

Location – 6 Barry Road, Barry

Development – Change of use from vacant shop (empty 15 to 16 years) to fast food take away.

**RESOLVED:** No objection, subject to compliance with any requirements of the Vale of Glamorgan Council's Environmental Health Officer in respect of fume extraction.

i. **Planning Application No. 2010/01047/LBC**

Location – The Court, 4 Mount Pleasant, Cadoxton, Barry

Development – To alter internal arrangement of kitchen and dining room and renew/alter windows and back door to inner courtyard.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/01047/LBC.

j. **Planning Application No. 2010/01049/FUL**

Location – 10 Dannog y Coed, Pencoedtre Village, Barry  
Development – Retrospective application for erection of conservatory to rear elevation.

**RESOLVED:** No objection, subject to the imposition of a condition requiring obscure fixed pane glazing to the elevation facing No. 9 Dannog y Coed.

k. **Planning Application No. 2010/01062/FUL**

Location – 4 Lidmore Road, Barry  
Development – Single storey rear extension (amendments to 2010/00814/FUL).

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/01062/FUL.

l. **Planning Application No. 2010/01063/FUL**

Location – 5 West Walk, Barry  
Development – Single storey side extension for storage.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/01063/FUL.

m. **Planning Application No. 2010/01065/LBC**

Location – Porthkerry Road Methodist Church, Porthkerry Road, Barry  
Development – Removal of pews.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/01065/LBC.

n. **Planning Application No. 2010/01072/FUL**

Location – 106-108 Tynewydd Road, Barry  
Development – Retrospective application for minor amendments to second storey/single storey extensions as approved 10/00260/FUL.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/01072/FUL.

o. **Planning Application No. 2010/01084/FUL**

Location – Old College Inn, Barry Road, Barry  
Development – Internal and external alterations, new external cold stores within yard.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/01084/FUL.

p. **Planning Application No. 2010/01087/FUL**

Location – Verber, 6 Victoria Park Road, Barry  
Development – Relocation of prefab garage by 1 metre south west.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/01087/FUL.

PL582.

**TO CONSIDER PLANNING APPLICATIONS - TABLED**

a. **Planning Application No. 2010/01089/FUL**

Location - Stoneleigh, 7 Coldbrook Road West, Barry  
Development - Retrospective application for porch to front of dwelling and conservatory to rear and application for side extension to the rear and above the garage

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/01089/FUL.

b. **Planning Application No. 2010/01098/FUL**

Location - 3A Atlantic Trading Estate, Barry  
Development - 4 no. commercial units with self contained parking. 1 unit to be used as office and vehicle maintenance centre for A2B taxis, and three units for B1, B2 and B8 uses.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/01098/FUL.

c. **Planning Application No. 2010/01099/FUL**

Location - 22, Hayes Road, Sully  
Development - Single storey rear extension for disabled access.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/01099/FUL.

d. **Planning Application No. 2010/01101/FUL**

Location - 7, Heol Miaren, Barry

Development - Single storey extension to rear to enlarge lounge and form dining room.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/01101/FUL.

e. **Planning Application No. 2010/01107/FUL**

Location - 269 Holton Road, Barry

Development - Change of use from Retail Shop to Self Contained Flat.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/01107/FUL.

f. **Planning Application No. 2010/01108/FUL**

Location – 29 Arthur Street, Barry

Development – Erection of conservatory to side/rear of house.

**RESOLVED:** that an OBJECTION be raised on the grounds that the proposed development is considered to be an overdevelopment of the site and if approved would be detrimental to the privacy and amenities of adjoining occupiers. The proposal is considered contrary to the provisions of Policy ENV27 of the Adopted Vale of Glamorgan Unitary Development Plan 1996-2011 and the accompanying approved Supplementary Planning Guidance relating to Amenity Standards.

PL583. **EXECUTIVE OFFICER'S REPORT ON LOCAL PLANNING AUTHORITY DECISIONS**

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

PL584. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTIONS 78 & 174 APPEALS**

- a. Planning Application No. 2009/00753/FUL

Location – The Coach House, The Mews, Chilcote Street, Barry

Development – Conversion of former Coach House to residential dwelling.

**RESOLVED:** that the contents of the appeal submitted to the Planning Inspectorate be received and noted.

PL585. **APPEAL DECISION(S) – FOR INFORMATION ONLY**

None.

PL586. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL587. **TO CONSIDER TRAFFIC AND HIGHWAY ORDERS**

None.

PL588. **TO CONSIDER TRAFFIC ORDERS – TABLED**

None.

PL589. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL590. **TO CONSIDER LICENSING APPLICATIONS**

None.

PL591. **TO CONSIDER LICENSING APPLICATIONS – TABLED**

None.

PL592. **EXECUTIVE OFFICER'S INFORMATION REPORT**

- a. The Coach House, The Mews, Chilcote Street, Barry

The Executive Officer reported that in response to his letter in respect of issues raised at the Committee's October meeting, the Vale of Glamorgan Council's Head of Planning & Transportation had replied, disagreeing that his Council had made inconsistent decisions in relation to its assessment of amenity space and parking provision in

similar applications to that set out in planning application no. 2010/00753/FUL concerning the Coach House, The Mews, Chilcote Street. The Executive Officer quoted from the Vale Council's letter, as well as attaching a copy of the Head of Planning & Transportation report submitted to the Vale Council's Planning Committee at its recent meeting, when the application had been refused on the grounds that it failed to provide any provision for amenity space to serve future occupiers of the proposed development.

**RESOLVED:** that the contents of the Executive Officers report and the appendix to that report be received and noted.

b. Cadoxton House, Victoria Park Road, Cadoxton, Barry

The Executive Officer reported that following the Committee's last meeting on 5 October, a letter had been sent to the Vale Council's Operational Manager for Development & Building Control drawing his attention to issues raised concerning alleged unauthorised development at Cadoxton House. In response to the Executive Officer's letter of 13 October, the Operational Manager had stated that the works had merely comprised the demolition of the building itself, which did not require the benefit of planning permission as it was not located within a conservation area nor was it formerly listed by CADW. The Vale Council's Officer added that the designation of the building as a county treasure did not convey any additional statutory protection on the structure.

**RESOLVED:** that the contents of the Executive Officer's report be received, noting with regret that a property listed as a county treasure had now been lost following the demolition works.

c. Planning Application No. 2010/00526/FUL – 5 Cambourne Close, Barry (Retrospective conservatory and wet room to rear of dwelling (Appeal against conditions 1 & 2))

The Executive Officer advised that on 4 October, the Town Council had been notified of an appeal lodged by the applicants in respect of the retrospective construction of a conservatory and wet room to the rear of 5 Cambourne Close, Barry. The appeal itself related to conditions 1 & 2 as set out in the decision notice

