

**BARRY TOWN COUNCIL**

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 4 OCTOBER 2011 COMMENCING AT 7.00PM**

**PRESENT:** Councillor K Lewis (Chairperson) plus C Curtis, S A Hodges, K Kuhnell, L M Payne, B I Shaw, T C Stenstrom, E T Williams

**ALSO PRESENT:** Clive Farrant – Planning Adviser  
Becky Palmer – Administrator

PL759.       **APOLOGIES FOR ABSENCE**

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

PL760.       **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

None received.

PL761.       **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE'S MEETING HELD ON 6 SEPTEMBER 2011**

Councillor Williams expressed that he felt that after the previous meeting that things discussed were taken out of context and may have been used for political gain by other Councillors. He would like to draw attention to political implications with what was discussed in regards to minute number PL748 (p). After a lengthy discussion it was agreed that Councillor Williams was happy with minute PL748 (p). It was noted that minute number PL745 should read 2 August and not 6 September. Councillor Stenstrom would also like to remind Councillors that there still hasn't been a meeting arranged with the Welsh Assembly Government

**RESOLVED:** that the minutes of the Committee's meeting held on 6 September be approved and signed as a correct record and that it be noted that minute number PL745 should read 2 August and not 6 September.

PL762.       **TO NOTE DECISIONS TAKEN UNDER DELEGATED POWERS**

None

PL763.       **TO CONSIDER AMENDED PLANNING APPLICATIONS**

None

PL764.

**TO CONSIDER PLANNING APPLICATIONS**

**a. Planning Application No. 2011/00846/FUL**

**Location:** 94 Barry Road, Barry

**Development:** Conversion of existing dwelling house and ground floor shop to two self-contained units. a) Three bed, ground floor flat b) two bed first floor flat. Alterations to front and rear elevations, no extensions.

Councillor Stenstrom made the Committee aware that he has concerns about the application as the applicant has changed the plans after they have been granted on numerous occasions but was happy with the officer's recommendation.

**RESOLVED:** That subject to the consideration of obscure glazing to the rear patio doors facing No 92 Barry Road no objections be raised.

**b. Planning Application Nos. 2011/00850/ADV & 2011/00871/FUL**

**Location:** 13 Vere Street, Barry

**Development:** New signage, roller shutters and external flue to rear

**RESOLVED: OBJECTION:** The combined size and visual impact of the roller shutter housing and the illuminated signs are considered to be unacceptable and over dominant features in the street scene that are detrimental to the appearance of the area.

**The rear external extraction flue is considered to be detrimental to the amenities of adjoining residential occupiers by virtue of its location and appearance.**

**c. Planning Application No. 2011/00859/FUL**

**Location:** Unit 16, BSC, Hood Road, Innovation Quarter, Barry

**Development:** Change of use from B1 to sui generis for the purposes of a driving centre, with allocated parking.

**RESOLVED:** That Barry Town Council has no objection to the proposal and welcomes the return of the Driving Standards Agency to the town.

**d. Planning Application No. 2011/00866/FUL**

**Location:** 40 Marine Drive

**Development:** Single storey lounge extension

**RESOLVED:** No objection

**e. Planning Application No. 2011/00867/FUL**

**Location:** Tisbury, Port Road, West

**Development:** Extension to front elevation and loft conversion

**RESOLVED: Objection: The proposed front extension by virtue of its size would be detrimental to the appearance of the area and would set an unacceptable precedent for other major front extensions to properties in the area that would harmful to the established street scene.**

**f. Planning Application No. 2011/00878/OUT**

**Location:** Baltimore House, 1 & 2 Park Road, Barry

**Development:** Demolish garage block, erection of 5 no. self-contained residential units

Councillor S Hodges personally does not have a problem with the development as it's a small scheme compared to the development in the Theatre Royal and should be welcomed, the Planning Officer advised the committee that the layout does not meet planning regulations due to the proximity of the bathroom and kitchen. Four units would be ideal. Councillor S Hodges understood the objection and accepted.

**RESOLVED: Objection: The indicative layout for 5No units demonstrates that the proposed development represents an over development of the site that would be detrimental to the amenities of the existing users of the site and the amenities of the surrounding residential area.**

**g. Planning Application No. 2011/00882/FUL**

**Location:** 186 Holton Road, Barry

**Development:** Change of use from ladies dress shop to insurance brokers at ground floor.

**RESOLVED:** No objection

**h. Planning Application No. 2011/00887/RES**

**Location:** Land to east of Pencoedtre Lane, Barry

**Development:** The plot substitution of Plots 1, 2, 20, 21, 32, 36, 37, 38, 39, 42, 43, 53, 66, and 67 for alternate house types.

Councillor Stenstrom requested that this be linked with its 15a regarding the public footpath no. 39

**RESOLVED:** That whilst the proposed substitution of house types do not of themselves cause unacceptable harm Barry Town Council remains opposed to the development as previous concerns about the deficiencies of affordable housing provision in the area and the siting of the proposed play area immediately adjacent to a site of special scientific interest have not been addressed.

**i. Planning Application No. 2011/00889/FUL**

**Location:** Ein Cartref, Claude Road West, Barry

**Development:** Extension above existing single storey side extension

**RESOLVED:** No objection

**j. Planning Application No. 2011/00891/FUL**

**Location:** Plot adjacent to 15 Albert Street, Barry

**Development:** Demolition of existing detached garage and construction of new detached two storey dwelling with off street parking

**RESOLVED:** No objection subject to the removal of the proposed carport that is considered to be detrimental to the appearance of the street-scene.

PL765.

**TO CONSIDER PLANNING APPLICATIONS TABLED**

**a. Planning Application No. 2011/00912/FUL**

**Location:** Unit 2/3 Ty Verlon Estate, Cardiff Road, Barry

**Development:** Change of use to dedicated gymnastics facility

**RESOLVED: Objection:** The application does not demonstrate (by means of sequential test evidence) whether alternative sites within existing town or district centres or Barry Waterfront locations might be available or what impact the loss of this employment site would have on the overall provision of employment land. These matters are identified as essential considerations in the appraisal of

such proposals in accordance with **POLICY EMP 7 – SPORT AND LEISURE FACILITIES** of the adopted Unitary Development Plan 1996-2011.

**b. Planning Application No. 2011/00913/FUL**

**Location:** 1 Rheidol Drive, Barry

**Development:** Proposed first floor front extension and single storey rear extension

**RESOLVED:** No objection

**c. Planning Application No. 2011/00916/FUL**

**Location:** 64 Plymouth Road, Barry

**Development:** Erection of white PVCu porch to front elevation

**RESOLVED:** No objection

PL766. **DECISIONS TAKEN BY THE LOCAL PLANNING AUTHORITY ON REVELANT PLANNING APPLICATIONS**

**RESOLVED:** that the contents be received and noted.

PL767. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTIONS 78 & 174 APPEALS**

- a) Planning Application No. 2011/00291/FUL – Two bedroom, two storey dwelling adjoining existing semi-detached property

**RESOLVED:** No objections put forward, appeal noted.

- b) Planning Application No. 2011/00606/TPO – South corner of garden of 16 Maes Glas, Barry

Councillor S Hodges questioned why we are being consulted on the removal of trees. We don't generally get involved but asked should we actually take an interest in this as it's an environmental issue, we should be concerned with this.

**RESOLVED:** that the Planning Advisor will question the Vale Council as to why we are being asked for our observations on trees and if we should be looking into this.

PL768. **APPEAL DECISION(S) FOR INFORMATION ONLY**

None

PL769. **TO CONSIDER TRAFFIC & HIGHWAY ORDERS**

None

PL770. **TO CONSIDER TRAFFIC ORDERS – TABLED**

None

PL771. **TO CONSIDER LICENSING APPLICATIONS SOUGHT IN ACCORDANCE WITH THE LICENSING ACT 2003**

None

PL772. **TO CONSIDER LICENSING APPLICATIONS- TABLED**

None

PL773. **MISCELLANEOUS ISSUES**

**a. Diversion of Public Footpath No. 43, St. Andrews Major and Extinguishment of Public Footpath No. 39, St. Andrews Major.**

Councillor Stenstrom requested that this be linked with its 6(h) regarding the public footpath no. 39, this is a well-used footpath and the Vale has not maintained this as Taylor Wimpy has put in an application for development. Councillor Stenstrom also added that the Council should start campaigning against the removal of the footpath as this is one of the last original footpaths in Barry, it was also added that Councillor Stenstrom is speaking on behalf of Councillor Payne as she also has strong objections against the removal of the footpath. The Planning Officer advised that he will merge the objections of 6h and 15a. It was also discussed that a press release be drafted as that a meeting be called between the Chair, Town Clerk and the Planning Officer.

**RESOLVED:** that the Planning Officer will merge the objections for 6 (h) and 15 (a) and Councillor Stenstrom will arrange a meeting to discuss a press release on the objection to the removal of the footpath.

**b. Land between 66-86 Merthyr Street, Barry**

Councillor Hodges asked what powers we have as Barry Town Council as when our objections are forwarded to the Vale the plans are usually accepted and the final decision does not come back to the Council. Councillor Stenstrom informed the Committee that they should stick to their original objections and note the letter they received from ACSTRO.

**RESOLVED:** that the Committee's original objections continue to go forward and that the letter be received and noted,

c. Hinckley Point Nuclear Power Station Proposal

**RESOLVED:** that no response be made to the information received.

PL774. **DATE OF NEXT MEETING**

**RESOLVED:** to note that the next Planning Committee meeting was scheduled for 1 November 2011 at 7.00pm

The meeting ended at 8.06pm

Signed ..... Dated .....  
(Chairperson)