

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 5 JULY 2011 COMMENCING AT 7.00PM

PRESENT: Councillor K Lewis (Chairperson) plus Councillors Brooks (Town Mayor – Ex-officio), Cash, Curtis, Egan, S Hodges, Kemp, Kuhnell, Payne, Shaw, Stenstrom, Turner and Williams

ALSO PRESENT: Clive Farrant – Planning Adviser
Derek Wolfe – Executive Officer
G Davey - Observer

PL711. **APOLOGIES FOR ABSENCE**

None were received

PL712. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

Councillor K Kuhnell declared a personal interest in agenda item 11 with regard to The Vale of Glamorgan Council Disabled parking places and revocation (Barry & Penarth) (No.1) Order 2011. Councillor C Curtis declared a personal interest in agenda item 6(j) with regard to Planning Application No. 2011/00577/RG3.

PL713. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE'S MEETING HELD ON 7 JUNE 2011**

RESOLVED: that the minutes of the Committee's meeting held on 3rd May be approved and signed as a correct record, subject to revising minute number PL697 to read 3 May not 5 April.

PL714. **TO NOTE DECISIONS TAKEN UNDER DELEGATED POWERS**

None

PL715. **TO CONSIDER AMENDED PLANNING APPLICATIONS**

None

PL716. **TO CONSIDER PLANNING APPLICATIONS**

a. **Planning Application No. 2011/00513/FUL**

Location: 1 Bulcliff Walk, Barry
Development: Conservatory to rear of property

RESOLVED: No objection

b. **Planning Application No. 2011/00517/LBC**

Location: Springbank Nursing Home, College Road, Barry
Development: Retention of extract flue and air inlet to kitchen, retention of boiler flue

RESOLVED: No objection

c. **Planning Application No. 2011/00533/FUL**

Location: 11 Coldbrook Road West, Cadoxton, Barry
Development: Erection of double garage, widening of driveway and access and erection of double wrought iron gates and erection of fencing around property

RESOLVED: No objection

d. **Planning Application No. 2011/00543/FUL**

Location: 2 Gibbonsdown Close, Barry
Development: Single storey side extension for disabled showering and WC facilities – amendment to 2011/00280/FUL

RESOLVED: No objection

e. **Planning Application No. 2011/00549/FUL**

Location: Cherry Orchard Public House (former College Inn), Barry Road
Development: Retention of external timber pergola with translucent roof to provide covered external dining area

RESOLVED: No objection

f. **Planning Application No. 2011/00550/FUL**

Location: 4 Port Mews, Port Road, Barry
Development: Ground floor single storey mono pitch garden room with adjoining WC. Existing garage roof removed and raised 1100mm to provide mezzanine bed/study accommodation with ensuite

RESOLVED: No objection

g. **Planning Application No. 2011/00555/FUL**

Location: Crystal Springs, Coldbrook Road East, Barry
Development: Construction of Nursing Home (68 beds)

RESOLVED: VERY STRONG OBJECTION for the following reasons:

1. The proposed development by virtue of its design, mass and scale is considered to be an overdevelopment of this constrained site that would result in an overbearing form of development that would be detrimental to the visual appearance of the area and detrimental to the character and amenities of the Cadoxton Conservation Area;
2. As a result of the overdevelopment of the site the proposal lacks appropriate landscaping areas that would help minimise the dominance of the proposed building structure on the street scene and the surrounding area;
3. The proposed development is deficient in terms of usable amenity space for the potential residents of the home;
4. The parking provision, layout and service arrangements for the development are considered to be deficient and incapable of efficient and effective usage;

The submission lacks detail regarding the scale of likely service provision for the proposed development and therefore cannot be judged in terms of disturbance to neighbouring residential occupiers

h. **Planning Application No. 2011/00557/FUL**

Location: 2 St Julian Close, Barry
Development: Two storey extension, porch and conservatory

RESOLVED: No objection

i. **Planning Application No. 2011/00576/FUL**

Location: 1 Radnor Green, Barry
Development: Demolish existing side porch and construct new replacement

RESOLVED: No objection

j. **Planning Application No. 2011/00577/RG3**

Location: Ysgol Gufan Bro Morgannwg, Colcot Road, Barry
Development: Amendment to planning consent granted 4 March 2011 – New school and rugby pitch

RESOLVED: No objection

k. **Planning Application No. 2011/00579/FUL**

Location: Highlight Farm, Highlight Lane, Barry
Development: Conversion of farm outbuilding to holiday accommodation

RESOLVED: That no objection be raised to the proposal subject to the proposed bedroom windows facing Swallow Cottage being set at a high level to ensure the privacy and amenities of adjacent occupiers are maintained.

l. **Planning Application No. 2011/00584/FUL**

Location: 146 Holton Road, Barry
Development: Change of use from A1 shop to A3 café/restaurant

RESOLVED: No Objection

PL717. **TO CONSIDER PLANNING APPLICATIONS TABLED**

a. **Planning Application No. 2011/00590/FUL**

Location: Springbank Nursing Home, College Road, Barry
Development: Retention of extract flue and air inlet to kitchen.
Retention of boiler flue

RESOLVED: no objection

b. **Planning Application No. 2011/00595/FUL**

Location: 29 Colcot Road, Barry
Development: Rear and side two storey extension and loft conversion

RESOLVED: retain existing objections, namely the proposed development by virtue of its scale and the proposed positioning of windows would be detrimental to the privacy and amenities of adjoining occupiers and as such is contrary to Policy ENV 27 of the Vale of Glamorgan Unitary Development Plan 2006-2011 and the related Supplementary Planning Guidance on Amenity Standards.

c. **Planning Application No. 2011/00596/FUL**

Location: Dow Corning Limited, Barry

Development: Erection of single storey scaffold storage building on vacant concrete area

RESOLVED: no objection

d. **Planning Application No. 2011/00599/ADV**

Location: Waitrose Ltd, Palmerston Road, Barry

Development: Replacement petrol station sign

RESOLVED: no objection

PL718. **EXECUTIVE OFFICER'S REPORT ON LOCAL PLANNING AUTHORITY DECISIONS**

The Executive Officer highlighted three planning applications where the Local Planning Authority had refused consent. These included application number 2011/00291/FUL (two bedroom, 2 storey dwelling adjoining existing semi-detached property at 9 South Walk, Barry), application 2011/01128/FUL (installation of new plant equipment at 39-40 Park Crescent, Barry) and application 2011/01129/FUL (Shop front alterations, installation of new ATM facility and external alterations at 39 Park Crescent, and the provision of car parking at 39-40 Park Crescent, Barry)

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

PL719. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTIONS 78 & 174 APPEALS**

a. **Planning Application No. 2011/00156/FUL**

Location: 115/117 Port Road East, Barry

Development: Provide new galvanised steel fire escape/access stairs externally to side of Residential Care Home

The Committee was advised that although the appeal referred to above had been included in the agenda papers for the Committees meeting on 5 July, it had been necessary for the Chair of the Committee, the Planning Advisor and the Executive Officer to take a view on this appeal, due to the approaching deadline for representations of 23 June. The Executive Officer reported that when the Committee previously considered this application at its meeting on 8 March, it had been agreed to launch an objection regarding the proposed fire escape for a number of material reasons. In examining this matter, the Chair,

the Executive Officer and the Planning Advisor agreed that no further action should be taken, but that the council's previous objections should be allowed to go forward for consideration by the planning inspector automatically in the normal way. It was agreed that this matter should be reported to the Committees meeting on 5 July for information.

RESOLVED: to maintain the Committees existing objections to the above application, namely that an objection be lodged regarding the proposed fire escape, which in terms of its position, design and appearance would be significantly detrimental to the amenities of the occupants of neighbouring residential properties and the privacy and visual amenities of the area and the street scene.

PL720. **APPEAL DECISION(S) FOR INFORMATION ONLY**

None

PL721. **TO CONSIDER TRAFFIC & HIGHWAY ORDERS**

The Vale of Glamorgan Council Disabled parking places and revocation (Barry & Penarth) (No. 1) Order 2011

RESOLVED: no objections

PL722. **TO CONSIDER TRAFFIC ORDERS – TABLED**

None

PL723. **TO CONSIDER LICENSING APPLICATIONS SOUGHT IN ACCORDANCE WITH THE LICENSING ACT 2003**

None

PL724. **TO CONSIDER LICENSING APPLICATIONS- TABLED**

None

PL725. **EXECUTIVE OFFICERS REPORT**

1. **Notification of County Treasure Status – Town Council Historic Built Assets**

Councillors gave consideration to the contents of a letter dated 4 June 2011 concerning three locally important buildings which the Head of Planning and Transportation at the Vale Council proposed to include within the unified list of historic built assets. It was noted that the inclusion of locally important buildings on the County Treasures List had no immediate effect in law and did not make such buildings subject

to any additional planning controls over alteration or demolition. The committee was informed that a supplementary planning guidance (SPG) document had previously been produced and was available along with the full County Treasures List and the draft addendum, on the Vale of Glamorgan Council's website. Councillors were advised that although the Town Council had been asked to determine its response to the proposals by 24 June 2011, the Executive Officer had negotiated an extension to this deadline, to 7 July.

Councillors had no objections to the inclusion of the Chapel at Merthyr Dyfan Cemetery and the Drinking Fountain at Merthyr Dyfan Cemetery within the revised list. However, they noted that the grave of Captain Cecil Foster within Merthyr Dyfan Cemetery was not in the Town Council's ownership and Councillor Hodges suggested that this matter be referred to the Amenities Committee for consideration. The Executive Officer advised that unfortunately the consultation exercise did not allow enough time for such action to be taken, bearing in mind that the Amenities Committee's next meeting was scheduled for 19 September. In view of the above, Councillor Egan proposed, Councillor S Hodges seconded and it was:-

RESOLVED: that whist Barry Town Council wholeheartedly supported the inclusion of the Chapel and Drinking Fountain at Merthyr Dyfan Cemetery within the revised unified County Treasures List of historic built assets, the Council object to the inclusion of the Grave of Captain Cecil Foster at Merthyr Dyfan Cemetery within the revised list on the grounds that :-

- (a) The Town Council does not own this particular 'built asset', this being the province of the owner of the exclusive right of burial attaching to this grave;
- (b) Because if one individual memorial is put forward for inclusion within the unified list, then consideration should first be given to other memorials placed on other graves within the Cemetery, which could be considered to be of equivalent architectural and/or historic interest.

2. Notification of County Treasure Status – Consultation on Draft Addendum

The Committee gave consideration to a second letter received from the Vale of Glamorgan Council, which related to the draft addendum produced by the Head of Planning and Transportation in relation to various buildings within the local community which had been identified as important and were proposed for inclusion within the list. Councillors were advised that apart from those located in Merthyr Dyfan Cemetery and referred to by the Vale Council in its earlier letter, there were a number of historic built assets in Barry considered to be locally important buildings for inclusion in the revised unified County Treasures List.

RESOLVED: that the contents of the Head of Planning and Transportation's second letter concerning consultation on the draft addendum be received and noted.

PL726.

DATE OF PLANNING COMMITTEE'S NEXT MEETING

RESOLVED: that the next Planning Committee meeting will be held on 2 August 2011 at 7.00pm

The meeting ended at 8.00pm

Signed Dated
(Chairperson)