

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 6 JULY 2010 COMMENCING AT 7.00 PM

PRESENT: Councillor K Lewis (Chairperson) plus Councillors Cash, H C Hamilton, S A Hodges, L M Payne (Vice-Chairperson), B I Shaw and T C Stenstrom.

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

PL501. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors S C Egan, J Evans, K Kuhnell (Town Mayor – Ex-Officio), C Turner and E T Williams.

PL502. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

Councillors H Hamilton and S Hodges declared personal interests in relation to agenda item 4c with regard to Proposed Welsh Medium Seed Schools, by virtue of being Governors of Ysgol Sant Baruc.

PL503. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE'S MEETING HELD ON 8 JUNE 2010**

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

PL504. **EXECUTIVE OFFICERS REPORT**

(a) **Draft Informal Protocol – Comments from Members of the Public**

Councillors gave consideration to a draft informal protocol for dealing with comments and/or questions from members of the public attending Planning Committee meetings in respect of individual applications.

Councillor S Hodges proposed, and it was seconded by Councillor Stenstrom, that the words "however if one person wishes to speak against the application whilst another wishes to support it, the Chair should allow each speaker just three minutes for their comments" be deleted, and replaced with the words "however, the Chair will be empowered to extend the five minutes allowed, if he/she feels the situation warrants this."

RESOLVED: that the contents of the draft Informal Protocol dealing with comments/questions from members of the public concerning individual planning applications be approved, subject to including the amendments proposed by Councillor S Hodges and seconded by Councillor T C Stenstrom.

(b) **Suggestion for Devolving Conservation Area Functions to the Town Council**

The Executive Officer advised that apparently the Working Party to review the Management and Performance of the Council's Operations proposal had not been to seek to take over conservation area functions from the Local Planning Authority, but merely to assume responsibility for consulting with members of the public regarding local conservation areas on a periodic basis. He added that he had been asked to have this matter placed on the agenda for the Vale Council's Community Liaison Committee's next meeting.

Councillors were generally supportive of this particular initiative being pursued further.

RESOLVED: that the Working Party be asked to carry out further work in relation to the suggested initiative of devolving the consultation aspects of conservation area functions to the Town Council, noting that a request had already been made to have this issue discussed by the Vale Council's Community Liaison Committee in the presence of other Town and Community Councils at its next meeting.

(c) **Proposed Welsh Medium Seed Schools**

Having read the contents of the Executive Officers report, together with copies of a letter from the Vale Council's School Organisation and Access Manager and a Statutory Notice issued by the Vale Council regarding the establishment of a new 210 place Welsh Medium Primary School in Barry, Councillors considered that this had wider implications than those covered by the Planning Committee's Terms of Reference. They felt that this type of issue ought to be considered either by the Town Council itself, or by the Finance, Policy & General Purposes Committee, whilst noting that the closing date for responses to the published notice, was 3 August 2010. In view of this it was:-

RECOMMENDED: that the matter of this Council's response to a letter received from the Vale Council and a notice accompanying it regarding the establishment of a new 210 place Welsh Medium Primary School in Barry be considered by the Town Council, together with the attached copies of the letter and Statutory Notice.

(d) **Planning Site Meeting on 24 June**

Councillors were aware that a planning site meeting had taken place on 24 June, which had included a visit to the Bella Vista Care Home at 106/108 Tynewydd Road, Barry in the Dyfan Ward.

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

(e) **Hinckley Point News June 2010**

Following arrangements made previously by the Executive Officer, Councillors confirmed that members of the Committee had received a copy of the most recent Hinckley Point News from EDF Energy.

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

PL505. **TO NOTE DECISIONS TAKEN UNDER DELEGATED POWERS**

None.

PL506. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL507. **TO CONSIDER AMENDED PLANNING APPLICATIONS**

None.

PL508. **TO CONSIDER PLANNING APPLICATIONS**

a. **Planning Application No. 2010/00526/FUL**

Location – 5, Cambourne Close, Barry

Development – Retrospective conservatory and wet room to rear of dwelling.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00526/FUL.

b. **Planning Application No. 2010/00529/FUL**

Location – 18, White House, The Knap, Barry

Development – A timber construction and clad garden store/summer house.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00529/FUL.

c. **Planning Application No. 2010/00531/FUL**

Location – 185 Gladstone Road, Barry

Development – Conservatory to rear elevation.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00531/FUL.

d. **Planning Application No. 2010/00533/FUL**

Location – 1 Friars Road, Barry

Development – Proposed pitched roof side extension incorporating garage with floorspace above.

RESOLVED: No objection, subject to the imposition of a condition that restricts the use of the office space to purposes incidental to the use of the dwelling house.

e. **Planning Application No. 2010/00534/FUL**

Location – 1 Cold Knap Way, Barry

Development – Demolish dilapidated plant house/greenhouse, porch and wc. Construct single storey building.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00534/FUL.

f. **Planning Application No. 2010/00538/FUL**

Location – 2 White House, Cold Knap, Barry

Development – Installation of pvc garage door to existing carport, to match existing adjacent garage door.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00538/FUL.

g. **Planning Application No. 2010/00545/FUL**

Location – 40 High Street, Barry

Development – Existing ground floor office to be converted into one bedroom self contained apartment.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00545/FUL.

h. **Planning Application No. 2010/00550/FUL**

Location – 14, Clos Yr Wylan, Barry

Development – Porch on front of house.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00550/FUL.

i. **Planning Application No. 2010/00552/FUL**

Location – 167, Pontypridd Road, Barry

Development – Single storey shower room extension.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00552/FUL.

j. **Planning Application No. 2010/00561/FUL**

Location – 12 Brookfield Avenue, Barry

Development – Two storey side extension to form a lounge, utility room and two bedrooms.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00561/FUL.

k. **Planning Application No. 2010/00569/FUL**

Location – Avondale, 80 Dobbins Road, Barry

Development – Demolition of single storey flat roof toilet and construct a single storey extension to accommodate two bedrooms.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00569/FUL.

l. **Planning Application No. 2010/00575/FUL**

Location – 24, Kingsland Crescent, Barry

Development – Conversion of dwelling to two one bedroom flats.

RESOLVED: OBJECTION, on the grounds that the proposed rear fire escape would, by virtue of its siting, cause unacceptable harm to the amenities and privacy of adjoining neighbours and is therefore considered to be contrary to Policy ENV27 of the adopted Vale of Glamorgan Unitary Development Plan and its accompanying approved Supplementary Planning Guidance on Amenity Standards.

m. **Planning Application No. 2010/00576/FUL**

Location – 176, Jenner Road, Barry

Development – Conversion of existing dwelling into two self contained apartments including single storey extension to side.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00576/FUL.

n. **Planning Application No. 2010/00578/FUL**

Location – 72 Greenacres, Barry

Development – First floor extension, dormer window, porch extension)

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00578/FUL.

o. **Planning Application No. 2010/00607/FUL**

Location – 5 Hillside Close, Barry

Development – Single storey extension at rear of property to provide bedroom with bathroom.

RESOLVED: OBJECTION, on the ground that the proposal by virtue of its size and design is considered detrimental to the amenities of adjoining occupiers and as a result of its prominent location would cause unacceptable harm to the street scene. Furthermore, if approved the development would set an unacceptable precedent when considering similar forms of development in the area.

PL509.

TO CONSIDER PLANNING APPLICATIONS - TABLED

a. **Planning Application No. 2010/00634/FUL**

Location – 1 Robert Street, Barry

Development – Build a garage shed to store household quipment.

RESOLVED: No objection, subject to the garage being finished in render to match the existing property.

b. **Planning Application No. 2010/00635/FUL**

Location – Flat 14, Glan Y Mor, Barry

Development – Remove existing window and replace with patio door. Lay decking patio to the side of building.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00635/FUL.

PL510.

EXECUTIVE OFFICER'S REPORT ON LOCAL PLANNING AUTHORITY DECISIONS

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

PL511.

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

Councillors received and considered a copy of a letter relating to an appeal against enforcement action being taken by the Local Planning Authority concerning land to the rear of 16 Port Road East, Barry, where without the benefit of planning permission, an extension to an existing and historic garage/store building had been erected. The owner of the property had appealed the Vale Council's proposed

enforcement action in respect of an alleged breach of planning control, and the letter dated 28 June 2010 from the Vale Council stated that any representations that the Town Council might wish to make needed to be received by the Planning Inspectorate by 28 July 2010.

RESOLVED: that the contents of the Vale Council's letter concerning an appeal under Section 174 of the Town and Country Planning Act 1990 (as amended) relating to land to the rear of 16 Port Road East, Barry be received and noted.

PL512. **APPEAL DECISION(S) – FOR INFORMATION ONLY**

None.

PL513. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL514. **TO CONSIDER TRAFFIC AND HIGHWAY ORDERS**

None.

PL515. **TO CONSIDER TRAFFIC ORDERS – TABLED**

None.

PL516. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL517. **TO CONSIDER LICENSING APPLICATIONS**

None.

PL518. **TO CONSIDER LICENSING APPLICATIONS – TABLED**

None.

PL519. **DATE OF PLANNING COMMITTEE'S NEXT MEETING**

RESOLVED: that the Committee's next meeting be held on Tuesday, 3 August 2010 at 7.00pm.

The meeting ended at 7.50pm.

Signed
(Chairperson)

Dated