

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 6 SEPTEMBER 2011 COMMENCING AT 7.00PM

PRESENT: Councillor K Lewis (Chairperson) plus Councillors O Cash, C Curtis, S C Egan, S A Hodges, K Kemp, L M Payne, B I Shaw, T C Stenstrom, E T Williams

ALSO PRESENT: Clive Farrant – Planning Adviser
Becky Palmer – Administrator
Councillor H C Hamilton – Observer
Councillor J E Charles – Observer

PL743. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor K Kuhnell

PL744. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

None received.

PL745. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE'S MEETING HELD ON 5 JULY 2011**

RESOLVED: that the minutes of the Committee's meeting held on 6 September be approved and signed as a correct record.

PL746. **TO NOTE DECISIONS TAKEN UNDER DELEGATED POWERS**

On Wednesday 31 August the Chair and Vice Chair of the Committee met with the Executive Officer and the Planning Adviser to make comments/observations on two planning applications, one highways order and one premises licence application where responses were required by the Vale of Glamorgan Council prior to the Committee's next meeting on 6 September.

The Chair and Vice Chair, in the presence of the Executive Officer and the Planning Advisor examined reports. Having examined the contents of each report and considered further advice from the planning advisor, it was determined that the Town Council's observations on each of the Planning Applications would be as follows:-

- a) Planning Application No. 2011/00731/FUL – 56 Pencoedtre Road, Barry (Retention of wooden shed)

No Objection

- b) Planning Application No. 2011/00770/FUL – 73-83 Main Street Barry (Refurbishment of the existing ground floor retail unit and seven flats to form 6 two bed flats and 3 one bed flats and associated works)

No Objection

PL747. **TO CONSIDER AMENDED PLANNING APPLICATIONS**

None

PL748. **TO CONSIDER PLANNING APPLICATIONS**

a. **Planning Application No. 2011/00731/FUL**

Please see Item No PL746 (a) above.

b. **Planning Application No. 2011/00736/FUL**

Location: 272 Holton Road, Barry

Development: Retention of fascia and projecting advertisement signs

RESOLVED: No objection

c. **Planning Application No. 2011/00739/ADV**

Location: LDS House, Verlon Close, Barry

Development: Installation of signage to front elevation

RESOLVED: No objection

d. **Planning Application No. 2011/00740/FUL**

Location: LDS House, Verlon Close, Barry

Development: Installation of new trade counter entrance doors and screen to existing front elevation. Installation of new fire escape to side elevation LDS House, Verlon Close, Barry

RESOLVED: No objection

e. **Planning Application No. 2011/00744/FUL**

Location: 41 Barry Road, Barry

Development: Conversion to two flats

RESOLVED: No objection

f. Planning Application No. 2011/00745/FUL

Location: Triangle Site, Innovation Quarter, The Waterfront, Barry

Development: Three storey hotel bedroom block, part single and part two storey pub/restaurant, car parking and landscaping

RESOLVED: That Barry Town Council welcomes the proposed development but would request that the Vale of Glamorgan Council identify an alternative site and appropriate funding for the much needed and now displaced Learning Centre to enable teaching skills for hairdressing, beauty and construction to be provided for 14-19 year olds of the area.

g. Planning Application No. 2011/00753/FUL

Location: 343 Barry Road, Barry

Development: To replace existing conservatory/extension with orangery to rear of property

RESOLVED: No objection

h. Planning Application No. 2011/00767/LBC

Location: 4 Mount Pleasant, Barry

Development: Alter east coach house to raise stone walls and construct new slate pitch roof, timber windows and doors and alterations to west coach house

RESOLVED: No objection

i. Planning Application No. 2011/00768/FUL

Location: 4 Mount Pleasant, Barry

Development: Alter east coach house to raise stone walls and construct new slate pitch roof. Timber windows and doors.

RESOLVED: No objection

j. Planning Application No. 2011/00770/FUL

Please see Item No PL746 (b) above

k. Planning Application No. 2011/00774/FUL

Location: Dow Corning, Cardiff Road, Barry
Development: Removal of existing boundary wall and fence with Spear and Point fence to match remaining existing and removal of existing conifers.

RESOLVED: No objection

l. Planning Application No. 2011/00782/FUL

Location: Marco's Café, Paget Road, Barry Island
Development: Raise seating area to south and east of café with construction of glazed canopy over.

RESOLVED: That no objection be raised to the proposals subject to the local planning authority ensuring that all practical measures are taken by the applicant to ensure that the area is protected from vandalism during times when the café is not trading.

m. Planning Application No. 2011/00783/LBC

Location: 4 Mount Pleasant, Barry
Development: To remove the inner gatepost pillar serving the north-west entrance and attach electricity operated gates in the same style as existing gates to the two remaining pillars

RESOLVED: No objection

n. Planning Application No. 2011/00793/FUL

Location: 1 Cross Hill, Barry
Development: Proposed first floor conservatory

RESOLVED: No objection, subject to all glazing facing No 19 Lakeside being of obscurely glazed fixed pane construction.

o. Planning Application No. 2011/00800/FUL

Location: 2 Cora Street, Barry
Development: Refurbishment and alterations of existing house and outbuilding to three flats

RESOLVED: Objection: The proposals represent an over-development of the site that would result in sub-standard form of development due to the lack of appropriate amenity space for the proposed units and an unacceptable increase in on-street vehicular parking.

p. Planning Application No. 2011/00802/FUL

Location: 21 Porthkerry Road, Barry

Development: Change of use from former RAFA Club, to 15 no. supported bedsits for homeless communal laundry room, offices and a meeting/training room.

Councillor Williams expressed strong objections as he considered that the proposal would be detrimental to the amenities of surrounding residential properties by virtue of the nature of the operation and such issues as vehicle parking and traffic congestion. In addition, he asked that in evaluating this proposal the Planning Committee have regard to the impact of this proposal combined with the existing impact of other similar uses in the area both on the amenities of residential occupiers and on the environment and attractiveness of the adjacent hotel.

Councillor Charles attending the Committee as an observer was given an opportunity to speak by the Chairman and re-iterated Councillor Williams' concerns about the proposal. She said that she and Councillor Williams had received a considerable number of representations from local occupiers who all opposed the development.

The matter was debated at length by the Committee and a vote was taken. Councillor Williams' objection was noted but the Committee

RESOLVED: That subject to the Vale of Glamorgan Council ensuring the appropriate management procedures are applied in the operation of the facility, no objection be raised by Barry Town Council.

q. Planning Application No. 2011/00805/FUL

Location: 4 Pleasant View, Barry

Development: House extension to create new lounge on ground floor. Loft space converted and enlarged to accommodate new bedrooms.

RESOLVED: No objection.

r. Planning Application No. 2011/00806/FUL

Location: 247 Holton Road, Barry

Development: Change of use from vacant shop to fast food take away

RESOLVED: That no objection be raised to the proposed change of use of the vacant shop to a fast food take-away. However, the use of the rear coach house is considered to be unacceptable because of poor access arrangements via the rear lane, a lack of appropriate amenity space and vehicular parking.

s. Planning Application No. 2011/00811/FUL

Location: 21 Morgan Street, Barry

Development: Erection of a single storey rear extension

RESOLVED: No objection

PL749.

TO CONSIDER PLANNING APPLICATIONS TABLED

a. Planning Application No. 2011/00831/FUL

Location: Wesley Cottage, Church Road, Barry

Development: Proposed change of use from domestic dwelling to an A1 café

RESOLVED:

Objection for the following reasons:

- 1. The proposal is considered to be a use more suited to locations identified within established district, local and neighbourhood centres of Barry as identified in the retail hierarchy of the adopted Unitary Development Plan.**
- 2. If permitted the proposed use would have a detrimental on the amenities of neighbouring residential properties as a result of noise, smell and increased traffic congestion.**
- 3. The proposal would cause unacceptable harm to the character and appearance of the Cadoxton Conservation Area.**

b. Planning Application No. 2011/00837/FUL

Location: Wimbourne Road, Barry

Development: Change of use to bus/coach parking area with drivers cars included

RESOLVED: No objection

c. Planning Application No. 2011/00838/RG3

Location: Civic Offices, Holton Road, Barry

Development: Alter existing flat roof to pitched roof for the installation on PV systems

RESOLVED: No objection

PL750. **EXECUTIVE OFFICER'S REPORT ON LOCAL PLANNING AUTHORITY DECISIONS**

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

PL751. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTIONS 78 & 174 APPEALS**

- a. Section 78 Appeal – Application No. 2011/00174/FUL – single storey new dwelling including boundary changes to adjacent property at 5a Cawley Place, Barry.

RESOLVED: that the Town Council retains its original objections to the proposal and no further representations need be submitted.

PL752. **APPEAL DECISION(S) FOR INFORMATION ONLY**

None

PL753. **TO CONSIDER TRAFFIC & HIGHWAY ORDERS**

- a. Footway Trading Café Licence – The Buccaneer Public House, Holton Road, Barry

RESOLVED: that no objection be raised to the proposed order

- b. Footway Trading Cafe Licence – Romy's Café and Abbas Fashions – Friars Road, Barry Island

RESOLVED: that no objection be raised to the proposed order

PL754. **TO CONSIDER TRAFFIC ORDERS – TABLED**

None

PL755. **TO CONSIDER LICENSING APPLICATIONS SOUGHT IN ACCORDANCE WITH THE LICENSING ACT 2003**

None

PL756. **TO CONSIDER LICENSING APPLICATIONS- TABLED**

None

PL757. **EXECUTIVE OFFICERS INFORMATION REPORT**

Additional Footpath From Pontypridd Road to Millwood (Wildlife And Countryside Act 1981)

On 1 August, a letter was received from the Vale Council's Public Rights of Way Section notifying this Council (and presumably other Consultees) of a meeting of that Council's Planning Sub-Committee to determine an application received proposing to modify the Definitive Map of Public Rights of Way by the addition of a public footpath from Pontypridd Road to Millwood. The letter dated 20 July advised the Town Council that the Sub-Committee would be meeting on Friday 29 July in Committee Room 2 at the Vale Council's Civic Offices in Holton Road, Barry at 10.30am.

Following receipt, The Executive Officer contacted the Public Rights of Way Section to ask why a letter dated 20 July had taken 12 days to reach the Town Council, having only arrived after the Vale Council's Planning Sub-Committee had already met. The Officer at the Vale was at a loss to explain what had happened and promised to investigate to ensure that there would not be a recurrence of this unfortunate situation.

RESOLVED: that the report be received and noted

b. **Removal of Hedgerow at Junction of Port Road East and Pencoedre Lane, Barry**

On 9 August, an email was received from the Senior Planner (Appeals and Enforcement) in the Vale Councils Planning and Transportation Services Department in response to a letter dated 27 June (and further to the Head of Planning & Transportations initial reply dated 7th July) which had raised specific concerns on behalf of this Council's Planning Committee regarding two of its candidate sites. Councillors had been sent copies of the letter for information.

RESOLVED: that the report be received and noted

c. **Town and County Planning Act 1990 (as amended) – Section 106 Planning Obligations**

On 11 August, a letter was received from the Vale Council's Cabinet Member for Planning and Transportation regarding Section 106 Planning Obligations. The letter advised that at the recent Community Liaison Meeting on 20 July, a report entitled 'Annual Report-Section 106 Legal Agreements 2010/11' was presented for information by the

Council's Principal Planning Officer for Planning Obligations. At the meeting, there had been a discussion about how the Vale Of Glamorgan Council identified what contributions to seek through Section 106 legal agreements and how the Council decides where to spend these contributions.

In view of interest expressed by representatives of Town and Community Councils present at the meeting, the Cabinet Member for Planning and Transportation has taken the opportunity of writing to explain in more detail how Town and Community Councils may engage in this process in accordance with the Vale of Glamorgan Council's approved protocols for dealing with Section 106 matters.

RESOLVED: that the contents of the letter be noted

d. **Determination of Planning Sub-Committee (Public Rights of Way) – Wildlife and Countryside Act 1981 Schedule 14 (3)(3)**

On 15 August, a letter was received from the Vale Council's Public Rights of Way Officer advising that at its meeting on 29 July, the Planning Sub-Committee (Public Rights of Way) had determined an application under section 53 of the Wildlife and Countryside Act 1981. The application was brought in respect of claims that a route running from 'Pontypridd Road (traffic light junction)' to 'Milwood Porthkerry Park PROW 26' should be recorded as a public footpath in the Definitive Map and Statement. The outcome of the determination for the purposes of notice under the Wildlife and Countryside Act 1981 Schedule 14 (3)(3) was :-

That members of the Sub-Committee having deliberated on the application and supporting evidence together with the contents of the detailed report of the Public Rights of Way Officer, unanimously

RESOLVED: that the report be received and noted

PL758. **DATE OF NEXT MEETING**

RESOLVED: to note that the next Planning Committee meeting was scheduled for 4 October 2011 at 7.00pm

The meeting ended at 8.05pm

Signed Dated
(Chairperson)