

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 7 JUNE 2011 COMMENCING AT 7.00PM

PRESENT: Councillor B Brooks (Town Mayor) (Ex-Officio) plus Councillors Cash, Curtis, Egan, S Hodges, Kemp, Kuhnell (Vice-Chair), Lewis (Chair), Payne, Shaw, Stenstrom, Turner, Williams.

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

PL694. **APOLOGIES FOR ABSENCE**

None received

PL695. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

Councillor E T Williams declared a prejudicial interest in agenda item 7I with regard to application no. 2011/00449/ADV, arising out of being a former Dow Corning employee.

PL696. **TERMS OF REFERENCE**

RESOLVED: that the Committee's terms of reference, as agreed by the Council at its annual Meeting, be received and noted.

PL697. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE'S MEETING HELD ON 5 APRIL 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 PL677 to read PL693.

PL698. **TO NOTE DECISIONS TAKEN UNDER DELEGATED POWERS**

RESOLVED: that two decisions taken under delegated powers be received and noted.

PL699. **TO CONSIDER AMENDED PLANNING APPLICATIONS**

a. **Planning Application No. 2011/1040/FUL – 10 Clos Tawe, Barry** (Demolish garage and porch at 10 Clos Tawe and construct new dwelling in side garden)

RESOLVED: that the Town Council's extant objection be maintained, as set out in minute no. PL581(g) of the Committee's meeting held on 2nd November 2010

PL700.

TO CONSIDER PLANNING APPLICATIONS

a. **Planning Application No. 2011/00381/FUL**

Location: 41 Barry Road, Barry

Development: Conversion to four flats and dormer extension and rooflights

RESOLVED: To note that this application had already been considered at a delegated powers meeting held on 24th May.

b. **Planning Application No. 2011/00383/FUL**

Location: 43 Westward Rise, Barry

Development: One and two storey extensions

RESOLVED: To note that this application had already been considered at a delegated powers meeting held on 24th May.

c. **Planning Application No. 2011/00407/FUL**

Location: 1 Boon Close, Barry

Development: Two storey extension to provide additional specialised accommodation for elderly parents

RESOLVED: No objection

d. **Planning Application No. 2011/00406/FUL**

Location: 90 Woodham Park, Barry

Development: Single storey extension to rear to form family room

RESOLVED: No objection

e. **Planning Application No. 2011/00425/FUL**

Location: AB Car Sales Ltd, Cardiff Road, Barry

Development: Car Sales, servicing and MOT centre

RESOLVED: No objection

f. **Planning Application No. 2011/00429/FUL**

Location: Rear of 2, Barry Road, Barry

Development: Demolition of existing building and construction of new three bedroom residential unit

RESOLVED: No objection

g. **Planning Application No. 2011/00436/FUL**

Location: 52 Marine Drive, Barry
Development: Single storey conservatory

RESOLVED: No objection

h. **Planning Application No. 2011/00438/RG3**

Location: Dock Offices, Subway Road, Barry
Development: Construction of new car park and access ramp on land to the rear of the Dock Offices and work to upgrade the existing Council car park and lighting in order to provide a mixed use Council car park and park and ride scheme

RESOLVED: That Barry Town Council welcomes the proposal as a means of improving public transport services to and from Barry.

i. **Planning Application No. 2011/00442/FUL**

Location: 68 Porth Y Castell, Barry
Development: Demolish garage and build single storey side extension

RESOLVED: No objection

j. **Planning Application No. 2011/00446/FUL**

Location: 76 Romilly Park Road, Barry
Development: Retention of a wooden cabin for use falling within the definition of Use Class D1 (non residential institution) of the Town and Country Planning (use classes) Order 1987 (as amended)

RESOLVED: No objection

k. **Planning Application No. 2011/00449/ADV**

Location: Barry Town Council, Gladstone Road, Barry Town Council
Development: Signboard and flagpole

RESOLVED: that no observations be made on this application as it had been submitted by the Town Council.

l. Planning Application No. 2011/00450/FUL

Location: Dow Corning Limited, Cardiff Road, Barry Town Council

Development: Construct open steel frame supporting process vessels and equipment as an extension to existing W406

RESOLVED: that provided the proposed processes conform to the requirements of the Environmental Agency, the Health and Safety Executive and the Vale Council's Environmental Heath Section no objection be raised to the proposal.

m. Planning Application No. 2011/00456/RES

Location: Garage Lock Up, Pyke Street, Barry

Development: Construction of 2 no. linked dwellings

RESOLVED: No objection.

n. Planning Application No. 2011/00466/FUL

Location: 163 Pontypridd Road, Barry

Development: uPVC conservatory

RESOLVED: No objection

o. Planning Application No. 2011/00467/FUL

Location: 3 Coed Bach, Barry

Development: Porch

RESOLVED: that subject to external materials matching those in the construction of the existing property no objection be raised.

p. Planning Application No. 2011/00468/FUL

Location: 4 Birch Grove, Barry

Development: Proposed detached garden room

RESOLVED: No objection

PL701.

TO CONSIDER PLANNING APPLICATIONS TABLED

a. **Planning Application No. 2011/00470/FUL**

Location: 26 Carn Yr Ebol, Barry

Development: Single storey garden building to provide garden room and shed

RESOLVED: No objection

b. **Planning Application No. 2011/00479/FUL**

Location: 49 Holton Road, Barry

Development: Two storey extension to rear of property

RESOLVED: No objection

c. **Planning Application No. 2011/00480/FUL**

Location: 12 St. Lythans Road, Barry

Development: Proposed dormer to rear garden roof slope.
Formation of 2 no. bedrooms and en suite within roof void

RESOLVED: No objection

d. **Planning Application No. 2011/00491/FUL**

Location: 12 Atlantic Place, Barry

Development: Outbuilding for storage and recreational use

RESOLVED: No objection

e. **Planning Application No. 2011/00512/FUL**

Location: 13 Pardoe Crescent, Barry

Development: Construct a new four bedroom house on the eastern side of the plot with separate off road parking and gardens

RESOLVED: No objection

PL702. **EXECUTIVE OFFICER'S REPORT ON LOCAL PLANNING AUTHORITY DECISIONS**

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

PL703. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTIONS 78 & 174 APPEALS**

a. **Planning Application No. 2011/00060/FUL**

Location: 109 Port Road West, Barry
Development: One and two storey extensions

RESOLVED: to note the contents of the planning appeal lodged in respect of 109, Port Road West, Barry

PL704. **APPEAL DECISION(S) FOR INFORMATION ONLY**

None

PL705. **TO CONSIDER TRAFFIC & HIGHWAY ORDERS**

None

PL706. **TO CONSIDER TRAFFIC ORDERS – TABLED**

None

PL707. **TO CONSIDER LICENSING APPLICATIONS SOUGHT IN ACCORDANCE WITH THE LICENSING ACT 2003**

None

PL708. **TO CONSIDER LICENSING APPLICATIONS- TABLED**

None

PL709. **EXECUTIVE OFFICERS REPORT**

1. **Vale of Glamorgan Local Development Plan 2011-2026 – Gypsy and Traveller Site Provision**

RESOLVED: that the contents of the Town Council's letter to the Vale of Glamorgan's Head of Planning and Transportation concerning the Vale of Glamorgan Local Development Plan 2011-2026 (Gypsy and Traveller Site Provision) be received and noted.

2. **Planning Officer's Report – Vale of Glamorgan Local Development Plan – Invitation to Submit Candidate Development Sites**

In accordance with the Town Council's instruction, as agreed at its most recent meeting on 10th May 2011, the Planning Committee revisited all 6 candidate sites submitted in January 2007 as part of the Local Development Plan consultation process. The Executive Officer's report contained details of the 6 sites in question, and the Council's Planning Advisor commented on the latest progress on each site. With regard to the Amusement Park on Barry Island, it was reported that an extant planning application relating to its re-development was scheduled to be considered by the Vale Council's Planning Committee in September. It was understood that a new or substantially revised application had been submitted following the Town Council's comments on the original proposals almost two years ago.

As far as the UWIC site on Barry Island was concerned, it was understood that proposals to develop the former Butlins site for educational purposes will not now be going ahead. Councillors also commented on the Pencoedre Wood site, noting that the Town Council's suggested use as a managed woodland with informal recreational use had been ignored and that instead a major house builder had submitted an application for the construction of new homes. Councillors were upset to learn that the developer had destroyed a number of ancient hedgerows bordering the site, which the Committee had previously understood were protected.

RESOLVED: (1) that revised or amended plans relating to the amusement park on Barry Island be submitted to this Council's Planning Committee for further comments as soon as possible;

(2) that a letter be sent to the local planning authority protesting about the developer's destruction of ancient hedgerows on land bordering Pencoedre wood, contrary to protection which the Committee understood had been afforded to these hedgerows by the Vale Council.

3. **Adizone Outdoor Sports Facility at Barry Island – Letter of Objection**

Councillors were informed that on 16th May, an email had been received from a local resident protesting about proposals by the Vale Council to construct an 'Adizone' facility. Councillors were advised that the Town Council's Planning Committee had provided comments to the Local Planning Authority, and that it

had deferred consideration of the application when it met on 19th May, to enable a site visit to be undertaken.

Councillors were provided with copies of a police report concerning the Adizone proposal. The report expressed numerous concerns regarding the proposed development, and Councillors considered that had this information been available at the Town Council's Planning Committees meeting on 3rd May, then their comments might have been very different from those actually recorded. It was reported that the South Wales Police fully supported this type of facility for the community, but objected to it being sited in the chosen location for the following reasons:-

1. due to the site being located on a lower level than Paget Road there was no natural surveillance from passing vehicles or pedestrian traffic;
2. the site cannot be seen by the public from the seafront area;
3. there is no surveillance on any of the surrounding buildings;
4. there is no local authority CCTV camera monitoring the site;
5. that due to the fact that there are a number of late night drinking establishments in the vicinity, the Adizone play area may attract antisocial behaviour or other criminal activity.

In view of the forgoing information, the Chair felt that the Committee should reconsider its previous comments, and should substitute them with the objections made by the South Wales Police in their letter of 5th May 2011, as stated above. Councillors asked to be advised of an anticipated site visit by the Local Planning Authority to the Adizone site in Paget Road, to ensure that Town Councillors were invited to attend.

RESOLVED: (1) that in the light of the contents of the previously unavailable police report, the Town Council now wishes to object to planning application 2011/00361/RG3 (Adizone Outdoor Sports and Fitness Facility, Paget Road, Barry Island) on the grounds set out above, for the same reasons as stated by the South Wales Police, and that the Committee's revised observations and objections be conveyed to the Local Planning Authority;

(2) that the Executive Officer be asked to ensure that Baruc ward town councillors are invited to the envisaged site visit.

4. **Proposed Development of Land Between Nos. 66 and 86 Merthyr Street, Barry – Section 116 Highways Act 1980**

Councillors were reminded that at their meeting on 5th April 2011, they had given consideration to a request received via the Vale of Glamorgan Council seeking the Town Council's consent under the provisions of Section 116 of the Highways Act 1980 to a proposal to extinguish a length of adopted highway. Having given detailed consideration to the issue, the Committee by way of minute number PL672 had resolved that this Council refuses to consent to the application received by the Vale of Glamorgan Council as highway authority, seeking to extinguish a length of adopted highway contained within a boundary of land between number 66 and 86 Merthyr Street, for the reason that if the proposal set out in the application were approved, this would result in the removal of access to the rear of commercial properties located in Holton Road, which is required to enable delivery vehicles to load and unload in connection with businesses carried on in those premises, bearing in mind that there was no provision for loading and unloading in Holton Road itself.

The Committee was advised that on 15th May, a letter had been received from Acstro Highways and Transportation, incorporating additional information regarding the proposed development on land between 66 and 86 Merthyr Street, and enclosing a plan displaying the layout of the development and indicating a proposed replacement access road to be provided as part of the development. The letter asserted that a new link proposed between Merthyr Street and the rear of commercial properties in Holton road was reportedly wider than the current one in terms of linking Merthyr Street and the rear of commercial properties in Holton Road.

Councillor Shaw circulated copies of the plan attached to Acstros letter, but annotated with comments from a local retailer. He took the view that the proposed replacement access road would make it more difficult for heavy goods vehicles to manoeuvre between Merthyr Street and the rear of commercial properties in Holton Road, due to the fact that currently the existing link required HGVs only to make a 45 degree turn when accessing the rear of the properties in question, whereas the proposed new link would require vehicles to perform a 90 degree turn, which Councillor Shaw considered would be well nigh impossible. This could then lead to lorries blocking available access and egress in relation to other vehicular traffic and also cause significant problems for emergency vehicles. Councillor Stenstrom considered that the plans attached to Acstros letter were not to scale. He felt that it would be wrong for the Town Council to change its previous decision, in view of

the points made by Councillor Shaw, and because if the request was acceded to, then the proposed replacement access road could fall into private ownership, jeopardising access rights to the rear of commercial properties in Holton Road. He added that this could also lead to queuing heavy goods vehicles.

Councillor Stenstrom proposed and Councillor Lewis seconded, and it was;

RESOLVED: - that the Town Council's previous decision as set out in minute number PL672 that the council refuses to consent to the application received by the Vale of Glamorgan Council as Highway Authority be adhered to, thus this Council is not prepared to change its view following information received from Acstro and further that the contents of the letter be noted and that no further action be taken.

PL710. **DATE OF PLANNING COMMITTEE'S NEXT MEETING**

RESOLVED: To note that the Committee's next meeting is scheduled for Tuesday, 5 July 2011 at 7.00 pm.

The meeting ended at 8.20pm

Signed Dated
(Chairperson)