

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 7 SEPTEMBER 2010 COMMENCING AT 7.00 PM

PRESENT: Councillor K Lewis (Chairperson) plus Councillors O Cash, H C Hamilton, S A Hodges, K A Kuhnell, L M Payne, B I Shaw, T C Stenstrom and E T Williams

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

PL539. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors S C Egan, J Evans and C Turner.

PL540. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

None

PL541. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE'S MEETING HELD ON 3 AUGUST 2010**

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

PL542. **TO NOTE DECISIONS TAKEN UNDER DELEGATED POWERS**

None

PL543. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

RESOLVED: that the contents of the Executive Officer's report concerning decisions taken on two planning matters via the Council's urgency provisions be received and noted.

PL544. **TO CONSIDER AMENDED PLANNING APPLICATIONS**

a. Planning Application no. 2009/0094/OUT & 2009/00947/OUT

Location – Land at Barry Waterfront adjacent to Dock No. 1, Barry

Development - Development of vacant land at Barry Waterfront for residential (C3), retail (A1), cafes, bars and restaurants (A3), hotel (C1), offices (B1) and community

and leisure uses (D1 and D2). Development of vehicular and pedestrian/cycle access including a new link road, re-grading of site to form new site levels and associated infrastructure works, parking, servicing, landscaping, public realm and public open space provision

RESOLVED:-

that Barry Town Council wishes to see the comprehensive redevelopment of Barry Waterfront completed in full and developed to standards that set urban design, building quality and amenity benchmarks that can be used as exemplars for other future development proposals within Barry.

To ensure that this aspiration is achieved the Council requests that the following issues are addressed in the consideration of these planning applications:

- that the Section 106 Agreement associated with the planning applications set out a clearly phased and agreed development programme for the completion of the uses identified, the associated infrastructure improvements and facilities required both within and beyond the site together with all public realm improvements proposed:
- that a planned and phased programme of highway mitigation measures for the Barry area be agreed and implemented to ensure that the traffic impact of the development is minimised in other areas of Barry;
- a 30% provision of affordable housing be required on each residential development to ensure that social cohesion is achieved within the community and that the established need for social housing is met:
- public open space provision for the development and the urban design aspects of the Waterfront areas are in accordance with the requirements of the Adopted Unitary Development Plan (and other approved Supplementary Planning Guidance relating to the area);
- that all public open spaces and Waterfront areas are accessible to all and that there shall be no gated residential communities that would limit public access within and through the area:
- a significant contribution via a Section 106 Agreement be made towards ensuring that existing access routes to Barry Town Centre and Barry Island are suitable for people to walk and cycle as well as to gain access by car:
- the proposed main access road being constructed to a standard that enables it to be used to service the proposed development AND as an improved access link to Barry Island which at present has a single inadequate access route that

poorly serves the existing residential community and restricts the Island's development as a tourism destination.

- The previous comments made by this Council in November 2009 and April 2010 be reiterated.

In respect of the minor amendments to the urban design aspects of the proposal and the proposed land use changes no objection be raised.

PL545. **TO CONSIDER PLANNING APPLICATIONS**

a. **Planning Application No. 2010/00696/FUL**

Location – Barry Waterfront adjacent to Dock No. 1, Barry
Development – Re-grading of site, remediation of contamination and construction of link road to Barry Island.

RESOLVED:-

that Barry Town Council welcomes the new link road through the site as it will improve access to Barry Island as well as acting as a road to service the new development of the Waterfront area. In view of the submitted details for the new road and the scale of the remediation works proposed the Council wishes to see a range of appropriate planning conditions attached to the consent. These conditions would address the following matters:

- That the capacity of the new road be increased to enable its effective use as a relief road to Barry Island as well as acting as a service road to the development;
- That additional bus stops be provided to encourage enhanced use of public transport;
- A fully agreed construction traffic management plan that limits the impact of site traffic (in terms of routes, volumes, noise and air quality) within the Barry area be agreed prior to commencement of any works;
- Restrictions relating to times of working and engineering operations activities at the site be agreed prior to commencement of any works;
- A demolition phasing programme that has regard to the impacts of all engineering and traffic activity on surrounding residential communities be agreed prior to commencement of any works;
- Appropriate restrictions on noise and vibration emanating from site works and activities be agreed prior to commencement of any works;
- Restrictions relating to air quality and dust emissions resulting from the demolition of structures, removal of waste, movement of contaminated waste materials, preparatory building works and all other site works. These conditions should

relate both to on site activities and any potential disturbance that might be caused by materials being brought to or taken from site.

b. Planning Application No. 2010/00733/FUL

Location – 22 Maes Glas, Barry

Development – To extend to rear of dwelling new sun lounge and to side of dwelling utility room including internal alterations to construct new detached playroom to side of dwelling.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00733/FUL

c. Planning Application No. 2010/739/FUL

Location – 45 High Street, Barry

Development – Change of use to two self contained apartments

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00739/FUL

d. Planning Application No. 2010/00742/FUL

Location – 7 Pioden For, Barry

Development – Cut brickwork from under windows and replace windows and brick work with new upvc A rate french doors.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00742/FUL

e. Planning Application No. 2010/00743/FUL

Location – 15 Clement Place, Barry

Development – Construction of rear dormer (retrospective application)

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00743/FUL

f. **Planning Application No. 2010/00752/ADV**

Location – St Helens Junior School, Tynewydd Road, Barry

Development – 2 No. flag poles 6 metres in height

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00752/ADV

g. **Planning Application No. 2010/00753/FUL**

Location – The Coach House, The Mews, Chilcote Street, Barry

Development – Conversion of former coach house to residential dwelling

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00753/FUL

h. **Planning Application No. 2010/00754/FUL**

Location – 15 Coldbrook Road, Barry

Development – Single storey extension to rear with internal re-modelling

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00754/FUL

i. **Planning Application No. 2010/00759/FUL**

Location – 181 Pontypridd Road, Barry

Development – Single storey side extension for disabled accommodation

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00759/FUL

j. **Planning Application No. 2010/00761/FUL**

Location – 166 Jenner Road, Barry

Development – Loft conversion & single storey extension to rear. New porch to front

RESOLVED: OBJECTION

on the grounds that whilst Barry Town Council does not object to the proposed dormer roof extensions or the principle of rear extensions to the dwelling, it is concerned that the extent of development along the common boundary with the adjoining semi-detached property is excessive in scale, overbearing in design and if approved would be detrimental to the amenities of the adjoining occupiers. It is suggested that the Local Planning Authority seeks to negotiate with the applicant to reduce the scale of development along the boundary. If no agreement can be reached then the Town Council would request that the application be refused as the development (as currently) proposed is considered to be detrimental to the amenities of the adjoining occupiers.

k. **Planning Application No. 2010/00762/ADV**

Location – 93a Holton Road, Barry

Development – Shop fascia and swing sign

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00762/ADV

l. **Planning Application No. 2010/00765/FUL**

Location – 11 Churchfields, Barry

Development – Single storey extension to rear & Loft conversion with raised ridgeline.

RESOLVED: OBJECTION

On the grounds that the proposed roof development is unacceptable in terms of its design and appearance and if approved would be detrimental to the streetscene and the amenities of the area as well as setting an undesirable precedent for future development in the area.

m. **Planning Application No. 2010/00774/FUL**

Location – Land at 22 Sycamore Crescent, Barry

Development – Erection of a detached dormer bungalow

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00774/FUL

n. **Planning Application No. 2010/00783/FUL**

Location – 43 Porth Y Castell, Barry

Development – Proposed rear first floor conservatory to balcony

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00783/FUL

o. **Planning Application No. 2010/00793/FUL**

Location – Unit 4, Former Dan Evans Store, 81-85 Holton Road, Barry

Development – Installation of air conditioning plant on the rear elevation. The replacement of the existing shop front with a new aluminium framed system.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00793/FUL

p. **Planning Application No. 2010/00794/ADV**

Location – Plum Center, Unit 23, Ty Verlon Industrial Estate, Barry

Development – One set new "Parts Center" letters and logo

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00794/ADV

q. **Planning Application No. 2010/00799/OUT**

Location – P & A Joinery & Glazing, Herbert Street and Gilbet Street, Barry

Development – Demolition of existing joinery and glass factory and construction of ten, two and three bedroom linked houses, with off street parking and private gardens.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00799/OUT providing the Woonerf Highway Improvement Scheme is not adversely affected by this proposal.

r. **Planning Application No. 2010/00809/FUL**

Location – 159 Barry Road, Barry

Development – Conversion of 159 (formerly hairdressing salon) and 159a (formerly Maisonette into single dwelling

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00809/FUL

s. **Planning Application No. 2010/00814/FUL**

Location – 4 Lidmore Road, Barry

Development – Extend existing single storey rear extension

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00814/FUL

t. **Planning Application No. 2010/00816/FUL**

Location – 43 Porth Y Castell, Barry

Development – Conversion of garage and single storey en-suite extension

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00816/FUL

u. **Planning Application No. 2010/00826/FUL**

Location – 25 Lakin Drive, Barry

Development – Porches to front and rear

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00826/FUL

v. **Planning Application No. 2010/00829/RG3**

Location – Bryn Hafren Comprehensive School, Merthyr Dyfan Road, Barry

Development – New entrance to main school building amendment to application 2009/00798/RG3

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00829/RG3

w. **Planning Application No. 2010/00830/FUL**

Location – 13 Pardoe Crescent, Barry

Development – Construct a new 4 bedroom house on the eastern side of the plot with separate off road parking and gardens. The new house to be set back behind the

current building line and set down the slope of the plot to minimise impact on surrounding houses.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00830/FUL

x. **Planning Application No. 2010/00832/FUL**

Location – 20 Brookfield Avenue, Barry

Development – Change of use of land to car parking spaces and erection of fencing (retrospective)

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00832/FUL

y. **Planning Application No. 2010/00836/FUL**

Location – 26 East Walk, Barry

Development – Two storey rear extension to provide dining room with additional bedroom above.

RESOLVED: OBJECTION

The proposed development by virtue of its position and distance from habitable room windows of existing residential properties to the rear of the site is considered to be detrimental to the privacy and amenities of neighbouring occupiers. The proposal is therefore considered to be contrary to Policy ENV27 of the Adopted Vale of Glamorgan Unitary Development Plan and Policy 4 of the Vale of Glamorgan UDP Supplementary Planning Guidance – Amenity Standards.

z. **Planning Application No. 2010/00838/ADV**

Location – Lidl UK Gmbh, Cennin Pedr, Barry

Development – Erection of illuminated sign in connection with Lidl store upon 7 metre high flagpole

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00839/ADV

aa. **Planning Application No. 2010/00839/FUL**

Location – Bella Vista Care Home, 106/108 Tynwydd Road, Barry

Development – Resting kitchen area into existing store room adjoining laundry

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00839/FUL

bb. **Planning Application No. 2010/00842/FUL**

Location – 353 Barry Road, Barry
Development – Construction of single storey side extension to existing semi-detached house

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00842/FUL provided a condition is applied to the consent to ensure that the office use is ancillary to the use of the dwelling

cc. **Planning Application No. 2010/00851/FUL**

Location – 37-39 High Street, Barry
Development – Change of use from doctors surgery to offices (Ba)

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00851/FUL

dd. **Planning Application No. 2010/00855/FUL**

Location – 33 St Brannocks Close, Barry
Development – Removal of existing single storey extension to rear and replace with two storey extension also to rear

RESOLVED: STRONG OBJECTION on the grounds of loss of amenity.

ee. **Planning Application No. 2010/00866/ADV**

Location – The Works, 110 Holton Road, Barry
Development – 1 no. illuminated fascia sign; and 1 no. illuminated projecting sign

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00866/ADV

ff. **Planning Application No. 2010/00867/FUL**

Location – 23 Heol Miaren, Barry

Development – Erection of orangery to rear of buiding

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00867/FUL

PL546.

TO CONSIDER PLANNING APPLICATIONS - TABLED

a. **Planning Application No. 2010/00880/FUL**

Location – Land adjoining Maes Newydd, Buttrills Road, Barry

Development – New four bedroom dwelling

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00880/FUL

b. **Planning Application No. 2010/00883/FUL**

Location – Park Hotel, Park Crescent, Barry

Development – Retrospective planning application for a 500mm long x 3300mm wide x 240mm high to eaves Smoking Shelter to the back of the Park Public House

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00883/FUL

c. **Planning Application No. 2010/00885/FUL**

Location – 37 Hawthorn Road, Barry

Development – Two storey side extension

RESOLVED: OBJECTION

Whilst the Town Council does not oppose in principle the addition of a side extension to the property it is unable to comment on the existing proposal in view of the inaccuracies of the submitted plans. In particular there are inaccuracies relating to the proposed side elevation facing No 35 Hawthorn Road and further detail of the proposed first floor study window to the front of the development should be provided.

d. **Planning Application No. 2010/00889/FUL**

Location – 56 Brook Street, Barry

Development – To extend to side/rear of existing end of terrace dwelling and convert to 3 no. 1 bedroom units with refuse storage and amenity space

RESOLVED: OBJECTION

The proposed development is considered to be overdevelopment of the site, lacking in on-site amenity space and car parking, The proposals are considered to be contrary to Policy ENV 27 of the Adopted Unitary development Plan 1996-2011 and the associated and approved Supplementary Planning Guidance on Amenity Standards.

e. **Planning Application No. 2010/00893/FUL**

Location – 7 Paget Road, Barry

Development – Alteration to existing ground floor to the Paget Inn, to accommodate a new entrance door, and the construction of a new internal stair, all to serve the flats at first and second floor level

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00893/FUL

PL547. **EXECUTIVE OFFICER'S REPORT ON LOCAL PLANNING AUTHORITY DECISIONS**

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

PL548. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTIONS 78 & 174 APPEALS**

None

PL549. **APPEAL DECISION(S) – FOR INFORMATION ONLY**

None

PL550. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None

PL551. **TO CONSIDER TRAFFIC AND HIGHWAY ORDERS**

None

PL552. **TO CONSIDER TRAFFIC ORDERS – TABLED**

None

PL553. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None

PL554. **TO CONSIDER LICENSING APPLICATIONS**

None

PL555. **TO CONSIDER LICENSING APPLICATIONS – TABLED**

None

PL556. **EXECUTIVE OFFICER’S INFORMATION REPORT**

RESOLVED: that the contents of the Executive Officer’s Information Report relating to the Vale of Glamorgan LDP Delivery Agreement, the Severn Estuary Forum, Railway Communications systems and various training courses be received and noted.

PL557. **DATE OF PLANNING COMMITTEE’S NEXT MEETING**

RESOLVED: that the Committee’s next meeting be held on Tuesday, 5 October 2010 at 7.00pm.

The meeting ended at 8.15pm.

Signed
(Chairperson)

Dated