

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 8 JUNE 2010 COMMENCING AT 7.00 PM

PRESENT: Councillor K Lewis (Chairperson) plus Councillors J E Charles, S C Egan, J Evans, S A Hodges, L M Payne (Vice-Chairperson), B I Shaw, T C Stenstrom and E T Williams

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

PL480. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Cash, Hamilton, Kemp and Kuhnell (Town Mayor – ex-officio).

PL481. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

Councillor Charles declared a personal interest in relation to agenda item 14 with regard to disabled persons parking places in Glamorgan Street, by virtue of being a resident of that street.

PL482. **TERMS OF REFERENCE**

RESOLVED: that the terms of reference for the Planning Committee be received and noted.

PL483. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE'S MEETING HELD ON 4 MAY 2010**

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

PL484. **TO NOTE DECISIONS TAKEN UNDER DELEGATED POWERS**

RESOLVED: that the report on decisions taken under delegated powers by the Executive Officer following a meeting with the Chair and Vice-Chair of the Planning Committee together with the Council's Planning Advisor be received, noting that the resulting observations made in respect of 9 applications had been forwarded to the Vale Council on 27 May 2010.

PL485. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL486. **TO CONSIDER AMENDED PLANNING APPLICATIONS**

a. **Planning Application No. 2009/00278/FUL(amended)**

Location –41 Marine Drive, Barry

Development –.Revision of previously approved dormer extension (ref: 2009/01056/FUL) and extension to existing garage to accommodate alterations to the front entrance door

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00278/FUL(amended)

PL487.

TO CONSIDER PLANNING APPLICATIONS

a. **Planning Application No. 2010/00454/FUL**

Location – 18 Marine Drive, Barry

Development – Loft Conversion and internal alterations

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00454/FUL.

b. **Planning Application No. 2010/00456/FUL**

Location – Plot 3, Highlight Farm, Barry

Development – Proposed detached dwelling with integral garage.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00456/FUL.

c. **Planning Application No. 2010/00464/FUL**

Location –, St Mary's Church, Holton Road, Barry

Development – New parking and access layout.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00464/FUL.

d. **Planning Application No. 2010/00465/FUL**

Location – 11 Meggitt Road, Barry

Development – Double storey side extension to provide first floor accommodation.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00465/FUL.

e. **Planning Application No. 2010/00470/FUL**

Location – 14 Brenig Close, Cwm Talwg, Barry

Development – Erection of 2m high wooden fence to rear boundary of dwelling.

RESOLVED: OBJECTION on the grounds that the proposed development, if carried out, would be out of character with the surrounding area especially in view of the open-plan design of the estate as a whole.

f. **Planning Application No. 2010/00471/FUL**

Location – 11 Coldbrook Road West, Barry

Development – Proposed extension and alteration to ground floor flat.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00471/FUL

g. **Planning Application No. 2010/00478/FUL**

Location – 31 Cambourne Close, Barry

Development – Rear extension to bungalow to improve bedroom accommodation.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00478/FUL.

h. **Planning Application No. 2010/00484/FUL**

Location – Orchard House, 3 Colcot Road, Barry

Development – Small extension of the existing boiler room at rear of building.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00484/FUL.

i. **Planning Application No. 2010/00486/FUL**

Location – 56 Main Street, Barry

Development – Change of use to mixed residential and A1 retail.

RESOLVED: OBJECTION on the grounds that it was considered that the proposed retail development, located within this predominantly residential area, would be detrimental to the amenities of local residents, would result in a loss of residential use and would be contrary to Policy SHOP 12 of the adopted Unitary Development Plan 1996-2011.

j. **Planning Application No. 2010/00487/FUL**

Location – 33 Westward Rise, Barry

Development – Extend to rear of dwelling new sub lunge/kitchen with internal alterations.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00487/FUL.

k. **Planning Application No. 2010/00488/FUL**

Location – 35 Westward Rise, Barry

Development – To construct to rear of dwelling new sun lounge/breakfast room and kitchen with internal alterations.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00488/FUL.

l. **Planning Application No. 2010/00494/FUL**

Location –, Barry

Development –.

RESOLVED:. that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00494/FUL provided that the external materials of the proposed extension matching the existing house.

m. **Planning Application No. 2010/00501/ADV**

Location – 73 Holton Road, Barry

Development – Proposed internally illuminated fascia signs (x2) and projecting sign.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00501/ADV.

n. **Planning Application No. 2010/00502/FUL**

Location – 92 Salisbury Road, Barry

Development – Single storey kitchen and shower room extension.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00502/FUL.

o. **Planning Application No. 2010/00507/FUL**

Location – 95 Holton Road, Barry

Development – Installation of new shop front.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00507/FUL.

p. **Planning Application No. 2010/00508/FUL**

Location – 5 Main Street, Barry

Development – Sub-division of dwelling to 2 no. units, gabling of hipped roof, dormer roof extension, single storey rear extension and erection of external staircase.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00508/FUL.

q. **Planning Application No. 2010/00514/FUL**

Location – Holy Trinity Presbyterian Church of Wales, St Pauls Avenue/Trinity Street, Barry

Development – Construction of church/community hall incorporating amendments to full planning permission 2008/01417/FUL which include additional storage.

RESOLVED: No Objection

r. **Planning Application No. 2010/00516/FUL**

Location – Vale Volunteer Bureau, 34 Holton Road, Barry

Development – Remove existing aluminium shop front and replace with new aluminium shop front and DDA compliant door.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00516/FUL.

PL488.

TO CONSIDER PLANNING APPLICATIONS - TABLED

a. **Planning Application No. 2010/00517/FUL**

Location – Hamard House, Cardiff Road, Barry

Development – Change of use from existing B2 Class to A1 Class).

RESOLVED: OBJECTION on the grounds that:-

1. the application has not demonstrated need for the development as required by the retail sequential test as set out in National guidance and the criterion of Policy 10 of the adopted Unitary Development Plan.
2. it was considered that the proposal would undermine the objectives of Policy 9 of the adopted Unitary Development Plan which seeks to protect and enhance the vitality, attractiveness and viability of existing town and district centres in the area.

b. **Planning Application No. 2010/00518/FUL**

Location – 8 Heol Y Gaer, The Knap, Barry
Development – Proposed loft conversion including the insertion of window to front gable end.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00518/FUL

c. **Planning Application No. 2010/00520/FUL**

Location – 14 Melyn Y Gors, Barry
Development – Side lean to extension to side of house.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00520/FUL.

PL489. **OTHER PLANNING RELATED CONSULTATIONS**

The extraction of minerals by marine dredging – North Middle Ground Areas 455 and 459, Severn Estuary

RESOLVED: that an objection to the application submitted by Severn Sands Ltd to dredge up to 150,000 tonnes of aggregate per annum from the Severn Estuary be lodged with the Marine Consents Unit of the Welsh Assembly Government, on the grounds that dredging on this scale would lead to sand loss from established beaches and would exacerbate the effects of coastal/shoreline erosion.

PL490. **EXECUTIVE OFFICER'S REPORT ON LOCAL PLANNING AUTHORITY DECISIONS**

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

PL491. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTION 78 APPEAL**

a. **Planning Application No. 2008/01203/FUL**

Location – Land at Woodham Road, Barry
Development – Erection of new industrial building and installation of 9MW fuelled renewable energy plant.

RESOLVED: that the contents of the appeal notice be received and noted.

PL492. **APPEAL DECISION(S) – FOR INFORMATION ONLY**

None.

PL493. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL494. **TO CONSIDER TRAFFIC AND HIGHWAY ORDERS**

The Vale of Glamorgan Council (Trinity Street, Barry) Disabled Persons Parking Place (Variation) Order (No.1) 2010

RESOLVED: that the contents of the Traffic and Highway Orders be received and noted.

PL495. **TO CONSIDER TRAFFIC ORDERS – TABLED**

None.

PL496. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL497. **TO CONSIDER LICENSING APPLICATIONS**

None

PL498. **TO CONSIDER LICENSING APPLICATIONS – TABLED**

None.

PL499. **EXECUTIVE OFFICER’S REPORT ON ITEMS OF INFORMATION**

The Committee gave consideration to the Executive Officer’s report, which incorporated items relating to (a) the proposed marketing of land at Nell’s Point, Barry Island, (b) notification of an application to vary a Club Premises Certificate at the Barry West End Club and Institute Ltd, (c) information relating to the Defence Technical College at St Athan and (d) a letter from the Vale of Glamorgan Council in relation to the Air Quality (Wales) Regulations 2000 and the contents of a report prepared by Vale Council officers concerning Local Air Quality Management across the Vale of Glamorgan, which had been received in response to representations made by this Committee (minute no. PL477 refers) at its previous meeting.

The Executive Officer advised that as far as the item relating to the proposed marketing of land at Nell’s Point, Barry Island was concerned, this was not an information item but sought the Town Council’s comments in relation to a letter received from the Major Projects Manager of the Vale Council. Following the Vale Council’s appointment of Humberts Leisure as consultants, a report had been produced in December 2009 which set out options for consideration in terms of future use of the land in question. The Executive Summary stated that overall Humberts Leisure considered that from a visitor and market delivery perspective the development of a new static caravan

holiday park with commensurate leisure facilities would be the least risk choice in the current market climate, as outlined in option 2.

Councillors queried the extent to which the “commensurate leisure facilities” would be of assistance to residents living on the Island, noting that these appeared to amount to a public house, restaurant and children’s playground. They also doubted the viability of a static caravan site, bearing in mind the extent to which Barry Island in general and Nell’s Point in particular was prone to strong gusts of wind for much of the year.

A Councillor pointed out that Humberts Leisure were the official advisers to the British Homes and Holiday Parks Association, and as a result she was suspicious of the company’s proposal, in option 2, and its preference for that option over various others put forward, adding that the company appeared to have a vested interest in recommending the marketing of this site as a new static caravan holiday park. Councillors generally took the view that option 1 (involving a budget hotel of around 60 bedrooms) together with a family pub/restaurant would be preferable, plus a care facility for older people on the 7 acres of land which would remain for further development. The Planning Advisor suggested that this Council might comment that the best way of dealing with the proposed marketing of land at Nell’s Point would be via the Local Development Plan formulation process, which was currently ongoing. Councillors were supportive of this view, and considered that the report prepared by Humberts Leisure did not take into account the “bigger picture” of Barry Island, especially as it made no reference to the Pleasure Park application nor the outline application recently submitted for the development of Waterfront land for up to 2,000 new dwellings.

RESOLVED: that the Vale of Glamorgan’s Major Projects Manager be informed that this Council had concerns regarding the Vale Council’s consultants preferred option (Option 2) of developing a new static caravan holiday park, in view of the company’s apparent vested interest arising out of their role as advisers to the British Home and Holiday Parks Association, and further that the most sensible way of dealing with the proposed marketing of land at Nell’s Point would be to include this land within the ongoing Local Development Plan process.

PL500. **DATE OF PLANNING COMMITTEE’S NEXT MEETING**

RESOLVED: that the Committee’s next meeting be held on Tuesday, 6 July 2010 at 7.00pm.

The meeting ended at 8.10pm.

Signed
(Chairperson)

Dated