

BARRY TOWN COUNCIL

PLANNING COMMITTEE – MINUTES OF A MEETING HELD ON 11 AUGUST 2009 COMMENCING AT 7.00 PM

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

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

PL277. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors O Cash, H Hamilton (Town Mayor Ex-Officio), K A Kemp and C Turner.

PL278. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

None were received.

PL279. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE'S MEETINGS HELD ON 7 AND 14 JULY 2009**

RESOLVED: that the minutes of the Committee's previous meetings be approved and signed as correct records.

PL280. **TO NOTE DECISIONS TAKEN UNDER DELEGATED POWERS**

The Committee was advised that the following applications had been dealt with under Delegated Powers;

a. **Planning Application No. 2009/00650/FUL**

Location – 8 Heol Eryr Mor, Barry Island, Barry
Development – Construction of new entrance porch and to erect a conservatory to the rear elevation.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00650/FUL.

b. **Planning Application No. 2009/00651/FUL**

Location – 23, Hollyrood Close, Highlight Park, Barry
Development – Removal of existing sectional garage and construction of detached garage

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00651/FUL.

c. **Planning Application No. 2009/00652/FUL**

Location – 180, Colcot Road, Barry

Development – Proposed two storey side extension to existing dwelling.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00652/FUL.

d. **Planning Application No. 2009/00659/FUL**

Location – 117, Court Road, Barry

Development – Proposed change of use of retail unit, (redundant) to single residential unit (flat)

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00659/FUL.

e. **Planning Application No. 2009/00660/FUL**

Location – 3, Vere Street, Barry

Development – Alteration of planning condition no. 4 (05/01437/FUL) – New hours to be 10.00am until 11.30pm Mon to Sat and 10.00am until 10.30pm Sundays

RESOLVED: No objection, subject to a restriction of the closing hours for the use to 11.00pm Mondays to Saturdays and to 10.00pm on Sundays.

f. **Draft Traffic Regulation Order – Gibbonsdown Rise (part), St Brides Way (part), Gibbonsdown Close and Treharne Road (part), Barry – Proposed 20mph Zone.**

Councillors asked the Executive Officer to contact the Vale of Glamorgan Council to clarify its Consultation Policy, and to establish what had happened to the Town Council's comments on the Draft Order, as set out below.

RESOLVED: No objection, subject to requesting that the proposed new speed cushions be replaced by SID's (Speed Indicator Devices)

PL281. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL282. **TO CONSIDER AMENDED PLANNING APPLICATIONS**

a. **Planning Application No. 2009/00622/FUL**

Location – 6 Westward Rise, Barry

Development – Dormer extension to the rear

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00655/FUL.

b. **Planning Application No. 2009/00652/FUL**

Location – 180 Colcot Road, Barry

Development – Proposed two storey side extension to existing dwelling.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00652/FUL.

PL283. **TO CONSIDER PLANNING APPLICATIONS**

a. **Planning Application No. 2009/00643/FUL**

Location – Sycarth, Victoria Park Road, Barry

Development – Two storey extension to property providing garage and additional bedroom. Enlarge existing single storey rear extension.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00643/FUL.

b. **Planning Application No. 2009/00673/FUL**

Location – 57 Pontypridd Road, Barry

Development – Application of regularise unauthorised works to further to approved plans 04/01330/FUL

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00673/FUL

c. **Planning Application No. 2009/00674/FUL**

Location – 90 Colcot Road, Barry

Development – Proposed rear extension and roof alterations

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00674/FUL.

d. **Planning Application No. 2009/00675/FUL**

Location – 3 Thompson Street, Barry

Development – Change of use from retail unit to tattoo studio

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00675/FUL.

e. **Planning Application No. 2009/00682/ADV**

Location – The County Library, King Square, Barry

Development – 1. Signage mounted flush on glazing of entrance elevation, 2. New sign suspended with existing glazed lantern on building

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00682/ADV.

f. **Planning Application No. 2009/00690/FUL**

Location – Land off Park Road (site of former Community Hall) Garden Suburb, Barry

Development – Construction of 1 no. detached dwelling with detached garage

RESOLVED: (1) that an objection be lodged with the Local Planning Authority on the grounds of inadequate access to the proposed dwelling; loss of important trees and hedgerows in a conservation area; backland development and its possible affects on a public footpath; (2) that this application be discussed by the Vale Council's Conservation Advisory Group.

Councillors raised concerns regarding applications being determined by Vale of Glamorgan Council Officers under Delegated Powers, as they considered that applications objected to by Barry Town Councils Planning Committee

should be referred to the Vale Council's Planning Committee for determination.

g. Planning Application No. 2009/00703/FUL

Location – 134 Holton Road, Barry

Development – Proposed conversion of vacant shop into cafe

RESOLVED: that an objection be lodged on the grounds that the proposal was contrary to Strategic Policy 9 set out in the approved Unitary Development Plan, which states “The vitality, attractiveness and viability of existing town, district and village shopping facilities will be protected and enhanced”.

h. Planning Application No. 2009/00714/FUL

Location – 31 Marine Drive, Barry

Development – Single storey extension to rear of property to provide dining room, shower room and sun room. Extension to porch at front of property and addition of car porch

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00714/FUL.

i. Planning Application No. 2009/00720/FUL

Location – Waitrose, Palmerston Road, Barry

Development – Removal and placement of existing refrigeration plant as part of a maintenance/replacement scheme due to a change to current legislation. The existing condensers on the roof will be decommissioned. New water cooled chillers will be located to the rear of the store in a plant enclosure.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00720/FUL.

j. Planning Application No. 2009/00725/FUL

Location – 4 St Teilo Avenue, Barry

Development – Build new 2 bedroom detached house in garden

RESOLVED: Objection, on the grounds that the proposed development is considered to be unacceptable as it would project beyond the established front building line of the street and further that the design of the new structure would be incongruous to the rhythm of the street scene; that it would also represent an over-development of the site and undermine the open aspect of the street scene, thus this Council opposes this application as it is considered to be contrary to Policy ENV 27 (Design of New Developments) and the accompanying SPG on Amenity Standards.

k. **Planning Application No. 2009/00728/FUL**

Location – 351 Barry Road, Barry

Development – Shed to rear garden to house wheelchairs and special needs equipment

RESOLVED: No objections, but this Council has concerns that the “block work” finish will be unsightly and would support negotiations with the applicant to achieve a render finish.

l. **Planning Application No. 2009/00736/FUL**

Location – 29 Gerddi Margaret, Barry

Development – Convert existing integral garage to living accommodation

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00736/FUL.

m. **Planning Application No. 2009/00742/FUL**

Location – 19 Caradoc Avenue, Barry

Development – Proposed granny flat

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00742/FUL.

n. **Planning Application No. 2009/00743/FUL**

Location – Jouale, 20 Maes Y Coed, The Knap, Barry

Development – Single storey side extension to provide bathroom

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00743/FUL.

o. **Planning Application No. 2009/00745/FUL**

Location – Site adjacent to 1 Atlantic Place, Cadoxton, Barry

Development – Detached two bedroom dwelling

RESOLVED: that this Council strongly objects to this application on the following grounds:-

1. The proposed development by virtue of its siting and scale would be detrimental to the character of the area and the street scene;
2. The design of the proposed development is considered to be out of character with the area and surrounding properties and as a result would be detrimental to the character of the area and the street scene;
3. The applicant has not submitted sufficient information to justify the proposed dwelling unit being used as affordable housing.
4. The applicant has not provided clear and adequate information about arrangements to ensure the continued use of the property as affordable housing for the initial and subsequent occupants;
5. As a result of the inadequate information provided in respect of affordable housing occupation the proposed lack of parking provision cannot be justified. The proposed development is therefore deficient in terms of the 1-2 car parking spaces required by the approved parking guidelines.

For the above reasons the proposed development is considered to be contrary to Policies ENV 27, HOUS 12 and TRAN 10 of the Adopted Unitary Development Plan.

p. **Planning Application No. 2009/00748/FUL**

Location – Coastlands Church, Gateway Centre, Tennyson Road, Barry

Development – Change of use of existing church hall to include coffee shop for public use

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00748/FUL.

q. **Planning Application No. 2009/00762/FUL**

Location – 15 St Andrews Road, Barry

Development – Retention of garage to rear

RESOLVED: No objection, subject to a render finish being applied to the external blockwork and a condition being imposed to ensure that the future use of the structure is for the purposes incidental to the enjoyment of the dwelling house only.

r. **Planning Application No. 2009/00764/FUL**

Location – 18 Park Crescent, Barry

Development – Change of use of premises from A1 (retail) to a Letting Agent (A2 financial services)

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00764/FUL.

s. **Planning Application No. 2009/00767/FUL**

Location – 40 Commercial Road, Cadoxton

Development – Construction of new two storey end of terrace dwelling house

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00767/FUL.

t. **Planning Application No. 2009/00768/FUL**

Location – Thorn Falcon Farm, Great Bryn Hill Lane, Port Road, Barry

Development – Two storey extension

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00768/FUL.

PL284. **TO CONSIDER PLANNING APPLICATIONS – TABLED**

None.

PL285. **EXECUTIVE OFFICER'S REPORT ON LOCAL PLANNING AUTHORITY DECISIONS**

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

PL286. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTION 78 APPEAL**

None.

PL287. **APPEAL DECISION(S) – FOR INFORMATION ONLY**

None.

PL288. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL289. **TO CONSIDER TRAFFIC ORDERS**

None.

PL290. **TO CONSIDER TRAFFIC ORDERS – TABLED**

None.

PL291. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL292. **TO CONSIDER LICENSING APPLICATIONS**

None.

PL293. **TO CONSIDER LICENSING APPLICATIONS – TABLED**

None.

PL294. **INFORMATION ITEMS REPORT**

- (1) Briefing no. 14 for Planners and Surveyors**
- (2) Planning Law in Practice – Masterclass Seminar in London**

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

PL295. **DATE OF PLANNING COMMITTEE'S NEXT MEETING**

RESOLVED: to note that the Planning Committee's next meeting would be held on Tuesday 8 September 2009 commencing at 7.00 pm.

The meeting concluded at 8.20pm.

Signed

(Chairperson)

Dated