

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 14 JULY 2009 COMMENCING AT 7.00PM

PRESENT: Councillors K Lewis (Chairperson) plus Councillors S C Egan, J Evans, H C Hamilton (The Mayor – Ex-Officio), 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

PL261. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors K A Kemp and C Turner.

PL262. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

None were received.

PL263. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE'S MEETING HELD ON 9 JUNE 2009**

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

PL264. **TO NOTE DECISIONS TAKEN ON MINOR APPLICATIONS UNDER DELEGATED POWERS**

The Committee were advised that comments on the following minor applications had been agreed under Delegated Powers;

a. **Planning Application No. 2009/00538/FUL**

Location – Land at rear of Dow Corning Site, Cardiff Road
Development – An above ground kiosk (2m x 0.825m x 1.8m high) and vent pipe with provision for an improved access road within the existing site, located within a new palisade fence compound.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00538/FUL.

b. **Planning Application No. 2009/00539/FUL**

Location – 178 Port Road East, Barry

Development – Proposed conservatory to rear

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00539/FUL.

c. **Planning Application No. 2009/00541/FUL**

Location – 72 Pontypridd Road, Barry

Development – Two new dormer windows into roof of existing dormer bungalow.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00541/FUL.

d. **Planning Application No. 2009/00545/FUL**

Location – 21 Liscum Way, Barry

Development – Loft conversion with dormer to rear

RESOLVED: No objection, however the Council has reservations in respect of the design of the dormer extension.

e. **Planning Application No. 2009/00547/FUL**

Location – Sutton Mawr, Weycock Road, Barry

Development – Conversion of existing stables and part of barn to form 4 tourist accommodation units; erection of wind turbine to provide electrical power to development.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00547/FUL

PL265. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL266. **TO CONSIDER AMENDED PLANNING APPLICATIONS**

Planning Application No. 2009/00397/FUL

Location – 9 Charles Place, Barry

Proposal – Proposed enclosed staircase, alterations to dormer window and rooflights to rear elevation and adaptation and alterations to rear single storey extension to form balcony.

RESOLVED: that the contents of further additional plans be received and noted.

PL267.

TO CONSIDER PLANNING APPLICATIONS

a. **Planning Application No. 2009/00554/FUL**

Location – 23, White House, The Knap, Barry

Development – Ground floor study extension to front of property, with associated alterations to roof of the property.

RESOLVED: No objection, but if the Local Planning Authority sought amendments of the side windows to make them high level this would be supported by the Councils Planning Committee.

b. **Planning Application No. 2009/00558/FUL**

Location – 30, Wenvoe Terrace, Barry

Development – Erection of garage to rear.

RESOLVED: that no objection be raised, provided the proposed development was only used for purposes incidental to the enjoyment of the dwelling house.

c. **Planning Application No. 2009/00564/FUL**

Location – 15, Enfield Drive, Hunters Ridge, Barry

Development – Two storey rear extension.

RESOLVED: Objection on the grounds that this Council requests an amendment to this application to replace the proposed first floor fenestration to the eastern elevation with a high-level window to ensure that the garden amenity space of the adjoining property was safeguarded and not overlooked.

d. **Planning Application No. 2009/00568/FUL**

Location – 7, Maes Y Coed, Barry

Development – Amendment to original conservatory design – 2007/00094/FUL.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00568/FUL.

e. **Planning Application No. 2009/00572/FUL**

Location – The Scout Hall, Dyfan Road, Barry
Development – Erection of new scout hall.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00572/FUL.

f. **Planning Application No. 2009/00573/FUL**

Location – 15 Bron Awelon, Barry
Development – New porch to side of dwelling incorporating alterations to existing outside toilet. Remove side chimney stack and insert new side elevation window.

RESOLVED: objection on the following grounds:

1. the loss of the existing chimney was considered to be detrimental to the character and appearance of the Barry Garden Suburb Conservation Area;
2. the erection of the porch extension would have an adverse impact on the amenities and privacy of adjoining neighbours.

g. **Planning Application No. 2009/00576/FUL**

Location – 57, Holton Road, Barry
Development – Variation of Condition 6 of application 2008/00365/FUL – to allow for deliveries, loading, unloading or servicing on Sundays, and Bank Holidays between 0700 and 2300 in addition to allowing deliveries between 0700 and 2300 from Monday to Saturday.

RESOLVED: objection to the proposed amendment of Condition 6 on the grounds that the specified hours should be no more generous than those already afforded to existing traders in that area.

h. **Planning Application No. 2009/00580/FUL**

Location – The Bowers, Coldbrook Road West, Barry
Development – Retention of alterations to existing building.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00580/FUL.

i. **Planning Application No. 2009/00582/FUL**

Location – 27 St Pauls Avenue, Barry

Development – Proposed rear single storey extension to enlarge kitchen and dining room and proposed garage extension.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00582/FUL.

j. **Planning Application No. 2009/00585/FUL**

Location – St Annes, Romilly Park Road, Barry

Development – Two storey extension providing kitchen, utility, wc, bedroom and bathroom.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00585/FUL.

k. **Planning Application No. 2009/00586/FUL**

Location – 1 Phyllis Street, Barry Island

Development – Demolish existing garage/workshop (single storey), redevelop two storey coach house on same location.

RESOLVED: No objection, subject to a condition being applied to the planning consent specifying that the use of structure should be incidental enjoyment of the dwelling.

l. **Planning Application No. 2009/00590/FUL**

Location – 117 Main Street, Barry

Development – Rear dormer roof extension.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00590/FUL.

m. **Planning Application No. 2009/00594/FUL**

Location – The Stables, Castleland Street, Barry

Development – Convert existing dwelling into office X 8, meeting room and café/tearoom.

RESOLVED: that no objections be raised to the proposals, subject to the inclusion of a condition that the café/tearoom provided should be ancillary to the proposed business use.

n. **Planning Application No. 2009/00608/FUL**

Location – 4 Fouracres Close, Barry

Development – Single storey extension providing bedroom, shower room and utility.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00608/FUL.

o. **Planning Application No. 2009/00612/FUL**

Location – 19, Afal Sur, Pencoedre Village, Barry

Development – Amendments to previous application 2009/00022/FUL to increase the height of garage roof.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00612/FUL

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

Location – 6, Westward Rise, Barry

Development – Dormer windows to existing front roof.

RESOLVED: objection, on the grounds that the proposal if allowed would have a detrimental effect on the special character and appearance of the Barry Garden Suburb Conservation Area and as such would be contrary to Policy Env 15 of the Unitary Development Plan and the approved Supplementary Planning Guidance for the Conservation Area.

In addition, that the local planning authority be asked to work with the applicant to achieve an appropriate alternative solution. This Council would not oppose the introduction of conservation roof lights into the rear roof areas in accordance with the Approved Supplementary Planning Guidance.

q. **Planning Application No. 2009/00631/FUL**

Location – 9, Ruthen Terrace, Barry

Development – Double storey front and side extension and loft conversion.

RESOLVED: strong objection on the following grounds:

1. that the design, scale and position of the proposed extension did not respect the original form of the property and would be significantly detrimental to the appearance of the existing house and its symmetry with the adjoining semi-detached property;
2. that the design, scale and position of the proposed extension would breach the principal building line at this prominent location and would result in a detrimental impact on the street scene and the wider environment;
3. that its proximity to neighbouring properties would be detrimental to the amenities of adjoining occupiers.

r. **Planning Application No. 2009/00638/RG3**

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

Development – Provision of floodlights in association with upgrade to existing redgra sports pitch, i.e. lay artificial carpet and replace fencing to same height – 3m.

RESOLVED: No objections, subject to the following conditions being imposed by the Local Planning Authority:-

1. that the submitted lighting plan be monitored for a period of 2 years following completion of the development to ensure that the amenities of adjacent residential properties were not affected by unacceptable light pollution.
2. that the use of the lighting be not permitted after 9.00 p.m., to protect adjacent residential properties from unacceptable glare.

PL268.

TO CONSIDER PLANNING APPLICATIONS – TABLED

None.

PL269. **EXECUTIVE OFFICER'S REPORT ON LOCAL PLANNING AUTHORITY DECISIONS**

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

PL270. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTION 78 APPEAL**

(a) Application No. 2009/00279/FUL – 13 Birch Grove, Barry (First floor bedroom extension)

RESOLVED: that the information set out in a letter dated 9 June from the Vale Council's Head of Planning & Transportation be received and noted.

PL271. **APPEAL DECISION(S) – FOR INFORMATION ONLY**

None.

PL272. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL273. **TO CONSIDER TRAFFIC ORDERS**

None.

PL274. **TO CONSIDER TRAFFIC ORDERS – TABLED**

The Committee gave consideration to a letter dated 6 July 2009 attaching a Notice of Intention relating to "The Vale of Glamorgan Council (Various Locations Barry & Penarth), Disabled Persons Places (Variation and Revocation) Order 2009.

RESOLVED: that the information be received and noted.

PL275. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL276. **TO CONSIDER LICENSING APPLICATIONS**

(a) Application for a variation of a Premises Licence – Oriental Diner, 10-11 Broad Street, Barry

RESOLVED: no objection.

- (b) Application for a variation of a Premises Licence – Cwm Talwg, Severn Avenue

RESOLVED: no objection.

PL277. **TO CONSIDER LICENSING APPLICATIONS – TABLED**

None.

PL278. **INFORMATION ITEMS REPORT**

RESOLVED:

- (1) that the contents of the Executive Officer's report in relation to agenda items 18(a), 18(b), 18(d), 18(e) and 18 (f) be received and noted.
- (2) that in relation to agenda item 18c regarding the November 2008 burial land study, the Executive Officer be asked to obtain a copy of the TACP burial land study document for information.

PL279. **DATE OF PLANNING COMMITTEE'S NEXT MEETING**

RESOLVED: to note that the Planning Committee's next meeting would be held on Tuesday 11 August 2009 commencing at 7.00 pm.

The meeting concluded at 8.00pm.

Signed
(Chairperson)

Dated