

BARRY TOWN COUNCIL

PLANNING COMMITTEE – MINUTES OF A MEETING HELD ON 17 FEBRUARY 2009 COMMENCING AT 7.00PM

PRESENT: Councillors K Lewis (in the Chair), together with Councillors P Drake, S C Egan (The Mayor – Ex-Officio), J Evans, H Hamilton, S A Hodges, K Kuhnell, L M Payne, B I Shaw and C Turner

ALSO PRESENT: Derek Wolfe – Executive Officer
Amy Bardsley – Administration

PL159. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Kemp, T C Stenstrom and E T Williams.

PL160. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

None were received.

PL161. **TO APPROVE THE MINUTES OF THE COMMITTEE'S MEETING HELD ON 20 JANUARY 2009**

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

PL162. **TO NOTE DECISIONS TAKEN UNDER DELEGATED POWERS**

The Executive Officer commented that agenda item 7a should have been included as agenda item 4, but had been placed under item 7 in error.

(Councillor Drake arrived and took her place at this point in the meeting).

Planning Application No. 2008/00536/OUT

Location – Pyke Street (garage Lock-ups), Barry
Development – Outline application for the two residential units.

RESOLVED: that the Council maintains its previous strong objections to the previous application as follows:-

Strong Objection

Whilst residential development on this site is considered to be acceptable in principle the submitted proposals represent:-

1. An unacceptable form of infill development on a restricted and awkwardly shaped plot.
2. Overdevelopment with an underprovision of on-site car parking and only restricted amenity areas for the use of future occupiers.
3. An unneighbourly form of development particularly in view of its proximity to the adjoining end of terrace house.

The loss of the lock-up garages together with the reliance of the application on street parking would further exacerbate the existing serious problems associated with kerbside parking in Pyke Street.

The application is, therefore contrary to Policies ENV27, HOUS2 and HOUS8 of the Adopted Vale of Glamorgan Unitary Development Plan and should therefore be refused.

PL163. **TO NOTE URGENT ACTION TAKEN UNDER STANDING ORDER 112**

None.

PL164. **TO CONSIDER AMENDED PLANNING APPLICATIONS**

a. **Planning Application No. 2006/00532/FUL**

Location – Site of Golf Driving Range, Port Road East, Barry

Development – Proposed Vale of Glamorgan Crematorium and Ancillary Buildings.

RESOLVED: No objections, noting that the revised plans had overcome the strong objections previously lodged by the Council, but subject to any comments the Highway Authority might have in relation to any adverse implications for road safety in terms of vehicles turning right onto Port Road East when egressing from the proposed access road.

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

Location – Land at Woodham Road, Barry

Development – Erection of new industrial building and installation of 9 megawatt fuelled renewable energy plant.

RESOLVED: that the Council maintains its previous strong objections on the following grounds:-

- The site has complex topography, close to buildings on higher ground and the Castleland hill with a cliff-like drop from Dock View Road. Winds are variable, cannot be well predicted and mean the emission plume will at times ground amidst the housing.
- The wood-fuel could contain contaminated wood (with metal-based or chlorine-based chemicals) which produces dioxins. Though such fuel is not permitted (except in plants that meet the Waste Incineration Directive standards), there have to be strict protocols and monitoring to cut out such contaminated wood. On past experience, one cannot presume perfect compliance – and dioxin release so close to housing is not precautionary.
- If the char is burned as fuel, the ash would contain ultra-fine particles which are considered to be especially hazardous to health; this should therefore be clearly excluded.
- Though precautions are taken against fire, a risk of fire via poor maintenance, accident or malicious act still remains; pollution from such fires is unacceptable in the urban area.
- The high stack is visually intrusive and detrimental to the urban area.
- Lorry routes for the wood-fuel; routes taken could well pass through the town, otherwise the residential Cadoxton Moors road. Free flow of traffic will be compromised by a random number of additional movements of large vehicles generated by this project.
- Though the plant claims to be Combined Heat & Power, the 12-15 megawatts of heat is far more that could be used in offices/workshops locally. Unless the proposers can show they have uses for a significant fraction of the heat (at least 3 megawatts) the CHP designation should be considered as cosmetic only.
- The fuel tonnages and combustion technology rules out this plant as 'light industry'; it is not acceptable close to residential areas.

165. **TO CONSIDER PLANNING APPLICATIONS**

a. **Planning Application No. 2009/00001/FUL**

Location – Opposite “Just Pennies”, Friars Road/Padget Road, Barry Island

Development – New ATM machine and public telephone kiosk adjacent to existing kiosk.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00001/(FUL).

b. **Planning Application No. 2009/00006/FUL**

Location – 7 Plas Gwernen, Barry

Development – To construct to the side of the dwelling a new two storey extension comprising a new garage/dining room and en-suite bedroom, and internal alterations.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00004/(FUL)

c. **Planning Application No. 2009/00007/FUL**

Location – 9 Charles Place, Barry

Development – Proposed enclosed staircase, alterations to dormer window and roof lights to rear elevation and adaption and alterations to rear single storey extension to form balcony.

RESOLVED: That a strong objection be lodged against this part-retrospective application, in terms of the proposed enclosure of the existing fire escape, by virtue of the size and scale of this extension together with the enlarged single storey extension at the rear, forming an overdevelopment of the site by virtue of the overall mass and scale of the development proposed, and in terms of the proposed first floor balcony, on the grounds that the construction of such a facility would lead to overlooking and loss of privacy for neighbouring properties in the terrace numbered 1-9 inclusive, but especially so in relation to the adjacent property 7 Charles Place.

d. **Planning Application No. 2009/00008/FUL**

Location – 35 Bron Awelon, Barry

Development – Single Storey Extension

RESOLVED: No objection, subject to the external finishes matching those of the existing building and consideration being given to this Council's concerns regarding any possible adverse affects on the conservation area as a whole.

e. **Planning Application No. 2008/00010/LBC**

Location – Hydraulic Pumphouse, The Innovation Quarter, Barry

Development – Re-roofing and repair of roof structure, part-demolition and rebuild. New windows and drainage. Clearance of site including identified white asbestos cement products.

RESOLVED: No objection to the proposed development, but would urge the owners of the listed building to identify a beneficial and suitable use for it (for example, as a museum) as soon as reasonably possible.

f. **Planning Application No. 2009/00019/OUT**

Location – Northwest of Bendrick Road, currently accessed from Wimbourne Road, Barry Docks

Development – Proposed residential development of 14 two/three bedroom house

RESOLVED: Strong objection on the grounds:-

1. of the impact of the proposed development on the overall appearance of the area;
2. that the construction of new dwellings, remote from and outside the Town's settlement boundary, was unacceptable and unsustainable;
3. that the construction of housing in an area zoned for employment purposes within the Vale of Glamorgan Approved Unitary Development Plan would be likely to jeopardise and curtail future industrial and employment uses.

g. **Planning Application No. 2009/00075/FUL**

Location – 14 McQuade Place, Barry Island
Development – 4 bedroom detached dwelling and new garage to be shared with no. 14

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00075/FUL

h. **Planning Application No. 2009/00022/FUL**

Location – 19 Afal Sur, Pencoedre Village, Barry
Development – Double garage to side

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00022/FUL

i. **Planning Application No. 2009/00023/FUL**

Location – 22 Station Street
Development – Dormer roof construction to serve attic conversion

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00023/FUL

j. **Planning Application No. 2009/00032/FUL**

Location – 7 Cook Road, Barry
Development – Second storey extension attached garage to side elevation

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00032/(FUL)

k. **Planning Application No. 2009/00034/FUL**

Location – 5 Glan Hafren, Maes-y-Coed, Barry
Development – Enclose balcony with UPVC double glazed windows

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00034/(FUL)

l. Planning Application No. 2009/00040/FUL

Location - 4 Clos Cefni, Barry

Development – Proposed extension to first floor above garage to form bedroom and bathroom

RESOLVED: Objection on the grounds that all properties within this area were semi-detached houses, and that as there was no stagger on the plans to disguise the extension, it would result in numbers 2 – 8 having the appearance of a continuous terrace.

m. Planning Application No. 2009/00042/FUL

Location – 351 Barry Road, Barry

Development – Single storey extension to provide two special needs adapted ensuite bedrooms, utility room, kitchen and associated ramp access.

RESOLVED: No objection, subject to the Local Planning Authority being satisfied:-

1. that the amenities of the neighbouring residential occupiers would be fully protected,
2. with the level and arrangement of the on-site car parking spaces.

n. Planning Application No. 2009/00058/FUL

Location – 34 Port Road East, Barry

Development – Conservatory to rear elevation, attached to current lounge

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00058/(FUL)

o. Planning Application No. 2009/00065/FUL

Location – 16 Vere Street, Cadoxton, Barry

Development – Conversion of existing retail unit into domestic residence

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00065/(FUL)

p. **Planning Application No. 2009/00067/FUL**

Location – 1 Heol Eyr Mor Barry Island
Development – Proposed entrance porch

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00067/(FUL)

q. **Planning Application No. 2009/00072/ADV**

Location – 161 Holton Road
Development – Curved illuminated sign to shop front

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00072/(ADV)

r. **Planning Application No. 2009/00074/FUL**

Location – 80 Trinity Street, Barry
Development – To take down existing rear porch and construct new conservatory

RESOLVED: No objection, subject to the applicant ensuring that the materials used in the construction of the conservatory match those existing.

s. **Planning Application No. 2009/00021/FUL**

Location – Land accessed off Atlantic Way, Barry Docks, Barry
Development – Construction of a gasification waste to energy plant for non-hazardous waste

RESOLVED:

1. that consideration of this application be deferred;
2. that the quotation from Harmers Ltd be accepted in the sum of £600.00 for the preparation of a detailed report on this application, prior to its submission to the Committee for consideration at its March meeting.

t. **Planning Application No. 2009/00084/FUL**

Location – 56 Merthyr Dyfan Road, Barry

Development – Loft conversion, with side dormer

RESOLVED: No objection, subject to all external finishing, fenestration and roof tiles matching those existing.

u. **Planning Application No. 2009/00085/ADV**

Location – 119 Holton Road, Barry

Development – Four part illuminated fascia signs and a projecting internally illuminated pharmacy cross

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00085/(ADV)

v. **Planning Application No. 2009/00101/FUL**

Location – Hamard House, Cardiff Road, Barry

Development – Internal and external alterations to the existing offices to create a new commercial trading area

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00101/(FUL)

w. **Planning Application No. 2009/00103/FUL**

Location – 70 Kindly Light, Clos Yr Wylan, Nells Point, Barry Island

Development – Proposed ground floor rear extension forming new lounge/utility room

RESOLVED: No objection, subject to ensuring that all proposed wall construction, roof finishing and window/door joinery matches the existing materials used in the construction of this property.

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

None were received.

167. **EXECUTIVE OFFICER'S REPORT ON LOCAL PLANNING DECISIONS**

None were received.

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

a. Planning Application No. 2008/00892/FUL

Location – 1 Plymouth Road, Barry Island

Development – erection of two bedroom detached dwelling

By way of letter dated 3 February 2009 from the Vale of Glamorgan Council, the Committee was informed that Mr L Khan had lodged an appeal with the Planning Inspector in respect of 1 Plymouth Road, Barry Island, following the decision of the Local Planning Authority to refuse planning permission for the erection of a two bedroom detached dwelling. The appeal would be determined on the basis of an exchange of written statements by the parties, and a site visit by an inspector from the Planning Inspectorate. The Committee was advised that written comments already submitted on the application had been forwarded to the Planning Inspectorate and copied to appellant and would be taken into account by the inspector in determining the appeal.

RESOLVED: that the contents of the Vale of Glamorgan Council's letter regarding an appeal lodged with the Planning Inspectorate be received and noted.

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

a. Planning Application No. 2008/00269/FUL

Location – Longford Park, Highlight Lane, Barry

Development – erection of a two bedroom bungalow and garage

The Committee was informed by way of letter dated 29 January 2009 from the Planning Inspectorate in Cardiff that the appeal by David John Reeves in relation to the Local Planning Authority's refusal to grant planning permission in relation to application 2008/00269/FUL had been dismissed.

RESOLVED: that the contents of the letter received from the Planning Inspectorate advising that the applicants appeal had been dismissed be received and noted

b. Planning Application No. 2008/00794/FUL

Location – 55 Port Road East Barry

Development – retention of a two storey pitched roof extension to the side of the existing property

The Committee was informed by way of letter dated 4 February 2009 from the Planning Inspectorate in Cardiff that the appeal by Mr and Mrs Chivers against the decision of the Vale of Glamorgan Council which had refused to grant retrospective planning permission in relation to application number 2008/00794/FUL, had been dismissed.

RESOLVED: that the contents of the letter from the Planning Inspectorate advising the Committee that an appeal lodged by the applicants in respect of application number 2008/00794/FUL had been dismissed be received and noted.

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

None were received.

171. **TO CONSIDER TRAFFIC ORDERS**

None were received.

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

None were received.

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

None were received.

174. **TO CONSIDER LICENSING APPLICATIONS**

The Committee was informed that the Vale of Glamorgan Council's Licensing Department had received an application for a variation of a club premises license in respect of Barry Yacht Club, in accordance with the Licensing Act 2003.

RESOLVED: that the Licensing Authority be informed that this Committee had no objection to the proposed variation.

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

None were received.

176. **DATE OF NEXT PLANNING COMMITTEE MEETING**

RESOLVED: that the next Planning Committee meeting be held on Tuesday 17 March 2009.

177. **INFORMATION ITEMS**

The Committee received a letter from the Head of Planning and Transportation for the Vale of Glamorgan Council regarding the Town and Country Planning (Environmental Impact Assessment) (England & Wales) regulations 1998: schedule 4 (carbon conversion plant of Wimbourne Road, Barry Docks). This gave additional information regarding application number 2008/01203/FUL – Land at Woodham Road, Barry (erection of new industrial building and installation of 9 megawatt fuelled renewable energy plant).

RESOLVED: that the contents of the letter received from the Vale of Glamorgan Council be received and noted.

The meeting concluded at 8.15pm.

Signed
(Chairperson)

Dated