

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 9 JUNE 2009 COMMENCING AT 7.00PM

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

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

PL239. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors H C Hamilton (The Mayor - Ex-Officio), K Kuhnell, J Evans and K A Kemp.

PL240. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

None were received.

PL241. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE'S MEETING HELD ON 20 MAY 2009**

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

PL242. **TO NOTE DECISIONS TAKEN UNDER DELEGATED POWERS**

None.

PL243. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL244. **TO CONSIDER AMENDED PLANNING APPLICATIONS**

a. **Planning Application No. 2009/00397/FUL(amended)**

Location – 9, Charles Place, Barry

Development – 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 the additional plans be received and noted.

b. **Planning Application No. 2009/00443/FUL(amended)**

Location – 13, Taf Close, Barry

Development - Retention of extension to rear and side of property to provide additional bedroom, bathroom and lobby space.

RESOLVED: that the contents of the letter received from the Vale of Glamorgan Council on 28 May 2009 be received and noted.

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

Location - Land accessed off of Atlantic Way within Barry Docks, Barry

Development - Change of Use from B2 – General Industrial Use to Sui Generis – Waste Use which would include operational development in the form of the construction of a gasification waste to energy plant for non-hazardous waste.

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

- that the development would not enhance the Waterfront area and that due to pollutants it was too close to residential homes;
- that there was a big concern regarding additional traffic and noise;
- that the development proposed is sited in the wrong place;
- that the following statement was unclear:-

“ The results of the model indicate that the exposure to dioxins would be above the World Health recommended Tolerable Daily Intake but that the model results are not realistic for human exposure because the exposure pathway is not realistic”

and that clarification be sought, otherwise this extract from the Developers Statement was considered to be meaningless.

PL245.

TO CONSIDER PLANNING APPLICATIONS

a. **Planning Application No. 2009/00462/FUL**

Location – 5, Trem Y Don, Barry

Development – Lean to conservatory to rear elevation of property

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00462/FUL.

b. **Planning Application No. 2009/00467/OUT**

Location – Plot 3, Highlight Lane, Barry

Development – New dwelling.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00467/OUT.

c. **Planning Application No. 2009/00469/FUL**

Location – 6, Gaspard Place, Barry

Development – Demolition of existing flat roof extension and construction of new living room extension to rear of dwelling.

RESOLVED: that an objection be lodged with the Local Planning Authority on the grounds that the size and scale of the proposed extension was excessive.

d. **Planning Application No. 2009/00477/FUL**

Location – 52, Meadow Vale, Barry

Development – Special needs adaptations: single storey bedroom/ensuite/lobby with associated ramped access works.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00477/FUL.

e. **Planning Application No. 2009/00487/FUL**

Location – Balmoral House, Balmoral Court, Barry

Development – Single storey extension to the rear; roof and dormer extension over garage.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00487/FUL.

f. **Planning Application No. 2009/00495/FUL**

Location – 29, Borough Avenue, Barry

Development – Two storey side extension to provide granny wing and single storey rear extension to provide utility room

RESOLVED: that an objection be lodged with the Local Planning Authority on the grounds that in its current form the proposal represents an overdevelopment of the site and is considered detrimental to the appearance of the street scene.

g. **Planning Application No. 2009/00506/FUL**

Location – Tanglewood, 31, Brookfield Avenue, Barry

Development – To extend over existing garage/breakfast room at first floor level to side of dwelling.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00506/FUL.

h. **Planning Application No. 2009/00512/FUL**

Location – 33, Coed Mawr, Barry

Development – Proposed W.C Alterations.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00512/FUL.

i. **Planning Application No. 2009/00516/FUL**

Location – 27 Station Street, Barry

Development – Proposed WC extension.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/00516/FUL.

j. **Consultation on Aerospace Business Park and Defence Technical College Applications, St Athan (Application No's. 2009/00501/FUL & 2009/00500/FUL)**

RESOLVED: that consultation on both applications be deferred to the Planning Committee's next meeting on 14 July 2009 and that a representative from Vale of Glamorgan Council's Planning Department be invited to give a presentation regarding both applications relating to the Aerospace Business Park, St Athan.

k. **Planning Application No. 2009/00428/FUL**

Location – Land north of Hood Place, Barry Waterfront
Development – Proposed primary care medical centre and associated works.

RESOLVED: that this Council welcomes the improved facilities, whilst raising the following issues relating to this application:-

- if developed this will be a key facility for existing and new communities in the area. To ensure that appropriate pedestrian and cycle routes from existing residential areas are available to the site, the Vale of Glamorgan Council is asked to undertake a full appraisal of the pedestrian access routes to this Waterfront location and to ensure that any identified necessary improvements be undertaken as a matter of priority;
- it is suggested that to ensure that the car parking spaces identified at the southern edge of the site are suitably screened all shrubs should be evergreen and of a scale that reduces the potentially unsightly parking area when viewed from beyond the site; and
- the Vale of Glamorgan Council as the Local Transport Authority works with the Practice to achieve the aims of the submitted Travel Plan and demonstrates the appropriate financial commitment to necessary improvements in the area to allow the plan to meet its targets.

l. **Planning Application No. 2009/00478/FUL**

Location – 5, Ridgeway Road, Barry
Development – Construction of new two storey extension (including porch/lean-to to front elevation) and single storey extension to rear of dwelling (amendment to 2006/00600/FUL)

RESOLVED: that an objection be lodged with the Local Planning Authority on the grounds of overdevelopment of the site, as well as representing an unneighbourly form of

development whilst adversely affecting the symmetry of the semi-detached pair.

m. **Planning Application No. 2009/00490/FUL**

Location – Vacant land at corner of Court Road and Newton Street, Barry

Development – Amendment to Planning Permission 2007/01520/FUL comprising minor alterations to 4 No. townhouses as approved and variation to flats

RESOLVED: that the Town Council reiterates it's previous strong objections to the proposed development of this site, namely:-

“The intention to redevelop this long-term vacant “brownfield” site is welcomed and residential development would appear to be appropriate in principle. However, the submitted scheme is considered to be totally unacceptable for the following reasons:-

- 1) The underprovision of both on-site car parking and amenity space even after allowances have been made for an affordable housing scheme would indicate a significant level of overdevelopment;
- 2) The side extension undermines the integrity of this freestanding visually attractive former Chapel building which provides an eye-catching focal point on Chapel Road.

The external design of this extension (and that of the terrace of new build town houses) bears little relationship to the characterful Chapel or neighbouring Court Mews. The scale and massing of the buildings and the style of the fenestration are singled out for particular criticism;

- 3) The design of the overlarge rear extension adversely impacts on the existing Chapel building and has an overbearing and unneighbourly effect on the terrace of small dwellings to the south, exacerbated by the local topography. The style of the fenestration and the use of “Thespa” composite panels to the west sidewall are considered to be particularly unsympathetic.

These proposals are therefore considered to be contrary to Policies HOUS 8, HOUS 9 and ENV27 of the Adopted Vale of Glamorgan Unitary Development Plan and should be refused.”

- PL246. **TO CONSIDER PLANNING APPLICATIONS – TABLED**
- None.
- PL247. **EXECUTIVE OFFICER'S REPORT ON LOCAL PLANNING AUTHORITY DECISIONS**
- Received and noted.
- PL248. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTION 78 APPEAL**
- (a) 239 Barry Road, Barry (Application No. 2008/01302/FUL)
- Received and noted.
- PL249. **APPEAL DECISION(S) – FOR INFORMATION ONLY**
- None.
- PL250. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**
- None.
- PL251. **TO CONSIDER TRAFFIC ORDERS**
- (a) Notice of Confirmation re Creation of Public Footpath No. 74 Barry, plus Order Plan
- Received and noted.
- PL252. **TO CONSIDER TRAFFIC ORDERS – TABLED**
- None.
- PL253. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**
- None.
- PL254. **TO CONSIDER LICENSING APPLICATIONS**
- (a) Notification of an Application for the Review of a Premises Licence- 218 Holton Road, Barry (Deferred from the Committees May 2009 meeting)

RESOLVED: that in the absence of a reply from the Vale of Glamorgan Council to this Council's queries, this review be received and noted.

PL255. **TO CONSIDER LICENSING APPLICATIONS – TABLED**

None.

PL256. **INFORMATION ITEMS REPORT**

a. Planning Training – Further Information from Planning Aid Wales

RESOLVED: that this Committee agree to meet on Tuesday 7 July at 6 pm for Planning Training for two hours and that the Planning Adviser's offer to provide a further presentation at the Committee's next meeting be accepted.

b. Letter from the Severn Estuary Coastal Group re Consultation on 10 June in Penarth

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

c. Barry Waterfront – Invitation to Stakeholders Preview on Friday, 12 & Saturday 13 June in Barry

RESOLVED: that the content of the Executive Officer's report be received, noting that several Councillors intended to attend the preview.

d. Edition No. 11 of Severn Tidings

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

e. Metrix – Copies of Project Team's Response to Consultation Workshops

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

f. Briefing for Planners and Surveyors – Issue No. 12

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

g. Local Development Plan – Burial Land Study (Final Report)

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

h. Copies of Regeneration & Renewal dated 18 and 25 May 2009

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

PL257. **DATE OF PLANNING COMMITTEE'S NEXT MEETING**

RESOLVED: to note that the next Planning Committee meeting would be held on Tuesday 14 July 2009 commencing at 7.00 pm.

The meeting concluded at 8.25 pm.

Signed
(Chairperson)

Dated