

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE – HELD ON 10 NOVEMBER 2009 COMMENCING AT 7.00 PM

PRESENT: Councillors O Cash, J E Charles, S C Egan, J Evans, H Hamilton (The Mayor – Ex-Officio) S A Hodges, K Kemp, K Kuhnell, L M Payne (Vice-Chairperson, in the Chair), B I Shaw and T C Stenstrom.

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

PL335. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors K Lewis (Chairperson) and C Turner.

PL336. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

None were received.

PL337. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE'S MEETING HELD ON 6 OCTOBER 2009**

The Council's Planning Advisor informed Councillors that at the Committee's last meeting on 6 October it had been agreed that a presentation be provided at the next meeting on greenfield candidate sites in and around Barry.

RESOLVED: that a presentation from the Planning Advisor on the Greenfield candidate sites in and around Barry be agendarised for the Committee's next meeting on 15 December 2009.

PL338. **TO CONSIDER QUESTIONS/COMMENTS FROM MEMBERS OF THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF STANDING ORDER 27.**

None.

PL339. **TO NOTE DECISIONS TAKEN UNDER DELEGATED POWERS**

Received and noted.

PL340. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL341. **TO CONSIDER AMENDED PLANNING APPLICATIONS**

None.

TO CONSIDER PLANNING APPLICATIONS

a. **Planning Application Nos. 2009/00946/OUT and 2009/00947/OUT**

Location – Land at Barry Waterfront adjacent to Dock No. 1, Barry

Development – Development of vacant land at Barry Waterfront for residential (C3), retail (A1), cafes, bars and restaurants (A3), hotel (C1), and offices (B1). Development of vehicular and pedestrian/cycle access including a new link road, re-grading of site to form new site levels and associated infrastructure works, parking, servicing, landscaping, public realm and public open space provision)

RESOLVED: that these proposals be welcomed subject to:-

1. any planning consent granted specifying that this comprehensive development is completed in full and that the Section 106 Agreement associated with it setting out a phased programme for the completion of the uses identified, the associated infrastructure improvements and facilities required both within and beyond the site together with all the public realm improvements proposed;
2. a 30% provision of affordable housing being required on each residential development to ensure that social cohesion is achieved within the community and that the established need for social housing is met;
3. public spaces and the waterfront being accessible to all and that there shall be no gated residential communities that would limit public access within and through the area;
4. a significant contribution via any future Section 106 agreement being made towards ensuring that existing access routes to Barry Town Centre and Barry Island are suitably improved for people to walk and cycle as well as to gain access by car;
5. the proposed main access road being constructed to a standard that enables it to be used to service the proposed development AND as an improved access link to Barry Island which at present has a single inadequate access route that poorly serves the existing residential community and restricts this area of land's potential as a tourism destination.

b. **Planning Application No. 2009/01042/FUL**

Location – 66, Porth Y Castell, Barry

Development – Single storey extension to lounge at rear of property.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/01042/FUL.

c. **Planning Application No. 2009/01046/FUL**

Location – 4, St Teilo Avenue, Barry

Development – Two bedroom semi detached dwelling.

RESOLVED: No objection, subject to amending the front elevation to bring the façade of the new structure slightly forward of the existing dwelling as well as the introduction of a gabled roof to the additional forward projection.

d. **Planning Application No. 2009/01048/FUL**

Location – 47, Porth Y Castell, Barry

Development – Glazed enclosure to existing building.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/01048/FUL.

e. **Planning Application No. 2009/01050/FUL**

Location – New Broad Street Motors Ltd, Broad Street, Barry

Development – Removal of existing timber screens and dwarf brick walls to front elevation facing onto Broad Street. Replacement with new aluminium framed screens and some areas of infill brickwork. Replacement of existing fascia above.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/01050/FUL.

f. **Planning Application No. 2009/01055/FUL**

Location – 4, Highlight Lane, Barry

Development – Retention to garage.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/01055/FUL.

g. **Planning Application No. 2009/01056/FUL**

Location – 41, Marine Drive, Barry

Development – Proposed loft conversion, roof alterations and garden store/workshop (domestic use only)

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/01056/FUL.

h. **Planning Application No. 2009/01060/FUL**

Location – 327 Barry Road, Barry

Development – New vehicular access and formation of hardstanding to front.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/01060/FUL.

i. **Planning Application No. 2009/01061/OUT**

Location – P & A Joinery & Glazing, Herbert Street and Gilbert Street, Barry

Development – Demolition of existing joinery and glass factory and construction of 21 no. one and two bedroom housing association flats in linked two and three storey blocks, with on site parking and landscaped areas.

RESOLVED: OBJECTION, on the grounds that the proposed development was considered to be unacceptable as it represents an over-development of the site and further the Town Council considers that affordable houses rather than flats would be more appropriate.

j. **Planning Application No. 2009/01071/FUL**

Location – 27, Heol Leubren, Pencoedre, Barry

Development – Single storey extension and new rear vehicular access.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/01071/FUL.

k. **Planning Application No. 2009/01086/FUL**

Location – 37, Somerset Road, Barry

Development – Porch to front.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/01086/FUL.

l. **Planning Application No. 2009/01088/FUL**

Location – 6 Wyndham Street, Barry

Development – Two storey extension (amendments to previously approved scheme reference 08/00042/FUL)

RESOLVED: No objection, subject to the imposition of a condition requiring obscure glazing to the upstairs side window.

m. **Planning Application No. 2009/01091/FUL**

Location – 27 Station Street, Barry
Development – Proposed bathroom extension.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/01091/FUL.

n. **Planning Application No. 2009/01094/FUL**

Location – 13, Barriars Way, Barry
Development – Erection of two storey extension & alterations to existing dwelling to provide disabled ground floor facilities and additional first floor bedroom.

RESOLVED: OBJECTION, on the grounds of over-development of the site

o. **Planning Application No. 2009/01096/FUL**

Location – Dow Corning Ltd., Cardiff Road, Barry
Development – Construction of 5010 particulate scrubber, vent and steelwork platforms together with associated plant modifications.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/01096/FUL.

p. **Planning Application No. 2009/01102/FUL**

Location – 22, Heol Corswigen, Barry
Development – Proposed first floor extension.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/01102/FUL.

q. **Planning Application No. 2009/01103/FUL**

Location – Dow Corning Ltd., Cardiff Road, Barry
Development – Construct an open steel structure for the support of process vessel and pipework as an extension to the existing W949 structure.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/01103/FUL.

r. **Planning Application No. 2009/01104/FUL**

Location – 12, Paget Road, Barry Island
Development – Proposed refurbishment of 12 Paget Road to provide A3 use café/restaurant to lower ground and ground floor with proposed rear extension to extend the existing residential dwelling to floors above.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2009/01104/FUL.

PL343 . **TO CONSIDER PLANNING APPLICATIONS – TABLED**

None.

PL344. **EXECUTIVE OFFICER'S REPORT ON LOCAL PLANNING AUTHORITY DECISIONS**

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

PL345. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTION 78 APPEAL**

a. **Planning Application No. 2009/00134/FUL**

Location – 2, Winston Road, Barry

Development – Regularisation of extension as built.

RESOLVED: that the contents of the Appeal letter received from the Planning Inspectorate regarding application 2009/00134/FUL be received noting that the Council had strongly objected to the original application.

PL346. **APPEAL DECISION(S) – FOR INFORMATION ONLY**

None.

PL347. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL348. **TO CONSIDER TRAFFIC ORDERS**

None.

PL349. **TO CONSIDER TRAFFIC ORDERS – TABLED**

None.

PL350. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL351. **TO CONSIDER LICENSING APPLICATIONS SOUGHT IN ACCORDANCE WITH THE LICENSING ACT 2003**

None.

PL352. **TO CONSIDER LICENSING APPLICATIONS – TABLED**

None.

PL353. **REPORT OF THE EXECUTIVE OFFICER ON ITEMS OF INFORMATION.**

The Committee considered the contents of a report on Information Items received in the Council Office since the Committee's last meeting. The report comprised four items, namely a letter dated 15 October 2009 advising the Town Council that a Planning site visit would be taking place on Thursday 5 November commencing at 10.00am; a letter received from Councillor N P Hodges with regards to third party speaking rights at Local Planning Authority meetings; the annual report of the Vale of Glamorgan Local Access Forum for the 2008/09 financial year; and finally a copy of the monthly briefing for planners and surveyors (issue no. 17) which had been received in the Council's offices at the end of October.

In addition to the above matters, the Executive Officer reported that on 6 November, he had received a letter from the Welsh Assembly Government advising the Council of a statement of results from a public consultation exercise that had been carried out in relation to possible Cardiff International Airport and Culverhouse Cross access improvements. The letter dated 4 November advised that as a result of the statement arising out of the public consultation exercise, the Deputy Minister and Minister for the Economy and Transport had announced that no road scheme would be taken forward for improving access to Cardiff International Airport.

RESOLVED: that the contents of the Executive Officers Report on information items be received and that the Executive Officer be requested to write to the Local Planning Authority to clarify whether or not Town Councillors are allowed to speak at site visits.

PL354. **DATE OF NEXT MEETING**

RESOLVED: to note that the Committee's next meeting would be held on Tuesday 15 December 2009 commencing at 7.00 pm.

The meeting concluded at 8.10pm.

Signed
(Chairperson)

Dated