

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 7 APRIL 2010 COMMENCING AT 7.00 PM

PRESENT: Councillor K Lewis (Chairperson) plus Councillors H C Hamilton (The Mayor – Ex-Officio), S A Hodges, K A Kemp, K Kuhnell, L M Payne (Vice-Chairperson) B I Shaw and T C Stenstrom.

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

PL437. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors O Cash, S C Egan, J Evans and C Turner.

PL438. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

<u>Member</u>	<u>Interest</u>
Councillor T C Stenstrom	2010/00290/FUL page 1728 (agenda item 8t)

PL439. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE'S MEETING HELD ON 9 MARCH 2010**

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

PL440. **TO CONSIDER QUESTIONS/COMMENTS FROM MEMBERS OF THE PUBLIC**

The Committee allowed members of the public present during the Committee's meeting to address Councillors concerning agenda items 8f and 14.

PL441 **TO NOTE DECISIONS TAKEN UNDER DELEGATED POWERS**

None.

PL442 **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL443. **TO CONSIDER AMENDED PLANNING APPLICATIONS**

- a. **Planning Application No. 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), offices (B1) and community and leisure uses (D1 and D2). 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 the:-

1. inclusion of a community use area is welcomed, subject to it being a multi-use area that is fully equipped at the developer expense and is available as a meeting place for water users AND the new community at reasonable cost;
2. introduction of “Artwork Corridors” and secondary artwork focal points within the proposed development be welcomed. It is requested that the applicant’s commitment to the preparation of an Arts Strategy is complemented by a financial commitment that is consistent with 1% of the capital costs of the development as recommended by the Vale Council’s Supplementary Planning Guidance for Public Art. Furthermore, that this Council be included as a consultee in the preparation of the Arts Strategy.
3. previous comments made by this Council (as set out below) be reiterated:-
 - 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 development programme for the completion of the uses identified, the associated infrastructure improvements and facilities required both within and beyond the site together with all public realm improvements proposed:
 - 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:
 - 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:

- 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 suitable for people to walk and cycle as well as to gain access by car:
- 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 development as a tourism destination.

b. **Planning Application No. 2010/00141/FUL**

Location – Unit 12-13, Cardiff Road Business Park, Barry
Development - Proposed extension to RIM Motors, to include new workshop area and single storey ancillary areas, along with new parking.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00141/FUL.

c. **Planning Application No. 2010/00247/FUL**

Location – Pencoedre Farmhouse, Pencoedre Lane, Barry
Development – Demolition of existing two storey house and outbuildings and erection of 4 no. linked town houses including services and external works.

(See minute no. PL444(h))

PL444.

TO CONSIDER PLANNING APPLICATIONS

a. **Planning Application No. 2010/00187/FUL**

Location – 39 Teifi Drive, Barry
Development – Proposed rear single storey kitchen extension.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00187/FUL.

b. **Planning Application No. 2010/00193/FUL**

Location – 11 Elm Grove, Barry
Development – Proposed external refurbishment works and conservatory to rear of property.

RESOLVED: OBJECTION, on the grounds that, as currently proposed the rear conservatory extension would be detrimental to the amenities and privacy of adjoining neighbours by virtue of the overlooking side windows. It is requested that either amendments be sought to introduce obscure glazing or a solid wall to the side elevation of the structure or that the application is refused as the proposal in its current form is considered contrary to UDP Policy ENV 27 (Design of New Developments) and the Supplementary Planning Guidance relating to Amenity Standards.

c. **Planning Application No. 2010/00218/FUL**

Location – Highfield Close, Park Road, Barry

Development – Erection of 6, 2 bedroom apartments in a 2 storey block in grounds.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00218/FUL.

d. **Planning Application No. 2010/00224/FUL**

Location – Altus House, Pencoedre Lane, Barry

Development – External hard and soft landscaping to the rear of the property including raised decking to the side and rear of the property.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00224/FUL.

e. **Planning Application No. 2010/00229/FUL**

Location – 3, Slade Road, Barry

Development – Single storey rear extension to private dwelling to create larger kitchen and a dayroom.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00229/FUL.

f. **Planning Application No. 2010/00240/FUL**

Location – Land off Woodham Road, Barry

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

RESOLVED: that consideration of this planning application be deferred to a special meeting of the Committee later this month.

g. **Planning Application No. 2010/00243/FUL**

Location – 2 West Walk, Barry

Development – Remove rear conservatory and lean-to porch roof and replace with new rear extension and enclosed front porch.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00243/FUL.

h. **Planning Application No. 2010/00247/FUL**

Location – Pencoedtre Farmhouse, Pencoedtre Lane, Barry

Development – Demolition of existing two storey house and outbuildings and erection of 4 no. linked town houses including services and external work.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00247/FUL.

i. **Planning Application No. 2010/00250/FUL**

Location – 75, 77, 79 Holton Road and land rear of 73 Holton Road, Barry

Development – Rear single and two storey extensions to existing retail premises. Including removal of redundant lock ups and form rear access and delivery point. Form new retail unit fronting on to Richard Street. Repair works, alterations and new shop fronts on Holton Road elevation.

RESOLVED: that subject to the use of the proposed unit fronting onto Richard Street being restricted to Class A1 use, the proposal be welcomed.

j. **Planning Application No. 2010/00254/FUL**

Location – 14, Lakeside, Barry

Development – First floor extension, porch and shed.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00254/FUL.

k. **Planning Application No. 2010/00260/FUL**

Location – Bella Vista Care Home, 106-108 Tynewydd Road, Barry

Development – Ground and first floor extensions providing additional care facilities.

RESOLVED: that an OBJECTION be lodged to the Local Planning Authority on the grounds that the proposed bedroom window at the upper floor level to the northern elevation is considered to be detrimental to the privacy and amenities of adjacent residential occupiers. It is recommended that the window is either amended to a high level opening or the internal arrangements of the proposal are redesigned to avoid this unacceptable impact.

l. Planning Application No. 2010/00266/FUL

Location – 50 Brookfield Avenue, Barry

Development – Extension to side of property to provide general storage.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00266/FUL.

m. Planning Application No. 2010/00272/FUL

Location – 10 Clos Tawe, Barry

Development – Demolish porch and create a garage at existing 10, Clos Tawe. Utilise southern 290m² of plot to create a new 3 bed house with garage. To facilitate this demolish existing garage in southern part of plot. Provide rear amenity space by providing a culvert for existing stream/water course that runs through plot.

RESOLVED: that a STRONG OBJECTION be lodged due to the following:-

1. The proposed infilling would result in an insensitive and inappropriate form of development that would represent an over development of the site and would be obtrusive to character of the area and the street scene. Furthermore the proposed development is likely to result in the loss of privacy and amenities for neighbouring residential occupiers. The proposal is therefore considered to be out of accord with Policies ENV27 and HOUS8 of the Adopted Unitary Development Plan and the approved Supplementary Planning Guidance on Amenity Standards.
2. Culverting of the existing stream had the potential to exacerbate local flooding to the detriment of the proposed housing unit and neighbouring residential properties.

n. Planning Application No. 2010/00275/FUL

Location – 55 Rhodfa Sweldon, The Waterfront, Barry

Development – Erection of conservatory at rear of property.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00275/FUL.

o. **Planning Application No. 2010/00276/FUL**

Location – Lextan Limited, 95 Holton Road, Barry

Development – Retrospective application for the change of use to tanning studio and installation of new shop front.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00276/FUL.

PL442 **STANDING ORDER 109 – SPECIAL MEETING**

In accordance with the provisions of Standing Order 109, the meeting terminated at 9pm.

RESOLVED: that a special meeting be convened on 13 April 2010, primarily to deal with the remaining items of business of the Committee's agenda.

The meeting ended at 9.00pm.

Signed
(Chairperson)

Dated