

**BARRY TOWN COUNCIL**

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 9 MARCH 2010 COMMENCING AT 7.00 PM**

**PRESENT:** Councillor K Lewis (Chairperson) plus Councillors S C Egan, J Evans, S A Hodges, K Kuhnell, L M Payne (Vice-Chairperson) B I Shaw and T C Stenstrom.

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

PL417. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors O Cash, H C Hamilton (The Mayor-Ex Officio) and C Turner.

PL418. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

None were received.

PL419. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE'S MEETING HELD ON 9 FEBRUARY 2010**

**RESOLVED:** that the minutes of the Committee's last meeting be approved and signed as a correct record, subject to agreeing that the Chair and the Council's Planning Advisor would attend the Appeal Hearing when it opened, as well as being present at the end of the hearing during the Inspector's summing up.

(Councillor K Kuhnell asked to be recorded as having abstained on the vote relating to the Appeal Hearing)

PL420. **TO CONSIDER QUESTIONS/COMMENTS FROM MEMBERS OF THE PUBLIC**

Mr Dennis Harkus, a local resident, addressed the Committee concerning Planning Application No. 2010/00123/RES, namely the proposed residential and open space development including associated building and engineering operations on Land at and adjoining White Farm, Merthyr Dyfan, Barry. Noting that this application was due to be considered later during this meeting, he put forward a number of objections to the proposed development, requesting that the Committee take them into account.

Firstly, he advised that the approved Unitary Development Plan included provision for 130 dwellings on the land in question, and he queried why in this latest application the number of proposed

dwellings had increased to 189, almost 60 in excess of that set out in the UDP. Secondly, he expressed concerns regarding road access onto and egress from the site, in that a development of 189 dwellings would generate very significant and excessive traffic in relation to various roads in the vicinity of the development site. Thirdly, he commented that in his view an additional development would give cause for concern in relation to the existing sewerage capacity of the Coldbrook sewer.

In response, the Chair of the Planning Committee thanked the local resident for his comments, and assured him that they would be taken into account when the Committee gave consideration to application no. 2010/00123/RES later in the meeting.

PL421 **TO NOTE DECISIONS TAKEN UNDER DELEGATED POWERS**

**RESOLVED:** that various decisions taken under Delegated Powers be received and noted.

PL422 **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL423. **TO CONSIDER AMENDED PLANNING APPLICATIONS**

None.

PL424. **TO CONSIDER PLANNING APPLICATIONS**

a. **Planning Application No. 2010/00106/FUL**

Location – Ty Rholben, Port Road West, Barry

Development – Rear and side extension with new roof over.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00106/FUL.

b. **Planning Application No. 2010/00123/RES**

Location – Land at and adjoining White Farm, Merthyr Dyfan, Barry

Development – Residential and open space development, including associated building and engineering operations.

**RESOLVED:** (1) that the following OBJECTIONS be forwarded to the Local Planning Authority:-

- that the Information submitted in respect of the requirement to provide a Development Brief for the site is unacceptable. Details of proposed land areas suitable for development and the density of residential development for the site do not accord with the proposals identified in the Adopted Unitary Development Plan 1996-2011;
  - that the number of housing units proposed is significantly in excess of that recommended by the Independent Planning Inspector in his consideration of objections to the Draft Deposit Unitary Development Plan and in the Adopted Unitary Development Plan 1996-2011;
  - that the conclusions of the submitted Transport Statement are challenged. As Barry Town Council does not have the technical capabilities to assess the submitted information it is requested that the Vale Council conducts its own transport impact modelling for the proposals to establish the validity of the supporting traffic statements provided in the application;
  - that the provision of the affordable housing proposed be re-assessed in the light of current need and if it is found to be inadequate further negotiation be sought with the applicant;
  - that future on-site and off-site drainage improvements required to facilitate the development of the site is likely to have a detrimental impact on amenities of adjoining neighbours.
- (2) that this Council considers that the Vale of Glamorgan Council has a conflict of interest in relation to the application under consideration, by virtue of being the owner of part of the land which it is understood the developer was likely to be purchasing if successful with the application, and therefore in order to minimise this conflict of interest the Town Council's comments on this application should be submitted to and determined by the Vale of Glamorgan Council's Planning Committee, and not by its Officers;
- (3) that a reference be made to the Finance, Policy & General Purposes Committee regarding the possibility that the Town Council might seek planning permission in respect of the area of land

in question, to make provision for further extensions to Merthyr Dyfan Cemetery.

- (4) Notwithstanding the objections set out in (1) above if planning permission is to be granted it is requested that the Vale of Glamorgan Council convenes a public meeting to obtain the views of local residents about the type and scale of facilities they would wish to see provided in the public open space.

c. **Planning Application No. 2010/00134/ADV**

Location – 182-190 Barry Road, Barry

Development – 3 Flagpoles – already in place.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00134/ADV.

d. **Planning Application No. 2010/00136/FUL**

Location – Barry Caravan Centre and Ski Lodge, Cardiff Road, Barry

Development – Change of use of site and buildings to builders merchant falling within use class B8.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00136/FUL.

e. **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.

f. **Planning Application No. 2010/00144/FUL**

Location – 3, Llwyn David, Barry

Development – Side dormer loft conversion.

**RESOLVED:** that this Council raise an objection on the grounds that the proposed dormer extension by virtue of its appearance and position is considered contrary to the

principles of good design and is considered contrary to the aims of Policy ENV27 of the Adopted Unitary Plan 1996-2011.

PL425. **TO CONSIDER PLANNING APPLICATIONS – TABLED**

a. **Planning Application No. 2010/00153/FUL**

Location – 29, Rheidol Drive, Barry

Development – Proposed ground floor extensions to form garden room/conservatory and granny annexe.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00153/FUL.

b. **Planning Application No. 2010/00162/FUL**

Location – 16, Dyfrig Street, Barry Island

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

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00162/FUL.

c. **Planning Application No. 2010/00173/ADV**

Location – New Broad Street Motors, Broad Street, Barry

Development – Erection of nominal 3000mm high free standing advertisement sign.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00173/ADV.

d. **Planning Application No. 2010/00175/FUL**

Location – 2 Hinchsliff Avenue, Barry

Development – Proposed front porch to front of existing domestic dwelling.

**RESOLVED:** that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00175/FUL.

PL426. **EXECUTIVE OFFICER'S REPORT ON LOCAL PLANNING AUTHORITY DECISIONS**

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

PL427. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTION 78 APPEAL**

- a. **Planning Application No. 2009/00878/LBC and 2009/00879/FUL**

Location – Custom House, 41 Dock View Road, Barry  
Development – Proposed conversion to 16 no. flats and conversion of workshop to a retail shop in basement.

**RESOLVED** that the contents of the Appeal Notice following the failure of the Vale of Glamorgan Council to determine the application within the prescribed period be received and noted.

- b. **Planning Application No. 2009/01002/FUL**

Location – 107 Barry Road (Around a Pound), Barry  
Development – Change of use from shop A1 to shop A3.

**RESOLVED:** that the contents of the Appeal Notice following the Local Planning Authority's decision to refuse planning permission in respect of the proposed change of use be received and noted.

PL428. **APPEAL DECISION(S) – FOR INFORMATION ONLY**

None.

PL429. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL430. **TO CONSIDER TRAFFIC ORDERS**

- a. Notice of Proposed Extinguishment of Highway Rights at The Gibbonsdown Estate, Barry

**RESOLVED:** that no objections be raised in respect of the Highway Authority's proposal to extinguish highway rights in relation to six footways at various locations on the Gibbonsdown Estate.

PL431. **TO CONSIDER TRAFFIC ORDERS – TABLED**

None.

PL432. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL433. **TO CONSIDER LICENSING APPLICATIONS**

- a. Application for a variation of a Premises Licence – Tynewydd Inn, Barry

**RESOLVED:** that no objections be raised in respect of the application relating to the Tynewydd Inn.

PL434. **TO CONSIDER LICENSING APPLICATIONS – TABLED**

None.

PL435. **INFORMATION ITEMS**

- a. **South East Wales Transport Alliance – Regional Transport Plan – Executive Summary**
- b. **Application Regarding a New Primary Care Centre**
- c. **Forthcoming Courses from the Royal Town Planning Institute**

**RESOLVED:** that the contents of information items a, b and c be received and noted.

PL436. **DATE OF PLANNING COMMITTEE'S NEXT MEETING**

**RESOLVED:** to note that the Planning Committee's next meeting was scheduled for Wednesday 7 April 2010 commencing at 7.00 pm.

The meeting concluded at 8.05pm.

Signed .....  
(Chairperson)

Dated .....