

**MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 13 APRIL 2010 COMMENCING AT 7.00PM**

PRESENT: Councillor K Lewis (Chairperson) plus Councillors Cash, J E Charles, S C Egan, J Evans, H C Hamilton (The Mayor - Ex-Officio), S A Hodges, K Kuhnell, L M Payne (Vice-Chairperson) and B I Shaw.

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

PL445 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors K A Kemp, T C Stenstrom and C Turner.

PL446 **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**

None were received.

PL447 **TO CONSIDER PLANNING APPLICATIONS**

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

1. whilst being generally most supportive of the renewable energy projects the Town Council is of the opinion that the proposed Biomass Plant would be better suited to a site further away from existing and proposed residential areas and the business/industrial operations located adjacent to the site on Woodham Road. The submitted information has failed to overcome concerns that:-

- local residential amenity and working environment could be comprised by emissions, dust, noise and other adverse effects of the proposed development;
- the large plant and exhaust stack cannot be accommodated within the Townscape without undermining the visual amenity to an unacceptable degree. Although the structures

will be set within the existing Industrial environment they would be very prominent when viewed from elevated areas of the Town, recently developed Waterfront sites and from the redevelopment area of East Quay.

2. the site has a 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.
3. 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.
4. 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.
5. 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.
6. the high stack is visually intrusive and detrimental to the urban area.
7. 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 comprised by a random number of additional movements of large vehicles generated by this project.
8. though the plant claims to be Combined Heat & Power, the 12-15 megawatts of heat is far more that could be used in offices and workshops locally. Unless the proposers can show they have uses for a significant fraction of the heat (at least 3 megawatts) of the CHP designation should be considered as cosmetic only.

9. the fuel tonnage and combustion technology rules out this plant as “light industry”; it is not acceptable close to residential areas.
10. that the following new concerns be also forwarded to the Local Planning Authority:-
 - the production of dioxins as a result of the industrial process
 - levels of pollution in the atmosphere arising out of emissions from the industrial unit
 - air quality in the future if the plant is built
 - the need to deal with the waste disposal aspects of the application in relation to specific legislative provisions contained within Planning Law
 - the low lying nature of the proposed plant in relation to nearby housing in a residential area
 - the use of “old” technology in burning wood in order to produce energy via so-called “gasification”
 - the view that the 45 foot proposed stacks are too low to ensure that emissions resulting from the wood fuelled renewable energy plant achieve the necessary height to avoid depositing dust and/or other material on residential areas of the town
 - the production of toxic emissions as a by product of the wood burning process
 - the view that the proposed plant is in the wrong place in terms of its proximity to residential areas of Barry, notwithstanding the fact that the site itself is zoned for industrial purposes
 - the likelihood of noise pollution as a result of the industrial process
 - highway problems associated with significant additional levels of traffic as a result of the new plant, and especially HGV’s
 - anticipated high quantities of discharge as a result of the industrial process
 - doubts about the accuracy of the traffic impact assessment, based as it is on theoretical models
 - too large for the energy need of the Town of Barry .

p. **Planning Application No. 2010/00277/FUL**

Location – 98, Churchfields, Barry

Development – Two storey side extension, erection of flat roofed detached garage to rear, installation of velux rooflights and sun collectors to dwelling roof.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00277/FUL.

q. **Planning Application No. 2010/00278/FUL**

Location – 41 Marine Drive. Barry

Development – Proposed internal alterations, including repositioning of front entrance door and extending existing attached garage.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00278/FUL.

r. **Planning Application No. 2010/00286/FUL**

Location – 3, Alwen Drive, Barry

Development – UPVC Porch.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/0286/FUL.

s. **Planning Application No. 2010/00289/FUL**

Location – 32, Clos y Fulfran, Nell's Point, Barry Island

Development – Proposed single storey extension and alterations to form extended kitchen and new entrance hall with terrace above.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00289/FUL.

t. **Planning Application No. 2010/00290/FUL**

Location – 19, Denbigh Way, Barry

Development – Single storey extension.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00290/FUL.

u. **Planning Application No. 2010/00297/FUL**

Location – 12 Hinchsliff Avenue, Barry

Development – Two storey side and single storey front extensions.

RESOLVED: that whilst there is no objection in principle to the sideways expansion of the property, the design of the fenestration proposed to the front extension is considered to be unacceptable in terms of design. It is suggested that Local Planning Authority seek to negotiate the inclusion of an additional window above the proposed lobby/porch window. If this new window was to be of the same style and proportions as the proposed window below, this would result in a balanced visual appearance that would complement the existing house and allow the development to blend with the street scene.

PL448. **TO CONSIDER PLANNING APPLICATIONS – TABLED**

a. **Planning Application No. 2010/00295/FUL**

Location – 1, Police House, Winston Road, Barry

Development – Change of use from office accommodation back to a single residential dwelling.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00295/FUL.

b. **Planning Application No. 2010/00298/FUL**

Location – 33 Coldbrook Road, East

Development – Demolish existing lean to outhouse and construct single storey extension to rear of property.

RESOLVED: that the Local Planning Authority be informed that this Council has no objection to planning application 2010/00298/FUL.

PL449. **EXECUTIVE OFFICER'S REPORT ON LOCAL PLANNING AUTHORITY DECISIONS**

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

PL450. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTION 78 APPEAL**

a. **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 be received and noted.

PL451. **APPEAL DECISION(S) – FOR INFORMATION ONLY**

None.

PL452. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL453. **TO CONSIDER TRAFFIC ORDERS**

- a. Notice of Applications to Modify The Definitive Map and Statement for the former County of Glamorgan.

The Committee gave consideration to the contents of three applications relating to Public Rights of Way no. 73.

RESOLVED: that this Council objects to these applications as they seek to remove a historical footpath to permit encroachment on a public footpath for financial gain, and that the Vale of Glamorgan Council be advised accordingly.

PL454. **TO CONSIDER TRAFFIC ORDERS – TABLED**

None.

PL455. **TO NOTE URGENT ACTION DECISIONS TAKEN UNDER STANDING ORDER 112**

None.

PL456. **TO CONSIDER LICENSING APPLICATIONS**

None.

PL457. **TO CONSIDER LICENSING APPLICATIONS – TABLED**

None.

PL458. **INFORMATION ITEMS**

RESOLVED: that the contents of this report be received and noted.

