



BARRY TOWN COUNCIL

CYNGOR TREF Y BARRI

Please reply to: TOWN CLERK

Your Ref:

When calling please ask for:

1 October 2021

To: Councillor Hawkins (Chairperson) plus Aviet, Bailey, Charles, Collins, S Hodges, Payne, Perkes (Vice-Chair) and Wiliam (Town Mayor Ex-Officio).

Dear Councillor,

You are hereby summoned to attend a meeting of the **Planning Committee** to be held on a **hybrid basis in the Council Chamber, Town Hall, King Square, Barry, CF63 4RW and remotely on Tuesday 12 October 2021 commencing at 7.00 pm** for the purpose of transacting the business specified below.

From 1 May 2021 The Local Government and Elections (Wales) Act 2021 makes provision for meetings to take place through a variety of arrangements, including multi-location meetings where all individuals are attending virtually and hybrid meetings where a number of individuals are attending in person at a designated location and others are attending virtually from a range of other locations. The Act makes permanent provision for remote meetings (multi-location) and electronic publication of documents

Please inform the Chief Officer of your intention to attend in person or virtually.

Yours faithfully

Emily Forbes
Chief Officer (Town Clerk)

AGENDA

1. **Apologies for absence**
2. **To receive declarations of interest under the Council's Code of Conduct** (Note: Members seeking advice on this item are asked to contact the Monitoring Office at least 72 hours before the meeting)

*The Council welcomes correspondence in English or Welsh
Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg neu'n Saesneg*

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3. **Well-being of Future Generations (Wales) Act 2015**

(To note)

*Planning Committee members will note that this Act sets out the requirement for a public body to act in a manner which seeks to ensure **that the needs of the present are met without compromising the ability of future generations to meet their own needs.***

In order to act in that manner, a public body must take account of the following things:

- (a) the importance of balancing short term needs with the need to safeguard the ability to meet long term needs, especially where things done to meet short term needs may have detrimental long term effect;*
- (b) the need to take an integrated approach, by considering how—*
 - i. the body's well-being objectives may impact upon each of the well-being goals;*
 - ii. the body's well-being objectives impact upon each other or upon other public bodies' objectives, in particular where steps taken by the body may contribute to meeting one objective but may be detrimental to meeting another;*
- (c) the importance of involving other persons with an interest in achieving the well-being goals and of ensuring those persons reflect the diversity of the population of the part of Wales in relation to which the body exercises functions;*
- (d) how acting in collaboration with any other person (or how different parts of the body acting together) could assist the body to meet its well-being objectives, or assist another body to meet its objectives;*
- (e) how deploying resources to prevent problems occurring or getting worse may contribute to meeting the body's well-being objectives, or another body's objectives.*

4. **To approve the minutes of the Planning Committee's Meeting held on 1 September 2021** **(Pages 2405-2409)**

Planning Issues

5. **To consider Planning Applications:**

(Pages 2410-2430)

- a) Planning Application No. 2021/01226/FUL - First floor side extension above existing garage at 95, Dobbins Road, Barry
- b) Planning Application No. 2021/01229/FUL - Replacement of existing window to the side elevation in order to install an

automated prescription dispenser machine, with associated surround at High Street Pharmacy, 88, High Street, Barry

- c) Planning Application No. 2021/01284/RG3 - Retrospective application for 11 interim accommodation units to address homelessness at Land at Court Road Civic Amenity Site
- d) Planning Application No. 2021/01294/RES - Removal of Conditions 8 and 9 of Planning Permission 2019/01393/RES: Residential development for 58 units, together with single retail unit and all associated engineering works at East Quay, Barry Waterfront, Barry
- e) Planning Application No. 2021/01308/FUL - Proposed single storey rear extension at 9, The Grove, Barry
- f) Planning Application No. 2021/01326/FUL - Demolish existing two storey single garage and coach house building at the rear of the property and construct a two storey double garage and replacement coach house/annexe at Maindee, 49, Romilly Road, Barry
- g) Planning Application No. 2021/01342/FUL - Two storey extensions to both sides, and two storey extension to rear, including terrace, increase the ridge line to accommodate loft conversion at Morfa, Victoria Park Road, Barry
- h) Planning Application No. 2021/01344/FUL - Conversion of existing garage into habitable space, to include raising the roof height at 8, Newgale Close, Barry
- i) Planning Application No. 2021/01365/FUL - Single storey side and rear extension including whole house including the installation of solar panels at 8, Lakeside, Barry

- 6. **To Consider Tabled Applications** (None)
- 7. **Local Planning Authority Decisions** (Pages 2431-2433)
- 8. **Applications Dealt with Under Delegated Powers – For information only** (Verbal)
 - a) Planning Application No. 2021/00814/FUL - Proposed loft conversion with roof alterations and additional timber sash window to loft front facade. Also as part of this application an additional identical timber sash window is proposed for No, 2 A in order to retain the symmetry of the 2 linked semi-detached properties as viewed from The Parade at 2 & 2a, The Parade, Barry

- b) Planning Application No. 2021/01013/FUL – Proposed two storey rear extension at 44, Trem Y Don, Barry
- c) Planning Application No. 2021/01042/FUL – Garden shed and gazebo at 57, Buttrills Road, Barry
- d) Planning Application No. 2021/01179/FUL – Two storey side extension with Juliette balcony to front elevation and single storey rear extension at 7, Earl Crescent, Barry
- e) Planning Application No. 2021/01222/FUL – Change of use from C3 to C4 to create a 5 bed HMO from a 3 bedroom three storey house at 16, Barry Road, Barry
- f) Planning Application No. 2021/01236/FUL – Existing house conversion into 2 no. 2 bed apartments with first floor roof garden at 16, Churchill Terrace, Barry
- g) Planning Application No. 2021/01240/FUL – Second storey extension over existing single storey rear extension. Modification to existing glass conservatory roof to flat roof with lantern type light well and parapet wall at 19, Heol Gwerthyd, Barry
- h) Planning Application No. 2021/01249/FUL – Proposed single and double storey rear extension. Proposed detached garage to front at Pencoedtre Farmhouse, Pencoedtre Lane, Barry
- i) Planning Application No. 2021/01267/FUL – Residential development of a single two-bedroom dwelling at the junction of Shakespeare Road and Milton Road, Barry
- j) Planning Application No. 2021/01291/FUL – Demolition of existing conservatory and construction of single storey kitchen extension to rear of property at 16, Herbert Street, Barry
- k) Planning Application No. 2021/00617/FUL - Extension of front patio with a conservatory to enable additional seating for 12-16 people at Atlantic Cafe, Bendrick Road, Barry.
- l) Planning Application No. 2021/01142/FUL - Proposed two storey side extension and first floor terrace to front at 13, Lakeside, Barry.
- m) Planning Application No. 2021/01150/FUL - Proposed enlargement of existing ground floor rear kitchen extension and attic conversion with dormer at 7, Henry Street, Barry.
- n) Planning Application No. 2021/01173/FUL - Proposed two storey side extension, single storey side and rear extension, roof extension, front balcony, new arrangement of windows (inc. Juliette balconies), external finishes and boundary enclosures at 72, Clos Yr Wylan, Barry.

- o) Planning Application No. 2021/01178/FUL - External garden alterations to extend the low brick wall and railings to boundary, garden shed and paving at 64, Ffordd Pentre, Barry.
- p) Planning Application No. 2021/01189/FUL - Retention of rear staircase to provide access to existing first floor self-contained flat used in ancillary capacity to A3 business below at 154, Barry Road, Barry.
- q) Planning Application No. 2021/01192/FUL - Proposed alterations and improvements and change of use to multiple occupancy at 1, Rectory Road, Barry.
- r) Planning Application No. 2021/01211/FUL - Double storey side and single storey rear extension at 106, Morel Street, Barry.
- s) Planning Application No. 2021/01161/FUL - Rear and side ground floor extensions at 136, Colcot Road, Barry.

9. **Date of Next Meeting**

The date of the next Planning Committee is scheduled for Tuesday 2 November 2021.

Distribution

Electronic notification of summons and front page agenda at all Committee members. Email notification of electronic papers to all Barry Town Councillors (22). A full copy of the agenda and papers for this meeting (with the exception of confidential items) will be available at the Town Council Offices and at Barry Library for inspection; electronic copies to Barry & District News and Councillor A Hampton.

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 1 SEPTEMBER 2021 AT 7PM

PRESENT: Councillor Hawkins (Chairperson) together with, Councillors Aviet, Collins, S Hodges, Payne and Perkes.

ALSO PRESENT: David Watkins – Planning Officer
Hannah Linton – Trainee Administrator
Councillor N Hodges – Observer
Councillor Johnson – Observer

PL576. **APOLOGIES FOR ABSENCE**

None were received.

PL577. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

None were received.

PL578. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

RESOLVED: That the Well-being for Future Generations (Wales) Act 2015 be received and noted.

PL579. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEES MEETING HELD ON 20 JULY 2021**

RESOLVED: That the minutes of the Planning Committees meeting held on 20 July 2021 be approved and signed as a correct record.

PL 580. **TO CONSIDER PLANNING APPLICATIONS**

a) **Planning Application No. 2021/00695/FUL**

Location: Barry Docks, Barry Biomass Facility, David Davies Road, Barry.

Development: A retrospective (S73A) planning permission for the erection and use of a cylindrical fire water tank at its biomass fired renewable energy generation facility at Barry Docks.

RESOLVED: Barry Town Council reinforce and support the Vale of Glamorgan Planning Department in their enforcement action against the Barry Biomass site.

b) **Planning Application No. 2021/00704/FUL**

Location: 1 Lakeside, Barry.

Development: Amended plans: Demolish existing garage. Proposed part single/part two storey side and rear extensions.

RESOLVED: No objections.

c) Planning Application No. 2021/00770/RG3

Location: Golf Hut, Porthkerry Country Park, Park Road, Barry.

Development: Tourism uses which may include A3 food and drink/takeaway, bike hire, recreational activity centre, small scale retails (A1).

RESOLVED: No objections subject to the following comments;

- 1. Barry Town Council are consulted on any further proposals and uses for the refurbished Golf Hut.**
- 2. The refurbished Golf Hut is not used for holiday accommodation.**
- 3. Any proposed retail use shall be appropriate in nature and scale to the character of the local environment associated with Porthkerry Park.**

d) Planning Application No. 2021/00900/FUL

Location: Scout Hall at 11th Barry Sea Cadets, Illminster Street, Barry.

Development: Proposed single storey extension.

RESOLVED: No objections.

e) Planning Application No. 2021/01105/RG3

Location: Court Road Depot, Barry Road, Barry.

Development: Proposed Pupil Referral Unit (PRU) School and Associated works.

RESOLVED: No objections subject to the satisfaction of the Vale of Glamorgan Planning and Highway departments in terms of both highway and pedestrian safety.

f) Planning Application No. 2021/01123/FUL

Location: The Goodsheds, Barry.

Development: Proposed development of 34 affordable residential apartments, tourist accommodation, employment spaces, outdoor gym and associated works of land South and West.

RESOLVED: Barry Town Council strongly objects to the current proposals for the following reasons;

1. The provision of 10 employment containers will be detrimental to the amenity of the occupants of the proposed/existing residential units by virtue of noise and general disturbance.
2. There is no additional off street parking provision to cater for the proposed 34 new flats; 5 toad carriages and also no commercial loading/unloading bays for the 10 employment containers.
3. There is no detailed landscaping scheme for the site.
4. No details of the open air gym area to be relocated to the eastern end of the site and this could be detrimental to the amenity enjoyed by existing/proposed flats at this location.
5. The proposals are an over development of the site and unsatisfactory in terms of poor design; lack of off street parking and loading/unloading areas; disruption to the amenity of existing/proposed residents within the overall site.

g) **Planning Application No. 2021/01131/FUL**

Location: 50 Brookfield Avenue, Barry.

Development: Proposed single storey rear extension with first floor side extension over garage.

RESOLVED: No objections.

h) **Planning Application No. 2021/01143/FUL**

Location: 39 Clos Maes Dyfan, Barry.

Development: Single storey extension to include living room and shower room.

RESOLVED: No objections.

PL581. **TO CONSIDER TABLED APPLICATIONS**

a) **Planning Application No. 2021/01103/FUL**

Location: 291 Gladstone Road, Barry.

Development: Demolition of existing rear flat roof structure. Proposed single storey rear extension(s) with hip to gable roof extension and alterations to fenestration design and all associated external works

RESOLVED: No objections.

b) **Planning Application No. 2021/01235/FUL**

Location: 23 Ffordd Cwm Cidi, Barry

Development: Proposed single storey mono-pitch rear extension, garage conversion to habitable room and new Porch arrangement

RESOLVED: No objections.

PL582. **LOCAL PLANNING AUTHORITY DECISIONS**

Members requested clarification on Planning Application 2016/00355/FUL in relation to the observation from Barry Town Council. The Planning Officer advised it should read Objection.

RESOLVED: That the Local Planning Authority Decisions be received noting that observation for Planning Application No. 2016/00355/FUL should read objection.

PL583. **APPLICATION FOR A PREMISES LICENCE – THE LICENCING ACT 2003**

a) Sea View Convenience Store, Unit 1, Esplanade Buildings, Friars Road, Barry, CF62 5TJ.

RESOLVED: That the Planning Officer investigate the restrictions due to the alcohol free zone in the area and the hours stated on application.

PL584. **PROPOSED PROHIBITATION OF WAITING AT ANY TIME TRAFFIC REGULATION ORDER – IF 941 CARDIFF ROAD, BARRY**

Members were provided with a proposed prohibition of waiting at any time traffic regulation order – IF 941 Cardiff Road, Barry.

RESOLVED: That the proposed prohibition of waiting at any time traffic regulation order – IF 941 Cardiff Road, Barry be received and noted.

PL585. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

Members were updated with the applications that had been dealt with under the Planning Committee's Scheme of Delegation since its last meeting held on 20 July 2021.

RESOLVED: That the applications dealt with under delegated powers be received and noted

PL586. **DATE OF NEXT MEETING**

**RESOLVED: That the date of the next meeting will be held on 12
October 2021.**

Meeting closed at 7.34 pm.

Signed.....(Chairperson) Dated.....

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 12 OCTOBER 2021

EFFECTIVE DATE OF RECEIPT – 24 SEPTEMBER 2021

COMMENTS DEADLINE – 15 OCTOBER 2021

APPLICATION NO. (S)	2021/01226/FUL
LOCATION	95, Dobbins Road, Barry
WARD	Cadoc
APPLICANT	Mr Stephen Lewis
PROPOSED DEVELOPMENT	First floor side extension above existing garage

BACKGROUND

The planning application site is 95 Dobbins Road, Barry; this is a semi-detached dwelling in a residential area.

PROPOSAL

The proposed development is the construction of a first floor side extension above the existing garage.

- The construction of a first floor side extension above the existing garage to accommodate a bedroom
- The extension will be set back from the front elevation and the proposed roof levels will be lower than the existing roof.
- No details of finishes and materials for the extension.

The proposed design and scale of the development are acceptable and on balance will not detract from the integrity of the street scene nor unbalance the semi-detached properties.

Details of the finishes and materials are required.

BIODIVERSITY

There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections subject to matching finishes and materials to that of the original dwelling.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 12 OCTOBER 2021

EFFECTIVE DATE OF RECEIPT – 22 SEPTEMBER 2021

COMMENTS DEADLINE – 13 OCTOBER 2021

APPLICATION NO. (S)	2021/01229/FUL
LOCATION	High Street Pharmacy, 88, High Street, Barry
WARD	Illtyd
APPLICANT	Gwawr Davies Jones
PROPOSED DEVELOPMENT	Replacement of existing window to the side elevation in order to install an automated prescription dispenser machine, with associated surround

BACKGROUND

The planning application site is 88 High Street, Barry; this is a pharmacy/chemist premises.

PROPOSAL

The proposed development is the replacement of an existing window to the side elevation of the premises in order to install an automated prescription dispenser machine, with an associated surround.

The submitted plans indicate the following proposals;

- Removal of a window in side elevation fronting Island Road
- Install an automated prescription dispenser machine approx. 2 metres tall and 1 metre wide.
- The planning application is for the provision of an automated prescription collection machine within the existing elevation with surrounding DiBond (or similar) coloured aluminium panel, in place of the existing glazing, and associated external works, lighting and CCTV.

The Planning Statement written by Plande, (August 2021), provides additional information.

It states;

THE CONCEPT

2.1 The Pharmaself24 is the market-leading automated prescription-collection service allowing patients to simply and securely pick up their medicines when it is convenient for them.

2.2 Pharmacy staff dispense the medicines as normal and then load the dispensed bags securely into the machine using barcode technology.

2.3 Patients are notified that their prescription is ready and provided with a 1-time-use-only PIN number which they use to collect the medicine, which only takes a few seconds.

3. THE MACHINE

3.1 The Pharmaself24 is a self-contained, secure, vandal-resistant, machine, measuring approximately 2m tall and 1m wide externally, fitted securely into the elevation of the Pharmacy featuring the business logo, a touch screen, and collection flap. The collection flap is automatically locked when patients are not collecting the prescriptions. The machines have a capacity of up to 180 dispensing bags. Instructional signage will be added adjacent to the machine to provide information to users.

Officer comments

The proposal introduces new technology in prescription dispensing and the applicants state that there already up to a 100 similar machines within the UK.

In terms of design and scale the proposals are acceptable and it will not impact upon the integrity of the street scene of this primarily commercial area.

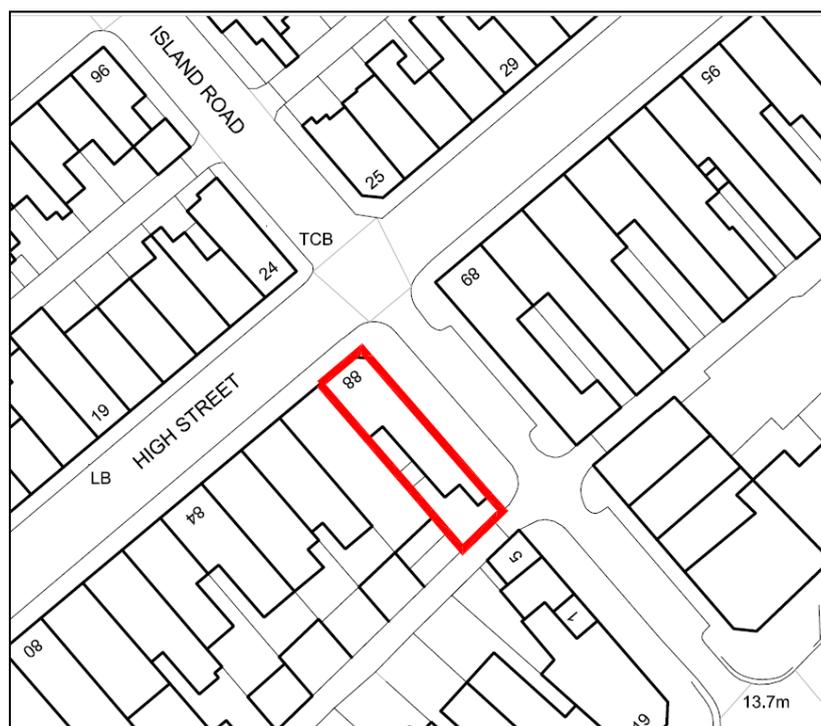
BIODIVERSITY

There are no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 12 OCTOBER 2021

EFFECTIVE DATE OF RECEIPT – 27 SEPTEMBER 2021

COMMENTS DEADLINE – 18 OCTOBER 2021

APPLICATION NO. (S)	2021/01284/RG3
LOCATION	Land at Court Road Civic Amenity Site
WARD	Court
APPLICANT	Mr Andrew Freegard
PROPOSED DEVELOPMENT	Retrospective application for 11 interim accommodation units to address homelessness

BACKGROUND

The planning application site is the land at Court Road Civic Amenity site.

PROPOSAL

Retrospective planning application.

Members are advised that this is a retrospective planning application with the development starting in January 2021 and completing in July 2021.

The proposed development is for eleven (11) interim accommodation units for homeless persons.

The submitted plans indicate the following proposals;

- Demolish and clear the existing buildings on site.
- The construction of eleven accommodation units for 1 & 2 persons – 9 x 1 person and 2 x 2 person
- The floor space of 1-person unit will be approx. 29 sq. metres.
- The floor space of the 2-person unit will be approx. 37 sq. metres.
- Single storey units with flat roof
- Units will have wood cladding
- Site will be landscaped.
- 4 Cycle stands
- 4 car parking spaces and turning area.
- Utilise existing vehicular access
- Bin storage unit
- The developed scheme has a shared amenity space on site and an area of open space provided on the site.

Extracts from Planning, Design and Access Statement. Vale of Glamorgan Council. August 2021 explaining rationale for the development and current planning application.

The aim of this proposal is to deliver a temporary accommodation scheme on the application site in order to help tackle homelessness in Barry, stemming from the impact of the Coronavirus pandemic

The development was constructed under permitted development rights which were introduced by Welsh Government during the Covid-19 pandemic. Welsh Government issued an emergency amendment to the Town and Country Planning (General Permitted Development) Order 1995 which came into force on 30th March 2020. The amendment adds a new part to Schedule 2; 'Part 12A Emergency Development by Local Authorities'. Part 12A permits development by a local authority on land owned, leased, occupied, or maintained by the Authority for the purposes of preventing an emergency; reducing, controlling, or mitigating the effects of an emergency, or taking other action in connection with an emergency. The amended Order defines an emergency as an event or situation which threatens serious damage to human welfare in a place in the United Kingdom which includes an event or situation which causes or may cause homelessness. The development is permitted for a 12-month period beginning from the date the development began. In relation to the proposal the development commenced on the Thursday 21st January 2021 (this excludes the demolition of the vacant building as this was permitted under a Prior Notification Application).

The development permitted under Part 12A of the Order must on or prior to the expiration of the 12-month period the use the land has been used for must cease and any buildings, plant, machinery, and structure erected must be removed, and the land must be restored to its condition before the development took place. However, there is still a need for temporary housing in the Vale of Glamorgan and it is considered the scheme developed under the permitted development rights would be considered appropriate when assessed against the relevant planning policies and other material considerations. Consequently, it is considered appropriate that the existing development scheme is formalised in its current form to help address interim housing need for homeless people in the Vale of Glamorgan.

Officer comments.

Clearly the development was originally erected under the permitted development rights introduced by Welsh Government during the Covid 19 pandemic, which allowed a temporary 12-month time period for the development.

The current planning application is to formalise the situation and *address interim housing need for homeless people in the Vale of Glamorgan.*

The proposed development is acceptable in scale & design and appears justifiable in both planning and housing/welfare policy terms.

BIODIVERSITY

There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 12 OCTOBER 2021

EFFECTIVE DATE OF RECEIPT – 23 SEPTEMBER 2021

COMMENTS DEADLINE – 14 OCTOBER 2021

APPLICATION NO. (S)	2021/01294/RES
LOCATION	East Quay, Barry Waterfront, Barry
WARD	Castleland
APPLICANT	Taylor Wimpey PLC
PROPOSED DEVELOPMENT	Removal of Conditions 8 and 9 of Planning Permission 2019/01393/RES: Residential development for 58 units, together with single retail unit and all associated engineering works

BACKGROUND

The planning application site is the development at the East Quay, Barry Waterfront, Barry; this is part of the extensive redevelopment of the Barry Waterfront.

PROPOSAL

The proposed development is the removal of Conditions 8 and 9 of Planning Permission 2019/01393/RES: Residential development for 58 units, together with single retail unit and all associated engineering works.

Members are advised that the relevant planning conditions 8 & 9 (Pl. Ref 2019/01393) are;

8. Notwithstanding the submitted plans, prior to the first beneficial use of the A3 unit and prior to the construction of the A3 shop frontage, further details of the design/composition of the shop frontage, and any hard surfaced areas outside it shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and maintained in accordance with the approved details.

9. The A3 unit hereby approved shall be used only for A3 uses and for no other purpose (including any purpose in classes A1 or A2) of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

- Members Note. Class A3. Food and drink Use for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises.

The planning application form and covering letter by the agents – Savills - indicate the following material and key considerations;

- Evidence is shown that discussions between the agents (Savills - Cardiff) and the Vale of Glamorgan Planning department have taken place
- The agents have stated that there is muted demand for the Class A3 retail space in the South Quay Waterside and The Quays
- Other Waterfront locations have proved more popular/attractive for such uses.
- The agents state the location of the retail unit is not ideal.
- Minor revised plans in exclude retail unit.
- The developers' have offered a monetary contribution towards improving facilities nearby in lieu of delivering a commercial unit

Extract from covering letter by Savills (August 2021) to Vale of Glamorgan Planning department indicating the rationale and proposals in this case;

The proposed unit forms part of a larger apartment building located at the north western end of the development adjacent to the scheme vehicular entrance. The apartment block is stand-alone comprising of 9 residential units along with a single retail unit providing circa 1,350 sq. ft. sales accommodation and 300 sq. ft. of storage accommodation. The provision of a separate store accessed via an internal staircase providing ancillary accommodation does offer some benefit to an occupier.

Whilst the aspect of the unit offers an attractive outlook over the proposed public green space towards Ffordd Y Mileniwm, the distance to the road means that the unit will have limited visibility from this location and as such will not be able to benefit from any passing trade.

Due to the design of the building having undercroft parking at ground floor to serve the residential units above the retail unit is effectively at first floor level of the building with the customer entrance accessed via an external DDA-compliant ramp with over 40m in travel distance from the ground level.

It must also be noted that there is very limited car parking provision for the retail unit and therefore it would be extremely difficult to operate as a destination offer from this location. Whilst there will be an element of foot traffic due to the public green space adjacent, in addition to the immediate residential population, Savills expert commercial agents do not believe that this would be sufficient enough to support a viable business in this location.

The report concludes there to already be an over-provision of accommodation with Class A3 use across Barry Waterfront at present. This is situation is evidenced by the limited take up of units at South Quay Waterside and The Quays, both of which are considered much stronger locations than the subject unit which is very isolated in location.

The potential difficulties in securing a future occupier for this unit are further exacerbated by the first floor location of the unit. It is a major disadvantage for a food & drink unit not to have any ground floor presence and, even more so, to be accessed solely via a 40m+ ramp as is proposed.

Owing to the above, the expert view is that demand for the proposed unit would be very limited. This would mean that the likely achievable rent or price for the unit

would be considerably lower than if the unit was located at ground floor level with less access issues and in a more advantageous location which would benefit from critical mass such as that seen in alternative locations within Barry Waterfront.

In the opinion of the expert commercial agent it is expected that that if the property were to be marketed one could expect a void of several years before a suitable occupier is identified due to the unique configuration and isolated location of the unit.

The concluding advice is that, given the likely difficulties in identifying an occupier for this unit, serious consideration is given to seeking alternative options rather than a speculative development of a commercial unit in this location.

The costs associated with building the A3 unit (including the ramp and undercroft), the likely difficulties in letting it and the low value that it will generate, lead to the conclusion that the risks and costs of providing it far outweigh the value that it will generate, both in monetary terms and benefits to the local community.

Discussions with the planning authority have led to an in principle conclusion that the floorspace is not necessary for placemaking purposes and greater public benefit can be derived through a contribution towards improving the retail environment elsewhere in the vicinity of the site.

The applicants are therefore willing to enter into an undertaking to provide a monetary contribution towards improving facilities nearby in lieu of delivering a commercial unit that would likely remain vacant, with the negative impacts that this would create.

The revised scheme is smaller in scale but delivers the same number of residential units and parking spaces. The apartment and the immediate area around it is re-planned in the revised scheme due to the need to relocate the undercroft parking.

The revised plan creates additional room for landscaping to the west of the building and to the east adjacent to the private drive. An external (secure and enclosed) bin/cycle store is provided on the revised scheme.

Summary

Evidence has been provided to support the removal of the requirement to deliver an A3 unit within the East Quay phase of Barry Waterfront. Instead an agreement in principle has been reached to substitute the provision of the A3 unit on site with a monetary contribution to enhance retail facilities in the vicinity of the site.

This requires the substitution of plans for the revised building proposed, which remove the A3 unit from the lower floors.

It also requires the removal of conditions controlling the A3 use within permission 2019/01393. An application is submitted to remove these conditions, alongside which it is proposed that a planning obligation is undertaken to facilitate the enhancement of retail facilities within the vicinity of the site. is undertaken to facilitate the enhancement of retail facilities within the vicinity of the site.

Officer comments

Clearly this particular A3 retail unit has several physical and commercial issues which the agents and Vale planners have been discussing. On balance the proposals appear reasonable as the prospect of an empty retail unit in an extensive Waterfront development will not enhance its overall attractiveness or physical appearance.

On balance it appears to be a pragmatic solution to a difficult issue and the only unanswered matter appears to be the question of the monetary provision and what exactly the monies will be used for by the Vale of Glamorgan Council.

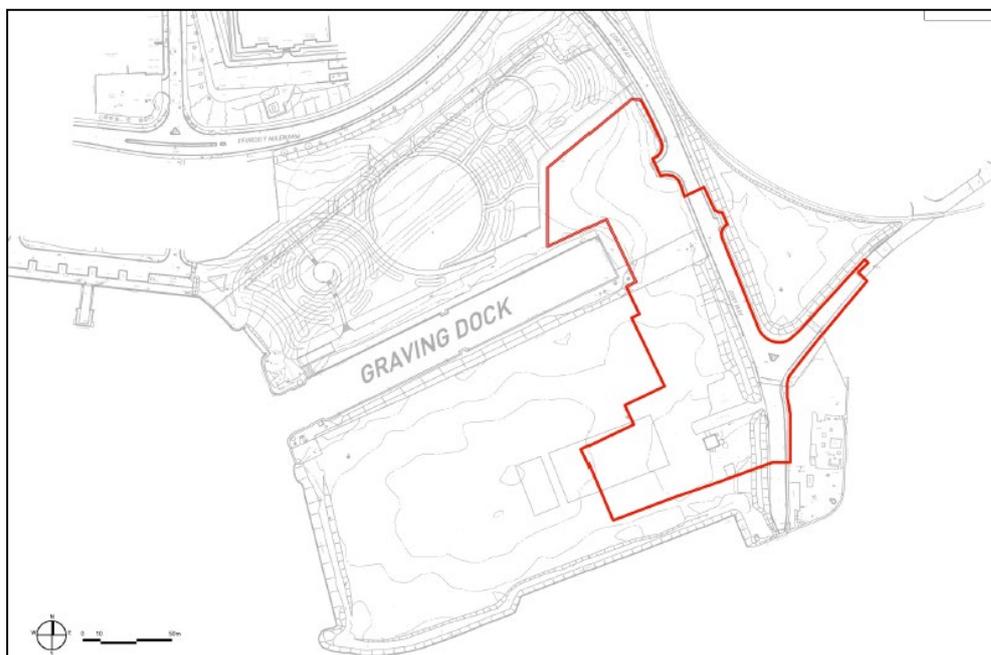
BIODIVERSITY

There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections subject to the satisfaction of the Vale of Glamorgan Planning department with particular reference to the proposed monetary contribution by the developers/applicants in terms of quantity and its future use.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 12 OCTOBER 2021

EFFECTIVE DATE OF RECEIPT – 21 SEPTEMBER 2021

COMMENTS DEADLINE – 12 OCTOBER 2021

APPLICATION NO. (S)	2021/01308/FUL
LOCATION	9, The Grove, Barry
WARD	Baruc
APPLICANT	Mr. Warren Scott
PROPOSED DEVELOPMENT	Proposed single storey rear extension

BACKGROUND

The planning application site is 9 The Grove, Barry; this is an end of terrace dwelling in a residential area.

PROPOSAL

The proposed development is the construction of a rear single storey extension.

The submitted plans indicate the following proposals;

- The application site adjoins an access lane leading to the rear lane servicing other houses in The Grove
- The proposed single storey extension will utilise an existing side pathway/garden area
- The proposed development will allow the enlargement of the existing kitchen area.
- The proposed extension will have a flat roof with roof light
- No details of finishes/materials.

The proposed single storey extension is acceptable in scale and design and due to the property's location next to an access lane, there will be no amenity or privacy issues with neighbours.

BIODIVERSITY

There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections subject to the use of matching finishes and materials to that of the original dwelling.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 12 OCTOBER 2021

EFFECTIVE DATE OF RECEIPT – 29 SEPTEMBER 2021

COMMENTS DEADLINE – 20 OCTOBER 2021

APPLICATION NO. (S)	2021/01326/FUL
LOCATION	Maindee, 49, Romilly Road, Barry
WARD	Illtyd
APPLICANT	Mr Ronald Braddon
PROPOSED DEVELOPMENT	Demolish existing two storey single garage and coach house building at the rear of the property and construct a two storey double garage and replacement coach house/annexe

BACKGROUND

The planning application site is Maindee, 49 Romilly Road, Barry; this is a semi-detached dwelling in a residential area.

PROPOSAL

The proposed development is to demolish the existing two storey single garage and coach house building at the rear of the property, and construct a two storey double garage and replacement coach house/annexe.

The submitted plans indicate the following proposals;

- Demolish existing 2 storey garage and coach house building
- Construct 2 storey double garage and replacement coach house/annexe
- Location of development at bottom of the rear garden off rear lane.
- Height of outbuilding/garage 5.7metres with width 7.4 metres.
- Length varies from 8.9 metres to 6.3 metres.

The planning application form offers greater details for the proposed development. It states the following;

The application seeks permission to demolish the existing two storey single garage and coach house building at the rear of the property to construct a two storey double garage and replacement coach house/annexe.

The proposed outbuilding would be built to the same height as the existing (approximately 5.7m) and would have a width of around 7.4m. Due to the shape of the building, the depth (front to rear) would range from approximately 8.9m and 6.3m. There would be a large garage door opening in the front with two first floor openings above. Due to the change in ground level, the first floor flat (coach house) would have direct access via two rear doors into the garden serving the property.

There would be a set of external stairs at the rear, providing access to the roof. In terms of materials, the building would be finished in red brick and all openings would be UPVC.

The location of the proposed development is at the bottom of the rear garden and will not impinge upon the privacy and amenity of neighbours. The buildings are replacing the existing outbuildings/coach house and appear to be constructed on a sloping garden which will allow the size and scale of the development to be acceptable.

BIODIVERSITY

There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 12 OCTOBER 2021

EFFECTIVE DATE OF RECEIPT – 29 SEPTEMBER 2021

COMMENTS DEADLINE – 20 OCTOBER 2021

APPLICATION NO. (S)	2021/01342/FUL
LOCATION	Morfa, Victoria Park Road, Barry
WARD	Cadoc
APPLICANT	Mr Bruno Nunes
PROPOSED DEVELOPMENT	Two storey extensions to both sides, and two storey extension to rear, including terrace, increase the ridge line to accommodate loft conversion

BACKGROUND

The planning application site is Morfa, Victoria Park Road, Barry; this is a detached dwelling in a residential area.

PROPOSAL

Members will recall that they considered an **original planning application (2021/00222)** for the property under the Scheme of Delegation in March 2021. The proposal was for a single storey front extension, two storey extension to both sides, single and two storey rear extension. Additionally, increase in ridge height to accommodate loft conversion and also include other alterations to the property including alteration to fenestration and a proposed basement, to include a swimming pool and sauna. The rear garden area will be the subject to alteration and the establishment of proposed terraces.

Members resolved to object to the for the following reasons;

- The large scale of proposals for the site are currently unacceptable in scale and design.
- It is an overdevelopment of an existing residential property which would adversely affect the privacy and amenity of the adjoining dwelling houses.
- The proposed side extensions also lie very close to the boundaries with the adjoining neighbours and as a result would increase the potential for overlooking of these properties and general disturbance.

The original planning application was subsequently withdrawn by the applicant 7th April 2021.

The application form indicates that the following the withdrawal of the original application the agent/applicant has discussed the proposed scheme with the Vale Planning Officers. Consequently, the **current planning application** proposes the construction of two storey extensions to both sides, and two storey extension to rear, including terrace, increase the ridge line to accommodate loft conversion.

The submitted plans indicate the following proposals;

- The construction of 2 x two storey side extensions on both sides of existing dwelling to accommodate; **ground floor** – cinema room; man cave; new sitting room; enlarged rear kitchen area; enlarged dining area; first **floor** – study; nanny’s bedroom with ensuite; master bedroom with ensuite; additional bedrooms with ensuites; walk in wardrobe; **attic** – 2 new bedrooms and bathroom.
- Raised roof ridge height to accommodate the proposed 2 new attic bedrooms.
- Rear and side extensions will have pitched roofs.

The amended scheme is of a satisfactory design and scale which will reflect a great improvement in the proposals for the site. The raising of the existing roof ridge level is minimal and will not detract from the integrity of the street scene or the existing building

The alterations to the 2 side extensions will result in no overshadowing of the neighbouring properties and the rear 2 storey extension will not impede upon the amenity and privacy of neighbours.

The new plans show that there are no proposals for large scale works to the rear garden to develop an underground/basement swimming pool.

Overall the current proposals are an improvement on the original unacceptable developments.

BIODIVERSITY

There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections subject to the satisfaction of the Vale of Glamorgan Planning department.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 12 OCTOBER 2021

EFFECTIVE DATE OF RECEIPT – 30 SEPTEMBER 2021

COMMENTS DEADLINE – 21 OCTOBER 2021

APPLICATION NO. (S)	2021/01344/FUL
LOCATION	8, Newgale Close, Barry
WARD	Gibbonsdown
APPLICANT	Newydd Housing Association
PROPOSED DEVELOPMENT	Conversion of existing garage into habitable space, to include raising the roof height

BACKGROUND

The planning application site is 8 Newgale Close, Barry; this is a semi-detached dwelling in a residential area.

PROPOSAL

The proposed development is the conversion of an existing garage into a habitable room and raise the roof height of garage.

The submitted plans indicate the following proposals;

- The conversion of an existing side garage into a habitable room to accommodate bedroom and wet room/toilet
- Replace the front garage door with appropriate sized window
- Raise the garage flat roof – 0.5 metres max.

The proposed development is acceptable in scale and design. The development will not adversely impact upon the amenity and privacy of neighbours nor be detrimental to the street scene.

BIODIVERSITY

There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 12 OCTOBER 2021

EFFECTIVE DATE OF RECEIPT – 22 SEPTEMBER 2021

COMMENTS DEADLINE – 13 OCTOBER 2021

APPLICATION NO. (S)	2021/01365/FUL
LOCATION	8, Lakeside, Barry
WARD	Baruc
APPLICANT	Chris Jennings
PROPOSED DEVELOPMENT	Single storey side and rear extension including whole house including the installation of solar panels

BACKGROUND

The planning application site is 8 Lakeside, Barry; this is a semi-detached dwelling in a residential area.

PROPOSAL

The proposed development is the construction of a single storey side and rear extension and the installation of solar panels.

The submitted plans indicate the following proposals;

- The construction of a single storey rear extension approx. 8 metres width and 4 metres depth.
- The extension will accommodate an enlarged kitchen/dining area
- The extension will have a flat roof and 2 roof lights.
- The extension will be set back from the boundary with neighbouring property
- Removal of an existing chimney
- The construction of a single storey flat roofed extension to the rear of the existing garage.
- This garage extension will accommodate a bedroom/study area
- The existing garage will also be part converted to accommodate an utility area and shower room.
- Matching finishes and materials.
- No details of the proposed Solar panels.

The proposed development is acceptable in scale and design and will not impact upon the privacy and amenity of neighbouring properties.

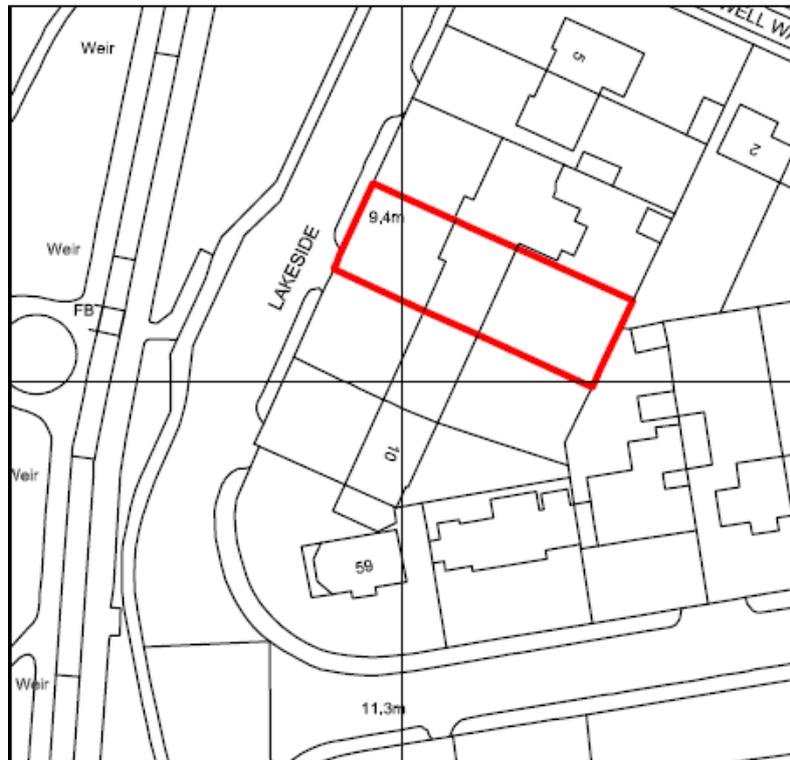
BIODIVERSITY

There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections subject to the submission of and agreement of the details of the Solar panels by the Vale of Glamorgan Planning department.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE	12 OCTOBER 2021	AGENDA ITEM: 7
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DECISIONS TAKEN BY THE LOCAL PLANNING AUTHORITY ON RELEVANT PLANNING APPLICATIONS

Purpose of Report

The purpose of this report is to advise Councillors of the outcome of various planning applications determined by the Vale of Glamorgan Council as Local Planning Authority. The applications and decisions on each one are listed below in tabular form, for ease of reference.

Recommendation

The Committee is recommended to receive and note the contents of the information set out below in relation to each application considered by the Town Council's Planning Committee at a previous meeting, and the Local Planning Authority's decision in each case.

Application No.	Address and Development Proposed	LPA's Decision	Barry Town Councils Observation
2020/01090/FUL	Construction of 2 no. three bed houses on existing vacant site. Proposal includes provision of private gardens and amenity space and the provision of 5 no. off road parking bays at Land off Fairford Street, Barry	Refused 25/08/21	Strong objection
2021/00744/FUL	Renovation of existing outbuilding, including replacement of roof damaged in storm at 76, Broad Street, Barry	Approved 26/08/21	No objection
2021/00998/FUL	Proposed first floor rear extension over existing extension. New porch to replace existing at 66, Colcot Road, Barry	Approved 01/09/21	No objection
2021/01054/FUL	Retention of as-built outbuilding at 45, Norwood Crescent, Barry	Approved 01/09/21	No objections
2021/00413/FUL	Flue installation at rear of house at 2, Clos Y Fulfran, Barry	Approved 01/09/21	Objection
2021/00378/RG3	Proposed affordable residential scheme for 53 units and associated works at Land at Hayes Wood, The Bendricks, Sully	Approved 01/09/21	No objection

2021/00704/FUL	AMENDED PLANS: Demolish existing garage. Proposed part single / part two storey side and rear extensions at 1, Lakeside, Barry	Approved 06/09/21	No objection
2021/01143/FUL	Single storey extension to include living room and shower room at 39, Clos Maes Dyfan, Barry	Approved 06/09/21	No objection
2021/01011/FUL	Conversion of existing 2 storey 3 bedroom flat over retained post office into 2no. self-contained 3 bedroom flats at Living accommodation over King Square Post Office, 160, Holton Road, Barry	Approved 10/09/21	No objection
2021/01066/FUL	Two storey side extension at 135, Westward Rise, Barry	Approved 13/09/21	No objection
2021/00770/RG3	Tourism uses which may include A3 food and drink / takeaway, bike hire, recreational activity centre, small scale retail (A1) at Golf Hut, Porthkerry Country Park, Park Road, Barry	Approved 14/09/21	No objection
2021/00521/RG3	Construction of a Reuse Shop on vacant land at Atlantic Trading Estate, south of the existing Household Waste Recycling Centre (HWRC) at Land at Atlantic Trading Estate adjoining the existing HWRC in Barry	Approved 16/09/21	Held in abeyance
2021/01048/FUL	Side extension of C3(B) dwelling at Sycamore House, 27, Sycamore Crescent, Barry	Approved 20/09/21	No objections
2021/00825/RG3	Change of use from existing dwelling house (C3) into a young person's social care home (C2) - with external alterations including the formation of a new off-street car parking space at 7, St. Pauls Avenue, Barry	Approved 20/09/21	No objection
2021/01235/FUL	Proposed single storey mono-pitch rear extension, garage conversion to habitable room and new Porch arrangement at 23, Ffordd Cwm Cidi, Barry	Approved 20/09/21	No objection
2021/00878/FUL	Proposed single storey side extension, with change of use from garage to B1 office use with associated external works at 34A, Tynewydd Road, Barry	Approved 21/09/21	Objection

2021/01131/FUL	Proposed single storey rear extension with first floor side extension over garage at 50, Brookfield Avenue, Barry	Approved 24/09/21	No objections
2021/00917/FUL	Rear garden terracing at 30 Golwg Y Coed, Barry	Approved 04/09/21	No objections
2021/01103/FUL	Demolition of existing rear flat roof structure. Proposed single storey rear extension(s) with hip to gable roof extension and alterations to fenestration design and all associated external works at 291, Gladstone Road, Barry	Approved 24/09/21	No objections
2021/01029/FUL	Proposed extension above single storey to side elevation with attic dormer conversion at 29, Port Road East, Barry	Refused 23/09/21	Objection
2021/01067/FUL	Proposed front porch extensions and extension / alterations to front driveway / garden at 5, Tan Y Fron, Barry	Approved 24/09/21	No objections
2020/00885/FUL	A proposed development of three detached dwellings at Land adjacent to 53, Laura Street, Barry	Approved 28/09/21	Strong objections
2021/01069/FUL	Demolish existing detached outbuildings, build proposed single storey, flat roof rear and side wrap around kitchen extension at 6, Devon Avenue, Barry	Approved 29/09/21	No objections
2021/01142/FUL	Proposed 2 storey side extension and 1st floor terrace to front at 13, Lakeside, Barry	Refused 30/09/21	Objection