



**BARRY TOWN COUNCIL
CYNGOR TREF Y BARRI**

PURSUANT TO THE REQUIREMENTS OF THE ABOVE STATUTORY PROVISIONS, NOTICE IS HEREBY GIVEN THAT A MEETING OF THE PLANNING COMMITTEE TO BE HELD ON A HYBRID BASIS IN THE COUNCIL CHAMBER, TOWN HALL, KINGS SQUARE, BARRY CF63 4RW AND REMOTELY ON TUESDAY 14 DECEMBER 2021 COMMENCING AT 7.00 PM FOR THE PURPOSE OF TRANSACTING THE BUSINESS SHOWN IN THE AGENDA SET OUT 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

Yours faithfully

A handwritten signature in cursive script that reads 'Emily Forbes'.

Emily Forbes
Chief Officer

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)

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 2 November 2021**
(Pages 2485-2490)

Planning Issues

5. **To consider Planning Applications:**
(Pages 2491-2498)

- a) Planning Application No. 2021/01617/FUL - Rear Extension incorporating a shower room at 8, Albert Street, Barry
- b) Planning Application No. 2021/01628/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

(Resubmission of 2020/01090/FUL) at Land off Fairford Street, Barry

c) Planning Application No. 2021/01629/FUL - Rear and side extension with loft conversion including dormer and balcony to rear at 86, Port Road East, Barry

d) Planning Application No. 2021/01631/FUL - Extend the ground floor to the rear of the property to create an open plan kitchen/ diner. A new porch will be installed to the front of the property, extending across in front of integrated garage to increase the size of the garage at Cora Lynn, 11, Colcot Road, Barry

6. **To Consider Tabled Applications** (To follow)
7. **Local Planning Authority Decisions** (Pages 2499-2502)
8. **Draft Review Report and Draft Replacement Local Development Plan Delivery Agreement Consultation** (Pages 2503-2512)
9. **Wildlife and Countryside Act 1981 - Addition of footpath from Caradoc Avenue to Dyfan Road, Barry** (Pages 2513-2515)
10. **Applications Dealt with Under Delegated Powers – For information only** (Verbal)
 - a) Planning Application No. 2021/00952/FUL – Proposed single storey rear extension at 17, Heol Tapscott, Barry
 - b) Planning Application No. 2021/01061/FUL – Proposed temporary sales area in relation to the new Barratt Homes Residential Development at Easy Quay, Barry Waterfront.
 - c) Planning Application No. 2019/01386/RES - Approval is sought for the layout, appearance, scale landscaping for a 3-storey apartment block, the Reserved Matters of Planning Permission ref. 2009/00946/OUT, comprising:
 - 10 x 1 bed apartments aimed at older persons;
 - 4 x 2 bed apartments aimed at older persons;
 - 10 x 1 bed Social Rented Apartments;
 - 4 x 2 bed Social Rented Apartments;
 - 7 x 1 bed supported apartments; and
 - 1 x 2 bed warden's accommodation/ office.At Development land at East Quay, Barry Waterfront (to East of Cory Way)
 - d) Planning Application No. 2021/01460/PNT – Removal of existing 6no. RRU units, 2 No. equipment cabinets and other ancillary equipment; Relocation of existing 3m sq. free standing support frame c/w yoke bracket; Installation of 6 no. replacement antennas, with the height to top of antennas at 16.90m AGL; 15 No. ERS units; 2 No. replacement equipment cabinets and ancillary

equipment thereto at Existing telecommunications site on rooftop of Barry Gymnasium, Paget Road, Barry

- e) Planning Application No. 2021/01480/FUL – Demolition of existing single storey extensions. Construction of single storey extension to the rear with two storey addition to the side at 26, Beryl Road, Barry
- f) Planning Application No. 2021/01498/FUL – Remove existing roof to study/utility room and construct new first floor extension (roof to be retained to part ground floor) at 10, Maes Glas, Barry
- g) Planning Application No. 2021/01509/FUL – New double garage at Glenbrook Inn, Dobbins Road, Barry
- h) Planning Application No. 2021/01513/FUL – Replace 15-metre-long x 6ft feather board fence with an 8ft feather board fence. The fence is situated at the Western boundary of the back garden and is a boundary between the garden and an unlit public footpath (cutting) between Trem Y Don and Marine Drive at 21, Trem Y Don, Barry
- i) Planning Application No. 2021/01514/FUL – Proposed rear dormer loft conversion and a single storey extension to rear and partial side of existing domestic dwelling at 7, Millwood Rise, Barry
- j) Planning Application No. 2021/01534/FUL – Proposed two storey side extension, roof alterations, to include balcony, front elevation re-modelling and single storey rear extension. Finishes in glass, render and zinc cladding to dormer at 29, Marine Drive, Barry
- k) Planning Application No. 2021/01538/ADV – 1no. freestanding sign and 3no. flagpoles at proposed temporary sales area, Y Rhodfa, Barry
- l) Planning Application No. 2021/01539/FUL – Development of 4 no. 3 bedroom houses on land adjacent to 19, Gilbert Street, Barry
- m) Planning Application No. 2021/01544/FUL – Renewal of planning permission 2016/00733/FUL, for a proposed detached three-bedroom house within the side garden at 23, Price Avenue, Barry
- n) Planning Application No. 2021/01548/FUL – Single storey pitched roof rear and side extensions at 30, Sherbourne Close, Barry
- o) Planning Application No. 2021/01554/FUL – Ground floor side/rear annexe extension at Pentwyn, 55, Colcot Road, Barry
- p) Planning Application No. 2021/01227/FUL – External garden alterations to extend the low brick wall and railings to boundary. Garden shed and paving at 64, Fford Pentre, Barry
- q) Planning Application No. 2021/01395/FUL – Two storey extension to right side and rear, extension of porch across front. Windows on right side elevation to have frosted glazing. External elevations to be upgraded with render, brickwork and stone effect cladding at 16, Colcot Road, Barry
- r) Planning Application No. 2021/01534/FUL – Proposed two storey side extension, roof alterations, to include balcony, front elevation re-modelling and single storey rear extension. Finishes in glass, render and zinc cladding to dormer at 29, Marine Drive, Barry
- s) Planning Application No. 2021/01569/FUL – Retrospective planning application to regularise unauthorised engineering works, resulting in the changed levels of the land. Also changes of use of land to rear of property to residential garden at , Priory Gardens, Barry

- t) Planning Application No. 2021/01571/FUL – Proposed change of use of building from Use Class A3 (restaurant) to B1 (Tech hub/Flexible Employment Space) at The Pumphouse, Hood Road, Barry
- u) Planning Application No. 2021/01573/FUL – Variation of Condition 1 (Time Limit) of 2016/01026/FUL – Demolish existing single storey garage and rebuild double storey unit at 46, Tynewydd Road, Barry
- v) Planning Application No. 2021/01585/FUL – Two storey side extension and single storey rear extension at 1, Cudd Y Coed, Barry
- w) Planning Application No. 2021/01592/FUL – First floor extension above existing garage/study at 57, Churchfields, Barry
- x) Planning Application No. 2021/01612/FUL – Temporary use of land for sales pursuant to the Persimmon Homes Development of Eat Quay, Barry Waterfront. The use of land will be facilitated by a sales cabin cited on the land for the duration of the use at Pontoon at Y Rhodfa, Barry Waterfront, Barry.

11. **Date of Next Meeting**

The date of the next Planning Committee is scheduled for Tuesday 25 January 2022

Distribution

Electronic notification of summons and front page agenda to 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.

This document is available in large print and other formats upon request/Cewch y ddogfen hon mewn pring bras a ffor matiau eraill drwy holi.

BARRY TOWN COUNCIL

DRAFT MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 2 NOVEMBER 2021 AT 7PM

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

ALSO PRESENT: David Watkins – Planning Officer
Rebecca Blackwell - Administrator

PL594. **APOLOGIES FOR ABSENCE**

None were received.

PL595. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

Declaration of interest was received from Councillor Wilkinson for agenda item 5 (e) and would remove themselves from the meeting.

PL596. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL597. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEES MEETING HELD ON 12 OCTOBER 2021**

RESOLVED: That the minutes of the Planning Committees meeting held on 12 October 2021 be approved and signed as a correct record.

PL 598. **TO CONSIDER PLANNING APPLICATIONS**

a) **Planning Application No. 2021/01339/FUL**

Location: Barry Coal Hoist Site, West of Woodham Road, Barry
Development: Level rise on Coal Hoist site to mitigate the flood risk and enable landscaping/future development. Intend to use structural fill material to raise the levels on this site.

Members agreed with the Planning Officers recommendation and asked if more information could be requested. Councillor S Hodges asked for clarification as it was proposed that part of the land was to build a care facility but this proposal excess that. The Planning Officer advised that the information provided was vague and raised concerns to re-development on that parcel of land.

RESOLVED: It is considered the current planning application be deferred, as it is considered premature. There is justification for additional information; surveys and detail to be provided/undertaken and supplied as part of this application, to

obtain a comprehensive understanding of that the applicant wishes to do on the site and how to achieve it.

b) Planning Application No. 2021/01427/FUL

Location: Y Rhodfa, Barry

Development: Proposed temporary sales area in relation to the new Taylor Wimpy Residential Development at East Quay, Barry Waterfront

RESOLVED: No objections subject to the satisfaction of the Vale of Glamorgan Planning department regarding the length of any temporary planning consent.

c) Planning Application No. 2021/01439/FUL

Location: Land to the West of Woodham Park, Barry

Development: Development of 4 no. houses.

RESOLVED: No objections subject to the details relating to the finishes and materials of the dwellings and a landscaping scheme being submitted to and agreed in writing with the Vale of Glamorgan Planning Department.

d) Planning Application No. 2021/01442/FUL

Location: 247, Barry Road, Barry

Development: Existing single storey garage converted into games room on ground floor with new Dutch barn style roof to provide storage at first floor level with the inclusion of two frosted windows for natural daylight.

Councillor Charles raised concerns to overlooking into the neighbouring properties. The Planning Officer advised that the gardens are quite large and felt that the risk of overlooking would be very limited but advised that he would put a comment that it should not be used for residential purposes.

RESOLVED: No objections subject to finishes and materials used in the development are to the satisfaction of the Vale of Glamorgan Planning department. The premises shall not be used for residential purposes.

Councillor Wilkinson left the meeting

e) Planning Application No. 2021/01444/RG3

Location: Colcot Health Clinic, Winston Road, Barry

Development: Demolition of existing clinic building and construction of 100% affordable flatted development consisting of 12 one-bedroom units including associated work.

Members welcomed the development. Councillor Charles asked for the dimensions of the units as she was concerned about the living space within the accommodation. The Planning Officer advised that he could not see the dimensions of the proposed flats on the plans.

Councillor Perkes advised that there is a need for one-bedroom social housing in Barry and said it was a good use of a disused site. Councillor Perkes also advised that there is a standard set by the Welsh Government in relation to the size regulations that new accommodation has to be.

Councillor S Hodges raised concerns in relation to waste management and asked if there were good waste management facilities on site. The Planning Officer advised that there is a bin store identified on the plans.

Councillor Payne wished to note that the development is welcomed and that she had visited many new developments of social housing and advised that they are well planned.

RESOLVED: No objections

Councillor Wilkinson returned to the meeting.

PL599.

TO CONSIDER TABLED APPLICATIONS

a) Planning Application No. 2021/01294/RES

Location: East Quay, Barry Waterfront, Barry

Development: Amended proposal: Variation of condition 1 and 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.

RESOLVED: Barry Town Council reiterates its original objections i.e.

Barry Town Council strongly objects to the proposed development for the following reasons; The proposal would reduce the provision of local facilities for residents. The proposal could also adversely

impact upon the low levels of car parking provision in the local area.

b) Planning Application No. 2021/01453/FUL

Location: 24, Morlais Street, Barry

Development: Conversion of existing dwelling into two dwellings, including reconfiguration of the internal layout and external amendments to the front elevation.

RESOLVED: Barry Town Council objects to the proposed development for the following reasons;

The failure to provide the occupiers of the additional dwelling unit with sufficient amenity space and the lack of off street car parking provision the proposal would fail to comply with the requirements of the Vale of Glamorgan Council's Supplementary Planning Guidance on Amenity Standards and Parking Standards.

c) Planning Application No. 2021/01454/FUL

Location: 20, Lakeside, Barry

Development: Replacement on the pitched roof with grey fibre cement slates, UPVC soffits, fascias, gutters and downpipes will be replaced in dark grey UPVC. A grey dragon ridge tile will be fitted on the gable roof. Removal of the existing corroded metal balustrade on the balcony and replacement with a glass balustrade with a metal hand rail.

RESOLVED: No objections subject to the satisfaction of the Vale of Glamorgan Conservation Officer.

d) Planning Application No. 2021/01465/FUL

Location: 77, Woodham Park, Barry

Development: Proposed internal renovation of the garage into a larger kitchen space

RESOLVED: No objections

e) Planning Application No. 2021/01469/FUL

Location: 8, Lon Fferm Felin, Barry

Development: Erect conservatory to rear

RESOLVED: No objections

f) Planning Application No. 2021/01472/FUL

Location: Sausage Revolution, Unit 1, Atlantic Trading Estate, Barry
Development: To retain all existing uses in TEITR Lounge and to add 'Conference and Community Use until 24:00 hours'

Councillor S Hodges asked if the extension to the opening hours was to accommodate takeaway/home delivery and if that would cause a problem. The Planning Officer advised that it does not indicate that suggestion on the plans.

RESOLVED: No objections subject to the satisfaction of the Vale of Glamorgan Environmental Health and Licencing departments.

g) Planning Application No. 2021/01475/FUL

Location: 11, Min Y Mor, Barry
Development: A dormer extension to the front elevation, extending the front bay window to the first floor also. Internal reconfiguration with a balcony over the existing entrance.

RESOLVED: Barry Town Council objects to the proposed development for the following reasons;

The scale and design of the proposed front dormer extension is excessive and would be disproportionate in scale to the existing dwelling and also would be detrimental to the balance of the existing street scene of Min Y Mor, Barry.

h) Planning Application No. 202021/01477/FUL

Location: 109, Port Road East, Barry
Development: Part demolition of existing structures to the rear and the erection of single and two storey rear extension including general alteration and refurbishment work.

RESOLVED: No objection

PL600. **LOCAL PLANNING AUTHORITY DECISIONS**

RESOLVED: That the Local Planning Authority Decisions be received and noted.

PL601. **TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012**

a) Proposed development for 20 one-bed walk-up flats and associated works, including landscaping, sustainable drainage and parking at site at Coldbrook Road East, Cadoxton, Barry

The Planning Officer advised that he had concerns regarding the amount of parking spaces for the proposed residential dwellings. Councillor S Hodges had concerns in relation to the design of the proposed development and asked if the Committee could comment to reflect this.

Councillor Payne commented that she welcomed the development and advised that the land had been derelict for over 15 years. Councillor Payne also noted that Barry is in great need of one-bedroom accommodation but had concerns in relation to the highway.

RESOLVED: No objections in principle to the proposed development subject to improvements in;

- **Car parking provisions;**
- **Drying area provision**
- **Cycle storage/parking area.**
- **Can building design be improved**
- **Access into site from the adjoining main highway/roads**

b) Application by Cornerstone Telecommunications Infrastructure Ltd (Cornerstone) upon behalf of Vodafone Limited at South Barry, New Farm, Port Road, Barry, CF62 3BA

RESOLVED: No objections but concerns are raised and it must be stressed that telecom applications should not be sited near residential areas or schools and community facilities.

The Well-being and Future Generations Act, a healthier Wales, is the relevant legislation.

PL602. **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 12 October 2021

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

PL603. **DATE OF NEXT MEETING**

RESOLVED: That the date of the next meeting will be held on 14 December 2021

Meeting closed at 7.45 pm.

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

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 14 DECEMBER 2021

EFFECTIVE DATE OF RECEIPT – 6 DECEMBER 2021

COMMENTS DEADLINE – 27 DECEMBER 2021

APPLICATION NO. (S)	2021/01617/FUL
LOCATION	8, Albert Street, Barry
WARD	Cadoc
APPLICANT	Mr Max Hollingsworth – Vale Council.
PROPOSED DEVELOPMENT	Rear Extension incorporating a shower room

BACKGROUND

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

PROPOSAL

The proposed development is the construction of a rear extension to incorporate a shower room.

The submitted plans indicate the following proposals;

- The demolition of an existing rear lean-to conservatory
- The construction of a small rear single storey extension to incorporate a shower room with toilet – 10 sq. metres in area.
- The extension will have a flat roof
- Matching finishes and materials

The scale and design of the proposed extension is acceptable and will not adversely impact upon the privacy and amenity of neighbours.

BIODIVERSITY

There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 14 DECEMBER 2021

EFFECTIVE DATE OF RECEIPT – 30 NOVEMBER 2021

COMMENTS DEADLINE – 21 DECEMBER 2021

APPLICATION NO. (S)	2021/01628/FUL
LOCATION	Land off Fairford Street, Barry
WARD	Cadoc
APPLICANT	Mr Broad
PROPOSED DEVELOPMENT	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 (Resubmission of 2020/01090/FUL)

BACKGROUND

The planning application site is on land off Fairford Street, Barry; this is currently vacant land.

PROPOSAL **Resubmission**

Members are advised this is a resubmission for the construction of two 3 bedroom houses with gardens on land off Fairford Street, Barry.

The first planning application in October 2020 was for three 3 bedroom houses and Members objected to the proposals. An amended scheme was subsequently submitted for two 3 bedroom houses in July 2021 and Members resolved to object for the following reasons;

Barry Town Council reiterates its strong objections to the proposed amended development for the following reasons;

1. The proposed residential development by reason of its scale and siting, is considered to represent an overbearing and unneighbourly form of development causing unreasonable loss of amenity to the occupiers of adjoining dwellings in Fairford Street, Barry.

2. The proposed residential development by reason of scale and location, is considered a form of backland development and an overdevelopment of the site that would fail to provide adequate onsite parking provision as advocated within the adopted Vale of Glamorgan Supplementary Planning Guidance document, Parking Standards, March 2019.

The Vale of Glamorgan Planning department subsequently refused the application on 21st August 2021 for the following reasons;

By reason of its scale, form and proximity to the boundary with the neighbouring property, the proposed development would result in an unacceptably direct level of overlooking to the gardens of neighbouring dwellings, thereby unacceptably impacting upon the privacy and living conditions of the occupiers. The development would also be cramped, close to site boundaries and would overbear/harmfully impact upon the amenity and outlook from a further neighbouring dwelling. The proposal is therefore contrary to the advice set out in the Council's SPG for Residential and Householder Development and Policy MD2 (Design of New Development) of the Council's LDP.

The **current planning application** is for two 3 bedroom houses at the same location and appears to be of the same design and scale. There does not appear to be any major changes with respect to the proposed development and as a consequence the same concerns in relation to its overbearing nature and poor car parking and amenity space remain.

BIODIVERSITY

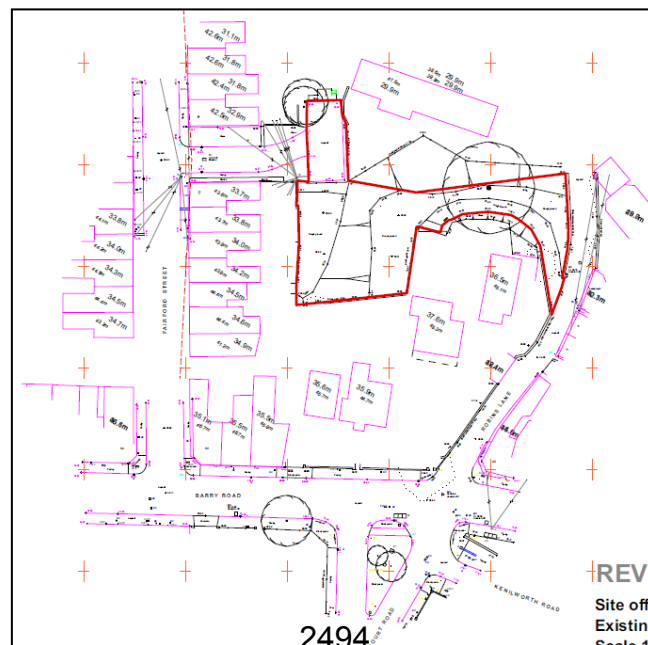
There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

Barry Town Council reiterates its strong objections to the proposed amended development for the following reasons;

- 1. The proposed residential development by reason of its scale and siting, is considered to represent an overbearing and unneighbourly form of development causing unreasonable loss of amenity to the occupiers of adjoining dwellings in the area and Fairford Street, Barry.**
- 2. The proposed residential development by reason of scale and location, is considered a form of backland development and an overdevelopment of the site that would fail to provide adequate onsite parking provision as advocated within the adopted Vale of Glamorgan Supplementary Planning Guidance document, Parking Standards, March 2019.**

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 14 DECEMBER 2021

EFFECTIVE DATE OF RECEIPT – 6 DECEMBER 2021

COMMENTS DEADLINE – 27 DECEMBER 2021

APPLICATION NO. (S)	2021/01629/FUL
LOCATION	86, Port Road East, Barry
WARD	Dyfan
APPLICANT	Barnett
PROPOSED DEVELOPMENT	Rear and side extension with loft conversion including dormer and balcony to rear

BACKGROUND

The planning application site is 86 Port Road East, Barry; the property is a detached bungalow in a residential area.

PROPOSAL

The proposed development is the construction of rear and side extensions with a loft conversion including dormer and balcony to rear.

The submitted plans indicate the following proposals;

- The construction of side extension to accommodate new garage/(widened); boot room/utility room
- The construction of new first floor level and loft conversion to accommodate enlarged bedrooms and shower room with 2 front dormer windows
- The extensions will have a pitched roof
- The demolition of an existing rear sun room and construction of rear extension with pitched roof to accommodate new living/dining and kitchen area at ground floor level
- At first floor level the rear extension will accommodate an additional bedroom and a new balcony area which will have a 1.8 opaque glass screen around its perimeter.

The proposed development is acceptable in scale and design and will not adversely impact upon the integrity of the existing street scene due to the nature of the properties in this area being of varied design & scale.

The provision of the opaque glass screen on the proposed balcony area will assist in protecting the amenity and privacy of neighbours.

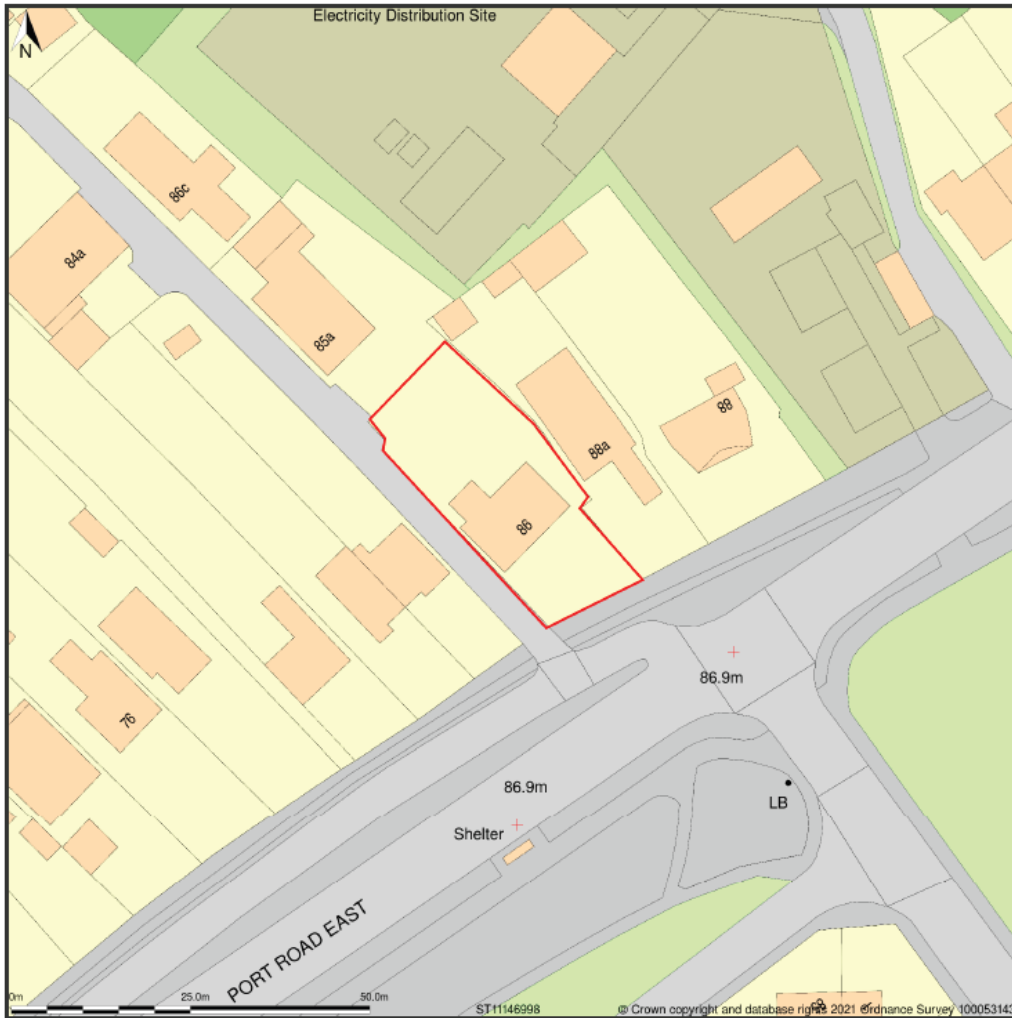
BIODIVERSITY

There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 14 DECEMBER 2021

EFFECTIVE DATE OF RECEIPT – 6 DECEMBER 2021

COMMENTS DEADLINE – 27 DECEMBER 2021

APPLICATION NO. (S)	2021/01631/FUL
LOCATION	Cora Lynn, 11, Colcot Road, Barry
WARD	Dyfan
APPLICANT	Mrs Georgina Bryl
PROPOSED DEVELOPMENT	Extend the ground floor to the rear of the property to create an open plan kitchen/ diner. A new porch will be installed to the front of the property, extending across in front of integrated garage to increase the size of the garage

BACKGROUND

The planning application site is 11 Colcot Road, Barry; this is a semi-detached dwelling in a residential area.

PROPOSAL

The proposed development is to extend the ground floor to the rear of the property to create an open plan kitchen/ diner. A new porch will be installed to the front of the property, extending across in front of integrated garage to increase the size of the garage

The submitted plans indicate the following proposals;

- Demolish existing rear conservatory
- The construction of a single storey rear extension with flat roof to accommodate an enlarged kitchen/dining/living area.
- The construction of a small front porch with pitched roof
- A single pitched roof from porch along to overhang the garage entrance/door.
- No details of finishes.

The design and scale of the proposals are acceptable and will not adversely impact upon the privacy and amenity of neighbours.

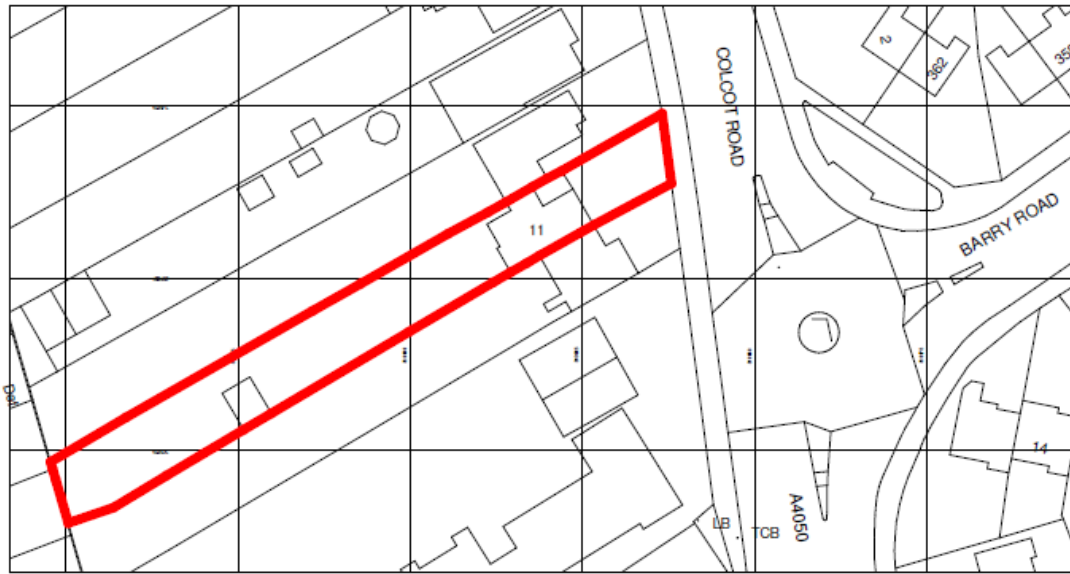
BIODIVERSITY

There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections subject to matching finishes and materials.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE	14 DECEMBER 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
2021/00617/FUL	Extension of front patio with a conservatory to enable additional seating for 12-16 people at Atlantic Cafe, Bendrick Road, Barry	Approved 27/10/21	No objections
2021/00508/FUL	Change of use from general industrial to LPG storage and distribution facility (sui generis) with ancillary structures at Windward Terminal, Atlantic Way, Barry Docks, Barry	Approved 28/10/21	Strong Objections
2021/00524/HAZ	Change of use from general industrial to LPG storage and distribution facility (sui generis) with ancillary structures at Windward Terminal, Atlantic Way, Barry Docks, Barry	Approved 28/10/21	Strong Objections
2021/01249/FUL	Proposed single and double storey rear extension. Proposed detached garage to front at Pencoedtre Farmhouse, Pencoedtre Lane, Barry	Approved 02/11/21	No objections
2021/01013/FUL	Proposed two storey rear extension at 44, Trem Y Don, Barry	Approved 02/11/21	No objections

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	Approved 02/11/21	Objection
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	Refused 02/11/21	No objection
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	Refused 04/11/21	No objection
2021/01226/FUL	First floor side extension above existing garage at 95, Dobbins Road, Barry	Approved 09/11/21	No objection
2021/01368/FUL	The proposed works consists of a ground floor terrace and two first floor dormers with balcony on the primary elevation at Pebble Cottage, 11, Lakeside, Barry	Approved 10/11/21	No objection
2021/01365/FUL	Single storey side and rear extension including whole house including the installation of solar panels at 8, Lakeside, Barry	Approved 16/11/21	No objection
2021/01346/FUL	Single storey side extension at 12, Beaumont Close, Barry	Approved 16/11/21	No objection
2021/01267/FUL	Residential development of a single two bedroom dwelling at the junction of Shakespeare Road and Milton Road, Barry at Land adjacent to 8, Shakespeare Road, Barry	Refused 18/11/21	Objection
2021/01399/FUL	Proposed dormer roof loft conversion to rear of existing domestic dwelling and a ground floor rear single storey extension at 4, Blyth Close, Barry	Approved 18/11/21	No objections
2021/00741/FUL	Installation of a stand-alone Drying Kiln used to dry timber pallets to a required moisture content at Atlantic Crescent, Barry	Approved 18/11/21	No objections

2021/01454/FUL	Replacement on the pitched roof with grey fibre cement slates. upvc soffits, fascias, gutters and downpipes will be replaced in dark grey upvc. A grey dragon ridge tile will be fitted on the gable roof Removal of the existing corroded metal balustrade on the balcony and replacement with a glass balustrade with a metal hand rail at 20, Lakeside, Barry	Approved 24/11/21	No objections
2021/01477/FUL	Part demolition of existing structures to the rear and the erection of single and two storey rear extension including general alteration and refurbishment work at 109, Port Road East, Barry	Approved 24/11/21	No objections
2021/01355/FUL	Retention of garden shed at 2, Cold Knap Way, Barry	Approved 24/11/21	No objections
2021/01192/FUL	Proposed alterations and improvements and change of use to multiple occupancy at 1, Rectory Road, Barry	Approved 25/11/21	Objection
2021/01105/RG3	Proposed Pupil Referral Unit (PRU) School and associated works at Court Road Depot, Barry Road, Barry	Approved 25/11/21	No objection
2021/01356/FUL	Change of use from amusement arcade to A3 - Ground floor and basement at 52, Holton Road, Barry	Approved 29/11/21	No objections
2021/01469/FUL	Erect conservatory to rear at 8, Lon Fferm Felin, Barry	Approved 01/12/21	No objections
2021/01347/FUL	Change of use from old class A2 to sale cafe/shop sale of hot food at 25, High Street, Barry	Approved 30/11/21	No objections
2021/01061/FUL	Proposed temporary sales area in relation to the new Barratt Homes Residential Development at East Quay, Barry Waterfront at Part of pontoon area, off Y Rhodfa, Barry Waterfront	Approved 30/11/21	No objections
2021/01442/FUL	Existing single storey garage converted into games room on ground floor with new Dutch barn style roof to provide storage at first floor level with the inclusion of two frosted windows for natural daylight at 247, Barry Road, Barry	Approved 01/12/21	No objections

2020/00181/FUL	Retention of raised decking and outbuilding at 14, Lakeside, Barry	Approved 01/12/21	No objections
2021/01465/FUL	Proposed internal renovation of the garage into a larger kitchen space at 77, Woodham Park, Barry	Approved 01/12/21	No objections
2021/00952/FUL	Proposed single storey rear extension at 17, Heol Tapscott, Barry	Approved 01/12/21	No objections
2021/01460/PNT	Removal of existing 6No. antennas, 6No. RRU units, 2No. equipment cabinets and other ancillary equipment; Relocation of existing 3m sq. free standing support frame c/w yoke bracket; Installation of 6No. replacement antennas, with the height to top of antennas at 16.90m AGL; 15No. ERS units; 2No. replacement equipment cabinets and ancillary equipment thereto at Existing telecommunications site on rooftop of Barry Gymnasium, Paget Road, Barry	Approved 07/12/21	No objections but concerns were raised

BARRY TOWN COUNCIL

PLANNING COMMITTEE	14 DECEMBER 2021	AGENDA ITEM: 8
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VALE OF GLAMORGAN REPLACEMENT LOCAL DEVELOPMENT PLAN 2021-2036

CONSULTATION

Members are advised that The Vale of Glamorgan Council Planning department is currently consulting stakeholders and other individual/groups on the draft Local Development Plan Review Report (RLDP) and draft Local Development Plan Delivery Agreement.

- 1.The **draft Delivery Agreement** contains a Community Involvement Scheme and timetable for preparing and adopting the RLDP.
- 2.The **draft Review Report** considers the effectiveness of the adopted LDP and confirms the revision procedure to be followed in preparing the RLDP.

The Vale are **seeking the Council's comments** upon the above documents and to assist Members a summary of the key conclusions is provided on both the publications.

SUMMARY OF KEY CONCLUSIONS ON BOTH DRAFT REPORTS

- Both publications are well written and extensive in their background and detail
- The Draft Delivery Agreement provides a detailed timetable; stages and programme for the LDP development
- The Draft Delivery Agreement provides a clear and detailed Community Involvement Scheme for both statutory and non-statutory stakeholders
- The Vale of Glamorgan Planning Department Review Report recommends that a Replacement LDP be prepared for period 2021 – 2036.
- The Review concludes the current LDP has been successful but requires review in light of the changes in the legalisation; policy; base information and context
- The LDP Review highlights the successful and continued regeneration of the Barry Waterfront
- The LDP review report reiterates the sentiments of The Future Wales publication which highlights the economic importance both Cardiff Airport and Barry Docks
- The LDP highlights the population increase; extra housing demand and transport improvements- concluding a re-evaluation of current LDP is necessary.

- The LDP Review indicates that due to changes in context and policies a new Replacement Plan would be preferable
- The use of graphics within the reports is supported.

Officer comments and Conclusions

- Overall the Vale of Glamorgan LDP Draft Delivery Agreement and Draft LDP Review reports appear a robust and practical documents.
- There is some graphics and illustrative drawings/in the text and this helps the reader gain a better understanding of processes and timetables.
- The only suggestion I would be to have a short summary of the documents as a pre-amble within the opening text. This would give the reader an instant idea of what the draft report includes and hopes to achieve.

RECOMMENDATIONS.

Barry Town Council has the following comments;

- The Council thanks the Vale of Glamorgan Council Planning department for consultation opportunity.
- The Council looks forward in working in partnership with The Vale of Glamorgan Council Planning department and others in the preparation of the Replacement Local Development Plan
- The Council considers the draft Delivery Agreement and Draft LDP Review document to be well written; robust and extensive in content.

Information for Members

VALE OF GLAMORGAN REPLACEMENT LOCAL DEVELOPMENT PLAN 2021-2036.

DRAFT DELIVERY AGREEMENT & LDP REVIEW REPORT

INTRODUCTION AND CONTEXT.

The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 require the Vale of Glamorgan Council (the Council) to prepare a Local Development Plan (LDP) for its administrative area which sets out the Council's strategy for future land use and development.

The Vale of Glamorgan LDP 2011-2026 was adopted on the 28th June 2017. The LDP sets out the Council's planning policy framework for the development and use of land in the authority. It forms the basis for consistent and rational decision-making and ensures the most efficient use of land and other limited resources.

One of the key elements of the LDP process is the periodic review and monitoring exercise to ensure that up-to-date development plans are the basis of the planning system. The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) directs that a Local Planning Authority must commence a full review of its LDP every four years from the date of its initial adoption,

or sooner if the findings of the Annual Monitoring Report indicate significant concerns over the Plan's implementation.

The Vale of Glamorgan planning department review of the LDP has been undertaken and the findings are set out in the Review Report (RR). The RR considers the contextual, legislative and policy changes that have taken place since adoption and examines the performance of the Plan in terms of how well the policies have delivered the Plan's vision, aims and strategy. The RR also considers the type of review process to be followed and concludes that the Council undertakes a full review following the appropriate procedures.

The adopted LDP remains the extant planning policy framework for the determination of planning applications and appeals in the Vale of Glamorgan while the replacement LDP is being prepared. The first stage in the preparation of a Replacement LDP (RLDP) is the production of a Delivery Agreement.

The preparation of a Delivery Agreement (DA) is a statutory requirement in the process of revising a LDP. Prepared and formally approved by the Council and then by the Welsh Government (WG), the DA marks the formal start of the plan preparation/revision process and is a statement of the Council's commitment to prepare an LDP.

WHAT IS A DELIVERY AGREEMENT?

The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) prescribe the form and content of the LDP and make provision for the procedure to be followed in their preparation including preparation of the Delivery Agreement (DA).

The DA is an essential project management tool which sets out the processes of plan preparation, making clear the opportunities and methods of engagement required by legislation, regulations and Welsh Government guidance. It also sets out the resources and timescales involved. The DA sets out when and how stakeholders, interested parties and the public can become involved and contribute to the plan preparation/revision process. Once adopted, the Replacement Vale of Glamorgan LDP will cover the period 2021-2036

The Delivery Agreement must include the following:

- **Community Involvement Scheme (CIS)** – the CIS includes details of how and when the Council intends to engage with statutory and non-statutory stakeholders, partners, and members of the public throughout the plan preparation process. The CIS provides details of the form that this engagement will take and how the Council will respond to representations received and how these representations might inform subsequent stages of plan preparation.
- **Timetable** – The timetable sets out the timeframe for preparing and adopting the LDP and the associated documents. It provides information on the various stages of the LDP process including the preparation and publication of the Sustainability Appraisal report, Annual Monitoring Reports and Supplementary

Planning Guidance (SPG). The detailed timetable for the LDP including the consultation process for key stages is set out further in the text.

What happens next?

The Council's draft DA is subject to a 6-week public consultation and following consultation replies it will then be reviewed and revised by Vale Planning Officers as necessary before being formally reported to and approved by the Council and submitted to the Welsh Government for agreement.

Key points of the Delivery Agreement.

A key component of the DA is the **Community Involvement Scheme** which sets out who, when, and by what means the Council seeks to engage with the public and other stakeholders in the RLDP preparation process.

The Covid 19 pandemic and the associated lockdowns have had an impact on how we access services, use public buildings and participate in public consultations and/or engagements. With many public buildings temporarily closed or offering only restricted access during the pandemic, the opportunity to attend face to face consultation events and engage directly with the plan preparation process may present challenges should restrictions continue or be required during the RLDP process.

However, the Vale Council is committed to fully engaging with stakeholders and members of the public throughout the RLDP process and should restrictions be in place over scheduled consultation periods, the Council will ensure that additional mechanisms are put in place e.g. digital and virtual consultation and extended consultation periods, and that further resources are directed to raising awareness of the LDP consultation to ensure that stakeholders and members of the public are not disadvantaged and are able to engage with the RLDP process. The CIS includes details of where and when such changes to the statutory consultation might be necessary and the steps that the Council will take to ensure meaningful consultation.

Public engagement forms one of the four well-being objectives set out in the Council's Corporate Plan 2020-2025 Working Together for a Brighter Future, '*To work with and for our communities.*' The well-being objectives align with the Vale of Glamorgan Public Services Board's (PSB) well-being objectives and provide a framework for improving well-being in the authority maximising the contribution made to delivering the national well-being goals in an integrated way.

The Vale Council has adopted the ten national principles for public engagement in Wales which were endorsed by the Welsh Government in 2011. These principles aim to offer a consistent approach and good standard for public engagement across Wales and are as follows:

Principles of the participation strategy.

1. **Engagement is effectively designed to make a difference** - Engagement gives a real chance to influence policy, service design and delivery from an early stage.

2. **Encourage and enable everyone affected to be involved, if they so choose** - The people affected by an issue or change are included in opportunities to engage, as an individual or as part of a group or community, with their views both respected and valued.
3. **Engagement is planned and delivered in a timely and appropriate way** – The engagement process is clear, communicated to everyone in a way that is easy to understand within a reasonable timescale, and the most suitable method(s) for those involved is used.
4. **Work with relevant partner organisations** - Organisations should communicate with each other and work together wherever possible to ensure that people's time is used effectively and efficiently.
5. **The information provided will be jargon free, appropriate and understandable** - People are well placed to take part in the engagement process, as they have easy access to relevant information that is tailored to meet their needs.
6. **Make it easier for people to take part** - People can engage easily as any barriers for different groups of people are identified and addressed.
7. **Enable people to take part effectively** - Engagement processes should try to develop the skills, knowledge and confidence of all participants.
8. **Engagement is given the right resources and support to be effective** - Appropriate training, guidance and support are provided to enable all participants to effectively engage, including both community participants and staff.
9. **People are told of the impact of their contribution** - Timely feedback is given to all participants about the views they express, and the decisions or actions taken as a result; methods and forms of feedback should take account of participants' preferences.
10. **Learn and share lessons to improve the process of engagement** - People's experience of the process should be monitored and evaluated, to measure its success in engaging people and the effectiveness of that participation. Lessons should be shared and applied in future engagements.

The LDP Regulations require the Council to work in partnership with a wide range of stakeholders in preparing the RLDP, including specific and general consultation bodies and the public. Effective involvement of people and communities and collaboration with other organisations are two of the five ways of working set out in the Well-Being of Future Generations Act and are a key aspect in the preparation of the RLDP.

Who will the Vale of Glamorgan Planning department consult and the timetable?

The LDP Regulations require the Vale Council to work in partnership with a wide range of stakeholders in preparing the RLDP, including specific and general consultation bodies and the public. Effective involvement of people and communities and collaboration with other organisations are two of the five ways of working set out in the Well-Being of Future Generations Act and are a key aspect in the preparation of the RLDP.

For the adopted LDP, the Council developed and maintained a consultation database that held contact information and consultation details of those individuals, agencies, organisations and community groups that had engaged in the LDP process. The database will enable officers in the management of the LDP process and enabled interested parties to be kept updated and informed of progress

Organisations/Individuals which will be consulted include;

- Vale viewpoint citizens panel;

- Public Services Board;
- Elected Members;
- Town and Community Councils;
- Business, Landowners, Developing agents;
- Government departments
- Other hard to reach groups
- Voluntary bodies – e.g. Age Concern
- Bodies representing interest of racial, ethnic groups
- Religious organisations
- Groups representing Disabled
- Business groups
- Specific Bodies to be consulted – includes Barry Town Council
- Groups representing Welsh Culture
- Emergency Services
- Housing Associations
- Professional groups – e.g. Chamber of Trade
- Transport organisations/groups
- Local Authorities within Cardiff capital region

The timetable is split between definitive and indicative stages as indicated below

Table 1: Summary Timetable Key Definitive Timescales Stages

Stage 1 Delivery Agreement	Public consultation Political Approval and Submission to Welsh Government Approval from Welsh Government	November 2021 – December 2021 February 2022 – March 2022 April 2022
Stage 2 Pre-Deposit	Candidate Site call Consultation on Integrated Sustainability Appraisal Vision and Objectives/Growth Options Consultation Preferred Strategy Political approval of Preferred Strategy	June 2022 – August 2022 August 2022 - September 2022 April 2022 – November 2022 April 2023 – May 2023 September 2023
Stage 3 Deposit	Public Consultation Political approval for submission to Welsh Government	April 2024 – May 2024 November 2024 – December 2024
Indicative Timescales		
Stage 4	Submission	December 2024
Stage 5	Examination	March 2025 – April 2025

Stage 6	Inspector's preparation and publication	Report and	May 2025 – September 2025
Stage 7	Adoption		October 2025

Definitive Stages (Stages 1- 4) - this defines those elements of the RLDP process up to and including the Deposit stage. These stages are under the direct control of the Council and the definitive dates shown in table 1 above are considered to be both realistic and achievable. Every effort will be made to ensure that the RLDP preparation process adheres to the defined timetable.

Indicative Stages (Stages 5 - 7) - this defines those elements of the RLDP process post Deposit and up to and including adoption. As these stages are more dependent upon external factors over which the Council has little direct control (e.g. number of representations received), the timetable is indicative. It should be noted that the indicative stages in the timetable will be defined within 3 months of the close of the Deposit period. Detailed RLDP Timetable.

VALE OF GLAMORGAN DRAFT LDP REVIEW.REPORT.

What is the Draft LDP Review Report?

Members will recall that the Vale of Glamorgan Local Development Plan 2011 - 2026 (LDP) was adopted by the Council on the 28th June 2017. The LDP sets out the Council's planning policy framework for the development and use of land in the Vale of Glamorgan and forms the basis for consistent and rational decision-making and ensures the most efficient use of land and other limited resources.

To ensure that LDPs are kept up-to-date, local planning authorities are required to commence a review of their plans at least once every four years following Plan adoption, or sooner if the findings of the AMRs indicate significant concerns with a Plan's implementation.

The Vale Council has prepared this draft Review Report which sets out the proposed extent of likely changes to the existing LDP and seeks to confirm the revision procedure to be followed in preparing a Replacement LDP. It is proposed that the Replacement LDP will cover a period of 15 years (2021 to 2036) reflecting the formal commencement of the Replacement LDP in Spring 2022.

Legislation and Policy framework.

Since the adoption of the Vale of Glamorgan LDP there have been a number of changes to the national legislative and policy framework that have direct implications for land use planning, as well as number of important Council documents such as the WBP, Climate Crisis and its response to the Covid pandemic which may have an influence on the strategic direction of the Replacement LDP.

Collectively, the new legislative policy and guidance alongside updated population evidence represents a significant departure from that which informed the existing LDP

and supports the need to respond to the new framework and the Council's current strategic priorities.

The development of the Draft Replacement LDP Review report must be undertaken in the context of other relevant legislation and policy. These include;

- Well Being of Future Generations (Wales) Act 2015
- Public Health (Wales) Act 2017
- The Planning (Wales) Act 2015
- Town and Country Planning (Strategic Development Plans) (Wales) Regulations 2021
- Environment (Wales) Act 2016
- Climate Change (Wales) Regulations 2021
- Vale of Glamorgan Local Well Being Plans
- Vale of Glamorgan Corporate Plan 2020 – 2025.

One of the important documents is The Future Wales (The National Plan) 2040 which identifies Growth Area within Wales and the Vale of Glamorgan falls within the South East Region (Cardiff; Newport and the Valleys).

More specific to the Vale of Glamorgan is the existing and future role of the Cardiff Airport and Bro Tathan Enterprise Zone, and the Port of Barry which are set out within Future Wales;

“Cardiff Airport is an essential part of Wales’ strategic transport infrastructure. It is an international gateway connecting Wales to the world and is an important driver within the Welsh economy. Cardiff Airport is located within the Cardiff Airport and Bro Tathan Enterprise Zone which offers opportunities for investment in the site and surrounding areas. The Enterprise Zone offers a wide range of development sites and business accommodation, providing opportunities for the development of bespoke facilities or investment in existing accommodation”.

The region is served by ports at Newport, Cardiff and Barry. Each plays an important economic role and collectively they are key infrastructure within the region. Strategic and Local Development Plans should consider the role of the ports locally, regionally and nationally and establish frameworks to support their operation and potential expansion”

Existing LDP Strategy and conclusions

The Vale of Glamorgan Planning department consider overall, their review and evidence demonstrates that significant progress has been made to date in the delivery of the LDP Strategy, particularly in relation to the housing allocations and other strategically important sites.

The recent updates for the Vale of Glamorgan relating to population and household forecasts, the local housing market assessment and the forthcoming gypsy and traveller accommodation assessment, as well the requirement to review the LDP background evidence (covering topics such as employment, retail, renewable energy

etc.) shall inform the overall Plan strategy in delivering the Council's objectives and future vision for the Vale of Glamorgan.

Additionally, recent updates to national planning policy as well as the publication of national and regional plans and strategies such as Future Wales, the National Transport Plan and the continued investments associated with the City Deal and the Metro transport network and their implications for the Vale of Glamorgan will also influence the strategy for the Vale over the next 15 years. This is likely to require additional sites to accommodate housing, employment, community facilities and associated infrastructure.

The focus on the continued regeneration of Barry Waterfront, new and enhanced tourism and leisure opportunities, addressing health and wellbeing and protecting natural and historic assets will continue in line with other Council priorities. The underpinning requirements of delivering sustainable development and measures to address the climate and nature emergencies will also be key matters for the Replacement LDP.

Barry Waterfront (LDP Policy MG3).

The report identifies Policy MG3 identifies Barry Waterfront as a strategic regeneration site and it is allocated within the LDP for a mixed-use development including up to 1,700 dwellings and a range of retail, hospitality and community uses alongside a new Barry Island link road.

The report states that to date, progress on the delivery of Barry Waterfront has been good. Some 1288 dwellings have been completed (at 1st April 2021), the new Barry Island link road opened in 2016 and there has been the provision of a new district centre providing 4,600 sq. of retail space. In addition, Barry Waterfront has been a key location for a regeneration projects which include the provision on a new 80 bed hotel, the renovation of the pumphouse and the Goodsheds development (Hood Road) offering a mix of leisure, recreation and commercial uses alongside live to work units and affordable housing.

It is anticipated that the final phase of the Waterfront shall be completed by 2024/25 and will include the provision of the new Ysgol St Baruc primary school to be opened in 2022 as well as new and enhanced public realm and green spaces. The Vale Council envisages that the Waterfront will continue to be a key focal point for the wider regeneration initiatives for Barry within the Replacement LDP.

VALE OF GLAMORGAN COUNCIL REVIEW REPORT CONCLUSIONS

Overall, the Vale Council consider that the LDP strategy remains relevant. It has been effective in promoting development opportunities in the key settlement of Barry and in other urban settlements in the South East Zone. The ongoing regeneration of Barry Waterfront has been particularly successful in providing a mix of uses including housing, employment, retail and leisure as well as new infrastructure. The Cardiff Airport and Bro Tathan Enterprise Zone has attracted significant new inward investment to the Vale of Glamorgan and will continue to be a key consideration in the Replacement LDP.

Additional growth in the sustainable settlements has also helped to spread the benefits of new development more evenly across the authority and support existing local services and facilities. Having reviewed the policies and internal consultation with the development management team, the majority are considered to be working effectively. The Replacement LDP will therefore need to consider the findings of the contextual and policy changes, an updated evidence base and the future needs of the Vale up to 2036 including housing and employment provision.

VALE OF GLAMORGAN COUNCIL REPORT RECOMMENDATION

In terms of the procedural route for the Replacement LDP, it should be noted that the adopted Plan is now subject to the statutory 4-year full review, and as such, all aspects of the plan will need to be assessed to consider if they remain sound and fit for purpose. It is considered, irrespective of the deadline for review set by legislation, that based on this report, the most appropriate form of review is the Full Revision Procedure and it is recommended that a Replacement LDP is prepared for the period 2021-2036.

BARRY TOWN COUNCIL

PLANNING COMMITTEE	14 DECEMBER 2021	AGENDA ITEM: 9
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WILDLIFE AND COUNTRYSIDE ACT 1981

Addition of footpath from Caradoc Avenue to Dyfan Road, Barry

The Public Rights Way section of the Vale of Glamorgan has received an application to Modify the Definitive Map of Public Rights of Way, by the addition of a public footpath from Caradoc Avenue to Dyfan Road, Barry. A plan is attached for your convenience.

The Vale have asked if Members have any comments.

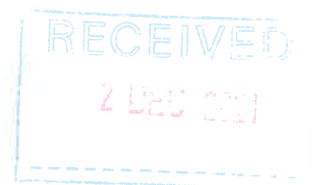
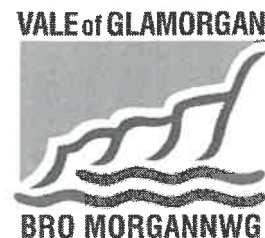
RECOMMENDATION

Members comments are welcome.

Date/Dyddiad: 29.11.2021
Ask for/Gofynnwch am: Sandra Thomas
Telephone/Rhif ffôn 01446 704705
Your Ref/Eich Cyf
My Ref/Fy Nghyf: WCA Caradoc Avenue to Dyfan Road
e-mail/e-bost sathomas@valeofglamorgan.gov.uk

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Ms E Forbes
Town Clerk
Council Offices, Town Hall
King Square
Barry
Vale of Glamorgan
CF63 4RW

Dear Ms Forbes

**Addition of Footpath from Caradoc Avenue to Dyfan Road, Barry
Wildlife and Countryside Act 1981**

The Public Rights of Way Section of the Vale of Glamorgan Council has received an application to modify The Definitive Map of Public Rights of Way, by the addition of a public footpath from Caradoc Avenue to Dyfan Road, Barry.

Please find enclosed a draft of the application map produced on behalf of the Vale of Glamorgan Council.

Would you please forward your comments to The Public Rights of Way Section by 12.00 noon on 17.12.2021; to ensure their inclusion in the Section's report on this application.

If you have any questions regarding this process please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads 'Sandra Thomas'.

Sandra Thomas
Public Rights of Way Assistant



SCALE 1:1250 @ A4
0 10 20 30 40 metres

Claimed footpath
312 metres

A **B** **C**

Grid References

A ST 11914, 69065
B ST 12044, 69168
C ST 12140, 69216

Claimed public footpath
from
Caradoc Avenue
to Dyfan Road,
Barry 2021

