

From 1 May 2021, the Local Government and Elections (Wales) Act 2021 sets out a statutory requirement that: As soon as reasonably practicable after a meeting of a community council, and in any event before the end of seven working days beginning with the day on which the meeting is held, the council must publish electronically a note setting out—

- (a) the names of the members who attended the meeting, and any apologies for absence;
- (b) any declarations of interest;
- (c) any decision taken at the meeting, including the outcomes of any votes.

Barry Town Council meets this duty by publishing this information in the form of draft meeting minutes which will be displayed electronically within 7 working days after the meeting. It should be noted that these minutes are DRAFT and not agreed until the next meeting.

BARRY TOWN COUNCIL

DRAFT MINUTES OF A VIRTUAL MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 15 FEBRUARY 2022 AT 7PM

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

ALSO PRESENT: David Watkins – Planning Officer
Rebecca Blackwell – Office Team Leader
Councillor Clarke – Observer
Councillor N Hodges - Observer
Councillor Rowlands – Observer
Phil Gibbs – Member of Public
Suzanne Price – Member of Public
Darren Williams – Member of Public

PL624. **APOLOGIES FOR ABSENCE**

None received.

PL625. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

The Chair declared an interest in item 5 (l) due to the development being close to his home.

PL626. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL627. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEES MEETING HELD ON 25 JANUARY 2022**

RESOLVED: That the minutes of the Planning Committees meeting held on 25 January 2022 be approved and signed as a correct record.

TO CONSIDER PLANNING APPLICATIONS

a) Planning Application No. 2019/00871/OUT

Location: Land at Model Farm, Port Road, Rhose

Development: Hybrid application comprising an outline application for the demolition of existing buildings and erection of 44.75ha Class B1/B2/B8 Business Park, car parking, landscaping, drainage infrastructure, ecological mitigation and ancillary works (all matters reserved aside from access) within Area A and a full application for change of use from agricultural land to country park (Use Class D2) within Area B.

The Planning Officer talked members through his report and concerns advising that there had been a large reduction on financial capabilities stating that the development would be non-viable if they were to pay the Section 106 contributions. The Planning Officer also advised that there had been no change in the development a a robust objection is suggested.

Councillor Bailey agreed that the objection had to be more robust and in the strongest terms. He also raised concerns about the reduction on the Section 106 financial contribution as it is tied into the relief road at junction 34 of the M4. He also raised concerns to the loss of important agricultural land, stating that the proposed development is not viable and a strong robust objection is made.

Councillor Perkes agreed with Councillor Bailey adding that the Council re-iterates its strong objection to the proposed development.

Councillor S Hodges advised members that Barry Town Council were not Statutory Consultees at the beginning when the application was first proposed and raised this as the proposed development would have a significant effect on Barry and its border. Councillor S Hodges added that the reduction of the Section 106 financial contribution would have an impact on Barry and that the Vale of Glamorgan Council were miss-directed as the development viability information was not present during the decision making process.

Councillor Clarke advised that he had a statement which he would like to read out to the Committee. The points that Councillor Clarke made were in relation to:

- Traffic Concerns on Port Road and at Weycock Cross
- Sewerage concerns at Cog Moors which is already at capacity and would not be able to cope with sewerage produced from the proposed development
- Concern over TAN 15 and the flooding risks connected to it, it is likely to have an impact on Porthkerry Park.

- Barry Town Council should have been Statutory Consultees from the beginning

Councillor Rowlands interjected and stated that Councillor Clarke is not a member of the Planning Committee and members should have been asked permission for him to speak. Councillor Perkes agreed with Councillor Rowlands.

Councillor S Hodges asked for a point of order, saying that the Chairperson invite people to speak and there is nothing in standing orders to state the order of which members and non-members can address the committee. Councillor Charles added that it would be for the Committee to agree who speaks or grant permission.

The Chair then asked members of the committee if they wish to speak.

Councillor Charles said that Plaid had said what she wanted to say adding that the proposed Section 106 financial contribution is not enough and that the proposed development is not viable, a strong objection should be submitted.

Councillor S Hodges said that the scheme is not viable without the full section 106 financial contribution and that a complaint should be made that Barry Town Council were not originally Statutory Consultees, clarification must be sought.

Councillor Clarke asked to address the committee which members agreed. Councillor Clarke continued to address the points within his statement advising that the developer is requesting planning permission for something which is not economic, a large reduction on Section 106 financial contributions, the current land available at the Bro Tathan site demonstrates that there isn't a requirement for this type of development, the proposed expansion of Bristol Airport will have a negative impact on Cardiff Airport, a number of grade II listed buildings in close proximity to the development including other former farm houses, Egerton Grey house, Church farm and St Curig Church.

Councillor Payne raised concerns in relation to the re-direction of public footpaths and agree with the general consensus.

Phil Gibbs wished to address the committee with his concerns. He advised members that he is part of Vale Communities Unite adding his concerns of the non-viability of the site noting that the Ecology report was not forwarded to the Vale of Glamorgan Planning Committee and that the development would be detrimental to the residents of the Vale of Glamorgan. He also had concerns over the sustainability of Cardiff Airport, the demolition of the farm building on the site, adding that there is a Climate Emergency and this proposed

development would remove a green wedge from the Vale of Glamorgan, effecting the LDP which was implemented in 2011.

Councillor Rowlands advised that he is a member of the Vale of Glamorgan Planning Committee noting the traffic congestion to the North side of Barry and the disappointment of not receiving the viability figures.

Councillor Perkes thanks the members of the public for attending, advising them that Barry Town Council have objected to the development previously.

Councillor Collins commented on the traffic issues within that area and that public transport is unreliable with no signs of improvement, adding to the traffic problems.

Members concluded the discussion and it was;

RESOLVED: Barry Town Council wish to highlight 2 important considerations in relation to the planning application process for the proposed development at Model Farm. They are;

- **The Town Council considers it should be a statutory consultee in this matter**
- **The Town Council are disappointed that the Development Viability Appraisal was not made publicly available when this application was first considered and its subsequent implications for the Section 106 payments/funding arrangements.**

The Planning Committee re-iterate its concerns regarding the proposed development

and very strongly object to the current proposals for the following reasons;

- **The proposals would generate increased and unacceptable traffic levels, leading to congestion particularly on local roads, particularly Port Road**
- **There appears a lack of a phasing programme within the application.**
- **The project appears purely speculative and unviable, with currently no identifiable tenants.**

- **The proposals do not appear to have adequately assessed the implications for the local environment.**
- **The project does not appear to be initiated or led by the key site activity/occupier i.e. Cardiff Airport. This reinforces the speculative nature of the proposals.**
- **The proposed extension of Porthkerry Park – who funds this proposal and who maintains in future this is not explained.**
- **There appears to be poor linkage between pedestrian routes and cycleways in the proposals. Also question mark regarding the practicality of walking to the site via local roads and Porthkerry Park.**
- **The loss of a productive farm is not acceptable.**
- **The construction of new build on green field land is not acceptable. The Council should be directing developers to existing Brownfield sites e.g. Llandow Airfield and former Dow Corning land.**
- **The unacceptable and ill-timed traffic surveys - not undertaken at peak periods.**
- **The proposals appear at odds with the objectives and sentiments of The Well Being of Future Generations (Wales) Act 2015, to the detriment of the people of Barry and local rural villages.**
- **The proposals appear dysfunctional in travel/transport terms with heavy reliance upon private motor vehicles. There are limited proposals for improving public transport in terms of buses or rail passengers/freight.**
- **There are local alternative sites for redevelopment as industrial parks e.g. Bro Tathan development.**
- **The recent updated TAN 15 document identifies that parts of the site may be liable to potential flooding**

- **The proposed development will adversely impact upon the existing foul drainage system and local Sewage Treatment Works.**
- **There is concern that local public footpath network will be adversely impacted by the proposed development.**

b) Planning Application No. 2021/01136/FUL

Location: 5, Ffordd Y Mileniwm, Barry

Development: Erect a fence around front garden

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

- **The proposed fence would be an intrusive visual element in the existing street scene**
- **The proposed fence would set an unacceptable precedent for similar developments at this location.**

c) Planning Application No. 2021/01269/FUL

Location: 12, White House, Barry

Development: Excavate an area 6m x 3m to install open air swimming pool at ground level: no retaining wall or enclosure required

RESOLVED: No objections subject to the satisfaction of the Vale of Glamorgan Planning and Engineers departments.

d) Planning Application No. 2021/01593/FUL

Location: Awbery House, Buttrills Walk, Barry

Development: To fit a band III end-fed collinear antenna to the roof of Awbery House.

Councillor Payne wished to object against the proposed development due to the health impacts that masts cause on public health adding that they should not be sighted near schools or residential areas.

A vote was taken whereby 1 member voted for an objection.

RESOLVED: No objections

e) Planning Application No. 2021/01790/FUL

Location: The Buck, 62-66, Holton Road, Barry

Development: Proposed conversion of existing upper floors into 14 hotel style rooms with ensuite bathrooms. Small lounge area, office

and laundry room. New internal fire escape stair (from upper floor to first floor) and externally from first floor to ground

Councillor Perkes agreed with the Planning Officer adding that it would be good to have people staying within the Town Centre.

Councillor Collins had concerns over the use of the hotel style rooms and parking in the area.

RESOLVED: No objections subject to the following:

- **The proposed development is to the satisfaction of the Vale of Glamorgan Housing department and Fire Officer – South Wales Fire and Rescue.**

f) Planning Application No. 2021/01793/FUL

Location: Living Accommodation, Nisa, 1, Vere Street, Barry
Development: Conversion to top floor to four-bedroom HMO flat

Councillor Payne raised concerns to the historic value of the building and agreed with the objection of overdevelopment. Councillor S Hodges advised that the committee will need to agree the strong objection adding concerns of 4 adults using one bathroom.

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

- **The proposed conversion of the top floor to a 4 bed HMO appears to be an overdevelopment, which requires a reduction in bedroom numbers; a reconsideration of the occupancy levels and improved associated facilities for this property.**

It was at this point of the meeting whereby the Planning Officer began to have technical issues displaying the plans for members to consult on the Planning Applications. The Planning Officer advised that the remainder of the applications do not appear controversial.

Councillor S Hodges suggested that as the Planning Officer was having technical issues the Scheme of Delegation is implemented for the duration of the meeting.

Members agreed that for the remainder of the agenda, the Scheme of Delegation will be implemented.

APPLICATIONS DEALT WITH UNDER DELEGATED POWERS

g) Planning Application No. 2022/00001/FUL

Location: 41, Hinchsliff Avenue, Barry

Development: Demolition of side outbuilding and rear conservatory. Creation of 2 storey side extension, front monopitch porch and replacement conservatory to the rear, with balcony over.

RESOLVED: No objections subject to the following:

- **The proposed development has matching finishes and materials to that of the original dwelling**
- **The glass balustrade on first floor shall be of opaque/obscure glass.**

h) Planning Application No. 2022/00007/FUL

Location: 19, Birch Grove, Barry

Development: Loft conversion with hip to gable extension and new flat roof rear dormer with Juliet balcony and conversion of existing garage to habitable space

RESOLVED: No objections

i) Planning Application No. 2022/00014/FUL

Location: 49, Harvey Street, Barry

Development: Proposed loft conversion with rear flat roof former window.

RESOLVED: No objections subject to the proposed development having matching finishes and materials to that of the existing dwelling

j) Planning Application No. 2022/00021/FUL

Location: Jacksons Quay, Barry

Development: Alteration of existing window/door opening and the construction of a new ramped access plus associated works

RESOLVED: No objections

k) Planning Application No. 2022/00025/FUL

Location: The Park PH, Park Crescent, Barry

Development: Erection of a timber framed shelter in existing beer garden; installation of some fixed seating beneath shelter;

construction of timber bin enclosure; forming of new door and window in end gable

RESOLVED: No objections

l) Planning Application No. 2022/00027/FUL

Location: 39, Cae Leon, Barry

Development: Demolition of existing rear single storey flat roof extension, conservatory and garage, construction of new single storey pitched roof extension, render external facades and re-roof.

RESOLVED: No objections subject to finishes and materials of the proposed development be to the satisfaction of the Vale of Glamorgan planning department

m) Planning Application No. 2022/00035/FUL

Location: 12, Peterswell Road, Barry

Development: Porch replacement, single storey extension to side and rear, including material alterations

RESOLVED: No objections

n) Planning Application No. 2022/00039/FUL

Location: Plot adjacent to 17, Courtenay Road, Barry

Development: New dwelling on existing vacant site, to include new vehicular and pedestrian access, parking and varying height retaining walls to rear and side of site, with new hard and soft landscaping.

RESOLVED: Objection to the proposed development for the following reasons

- **The proposed dwelling and associated works is an overdevelopment of a restricted site.**
- **The proposed development could adversely impact upon the amenity and privacy of neighbours.**
- **The proposed vehicular access directly off Gladstone Road and car parking provision for the site is unacceptable**
- **The proposed dwelling has inadequate provision of amenity/garden area.**

o) Planning Application No. 2022/00044/FUL

Location: Provincial House, Kendrick Road, Barry

Development: Variation of Condition 2 (Plan Specification) of Planning Permission Ref. 2018/00092/FUL to allow for the installation of brise soleil.

RESOLVED: No objections subject to the satisfaction of the Vale of Glamorgan Planning and Building Control Departments.

p) Planning Application No. 2022/00069/FUL

Location: 130, Colcot Road, Barry

Development: Demolition of existing garage and construction of single storey extension to the rear of the property

RESOLVED: No objections subject to matching finishes and materials.

PL630. **TO CONSIDER TABLED APPLICATIONS**

a) Planning Application No. 2022/00040/ADV

Location: 5 Paget Road, Barry

Development: Shop sign to be erected on existing metal frame held up by ornate posts on pavement in front of arcade at Dimes

RESOLVED: No objections

b) Planning Application No. 2022/00093/FUL

Location: 10, White House, Barry

Development: Proposed rear extension to replace existing conservatory, the existing footprint will be maintained so no increase in size. Changes to fenestration

RESOLVED: No objections

PL631. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL632. **NOTIFICATION OF A PREMISES LICENCE APPLICATION – BARRY WEST END CLUB & INSTITUTE, 54 ST. NICHOLAS ROAD, BARRY CF63 6QY. THE LICENCING ACT 2003**

RESOLVED: No objections

PL633. **TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 – CONSULTATION BEFORE APPLYING BEFORE PLANNING PERMISSION NOTICE**

- a) Phase two of the affordable housing residential development on Land North of Holm View Leisure Centre, Skomer Road, Barry

RESOLVED: No objection in principle to the proposed development

PL634. **THE VALE OF GLAMORGAN COUNCIL (FFORDD Y MILENIWM (PART) AND PAGET ROAD (PART) TRAFFIC SIGNALISED JUNCTIONS, BARRY) PROHIBITION OF “U” TURN ORDER 2022**

RESOLVED: No objection

PL635. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION**

- a) Single and two storey extensions to the front and rear of property to include annex; single storey extension to the side, including material and other alterations. Rear terrace and alterations to front boundary treatments. Internal alterations at 3, White House, Barry, CF62 6FB

RESOLVED: That the Planning Appeal against refusal of a Householder Application be received, noting that the Planning Inspectorate decision will be advised in due course.

PL636. **DATE OF NEXT MEETING**

RESOLVED: That the date of the next meeting will be held on 8 March 2022.

Meeting closed at 8.10 pm.

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