

## **BARRY TOWN COUNCIL**

### **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.....