

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 30 SEPTEMBER 2020 AT 7PM

PRESENT: Councillors Hawkins (Chair) plus Councillors Charles, S Hodges, Payne and Perkes.

ALSO PRESENT: David Watkins – Planning Officer
Rebecca Blackwell – Office Team Leader

PL536. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Aviet and Bailey

PL537. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

Declaration of interest was received from Councillor Perkes in relation to Planning Application No. 2020/00963/FUL due to knowing the applicants.

PL538. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

That the Well-Being of Future Generations (Wales) Act information be received and noted

PL539. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE'S MEETING HELD ON TUESDAY 3 SEPTEMBER 2020**

RESOLVED: That the minutes of the Planning Committees meeting held on Tuesday 3 September 2020 be approved and signed as a correct record.

PL540. **TO CONSIDER PLANNING APPLICATIONS**

a) **Planning Application No. 2020/00641/FUL**

Location: Westbro, 36, Pencodtre Road, Barry

Development: REVISED PLANS & APPLICATION FORMS

Extension and alterations of existing three-bedroom dormer bungalow into three-bedroom house.

RESOLVED: No objections subject to the satisfaction of the Vale of Glamorgan Council Highways department regarding off street car parking provision.

b) Planning Application No. 2020/00722/FUL

Location: College Fields Nursing Home, College Fields Close, Barry

Development: Variation of Condition 1 (5 Year Time Limit) and Condition 6 (Approved Plans) of Planning Permission 2014/00132/FUL: Three storey extension to side of the existing building to provide a new kitchen facility, an eight person lift to all floors, eight ensuite bedrooms, two communal day rooms, alter the existing kitchen to provide three disabled accessible WC's on the ground floor, relocation of the existing hair dressing salon, an additional bedroom and two under croft disabled parking spaces

Councillor Collins raised concerns in relation to the noise disturbance to residents.

RESOLVED: No objections subject to the following requirement;

- 1. The external and internal construction work shall only be undertaken between the hours of 08:00 – 16:00 (Monday to Friday); 08:00 -12:00(Midday) (Saturday); No working on Sunday and Bank Holidays.**
- 2. The community facilities for residents of the College Fields Nursing Home shall be protected and enhanced wherever possible during and after completion of the approved construction works.**

c) Planning Application No. 2020/00839/FUL

Location: 35, Heol Eryr Mor, Barry

Development: Conservatory to the rear of the property

RESOLVED: No objections

d) Planning Application No. 2020/00866/FUL

Location: 8, Cambridge Street, Barry

Development: Demolish existing lean-to bathroom/porch. Construct new single storey extension to side and rear of dwelling and associated works

RESOLVED: No objections

e) Planning Application No. 2020/00955/FUL

Location: 19, Port Road East, Barry

Development: Proposed single storey extension to front and side, disability living application

RESOLVED: no objections

f) Planning Application No. 2020/00958/FUL

Location: 24, West Walk, Barry

Development: Proposed two storey side and single storey rear extension, dormer extension with Juliet balcony to rear, together with entrance porch and associated works

Councillor Collins raised concerns in relation to privacy of the neighbours.

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

- 1. The proposals are an overdevelopment of the dwelling and would unbalance the future symmetry of the pair of semi-detached dwellings**
- 2. The proposals will be detrimental to the existing character and design of both the dwelling and the street scene**
- 3. The proposals appear to conflict with guidance and advice within the adopted Vale of Glamorgan Council SPG, residential and Householder Development.**

g) Planning Application No. 2020/00963/FUL

Location: 99, Princes Street, Barry

Development: To build a single width garage to rear garden and rebuild existing retaining walls to improved strength specification

RESOLVED: No objections subject to the following:

- 1. The proposed garage be used for private use and not commercial/business use**
- 2. Details of the proposed strengthened retaining wall be submitted to and approved in writing by the Vale of Glamorgan Planning and engineers' departments**

h) Planning Application No. 2020/00978/FUL

Location: 6, St. Nicholas Road, Barry

Development: Conversion of existing building into 3. No apartments and creation of external amenity space, including associated external alterations

Councillor S Hodges advised that works had commenced on site. Councillor Charles raised concerns in relation to the lack of parking.

RESOLVED: Barry Town Council objects for the following reasons;

- **The proposed conversion of the building to 3 apartments is an overdevelopment of the site.**
- **The proposed development fails to comply with the guidelines relating to car parking and amenity space as advocated within the adopted Vale of Glamorgan Supplementary Planning Guidance (SPG) documents;**
 - 1. Parking Standards, (March 2019).**
 - 2. Residential and Householder Development (April 2018).**

i) Planning Application No. 2020/00981/FUL

Location: 75, Hinchsliff Avenue, Barry

Development: Proposed two storey lateral extension to form a dining room, utility and lounge and two bedrooms and study

Councillor S Hodges raised concerns to the scale and size of the proposed extension.

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

- 1. It will unbalance the symmetry of the pair of semi-detached dwellings.**
- 2. The proposed development is an overdevelopment of the site and will be detrimental to the existing character and design of both the dwelling and the street scene.**
- 3. The proposals appear to conflict with guidance and advice within the adopted Vale of Glamorgan Council SPG, Residential and Householder Development.**

j) Planning Application No. 2020/00989/FUL

Location: Halsden, 172, Port Road East, Barry

Development: Retention and completion of single storey extension to side and rear, raised patio, additional structure to rear of extension (summer house) and loft conversion including dormer, new gable and new window arrangement

Councillor Collins raised concerns in relation to the privacy of the neighbours.

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

- 1. The proposed development is clearly an unacceptable overdevelopment of the application site**
- 2. The proposed development will adversely affect the privacy and amenity of neighbouring properties.**

Councillor Payne joined the meeting at 7.30pm

k) Planning Application No. 2020/00994/FUL

Location: 57, Romilly Park Road, Barry

Development: Two storey side and rear extensions with side and rear dormer loft conversion and balcony to front dormer

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

- 1. The proposals appear to be an overdevelopment of the application site; could adversely affect the privacy and amenity of neighbours and adversely affect the street scene**
- 2. The proposed side extensions will unbalance the symmetry of the pair of semi-detached dwellings**
- 3. The proposals appear to conflict with guidance and advise within the adopted Vale of Glamorgan Council SPG, Residential and Householder Development**
- 4. The proposed development will adversely affect the privacy and amenity of neighbouring properties**

l) Planning Application No. 2020/01000/FUL

Location: Maeshyfyrd, Buttrills Road, Barry

Development: Proposed two storey side extension with Juliet balconies to front and rear

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

- 1. Unbalance the symmetry of the pair of semi-detached dwellings**
- 2. The flat roof will be detrimental to the existing character and design of both the dwelling and the street scene**
- 3. The proposals appear to conflict with guidance and advice within the adopted Vale of Glamorgan Council SPG, Residential and Householder Development**

m) Planning Application No. 2020/01013/FUL

Location: 53, Porth Y Castell, Barry

Development: Two storey side extension, replacing single storey garage and single storey rear extension

RESOLVED: No objections subject to the Vale of Glamorgan Planning and Highways departments being satisfied with the proposed new vehicular arrangements to 53, Porth Y Castell, Barry and that the proposed finishes of the development shall be agreed in writing with the Vale of Glamorgan Planning department prior to works commencing on site.

n) Planning Application No. 2020/01014/LBC

Location: College Fields Nursing Home, College Fields Close, Barry

Development: Three storey extension to side of the existing building to provide a new kitchen facility, an 8 person lift to all floors, 8 en-suite bedrooms, 2 communal day rooms, alter the existing kitchen to provide three disabled accessible WC's on the ground floor, relocation of the existing hair dressing salon, an additional bedroom and two under croft disabled parking spaces.

RESOLVED: No objections subject to the following requirement;

- 1. The external and internal construction work shall only be undertaken between the hours of 08:00 –**

16:00 (Monday to Friday); 08:00 -12:00(Midday) (Saturday); No working on Sunday and Bank Holidays.

- 2. The community facilities for residents of the College Fields Nursing Home shall be protected and enhanced wherever possible during and after completion of the approved construction works.**

o) Planning Application No. 2020/01039/FUL

Location: 8, Heol Fioled, Barry

Development: Conversion of an integral double garage into additional living accommodation for an elderly relative. This will include replacement of the two garage doors with brickwork and windows and a side facing window inserted

RESOLVED: No objections

p) Planning Application No. 2020/01040/FUL

Location: 344, Barry Road, Barry

Development: Double extension consisting of 2 no. bedrooms/1 no. dining/and study

RESOLVED: No objections

q) Planning Application No. 2020/01041/FUL

Location: 78, Colcot Road, Barry

Development: Proposed two storey and single storey rear additions, plus internal remodelling of the dwelling

RESOLVED: No objections

PL541. TO CONSIDER PLANNING APPLICATIONS TABLED

RESOLVED: None received

PL542. LOCAL PLANNING AUTHORITY DECISIONS

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

PL543. TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS) REGULATIONS 1992 – PLANNING APPEAL

- a) Proposed advert, Ty Verlon Industrial Estate, Barry**

RESOLVED: That the Planning Appeal be received and noted

PL544. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS-
FOR INFORMATION ONLY**

None

PL545. **DATE OF NEXT MEETING**

Members were made aware at the Annual Meeting of Council held on Monday 28 September 2020 that due to the ongoing Coronavirus Pandemic committee meetings will be held remotely with the suggestion of Planning Applications being dealt with under the scheme of delegation. Whilst members were happy for those applications with little concern to be managed under the scheme of delegation, they wished to discuss those which may be contentious. Members then asked what would be considered as contentious. The Planning Officer asked members if they would be happy to continue with being advised of the applications received to date via email and if they wished to discuss a particular application, a meeting could be arranged.

RESOLVED: That the Scheme of Delegation will be implemented for the period between October and December 2020 with applications that members require a discussion on will be raised to the Planning Officer with a meeting organised to discuss contentious items.

Meeting closed at 7.50 pm

Signed
(Chairperson)

Dated.....