



**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 REMOTELY ON TUESDAY 25 JANUARY 2022 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 14 December 2022 (Pages 2516 - 2519)

Planning Issues

5. To consider Planning Applications: (Pages 2520 -2537)

- a) Planning Application No. 2021/01680/FUL – Change of use from residential to house of multiple occupation to house singles persons in temporary accommodation working with Vale of Glamorgan Housing Solutions Department (Homeless) at 211, Holton Road, Barry
- b) Planning Application No. 2021/01741/FUL - Change of Use of the former Post Office sales counter located on the ground floor of 3-5 Holton Road, Barry from A1 to B8, to allow Royal Mail to form a new Customer Service Point at Barry Delivery Office, 3 - 5, Holton Road, Barry
- c) Planning Application No. 2021/01743/FUL - Erection of 20 walk up units with associated car parking and works

- d) Planning Application No. 2021/01756/FUL – Proposed loft conversion to provide additional bedroom at 14, Cambridge Street, Barry
- e) Planning Application No. 2021/01777/FUL - Double storey extension to the side of existing domestic dwelling at 19, Guys Road, Barry
- f) Planning Application No. 2021/01791/FUL - Proposed extension to rear of existing domestic dwelling to replace existing conservatory at 8, St. James Crescent, Barry
- g) Planning Application No. 2021/01792/FUL – Proposed single storey extension to side of existing domestic dwelling at 1, Coed Bach, Barry
- h) Planning Application No. 2021/01799/FUL - Erection of a storage building ancillary to existing industrial operations at Espex Batteries Limited, Unit 15, Atlantic Trading Estate, Barry

- 6. **To Consider Tabled Applications** (To follow)
- 7. **Local Planning Authority Decisions** (Pages 2538 - 2540)
- 8. **Applications Dealt with Under Delegated Powers – For information only** (Verbal)

- a) Planning Application No. 2021/01492/FUL – Proposed erection of 11 no. market stalls and associated works at Land South of the Goodsheds, Hood Road, Barry
- b) Planning Application No. 2021/01607/FUL – Proposed two storey extension to front of existing dwelling, including balcony at 67, Romilly Park Road, Barry
- c) Planning Application No. 2021/01668/FUL – Proposed first and second floor extension to side of property over existing garage with balconies to front elevation at 41, Marine Drive, Barry
- d) Planning Application No. 2021/01670/FUL – Enclose amenity space within the legal boundary of the house with steel low (1100mm) railings (Black) to match the frontage and neighbouring property. Maintain rear yard and parking space as existing at 64, Ffordd Pentre, Barry
- e) Planning Application No. 2021/01677/FUL – Single storey rear extension to create a useable kitchen with WC for future use at 9, Dobbins Road, Barry

- f) Planning Application No. 2021/01681/FUL – Variation of conditions 3 (opening times) and 6 (takeaway) of 2005/00565/FUL – Change of use from butchers to Café at Caddy’s Cwtch, 49 Vere Street, Barry
- g) Planning Application No. 2021/01685/FUL – Two storey side extension with rear Juliette balcony at 32, Slade Road, Barry
- h) Planning Application No. 2021/01693/ADV – Replacement of a previously removed existing illuminated 48-sheet advertisement display with an illuminated 48-sheet digital advertisement display at Land at ETB Autocentre, Cardiff Road, Barry
- i) Planning Application No. 2021/01696/FUL – Proposed single storey extension to the side of existing domestic semi-detached dwelling at 9, Heol Dewi Sant, Barry
- j) Planning Application No. 2021/01700/FUL – Demolition of existing rear double garage and erection of ancillary granny annex at 35, Tynewydd Road, Barry
- k) Planning Application No. 2021/01702/FUL – Proposed garage and double storey side extension at Channel View, Buttrills Road, Barry
- l) Planning Application No. 2021/01705/FUL – Proposed rear single storey extensions at 24, Oxford Street, Barry
- m) Planning Application No. 2021/01723/FUL – Proposed Water Activity Centre providing accommodation for existing/new office buildings and secure container storage facilities, parking spaces and dinghy storage spaces at The site encompasses circa 0.3 hectares of land at the Western end of East Quay Park (the former site of a graving dock), Barry Waterfront
- n) Planning Application No. 2021/01742/ADV - Various new signs associated with the delivery office at Barry Delivery Office, 3-5 Holton Road, Barry
- o) Planning Application No. 2021/01769/FUL - Proposed first floor bedroom over existing flat roof extension. All finishes to match existing and rear dormer loft conversion at 23, St. Andrews Road, Barry

9. 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 VIRTUAL MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY 14 DECEMBER 2021 AT 7PM**

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

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

PL604. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Charles and Wilkinson.

PL605. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**

None received.

PL606. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL607. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEES
MEETING HELD ON 2 NOVEMBER 2021**

RESOLVED: That the minutes of the Planning Committees meeting held on 2 November 2021 be approved and signed as a correct record.

PL 608. **TO CONSIDER PLANNING APPLICATIONS**

a) **Planning Application No. 2021/01617/FUL**

Location: 8, Albert Street, Barry

Development: Rear extension incorporating a shower room

RESOLVED: No objections

b) **Planning Application No. 2021/01628/FUL**

Location: Land off Fairford Street, Barry

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 (resubmission of 2020/01090/FUL)

RESOLVED: 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 back land 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.

c) Planning Application No. 2021/01629/FUL

Location: 86, Port Road East, Barry

Development: Rear and side extension with loft conversion, including dormer and balcony to rear.

Councillor S Hodges asked if the balcony at the rear of the property would result in overlooking. The Planning Officer advised that there was no real concern but would suggest that the glass be of opaque material.

RESOLVED: No objections subject to the proposed rear balcony area shall have an opaque glass balustrade 1.8 metres high

d) Planning Application No. 2021/01631/FUL

Location: Cora Lynn, 11 Colcot Road, Barry

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

RESOLVED: No objections subject to matching finishes and materials

PL609.

TO CONSIDER TABLED APPLICATIONS

a) Planning Application No. 2021/01654/ADV

Location: Stardust (Ex Phoenix Amusements), Paget Road, Barry Island

Development: To replace existing fascia / advertising on front of arcade

RESOLVED: No objections

PL610. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL611. **DRAFT REVIEW REPORT AND DRAFT REPLACEMENT LOCAL DEVELOPMENT PLAN DELIVERY AGREEMENT CONSULTATION**

Members were provided with a report outlining the details within the Draft Review Report and the Draft Replacement Local Development Plan Delivery Agreement consultation.

The Planning Officer advised members of his comments in relation to the consultations.

Councillor S Hodges asked if the Planning Officer could write to the Vale of Glamorgan Council requesting a presentation in relation to the consultations.

RESOLVED:

- 1. That Barry Town Council thanks the Vale of Glamorgan Planning Department for consultation opportunity**
- 2. That Barry Town Council looks forward to working in partnership with the Vale of Glamorgan Council Planning Department and others in the preparation of the Replacement Local Development Plan**
- 3. That Barry Town Council considers the Draft Delivery Agreement and Draft LDP Review document to be well written, robust and extensive in content**
- 4. That Barry Town Council request that officer of the Vale of Glamorgan Council Planning Department meet regularly with Councillors to discuss the progress and proposals within the Replacement Local Development Plan**
- 5. Barry Town Council suggests that there is 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.**

PL612. **WILDLIFE AND COUNTRYSIDE ACT 1981 - ADDITION OF FOOTPATH FROM CARADOC AVENUE TO DYFAN ROAD, BARRY**

Councillor Clarke advised that he had walked the area and supports the addition to the Definitive Map of Public Rights of Way as then the Vale of Glamorgan Council could have more control over it.

RESOLVED: That members support the 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

PL613. **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 2 November 2021

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

PL614. **DATE OF NEXT MEETING**

RESOLVED: That the date of the next meeting will be held on 25 January 2022

Meeting closed at 7.20 pm.

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

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25 JANUARY 2022

EFFECTIVE DATE OF RECEIPT – 13 JANUARY 2022

COMMENTS DEADLINE – 3 FEBRUARY 2022

APPLICATION NO. (S)	2021/01680/FUL
LOCATION	211, Holton Road, Barry
WARD	Buttrills
APPLICANT	Mr. Lyndon Mustoe
PROPOSED DEVELOPMENT	Change of use from residential to house of multiple occupation to house single persons in temporary accommodation working with Vale of Glamorgan Housing Solutions Department (Homeless)

BACKGROUND

The planning application site is 211 Holton Road, Barry; this is a terraced residential property within the a mixed residential/commercial area.

PROPOSAL

Retrospective planning application.

Members are advised that the application form states the works started on site on 29th November 2021 and are not completed as yet.

The proposed development is the change of use from residential to house of multiple occupation to house single persons in temporary accommodation working with Vale of Glamorgan Housing Solutions Department (Homeless).

The submitted plans indicate the following proposals;

- The change of use from residential to HMO – 7 beds,
Ground floor changes;
- Convert lounge and dining room to 2 bedrooms
- Construct 2 shower rooms and 2 toilets
First floor changes:
Existing 4 bedrooms – retained.
Convert existing bathroom to additional bedroom

The applicant states that he is working with the Vale of Glamorgan Housing department to provided temporary accommodation for the homeless.

The principle appears acceptable but I question the need to convert the first floor bathroom to an additional bedroom – there are no other facilities on this floor.

Accordingly, I would respectfully recommend to Members that the bathroom on the first floor be retained and that the accommodation be converted to provide 6 bedrooms only for a temporary period.

In terms of its location within a mixed residential/commercial area there should be no additional impact upon the privacy and amenity of neighbours.

BIODIVERSITY

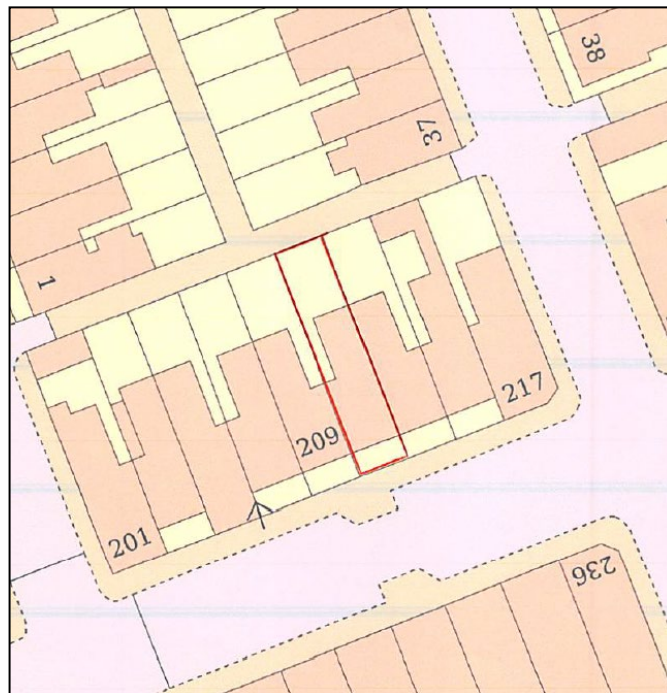
There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections subject to the following requirements;

- The bathroom on the first floor be retained and the property be converted to 6 bedrooms only.
- The consent for the change of use be for 12 months only.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25 JANUARY 2022

EFFECTIVE DATE OF RECEIPT – 11 JANUARY 2022

COMMENTS DEADLINE – 1 FEBRUARY 2022

APPLICATION NO. (S)	2021/01741/FUL
LOCATION	Barry Delivery Office, 3 - 5, Holton Road, Barry
WARD	Buttrills
APPLICANT	Royal Mail Property and Facilities Solutions
PROPOSED DEVELOPMENT	Change of Use of the former Post Office sales counter located on the ground floor of 3-5 Holton Road, Barry from A1 to B8, to allow Royal Mail to form a new Customer Service Point

BACKGROUND

The planning application site is Barry Delivery Office, 3 – 5 Holton Road, Barry.

PROPOSAL

The proposed development is the change of Use of the former Post Office sales counter located on the ground floor of 3-5 Holton Road, Barry from A1 to B8, to allow Royal Mail to form a new Customer Service Point

The submitted details and plans indicate the following proposals;

The planning application form states;

Request for Change of Use of the former Post Office sales counter located on the ground floor of 3-5 Holton Road, Barry from A1 to B8.

It is proposed that the area is reconfigured to allow Royal Mail to form a new Customer Service Point within the former Post Office sales counter area. The existing Customer Service Point is located immediately adjacent to Kendrick Road public footpath. It is small and public queues form along Kendrick Road on a regular occurrence. Issues are being experienced due to the vehicle and pedestrian movement/congestion on Kendrick Road.

The former Post Office provides an enlarged space which would better suit the current needs of the Delivery Office due to the growth within the area. This will also reduce the pedestrian movement/congestion being currently experienced on Kendrick Road.

This application is to be read in conjunction with a further application for Consent to Display an Advertisement. In addition to new signage to clearly identify the new location of the Customer Service Point we propose that the entrance on 3-5 Holton

Road is clad with red powder coated aluminium soffit cladding to improve the overall aesthetic image of the elevation.

The proposed front elevation changes are considered acceptable and minor in nature. These design alterations are in association with an improved signage scheme which Members will recall was part of the latest delegated reports.

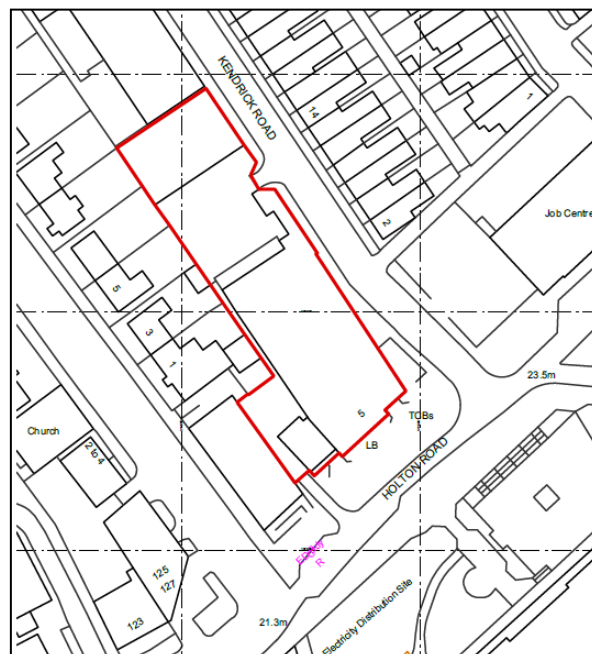
BIODIVERSITY

There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25 JANUARY 2022

EFFECTIVE DATE OF RECEIPT – 14 JANUARY 2022

COMMENTS DEADLINE – 4 FEBRUARY 2022

APPLICATION NO. (S)	2021/01743/FUL
LOCATION	Land at Coldbrook Road East, Cadoxton
WARD	Cadoc
APPLICANT	Pegasus Developments (Glamorgan) Ltd
PROPOSED DEVELOPMENT	Erection of 20 walk up units with associated car parking and works

BACKGROUND

The planning application site is land at Coldbrook Road East at the transition to Cowbridge Street, Cadoxton, Barry.

The site measures approximately 0.35hectares and is broadly rectangular with some narrowing towards the west. The site is currently vacant brownfield land. The original use for the land was as a quarry, however the land now partially comprises of a hardstanding, following the implementation of an earlier planning consent on the site, which was later aborted.

Members will recall that they considered a pre-application for the same development at the November 2nd Planning Committee 2021 and **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

PROPOSAL

The proposed development is very similar to that submitted in the pre-application consultation stage i.e. Proposed development for 20 one-bed walk-up flats and associated works, including landscaping, sustainable drainage and parking.

The submitted plans and Access and Design Statement (December 2021) produced by LRM Planning Ltd gives details of the scheme and they indicate the following proposals.

- The development proposes 20 one-bedroom walk-up type apartments which are arranged between two distinct terraces. Each terrace of accommodation is proposed to be two storeys in height, reflecting the existing residential

character adjacent to the site. (The design is that of the pre-application consultation).

- The existing pedestrian accesses to the site and along Coldbrook Road East will be maintained and increased in width to 2m. The existing footpaths connect the site to a wider network of pavements and walking routes to Cadoxton and the wider areas.
- The vehicular access - the location of the existing site access off Coldbrook Road East will be retained but formalised under the proposals with new 6m footpath radius works. The improved site access will give access to a new car parking courtyard to the south of the site where the new buildings will help to mask the parking from the highway.

Officer comments.

The proposed development of 20 one bedroom walk up flats on this brownfield site appears to be acceptable in both national and local planning policy terms. The redevelopment of brownfield sites is strongly advocated and the utilisation of a sustainable drainage scheme is also a positive feature of the scheme. The site plan indicates a good level of amenity space for the flats and their occupants.

The applicants state that they have been in discussions with the Vale of Glamorgan Planning department throughout the development of these proposals. However, the current proposals appear unsatisfactory in relation to certain aspects of the scheme. These are;

- The provision of 12 car parking spaces appears to be inadequate and not in accordance with the agreed standards of the Vale of Glamorgan Planning and Highways departments.
- The designated drying area appears to be some distance from the western block of flats. Could not another drying area be located near these buildings?
- The Cycle area appears to be located away from the northern block of flats and possibly another defined area should be provided on site for convenience and security.
- Are the proposed improvements to the vehicular access satisfactory?

BIODIVERSITY

The current planning application includes details of a Preliminary Ecological Study by Pure Ecology, Ledbury, December 2021.

The report appears comprehensive and concludes various recommendations for the ecological benefit of the site. These include such proposals as protection schemes and further surveys for Bats; Badgers; Nesting birds; Reptiles and the creation of a local habitat to encourage a wildlife friendly environment.

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25 JANUARY 2022

EFFECTIVE DATE OF RECEIPT – 13 JANUARY 2022

COMMENTS DEADLINE – 3 FEBRUARY 2022

APPLICATION NO. (S)	2021/01756/FUL
LOCATION	14, Cambridge Street, Barry
WARD	Baruc
APPLICANT	Rosie Hutton
PROPOSED DEVELOPMENT	Proposed loft conversion to provide additional bedroom

BACKGROUND

The planning application site is 14 Cambridge Street, Barry; this is a detached dwelling in a residential area.

PROPOSAL

The proposed development is a loft conversion to provide an additional bedroom.

The submitted plans indicate the following proposals;

- The alteration in design and enlargement of the existing roof/loft space to create an additional bedroom
- The roof will be raised by 500mm
- The construction of a rear dormer roof extension which includes a Juliet balcony and rear window (obscure glass).
- The front roofscape will include a small dormer extension and 3 Velux windows
- A front window at first floor level will be slightly enlarged.
- Recycling original roof tiles

The proposed development is on balance acceptable in scale and design. However, there does not appear to be justification for the small front roof dormer window and this should be deleted from any approved plans.

There will be no adverse impacts upon the privacy and amenity of neighbours and does not impact upon the integrity of the street scene.

BIODIVERSITY

There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections subject to the deletion of the front roof dormer window from any approved plans.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25 JANUARY 2022

EFFECTIVE DATE OF RECEIPT – 11 JANUARY 2022

COMMENTS DEADLINE – 1 FEBRUARY 2022

APPLICATION NO. (S)	2021/01777/FUL
LOCATION	19, Guys Road, Barry
WARD	Court
APPLICANT	Mrs Sara Hypolite
PROPOSED DEVELOPMENT	Double storey extension to the side of existing domestic dwelling

BACKGROUND

The planning application site is 19 Guys Road, Barry; this is an end of link dwelling (3 properties) and lies in a residential area.

PROPOSAL

The proposed development is the construction of a 2 storey extension to the side of the dwelling.

The submitted plans indicate the following proposals;

- The proposals incorporate the use of an existing rear detached building
- The proposals on the ground floor utilise the current void between the main building and detached building to create an utility room and the original detached building becomes a play room
- The first proposals a new bedroom and ensuite area above the existing front bathroom and new utility area
- The extensions will have a pitched roof which is lower than the original dwelling
- Matching finishes and materials

Overall the proposed 2 storey extension is well set back from the front elevation and is acceptable in scale and design. It will not adversely impact upon the privacy and amenity of neighbours and also will not be detrimental to the street scene.

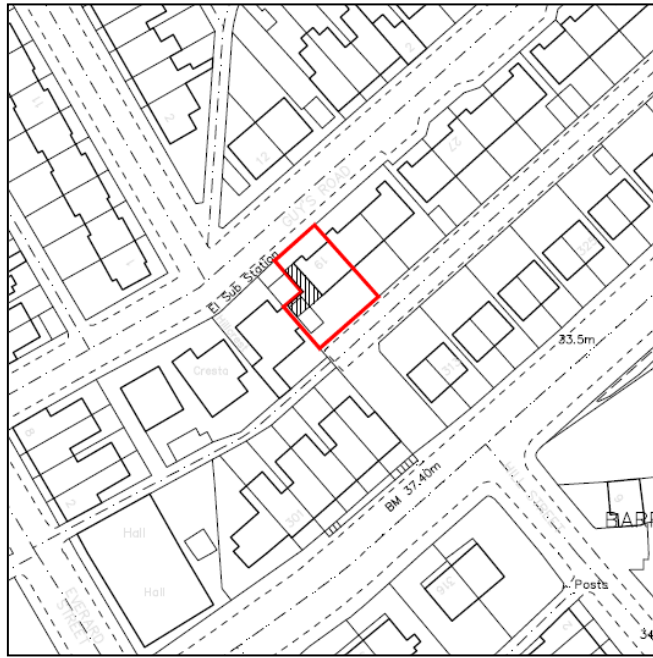
BIODIVERSITY

There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25 JANUARY 2022

EFFECTIVE DATE OF RECEIPT – 11 JANUARY 2022

COMMENTS DEADLINE – 1 FEBRUARY 2022

APPLICATION NO. (S)	2021/01791/FUL
LOCATION	8, St. James Crescent, Barry
WARD	Illtyd
APPLICANT	Mr Darryn Cross
PROPOSED DEVELOPMENT	Proposed extension to rear of existing domestic dwelling to replace existing conservatory

BACKGROUND

The planning application site is 8, St. James Crescent, Barry; this is a detached dwelling in a residential area.

PROPOSAL

The proposed development is the construction of a rear single storey extension to replace an existing conservatory.

The submitted plans indicate the following proposals;

- The demolition and removal of existing rear conservatory 4.8 metres depth x 4.05 metres width
- The construction of a single storey rear extension with pitched roof – 4 metres depth x 4.05 metres width,
- The replacement extension follows same footprint as original conservatory but smaller
- The proposed extension will be a kitchen/dining area.
- Matching finishes and materials

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

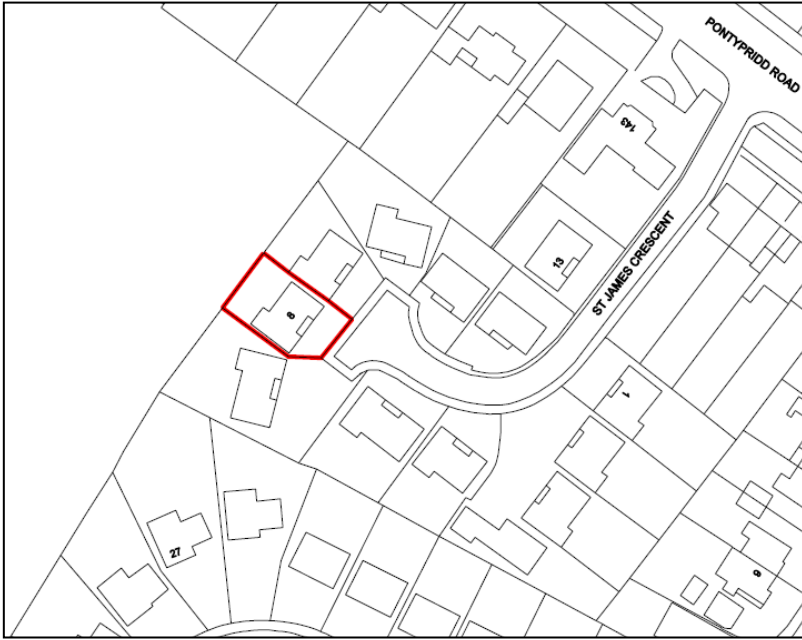
BIODIVERSITY

There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25 JANUARY 2022

EFFECTIVE DATE OF RECEIPT – 13 JANUARY 2022

COMMENTS DEADLINE – 3 FEBRUARY 2022

APPLICATION NO. (S)	2021/01792/FUL
LOCATION	1, Coed Bach, Barry
WARD	Dyfan
APPLICANT	Mrs Rebecca Dutton
PROPOSED DEVELOPMENT	Proposed single storey extension to side of existing domestic dwelling

BACKGROUND

The planning application site is 1 Coed Bach, Barry; this is a detached dwelling in a residential area.

PROPOSAL

The proposed development is the construction of a single storey extension to the side of the existing dwelling.

The submitted plans indicate the following proposals;

- The construction of a single storey extension with flat roof to side of dwelling
- The extension will be 3.7 metres depth x 6.5 metres width
- The extension will accommodate an enlarged kitchen/dining area
- Matching finishes and materials

The scale and design of the proposed extension is acceptable and due to the nature/location of the plot the extension will be to the side of the dwelling. However, this location will not adversely impact upon the privacy and amenity of neighbours nor the integrity of the street scene.

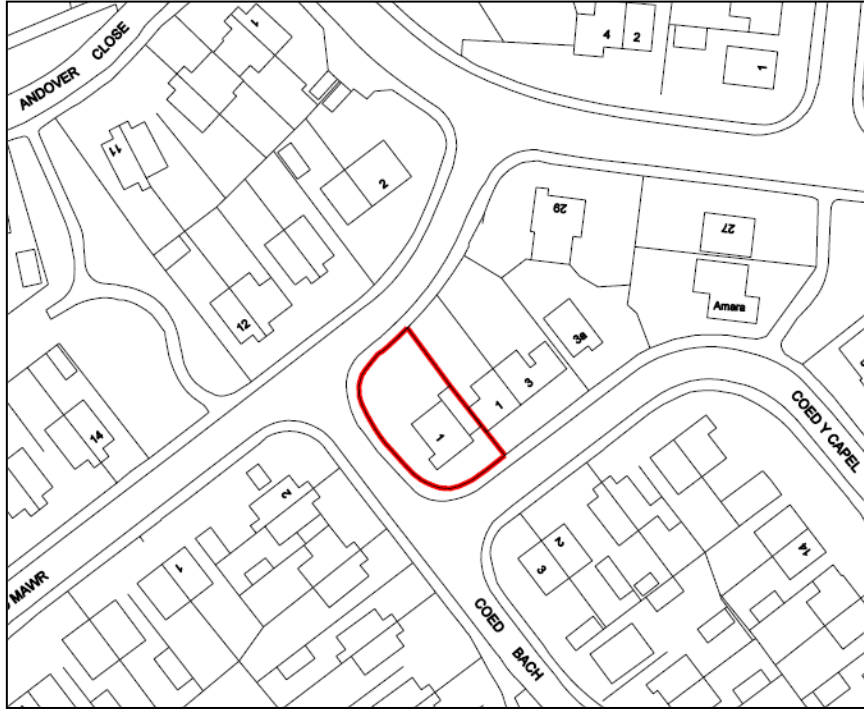
BIODIVERSITY

There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25 JANUARY 2022

EFFECTIVE DATE OF RECEIPT – 12 JANUARY 2022

COMMENTS DEADLINE – 2 FEBRUARY 2022

APPLICATION NO. (S)	2021/01799/FUL
LOCATION	Espex Batteries Limited, Unit 15, Atlantic Trading Estate, Barry
WARD	Castleland
APPLICANT	Mr Amit Ghosal
PROPOSED DEVELOPMENT	Erection of a storage building ancillary to existing industrial operations

BACKGROUND

The planning application site is Espex Batteries Ltd, Unit 15, Atlantic Trading Estate, Barry; this is a commercial area.

PROPOSAL

The proposed development is the erection of a storage building ancillary to existing industrial operations.

The submitted plans and details indicate the following proposals;

Extracts from Planning Statement produced by Mosaic Town Planning Ltd, Liverpool December 2021;

2.2 Espex Batteries provide a range of batteries to the industrial and automotive sectors. The company also offers fitting services and battery chargers.

2.3 The existing warehouse on the site is insufficient to meet the company's storage requirements and is impeding the growth of the business. The proposed storage building is required to stock larger quantities of batteries and associated products as a consequence of Brexit.

2.4 The proposed building is to be sited on yard space to the rear of the existing warehouse premises. The yard consists of concrete hardstanding and is currently used to store battery tanks (steel), waste skips, and wooden pallets.

2.5 The proposals will ensure a more optimal use of the land and allow the business to operate more efficiently, providing greater volumes of storage without impacting on manoeuvrability.

2.6 The proposals are ancillary to the existing business operations on site which includes the storage and sale of batteries and accessories to the industrial and automotive sectors.

2.7 The internally measured floorspace is 20m width x 25m length, equating to 500sqm of internal floorspace. The externally measured building is 20.33m width x 25.12m length, 6.20m (eaves) and 9.57m (apex) in height. This equates to an externally measured floorspace of 510.68sqm.

2.8 The storage building is to be constructed from an aluminium frame, with galvanised steel connections and sandwich panel walls in goosewing grey. The roof is to be constructed from a translucent white PVC coated thermo system roof. The building will be secured to the ground using chemical anchor bolts drilled into the existing hard standing.

2.9 The building will be accessed by a 5m width roller shutter door and two 1m personnel doors. This will ensure a sufficient level of access onto the yard and into the building.

2.10 The prefabricated nature of the building allows for a quick delivery and erection, ensuring minimal disruption to existing operations and reflecting existing building materials in the area.

2.11 The hours of operation will mirror those existing for the business from 08.30 to 17.00 Monday to Friday.

2.12 Vehicular access is as existing off Atlantic Trading Estate access road. There will be no impact on parking and manoeuvrability arrangements as a consequence of the proposals. Planning Statement Espex Batteries, Barry

Officer comments.

The proposed development of the new storage building appears acceptable in terms of policy; design and scale. The new structure will not adversely impact upon the overall industrial design fabric of the area.

Members will note that there are currently 20 full time jobs and 2-part time jobs on site.

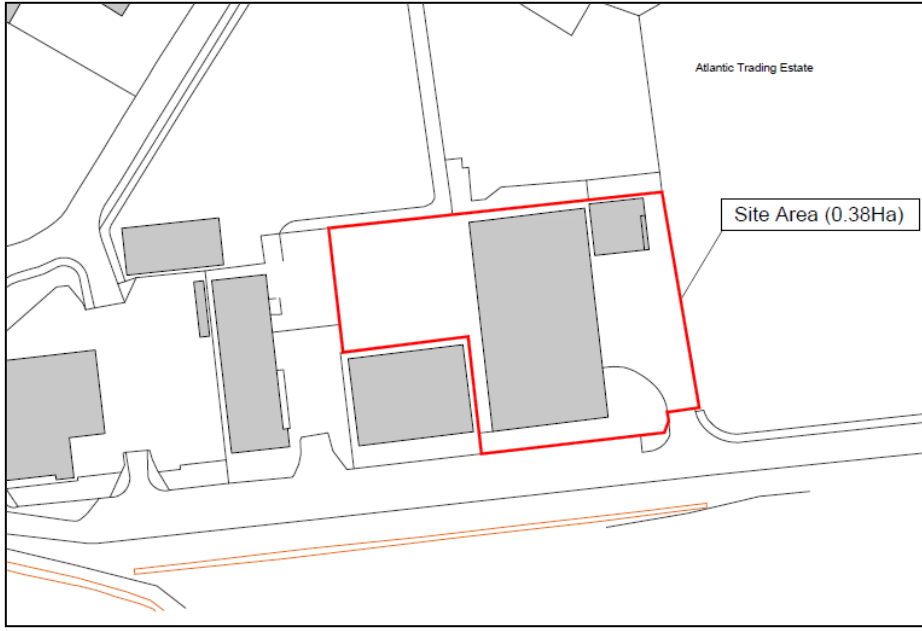
BIODIVERSITY

There will be no adverse impacts upon the local biodiversity.

RECOMMENDATION

No objections

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE	25 JANUARY 2022	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
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)	Approved 16/12/21	No objections
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	Approved 16/12/21	No objections
2021/01592/FUL	First floor extension above existing garage/study at 57, Churchfields, Barry	Approved 16/12/21	No objections

2021/01373/FUL	Proposed two storey extension for a kitchen, bedroom and bathroom 29, Canon Street, Barry	Approved 16/12/21	No objections
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	Approved 16/12/21	No objections
2021/01444/RG3	Demolition of existing clinic building and construction of 100% affordable flatted development consisting of 12 one-bedroom units including associated works Colcot Health Clinic, Winston Road, Barry	Approved 16/12/21	No objections
2021/01395/FUL	Finish the external elevations of the existing house in render to match the extension approved under 2021/01499/FUL at 16, Colcot Road, Barry	Approved 14/12/21	No objections
2021/01416/FUL	Remove existing single storey lean-to and construct two storey extension to existing rear annex at 1, Romilly Road, Barry	Approved 10/12/21	No objections
2021/01513/FUL	Replace 15-metre-long x 6 ft featherboard fence with an 8 ft featherboard 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	Approved 10/12/21	No objections
2021/01509/FUL	New double garage at Glenbrook Inn, Dobbins Road, Barry	Approved 20/12/21	No objections
2021/01548/FUL	Single storey pitched roof rear and side extensions at 30, Sherbourne Close, Barry	Approved 20/12/21	No objections
2021/01554/FUL	Ground floor side/rear annexe extension at Pentwyn, 55, Colcot Road, Barry	Approved 22/12/21	No objections
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	Approved 22/12/21	No objections
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	Approved 22/12/21	Objection

2021/01534/FUL	AMENDED - 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	Approved 06/01/22	Strong Objections
2021/01569/FUL	Retrospective planning application to regularise unauthorised engineering works, resulting in the changed levels of the land. Also change of use of land to rear of property to residential garden at 10, Priory Gardens, Barry	Approved 23/12/21	No objection
2021/01403/FUL	A two storey development of 2 no. one bedroom flats, in the garden of 10 Vere Street and fronting Jenner Street at 10, Vere Street, Barry	Approved 23/12/21	Objection
2021/01585/FUL	Two storey side extension and single storey rear extension at 1, Cudd Y Coed, Barry	Approved 23/12/21	No objection
2021/01404/FUL	Rear dormer extension, alterations to porch, extended balcony with glass balustrade and changes to existing elevations including fenestration at 18, Lakeside, Barry	Approved 13/01/22	No objection
2021/01668/FUL	Proposed first and second floor extension to side of property over existing garage with balconies to front elevation at 41, Marine Drive, Barry	Approved 14/01/2022	No objection