

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**

#### **MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 31 JANUARY 2023 AT 7PM**

**PRESENT:** Councillor S Hodges (Chair) together with Councillors Ball, Collins, E Goodjohn, Hennessy and Payne (Town Mayor – Ex-Officio)

**ALSO PRESENT:** Emily Forbes – Chief Officer  
Greg Smart – Planning Officer  
Rebecca Blackwell – Office Team Leader

PL1. **APOLOGIES FOR ABSENCE**

None received.

PL2. **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.

PL3. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL4. **TO NOTE THE PLANNING COMMITTEES TERMS OF REFERENCE**

**RESOLVED:** That the Terms of reference for the Planning Committee be received and noted

PL5. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEES MEETING HELD ON 15 FEBRUARY 2022**

**RESOLVED:** That the minutes of the Planning Committees meeting held on 15 February 2022 be approved and signed as a correct record.

PL 6. **TO CONSIDER PLANNING APPLICATIONS**

**a) Planning Application No. 2022/01120/FUL**

**Location:** Nisa Local, East End Boxing Club, Vere Street, Barry  
**Development:** Conversion and change of use of part of existing ground and basement floors stores to café and takeaway

Members raised concerns in relation to the delivery and parking issues due to the location of the proposed development being on the bend of Vere Street, suggesting that the double yellow lines that had been there previously, be reinstated as a matter of safety.

Members also discussed the historic links of the building and that any development should be sympathetic.

**RESOLVED: No objection to the proposed development subject to the Vale of Glamorgan Council Highways Department being consulted.**

**b) Planning Application No. 2022/01280/FUL**

**Location:** Dow Corning Ltd., Cardiff Road, Barry  
**Development:** A temporary tent/marquee structure is being made permanent. The structure is generally used for storage and occasionally (every two years) used for large construction projects.

**RESOLVED: No objection**

**c) Planning Application No. 2022/01284/RG3**

**Location:** Jenner Park Primary School, Hannah Street, Barry  
**Development:** External fencing panels 1.8m high abutting the existing railings and low level wall to the front elevation.

**RESOLVED: No objection**

**d) Planning Application No. 2022/01316/ADV**

**Location:** Card Value, 128, Holton Road, Barry  
**Development:** Fascia, projecting sign, window vinyls and poster cases.

Members commented that an independent shop would be preferred for Holton Road instead of a Chain, however, they were pleased to see the vacant shop being utilised.

**RESOLVED: No objection**

**e) Planning Application No. 2022/01352/FUL**

**Location:** 12, Philadelphia Close, Barry

**Development:** Demolition of existing rear extension. Proposed two storey side and rear extension, porch extension and dormer loft extension and associated remodelling works.

**RESOLVED:** Strong objections to the scheme are therefore recommended on this basis:

1. The proposal, due to its siting and scale would represent an unacceptable and visually incongruous form of development which would result in an unacceptable overdevelopment of the site and terracing impact that would be out of keeping with and harmful to the established character of the street scene. The proposal would therefore be contrary to Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD2 (Design of New Development) & MD5 (Development within Settlement Boundaries) of the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and adopted the Supplementary Planning Guidance 'Residential and Householder Development' (2018) and national guidance for development in conservation Planning Policy Wales (Edition 11, 2021) and TAN12 (Design).
2. The proposal, by virtue of its siting and design would have an adverse impact on the residential amenity of neighbouring occupiers of 14 Philadelphia Close and future occupiers of the development itself owing to lack of suitable retained amenity space, contrary to policy MD2 - Design of New Development of the Vale of Glamorgan Local Development Plan 2011 - 2026 and Supplementary Planning Guidance on Residential and Householder Development and national guidance contained in Planning Policy Wales (Edition 11) and Technical Advice Note 12 - Design.

**f) Planning Application No. 2022/01354/FUL**

**Location:** 13, Clos Llawhaden, Barry

**Development:** New external ramped access with new handrails, and all associated works.

**RESOLVED: No objection**

**g) Planning Application No. 2022/01357/FUL**

**Location:** 215, Ffordd Dociau, Barry

**Development:** Garage conversion to living space and new raised decking and steps area to rear.

**RESOLVED: Objection to the proposed decking and due to loss of privacy to the neighbouring properties.**

**h) Planning Application No. 2022/01365/RG3**

**Location:** Porthkerry Play Area, Barry

**Development:** Installation of two new items of play equipment (climbing new and ship) to replace existing units of similar size. The other works to regrade the play area are not included as they are seen as permitted development under Class A (General Permitted Development Order 1995)

**RESOLVED: No objection**

**i) Planning Application No. 2022/01372/FUL**

**Location:** Longford park, Highlight Lane, Barry

**Development:** Loft conversion (extending from the rear gables, single storey extension to side and rear, new double garage to front

**RESOLVED: No objection**

**j) Planning Application No. 2022/01379/FUL**

**Location:** Welsh Hawking Centre, Weycock Road, Barry

**Development:** Proposed change of use and extension of building to a Rural Enterprise Dwelling and associated development.

**RESOLVED: No objection**

**k) Planning Application No. 2023/00010/FUL**

**Location:** 1a, Liscum Way, Barry

**Development:** Removal of existing conservatory. Proposed single storey front, side and rear extension and associated internal alterations.

**RESOLVED: No objection**

**l) Planning Application No. 2023/00018/PNT**

**Location:** Barry Road Street Works, Barry

**Development:** Proposed 5G telecoms installation: HG3 15m street pole and additional equipment

Members raised concerns over the proposals as there are links to harm to developing brains and telecoms masts in residential areas. Councillor Payne stated that they do not sight them in residential areas or near schools in other Countries. The Planning Officer also advised that there was a lack of information provided in relation to the actual siting of the pole.

Members were not willing to comment on an application where they did not have the full details of the proposed installation of a 5G mast within a residential area.

**RESOLVED: Objection due to the lack of information provided.**

**m) Planning Application No. 2023/00064/RG3**

**Location:** Cold Knap Gardens, Lakeside, Barry

**Development:** Replacement of the existing skate park with a new concrete wheeled sports facility and alterations to the path layout in Cold Knap park to improve accessibility.

**RESOLVED: No objection**

PL7.

**TO CONSIDER TABLED APPLICATIONS**

**a) Planning Application No. 2023/00060/FUL**

**Location:** 6, St Fagans Aveune, Barry

**Development:** Double storey side extension

**RESOLVED: No objection**

**b) Planning Application No. 2023/00068/FUL**

**Location:** 9, Merthyr Dyfan Road, Barry

**Development:** Change of use from C3 (Dwellinghouse) to C3 (b) Residential Support Living plus residential extension

**RESOLVED: No objection**

**c) Planning Application No. 2023/00069/FUL**

**Location:** 1, Westward Rise, Barry

**Development:** 1st floor side and part 2 storey front extension, single storey rear infill extension, new porch extension and 2nd floor mezzanine. Associated internal alterations and remodelling of property. Removal of existing 2 storey porch/part bathroom extension and 1st floor bay window

Members raised concerns to the proposed development due to the scale of the extensions, members requested that the applicant

should reduce the size and re-submit. The Chair advised that the proposed development is in a conservation area and that she agreed with the officer that the development could create a terracing effect and it could over burden the neighbours.

**RESOLVED: Objection due to the scale of the proposed extension, could potentially create a terracing effect within the area and it could over burden the neighbouring properties.**

PL8. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL9. **NOTIFICATION OF A PREMISES LICENCE APPLICATION – THE LICENCING ACT 2003**

Members were provided with three premises licence applications.

- a) Former Teddy T's & Rumba, Friars Road Barry
- b) Old Street Lounge, 4 Broad Street, Barry
- c) Atlantic Café, 1 Wimbourne Road, Barry

Members considered the applications and had no comments to make

**RESOLVED: That the notifications of a premises licence application be received and noted.**

PL10. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None

PL11. **PLANNING OFFICERS EARLY REFLECTIONS ON CURRENT SYSTEMS AND PROCESSES IN PLACE**

The Planning Officer provided members with suggestions on how the current process could be more efficient when it comes to planning applications. The Chief Officer advised that now the role of Planning Officer is full time, the role will be more than planning and will include strategic project and the development of the Community Plan.

Members noted that the scheme of delegation had worked for the last 2 years however, the Chair wished to add that the Town Council is at a local level where residents are able to raise concerns and attend planning meetings for applications they are concerned about. The Chair was reluctant to see a reduced amount of applications at meetings as they like to see everything.

Members were happy to explore the suggestions made by the Planning Officer however, the Chair had reservations that any Councillor can call in a planning application for discussion at a Planning Committee. The Chief Officer asked if members would be happy to have a weekly list

provided to them, with the officer suggesting which applications will be dealt with by officer or by committee. If members had any issues with the delegation suggested, or were aware of wider concerns or had been approached by a resident, they can make a suggestion to the officer to put the application to the next meeting of the Planning Committee.

The Chair advised that the Planning Officer may need guidance on which applications members traditionally feel are contentious. Councillor N Hodges suggested to trial for a few months to see how the process would work.

**RESOLVED: That members agree to trial a new approach to option 3 of the Planning Officers early reflections on current systems and processes as a way forward and that it will be reviewed prior to the Annual Meeting.**

PL12. **DATE OF NEXT MEETING**

**RESOLVED: That the date of the next meeting will be held on 21 February 2023**

Meeting closed at 8.15 pm.

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