

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 21 FEBRUARY 2023 AT 7PM

PRESENT: Councillor S Hodges (Chair) together with Councillors Ball, Collins (arrived 7.05pm), E Goodjohn, ES Goodjohn and Hennessy

ALSO PRESENT: Greg Smart – Planning Officer
Rebecca Blackwell – Office Team Leader
Councillor Thomas – Observer
Dennis Clarke – Member of Public
Clive Sedgebeer – Member of Public
Neil Maddison – Member of Public
Claire – Member of Public

PL13. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Davies-Powell

PL14. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**

Councillor Hennessy declared an interest in item 6(f) due to knowing the applicants personally.

PL15. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL16. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEES
MEETING HELD ON 31 JANUARY 2023**

RESOLVED: That the minutes of the Planning Committees meeting held on 31 January 2023 be approved and signed as a correct record.

Due to public interest the next item was brought forward for discussion.

PL17. **TO CONSIDER TABLED APPLICATIONS**

d) Planning Application No. 2023/00032/FUL

Location: Barry Biomass Renewable Energy Facility, David Davies Road, Barry

Development: Retrospective full planning permission for development comprising a wood fired renewable energy plant and associated structures without complying with Condition 5 (Drawings) attached to planning permission 2015/00031/OUT

e) Planning Application No. 2023/00033/FUL

Location: Land to the North of Barry Biomass Renewable Energy Facility, David Davies Road, Barry

Development: Retrospective planning permission for external storage, vehicle turning and vehicle layover, and perimeter fencing for use in association with the adjacent renewable energy plant

Member took both applications together.

Dennis Clarke gave a detailed overview of the history of development as a whole. The Chair asked Mr Clarke to refer to the applications being considered at the meeting. Mr Clarke advised members that the application is considered to be an application of National Significance whereby an Environmental Impact Assessment is required and should be considered by Welsh Government and not the Local Planning Authority. Mr Clarke provided members with further information in relation to the two applications.

Councillor Collins advised that she had been against the development from the start and the Welsh Government should now take control of the applications relating to the development and proposed a Strong Objection to the two applications.

Councillor Hennessy asked for the distance from the development to the residents on Dock View Road. The Planning Officer advised that it was about 400 metres noting that the applicants feel that it will not affect the amenities of residents. Mr Clarke wished to make members aware that with the new residential development on Easy Quay, the distance has reduced to about 100 metres.

Councillor Hennessy also queried that 9 additional structures had been built without planning permission, asking how could this happen. The Planning Officer advised that the Vale of Glamorgan Council have been proactive and issued an enforcement notices on the developers.

Councillor E S Goodjohn agreed to object on the proposals requesting that previous comments and information be utilised as they are against the development in its entirety.

The Chair agreed with members and requested that the committee strongly object to both retrospective planning applications noting that Barry Town Council do not support the scheme.

RESOLVED: Strong Objection. Barry Town Council request that the Vale decline to determine the application for planning permission as an enforcement notice had been issued before the application was submitted (section 70C of the Town and Country Planning Act 1990).

TO CONSIDER PLANNING APPLICATIONS

a) Planning Application No. 2022/3/00015/PNT

Location: Highways land, Church Road, Barry

Development: Installation of 18m pole inc. antennas, ground based apparatus and ancillary development

Members raised concerns to the close proximity to Cadoxton Primary School

RESOLVED: Objection due to the close proximity to Cadoxton Primary School and the health concerns telecommunication masts can have on people.

b) Planning Application No. 2023/00026/FUL

Location: 93, Main Street, Barry

Development: Ground floor rear extension and conversion of 5 flats

RESOLVED: Objection due to the lack of parking, reduction in A1 use in the area and an over concentration of non-A1 use which would be detrimental to the vitality, attractiveness and viability of the local centre.

c) Planning Application No. 2023/00076/FUL

Location: Flat 6, St Nicholas Road, Barry

Development: Change of use of existing first floor flat into offices linked to existing ground floor office

RESOLVED: No objection

d) Planning Application No. 2023/00084/PNT

Location: Skomer Road, Barry

Development: Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets

Members felt that the location of the proposed development was suitable.

RESOLVED: No objection

e) Planning Application No. 2023/00087/FUL

Location: Crossway Methodist Church, Court Road, Barry

Development: Proposed development of 15 no. affordable flats and associated works.

Councillor Hennessy raised concerns with the development due to the lack of parking in the area, overlooking onto Holton Road School and it being an overdevelopment of the site.

Councillor E S Goodjohn agreed with the concerns of overlooking onto the primary school and parking but did not agree to the overdevelopment comment noting that this type of accommodation is needed in the area.

Councillor Collins advised that she could not see how 15 flats would fit within the existing development agreeing with the concerns of parking, noting that a number of flats and housing in the area already overlook Holton Road Primary School. Councillor Collins asked what type of housing would it be, private or affordable.

The Planning Officer advised that the development would be 100% affordable housing. Councillor Collins commented that the potential residents could be vetted prior to being allocated which may alleviate concerns if conditions are in place.

Councillor E Goodjohn disagreed with the comment made by Councillor Collins advising that members cannot be prejudice towards the people who may take residence in the proposed accommodation.

Councillor Hennessy asked if a condition could be made that the proposed windows that overlook the school be that of an opaque nature or ones that cannot be opened. The Planning Officer advised that this would not be possible as they are located in the main living areas of the proposed flats, which require ventilation and possible routes for escape.

The Chair noted that members have no concerns with the development in principle, however the number of units and lack of amenity space would need to be addressed alongside issues of overlooking.

Councillor E Goodjohn wished to highlight the issue of homelessness within the town and developments like this are needed to tackle the crisis. The Chair agreed that there is a need for affordable residential developments within the Town but it should not come at a cost to amenity space for the units. The Chair added that with the pressure for residents to recycle more, amenity space should be provided within such developments.

The Planning Officer advised members that there had been an objection from a member of the public in relation to the development.

RESOLVED: That the proposed development is agreed in principle however concerns are raised in relation to overlook of the adjacent Primary School encourage obscured glazing, the intensity of the development and the lack of amenity provision.

f) Planning Application No. 2023/00089/FUL

Location: 26, Collard Crescent, Barry

Development: Loft conversion with rear dormer. Single storey rear extension

RESOLVED: No objection

g) Planning Application No. 2023/00119/FUL

Location: 1a, Regent Street, Barry

Development: Conversion in part of an existing ground floor commercial unit into a 2-bedroom self-contained apartment and smaller commercial space.

RESOLVED: Objection due to the partial loss of A1 use in the area.

h) Planning Application No. 2023/00120/FUL

Location: 29, Port Road East, Barry

Development: Proposed first floor extension and ground floor rear

RESOLVED: No objection

PL19.

TO CONSIDER TABLED APPLICATIONS

a) Planning Application No. 2022/01285/FUL

Location: Barry Rugby Football Club, Merthyr Dyfan Road, Barry

Development: Two storey and single storey extensions including material alterations to the club house. Pitch enclosure and associated vehicular and pedestrian gates with 3m high fencing. Redirection of public footpath and associated woodland spaces to the outer perimeter of the site. New car parking facility located to the rear of the clubhouse, floodlights to the first team pitch and associated training facility.

Member queried the public rights of way asking if this would effect it, the Planning Officer advised that the Public Rights of Way will be redirected as outlined within the report.

RESOLVED: No objection

b) Planning Application No. 2023/00132/ADV

Location: Former Tourist Information Centre, Ground Floor, Paget Road, Barry

Development: External (non-permanent/removable) tension banner graphic material wrap of the ground floor of the building. Front and side aspects only. To include RNLI brand colours, directional wayfinding arrows, signage and use of RNLI 'Storm Force' characters. Using a changeable and removable Flex Frame tension banner system with anchor points fixed to masonry and some aluminium composite graphics

RESOLVED: No objection

c) Planning Application No. 2023/00135/FUL

Location: 15, Oakfield Road, Barry

Development: Removal of existing flat roof and add a new roof tile pitched roof. New external bi fold doors and roof lights. Internal alterations.

RESOLVED: No objection

Councillor Hennessy left the meeting

f) Planning Appeal 2021/01439/FUL – CAS-02187Q0F9C5 – Development of 4 no. houses at Land to the West of Woodham park, CF62 8HP

RESOLVED: Members support the Local Planning Authorities decisions.

Councillor Hennessy returned to the meeting

PL20. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL21. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION**

RESOLVED: That the Planning Appeal against refusal of a householder application be received and noted.

PL22. **THE VALE OF GLAMORGAN COUNCIL (PROHIBITION AND RESTRICTION OF WAITING AND LOADING AND PARKING PLACES) (CIVIL ENFORCEMENT) (AMENDMENT) (NO1) ORDER 2023**

RESOLVED: That members receive and note the Vale of Glamorgan (Prohibition and Restriction of Waiting and Loading and Parking Places) (Civil Enforcement) (Amendment) (No1) Order 2023

PL23. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None

PL 24. **DATE OF NEXT MEETING**

The date of the next Planning Committee is scheduled for Tuesday 14 March 2023

Meeting closed at 8.05 pm.

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