



**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 APRIL 2023 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

Emily Forbes  
Chief Officer (Town Clerk)

**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 4 April 2023 (Pages 216-224)**

**Planning Issues**

**5. To consider Planning Applications: (Pages 225-238)**

- a) Planning Application No. 2023/00245/FUL – New dormer extension to the front of the property at 21a Lakeside, Barry
- b) Planning Application No. 2023/00267/FUL – Demolish existing porch and build new front single storey porch with living room extension at 13 Earl Crescent, Barry
- c) Planning Application No. 2023/00268/FUL – Proposed ancillary annex, timber framed. Finished in Cedral Weatherboard cladding. Windows and rainwater goods to match existing. Slate roof. White uPVC fascia and soffits at 162, Jenner Road, Barry

- d) Planning Application No. 2023/00286/FUL – Loft conversion with front and rear dormer at 18, Trem Mapgoll, Barry
- e) Planning Application No. 2023/00287/FUL – Existing empty unit to be changed into café requiring change of use to A3 at Unit 21, Atlantic Business Park, Hayes Lane, Sully
- f) Planning Application No. 2023/00302/FUL – Proposed two storey side extension with internal alterations at 57, Bron Awelon, Barry
- g) Planning Application No. 2021/00805/FUL – Change of use and enclosure of part of the lane between Hall's Memorials and 2 Gaen Street to enlarge garden at 2, Gaen Street, Barry

- 6. **To consider Tabled Applications** (To follow)
- 7. **Local Planning Authority Decisions** (Page 239-240)
- 8. **Proposed Disabled Persons Parking Places** (Page 241-242)
- 10. **Applications Dealt with Under Delegated Powers – For information only** (None)
- 11. **Date of Next Meeting**

The date of the next Planning Committee is scheduled for Tuesday 23 May 2023

### **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 on the Town Council Website – [www.barrytowncouncil.gov.uk](http://www.barrytowncouncil.gov.uk)

**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**

### **MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 4 APRIL 2023 AT 7PM**

**PRESENT:** Councillor S Hodges (Chair) together with Councillors Ball, Collins, Davies-Powell, E Goodjohn, ES Goodjohn, Hennessy and Thomas.

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

PL35. **APOLOGIES FOR ABSENCE**

None received

PL36. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE  
COUNCIL'S CODE OF CONDUCT**

**RESOLVED:** Declaration of interest was received from Councillor S Hodges in relation to item number 5(f) due to living in close proximity to the proposed development.

PL37. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL38. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEES  
MEETING HELD ON 14 MARCH 2023**

**RESOLVED:** That the minutes of the Planning Committees meeting held on 14 March 2023 be approved and signed as a correct record.

PL 39. **TO CONSIDER PLANNING APPLICATIONS**

**a) Planning Application No. 2023/00051/HYB**

**Location:** No.1 Dock and the Mole, Neptune Road, Barry Waterfront, Barry

**Development:** The proposals for the site are the subject of a hybrid application and are made up of five distinct, but complementary, components as follows: 1. Outline planning permission is sought for the creation of a new 400-berth marina with floating pontoons within the No. 1 Dock at Barry Waterfront. 2. Full planning permission is sought for engineering works to raise the existing ground levels of the Mole site to a minimum of 9.00m AOD in order to- mitigate against potential future flood risk. 3. On the eastern part of the site outline planning permission is sought for the development of a marina office building which will include facilities for visitors/ members and a restaurant. 4. Adjacent to the marina building outline planning permission is sought for an incubator workspace building comprising offices, smart innovation space, break-out space and a café. 5. On the western part of the site outline planning permission is sought for residential development comprising townhouses and apartments.

The application also proposes ancillary development including access, parking, landscaping and public open space and other associated infrastructure

The Chair advised members that during the pre-application consultation, the Town Council submitted a strong objection to the proposed development.

The Chair suggested as this was a hybrid application, the ideal way to deal with it would be to go through each item of the planning application individually.

1. Outline planning permission is sought for the creation of a new 400-berth marina with floating pontoons within the No. 1 Dock at Barry Waterfront.

Councillor Collins said that a marina would be great to see for Barry and raised no objection to the Marina. The Chair agreed and suggested no objection to the proposal of a Marina.

**RESOLVED: No objection**

2. Full planning permission is sought for engineering works to raise the existing ground levels of the Mole site to a minimum of 9.00m AOD in order to- mitigate against potential future flood risk.

Councillor Hennessy asked about the Summer tides and the effect they would have on the proposed development and how would the developers mitigate against this. The Planning Officer advised that they are currently in the early stages with the developers possibly being more stringent as a result to the recent flooding at the new development on East Quay. Councillor Collins agreed asking if there could be potential to raise the development.

The Chair also agreed to the concerns noting that it was raised within the comments provided as part of the pre-consultation application as to how the material will get to the proposed development and how would it be retained.

**RESOLVED: No objection subject to the following concerns being addressed; The quantity and quality of "brought-in" material in order to achieve the raised height.**

- **A fully explained plan to show how that amount of material will be brought on site with the narrow and congested entrance through the newly built residential and cafe area of the Waterfront.**

- **How this material will be retained on top of the existing structure.**
3. On the eastern part of the site outline planning permission is sought for the development of a marina office building which will include facilities for visitors/ members and a restaurant.

Councillor Ball asked if it would be a closed community access for the Marina building. The Chair advised members that at a recent meeting of the Consultations Working Party, Phil Chappell of the Vale of Glamorgan gave a presentation in relation to the proposed development advising that the access to the Marina facilities would work similar to a caravan park, whereby you would pay for a berth for your boat and then have access to the facilities on site. However, it wasn't clear on how private membership would work and if there would be access for the community.

Councillor Ball raised concerns in relation to the 'free flow' of community use. Councillor Hennessy had the same concerns asking how much access to the docks would the existing Waterfront Water sports Facility have. The Planning Officer was unable to advise on the exact access but felt that it would not be open to the public as you would have to own a boat to have access to a berth.

The Chair added concerns over public involvement at the site, noting that a document had been produced by the Vale of Glamorgan Council in 2005 outlining the potential use of the Mole at Barry Docks and that it should be for leisure and culture, with iconic structures, advising that the plans do not show any iconic details for the proposed Marina building, which doesn't reflect the ambition from 2005.

**RESOLVED: No objection subject to design concerns and public access being addressed.**

4. Adjacent to the marina building outline planning permission is sought for an incubator workspace building comprising offices, smart innovation space, break-out space and a café.

The Chair noted that the incubation space was referenced as part of the Barry Town Councils comments to the pre-consultation application, noting that space for offices and smart innovation space can be found within the vast space of existing dock land without the need for development on this historic area.

Councillor Collins advised that she only agrees to the first development within the application and would be happy to object to the development of an incubation space on the mole.

Councillor E Goodjohn advised that that is the current position that there are a number of available units within the town and that with a marina, the need could change.

Councillor E S Goodjohn noted that for economic growth within Barry he would rather see employment within the town in comparison to Barry being a commuter town.

Members were asked to vote if they were in favour of no objection

The result was

4 – No objection      4 – Objection

The Chair has a casting vote and offered a compromise that in the future there may be a need for the incubation space but request that it be of an iconic nature to reflect the historic importance of the town

Another vote was taken with the result being 50/50, the Chair had the casting vote that

**RESOLVED: No objections to the proposed incubation space in principle, however thought be given to the building being of an iconic nature reflecting the historic importance of the town. Further concerns should be addressed over the lack of continuity with and support for existing, adjacent office space.**

5. On the western part of the site outline planning permission is sought for residential development comprising townhouses and apartments. The application also proposes ancillary development including access, parking, landscaping and public open space and other associated infrastructure.

Councillor Hennessy requested to see the plans.

Councillor E S Goodjohn advised members that there is a desperate need of housing within the town which should be taken into consideration which needs to be sustainable and supports Barry and would like to agree to the marina in principle and agree to positive economic growth in a positive manner for Barry.

Councillor Collins raised concerns on how the new housing would fit onto the mole asking is there a need.

Councillor Thomas advised that there is a problem with the affordable housing being supplied via the Welsh Government as they are not all accessible for wheelchairs.

The Chair gave members an update that when she had attended a sense of place meeting where Associated British Ports gave an

overview of the type of properties that would be marketed on the land, they advised that they would be more fitting for those who work from home and commute to and from London, they would not be the type of housing for social use.

Councillor Hennessy asked that shouldn't at least 60% of a development be designated social housing, the Chair advised that the decision would be for the Vale of Glamorgan Council.

The Planning Officer advised that it would be for the housing developer to provide a cost-effective plan to counteract the need to provide affordable housing.

The Chair added that it would be a shame to lose the historic Mole to more housing and asked members to vote in favour of the housing being developed.

A vote was cast with the results being

For housing – 2      Against housing – 5

**RESOLVED: That an objection is raised to the residential development.**

**b) Planning Application No. 2023/00075/FUL**

**Location:** 253, Holton Road, Barry

**Development:** Conversion of existing coach house to flat with new doors and windows to the street elevation.

Councillor Goodjohn had nothing to add to the Planning Officers comments, noting that more space is needed.

**RESOLVED: No objection**

**c) Planning Application No. 2023/00207/FUL**

**Location:** 22, Westward Rise, Barry

**Development:** Single storey side extension to dwelling

**RESOLVED: No objection**

**d) Planning Application No. 2023/00218/PNT**

**Location:** Highways Land, Port Road East, Barry

**Development:** Installation of 16m pole inc. antennas, ground based apparatus and ancillary development.

Councillor Hennessy advised he wished to place an objection as he had objected to all recent applications



Councillor Thomas said that she would be happy for a no objection although it isn't in a good area.

Councillor E S Goodjohn asked for clarity from Councillor Hennessy as the committee have not objected to each application of this nature advising that the mast on Skomer Road was approved by members and does not understand the reasoning to object to this application.

Councillor E Goodjohn noted that there is a mast not far from this proposed application, asking what is the range of these masts. The Planning Officer was unable to give an approximate answer but advised that the range for 5G isn't the widest and it could also be a possibility that they are different operators.

Councillor Hennessy advise that he would be happy to support Councillor Thomas' suggestion of no objection.

**RESOLVED: No objection**

**e) Planning Application No. 2023/00250/FUL**

**Location:** 149, Woodland Road, Barry

**Development:** Demolish existing lean-to/rear conservatory, build a proposed flat roof rear extension, build a side annex extension to courtyard, extend existing garage and internal remodelling.

**RESOLVED: No objection**

The Chair left the meeting after declaring an interest in the next application, Councillor Ball took the Chair as Vice Chair of the Planning Committee.

**f) Planning Application No. 2023/00263/FUL**

**Location:** United Reformed Church, Windsor Road, Barry

**Development:** Proposed change of use of ground floor from B1 (Offices) to Offices (B1) and Lifestyle units (D1).

Councillor Ball raised concerns in relation to parking around the surrounding area.

Councillor Thomas agreed with the parking concerns adding congestion and mobility concerns within the area noting that better traffic management is needed, also raising that there are plenty of beauty salons in High Street, asking what is the need of another.

Councillor Collins added that this is a contentious site with parking and congestion issues noting that the Vale of Glamorgan Council would not support the Town Council with an objection.

**RESOLVED: No objection in principle subject to parking concerns and congestion being considered by the Highways Department at the Vale of Glamorgan Council.**

**The Chair returned to the meeting.**

**g) Planning Application No. 2023/00276/FUL**

**Location:** Land to the South and West of the Goodsheds, Barry  
**Development:** Variation of condition 2 of Planning Permission 2021/01123/FUL – Proposed development of tourist accommodation, employment spaces and associated works.

The Chair advised that she had been approached with concerns in relation to the proposed development.

Councillor Hennessy asked about parking on Hood Road.

The Chair continued advising members that the original planning permission was for 5 rail carriages to be converted into accommodation for tourists, however there are three units which do not match the application they had received permission for, therefore this has been referred to the enforcement department at the Vale of Glamorgan Council, advising that they have been built higher than the proposed and have been bricked in rather than them being on the original tracks as intended. The Chair also raised concerns about the height of the accommodation saying that it could block the light to the surrounding businesses and referred to the proposed decking area as this could cause disruption for the residents in the flats adjacent.

Councillor Hennessy agreed with the Chair noting that they will look more like chalets than historical rail carriages.

The Planning Officer advised members that there are no planning laws in relation to right to light, however concerns can be raised in relation to overlooking, potential disturbance to residents and privacy.

Councillor Goodjohn asked if the issue could potentially be that they are unable to source the intended railway carriages. The Planning Officer advised that it could potentially be that case.

Councillor E S Goodjohn asked what the concern was over the discrepancy in height as the difference is 50cm as it would be difficult to justify lack of privacy over an increase of 50cm.

The Planning Officer advised that the lack of privacy would come from the decking area to the outside of the accommodation which wasn't on the original plans, this could have a negative impact on the

residents, giving an example that if they were to have a BBQ late one evening, it could disturb residents.

Councillor E S Goodjohn said that he struggled to see how a BBQ would have an impact but understood the point.

The Planning Officer added that the development has changed since the original plans were agreed.

The Chair advised that she would be happy with an objection that relates to the proposed development not matching the original plans, the additional decking area could have potential for privacy issues due to recreational use.

**RESOLVED: Objection due to the proposed developments design and quality not being on par with original application. Furthermore, the addition of a decking area to be used in conjunction with holiday lets as amenity areas would offer avenues to view flats above and reduce the privacy afforded to occupants.**

**h) Planning Application No. 2022/01298/FUL**

**Location:** 19, Vincent Close, Barry

**Development:** Demolition of existing garage and conservatory, proposed two storey side extension, single storey rear extension and roof space conversion with flat roof dormer and Juliette balcony

**RESOLVED: No objection**

**i) Planning Application No. 2022/01299/FUL**

**Location:** Catwalk, 27 Tynewydd Road, Barry

**Development:** Change of use from hair/beauty salon (A1) to residential dwelling (C3)

**RESOLVED: No objection**

**PL40. TO CONSIDER TABLED APPLICATIONS**

None received

**PL41. LOCAL PLANNING AUTHORITY DECISIONS**

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

**PL42. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTION 78 APPEAL**

- a) CAS-02232-M5Z0J8 – Conversion of existing dwelling into two dwellings, including reconfiguration of the internal layout and external amendments to the front elevation at 24, Morlais Street, Barry

**RESOLVED: That the Section 78 appeal received and noted.**

- PL43. **TO CONSIDER A CONSULTATION RECEIVED IN RELATION TO TECHNICAL ADVICE NOTE (TAN) 15: DEVELOPMENT, FLOODING AND COSTAL EROSION – FURTHER AMENDMENTS AS DEFERRED FROM THE WORKING PARTY TO CONSIDER CONSULTATIONS RECEIVED HELD ON 21 MARCH 2023**

Members were provided with a consultation in relation to TAN 15: Development, flooding and costal erosion.

The Planning Officer talked members through the consultation.

Members were happy for the officer to respond on behalf of the committee referring to sea influence and marine communities.

**RESOLVED: That the Planning Officer responds to the consultation before the deadline outlining the Committees comments.**

- PL44. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None

- PL 45. **DATE OF NEXT MEETING**

The date of the next Planning Committee is scheduled for Tuesday 25 April 2023

Meeting closed at 8.15 pm.

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

## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 25/04/2023

EFFECTIVE DATE OF RECEIPT – 22/03/2023

COMMENTS DEADLINE – 12/04/2023

<b>APPLICATION NO. (S)</b>	2023/00245/FUL
<b>LOCATION</b>	21A Lakeside, Barry
<b>WARD</b>	Baruc
<b>APPLICANT</b>	James
<b>PROPOSED DEVELOPMENT</b>	New dormer extension to the front of the property

### **BACKGROUND**

The application site is located towards the eastern side of Lakeside, Adjacent to 'The Knap'. The dwelling which occupies the plot is of modern construction and design. There are examples of front facing dormers along Lakeside.

### **PROPOSAL**

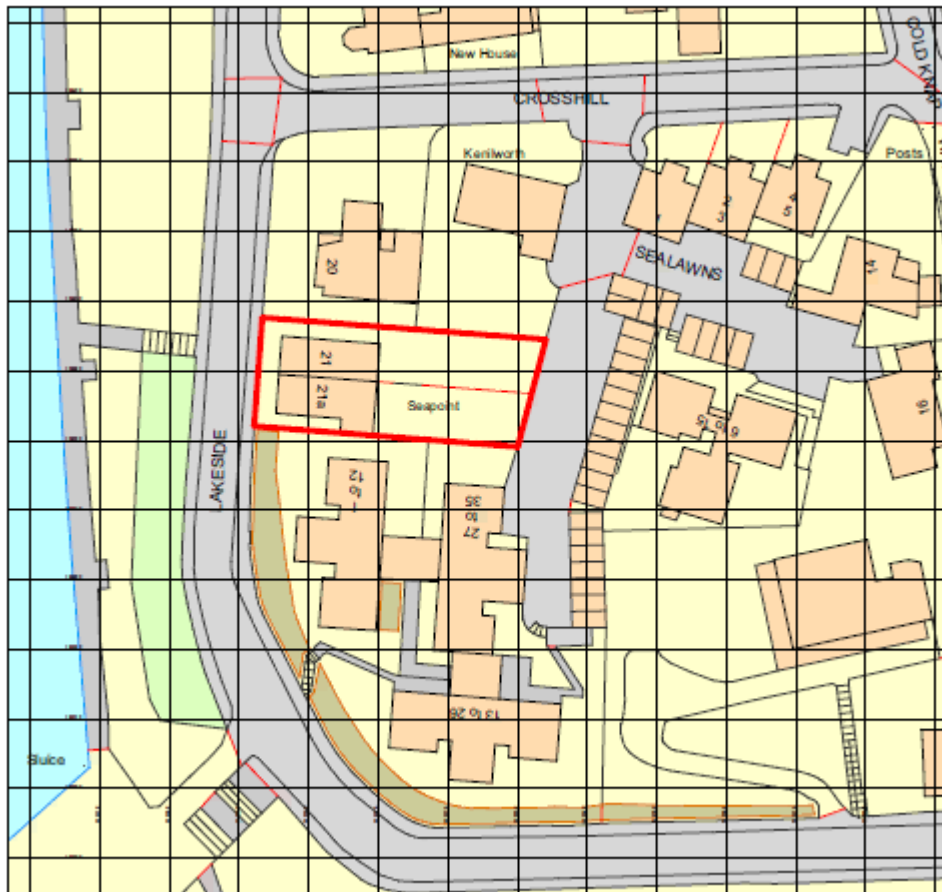
The applicant seeks to erect a front facing dormer to the western facing elevation of the property. The proposal would allow for a larger bedroom on the 3<sup>rd</sup> floor of the property. The new fenestrations would face out over the knap.

### **OBSERVATIONS**

The proposal would have no detrimental impact to the residential amenities of any adjacent occupier.

Whilst usually unacceptable due to their clear impact upon the street scene, it is considered that a front facing dormer here would be unlikely to garner a refusal. The proposal sits well within the context of the modern dwelling and there are numerous other examples of front facing dormers looking out over the knap along Lakeside. Beyond this, there is no coherent dwelling design along Lakeside with most properties differing from one another greatly in terms of architectural style and finish.

### **SITE PLAN**



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## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 25/04/2023

EFFECTIVE DATE OF RECEIPT – 22/03/2023

COMMENTS DEADLINE – 12/04/2023

<b>APPLICATION NO. (S)</b>	2023/00267/FUL
<b>LOCATION</b>	13 Earl Crescent, Barry
<b>WARD</b>	Baruc
<b>APPLICANT</b>	Mitchell
<b>PROPOSED DEVELOPMENT</b>	Demolish existing porch and build new front single storey porch with living room extension.

### **BACKGROUND**

The site is located within the Earl Crescent cul-de-sac and contains a two-storey, end-of-terrace dwellinghouse. There are examples of small additions and porches to the front of properties within the cul-de-sac.

### **PROPOSAL**

The proposal relates to the demolition of the existing front porch and the erection of a ground floor front extension.

### **OBSERVATIONS**

The main issues surrounding the proposal would be its impact upon the visual amenity of the host dwelling, wider area and the residential amenities of surrounding occupiers.

The proposal would have a negligible impact to all of the above and will likely be approved.

### **SITE PLAN**





## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 25/04/2023

EFFECTIVE DATE OF RECEIPT – 22/03/2023

COMMENTS DEADLINE – 12/04/2023

<b>APPLICATION NO. (S)</b>	2023/00268/FUL
<b>LOCATION</b>	162 Jenner Road, Barry
<b>WARD</b>	Illtyd
<b>APPLICANT</b>	Clarke
<b>PROPOSED DEVELOPMENT</b>	Proposed ancillary annex, timber framed. Finished in Cedral Weatherboard cladding. Windows and rainwater goods to match existing. Slate roof. White upvc fascia and soffits

### **BACKGROUND**

The application site is located towards the north western side of Jenner Road and contains a semi-detached dwelling within a spacious plot. The site is curtailed to the north east by the adjoining semi (no.160), to the south east by the adjacent semi (no.164), to the north west by the access lane and to the south east by the highway with dwellings beyond. The surrounding area is predominantly residential in nature and there are numerous examples of large outbuilding to the rear curtilages of nearby dwellings.

### **PROPOSAL**

The applicant seeks to erect a detached outbuilding to the rear curtilage of the site. The proposed outbuilding would be used as a residential annexe to house the applicant's elderly parents.

### **OBSERVATIONS**

The main issues surrounding the proposals would be the impact of the outbuilding upon the character and appearance of the host dwelling, wider area and the residential amenities of nearby occupiers.

The proposal is of a suitable, residential design and scale. The surrounding area shows numerous examples of outbuildings, many of the same scale as that proposed. It is unlikely that the proposal would be seen to be out of character with its surroundings. There would also be limited viewpoints of the proposal from the public realm.

Whilst the use of the proposal would likely be more intensive than would usually be associated with a residential outbuilding, it is likely that the proposal would not infringe upon the residential amenities of any adjoining or adjacent occupier to the extent where refusal of the application would be justifiable. The proposal would only

be slightly different if its use were for an outdoor games room / gym which would be wholly acceptable.

The proposal is unlikely to alter the parking requirements for the existing dwelling (3 max).

### **SITE PLAN**



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 25/04/2023

EFFECTIVE DATE OF RECEIPT – 30/03/2023

COMMENTS DEADLINE – 20/04/2023

<b>APPLICATION NO. (S)</b>	2023/00286/FUL
<b>LOCATION</b>	18 Trem Mapgoll, Barry
<b>WARD</b>	Cadoc
<b>APPLICANT</b>	Dawkins
<b>PROPOSED DEVELOPMENT</b>	Loft conversion with front and rear dormers

### **BACKGROUND**

The application relates to 18, Trem Mapgoll, Barry. A detached dwelling located within the Trem Mapgoll housing estate. The property sits within the Settlement Boundaries of Barry as indicated in the Vale of Glamorgan LDP 2011 – 2026.

### **PROPOSAL**

The application relates to the conversion of the loft space of Trem Mapgoll to habitable accommodation. The proposal would also require a front and rear facing dormer to facilitate this use.

### **OBSERVATIONS**

The primary issues to consider are the potential impact upon the character of the property and wider visual amenities, as well as the potential impact upon the amenity of neighbouring residential properties and parking.

The proposed conversion would result in alterations to the front elevation. The additional living space would mean the addition of a dormer. The proposal is located at the front of the property, meaning it would be visible from the street scene. Whereas it is noted that similar developments aren't seen in the immediate street scene (barring to No.11), the addition is of a modest scale and it wouldn't have a detrimental impact on its surroundings.

The proposed front facing dormer would be finished to match the current materials of the existing dwelling and is of a small stature. This, therefore, would decrease the visual impact on the existing street scene.

The proposal, which would primarily look out over the rear garden of the dwelling or the highway of Trem Mapgoll, is unlikely to be seen to cause any issues regarding loss of privacy or overlooking. The proposals are contained well within the existing roofing profile and would cause no overbearing impact to any adjacent property.

### **SITE PLAN**



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 25/04/2023

EFFECTIVE DATE OF RECEIPT – 22/03/2023

COMMENTS DEADLINE – 12/04/2023

<b>APPLICATION NO. (S)</b>	2023/00287/FUL
<b>LOCATION</b>	Unit 21, Atlantic Business Park, Hayes Lane, Sully
<b>WARD</b>	Castleland
<b>APPLICANT</b>	Denises Cafe
<b>PROPOSED DEVELOPMENT</b>	Existing empty unit to be changed into a cafe requiring change of use to a3

### **BACKGROUND**

The application site is Unit 21, Atlantic Business Park, Barry. The site is located in the northern part of the industrial estate, adjacent to the roundabout.

The site is surrounded by internal estate roads and existing industrial units. The surrounding industrial units are of a modern design, being two-storey in nature and featuring some office or storage space available at first floor level. The site is currently vacant but it is likely that its former use was B1/B8.

### **PROPOSAL**

The applicant proposes to change the use of this single unit from B1/B8 to A3 (café). No external changes have been proposed as part of this application. Internal alterations, though necessary, have not been shown via submission.

### **OBSERVATIONS**

The main issues to consider are whether the proposed use complies with the relevant employment land policies, including the principle of the use, parking and access, and impacts upon neighbouring amenity.

Policy MD14 'New Employment Proposals' and policy MD16 'Protection of Existing Employment Sites and Premises' are supportive of proposals for B1, B2 and B8 employment uses and complimentary ancillary uses on existing and allocated employment sites.

Policy MD16 states that proposals for non-B class employment uses will be permitted where:

1. The proposal is for ancillary or sui generis uses that would not singularly or cumulatively lead to a material change in the nature of the employment site; and
5. The proposal would not prejudice existing or neighbouring employment uses, have an unacceptable impact on amenity or the environment and would not

lead to a material change in the nature of the employment site.

Whilst the proposal would result in the loss of a single industrial unit, it is likely that the proposed use of the unit would support the existing surrounding uses given the small number of A3 uses in the vicinity. The proposal is likely to only serve the employees and visitors of the estate of which it is a part. The change of use would not materially impact upon the relationship of the unit with the wider employment site and the resultant use would remain essentially ancillary to the wider employment site.

The proposal is likely to increase the maximum parking standards applicable to the unit. This may result in the refusal of the application if justification / overspill parking is not identified for the use of the unit.

## **SITE PLAN**



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 25/04/2023

EFFECTIVE DATE OF RECEIPT – 29/03/2023

COMMENTS DEADLINE – 19/04/2023

<b>APPLICATION NO. (S)</b>	2023/00302/FUL
<b>LOCATION</b>	57 Bron Awelon, Barry
<b>WARD</b>	Baruc
<b>APPLICANT</b>	Lamey
<b>PROPOSED DEVELOPMENT</b>	Proposed two storey side extension with internal alterations

### **BACKGROUND**

The application relates to 57, Bron Awelon, a semi-detached property located within the Barry settlement boundary and Barry Garden Suburb Conservation Area. The streetscene consists of semi-detached properties of similar scales and styles.

### **PROPOSAL**

The applicant seeks consent for a two-storey side extension to the southern elevation of the dwelling. The proposal is similar in appearance to the one that has been approved and carried out to the adjoining semi, No.55 (2019/01059/FUL).

### **OBSERVATIONS**

The primary issues to consider are the potential impact upon the character of the property and wider visual amenities, the impact on the conservation area, as well as the potential impact upon the amenity of neighbouring residential properties.

Given the similar extension already present to and allowed at No.55 the principal of the impact upon the character and appearance of the dwelling and wider area has been covered. The proposal is not so dissimilar as to give rise to new reasons for refusal on this account.

There is an acceptable loss to amenity space as a result of the proposal and off-street car parking would still be provided in-line with the Council's Parking Standards.

The orientation of the dwelling to the adjacent semi-detached property as well as the acceptable scale of the proposal negate any potential for overbearing impact on this neighbour. No new fenestrations pose any greater impact in terms of loss of privacy or overlooking over the existing situation.

### **SITE PLAN**





## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 25/04/2023

EFFECTIVE DATE OF RECEIPT – 23/03/2023

COMMENTS DEADLINE – 13/04/2023

<b>APPLICATION NO. (S)</b>	2021/00805/FUL
<b>LOCATION</b>	2 Gaen Street, Barry
<b>WARD</b>	Illtyd
<b>APPLICANT</b>	Youde
<b>PROPOSED DEVELOPMENT</b>	Change of use and enclosure of part of the lane between Hall's Memorials and 2 Gaen Street to enlarge garden

### **BACKGROUND**

The application site lies between Hall's Memorials and No.2 Gaen Street, Barry. It comprises a strip of scrubland which has been partially fenced off by the applicant in order to facilitate its change to C3 (residential) garden.

### **PROPOSAL**

The applicant proposes a change of use of an unused area of scrubland to (C3) garden.

### **OBSERVATIONS**

The proposal is unlikely to raise any concerns from a purely planning led perspective but it should be noted that the maintenance and ownership of the plot of land in question is likely to be by Vale of Glamorgan Council. As such, whether they wish to cede the land in question is entirely up to them.

### **SITE PLAN**



## **BARRY TOWN COUNCIL**

<b>PLANNING COMMITTEE</b>	<b>25 APRIL 2023</b>	<b>AGENDA ITEM: 7</b>
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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.

<b>Application No.</b>	<b>Address and Development Proposed</b>	<b>LPA's Decision</b>	<b>Barry Town Councils Observation</b>
2022/01313/FUL	Removal of Condition 3 - relating to Boundary Fence - 2022/00403/FUL for extension and formalisation of car parking area at Brynhill Golf Club, Little Brynhill Lane, Barry	Refused 22/03/23	No objection
2023/00132/ADV	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 FlexFrame tension banner system with anchor points fixed to masonry and some aluminium composite graphics	Approved 03/04/2023	No objection
2023/00089/FUL	Loft conversion with rear dormer. Single storey rear extension at 26, Collard Crescent, Barry	Approved 03/04/2023	Objection

2022/01225/FUL	Proposed change of use of ground floor office to 2 bedroom residential unit at 124, High Street, Barry	Approved 05/04/2023	No objection
2023/00135/FUL	Removal of existing flat roof and add a new roof tile pitched roof. New external bi fold doors and roof lights. Internal alterations at 15, Oakfield Road, Barry	Approved 05/03/2023	No objection
2023/00120/FUL	Proposed first floor extension and ground floor rear at 29, Port Road East, Barry	Approved 19/03/2023	No objection
2023/00155/FUL	Demolition of existing conservatory. Proposed side and rear extension and associated internal alterations to property at 4, Romilly Park Road, Barry	Approved 19/03/2023	No objection

**THE VALE OF GLAMORGAN COUNCIL  
(PROHIBITION AND RESTRICTION OF WAITING AND  
LOADING AND PARKING PLACES)  
(CIVIL ENFORCEMENT) (AMENDMENT) (NO 2) ORDER 2023**

1. Notice is given that the Vale of Glamorgan Council in exercise of its powers under the Road Traffic Regulation Act 1984 and the Traffic Management Act 2004 and of all other enabling powers proposes to make an Order to install disabled persons parking places at the locations specified in Schedule 1 & 2 and remove the disabled persons parking spaces at the locations specified in Schedules 3,4&5 below.
2. Full details of the proposals, to include a copy of the proposed Order, may be inspected on the Council's website at [www.valeofglamorgan.gov.uk/legalnotices](http://www.valeofglamorgan.gov.uk/legalnotices) and any objections you may have to this proposal must be submitted to the Director of Environment & Housing (Ref.IF966) in writing or by email to [C1V@valeofglamorgan.gov.uk](mailto:C1V@valeofglamorgan.gov.uk) by 12<sup>th</sup> May 2023 and must contain the grounds upon which you object.
3. Persons objecting to the proposed Order are advised that in view of the Local Government (Access to Information) Act 1985 this Council is legally obliged to make any comments received in response to the proposed Order open to public inspection.

The following Traffic Regulation Order is to be amended as follows:

**Prohibition and Restriction of Waiting and Loading and Parking Places  
(Civil Enforcement) Order 2013**

**SCHEDULE 1**

**Proposed Disabled Persons Parking Place**

**Burlington Street, Barry (33) (AV53)**

On the south west side from the boundary line of property numbers 33 and 34 in a south easterly direction for a distance of 5m.

**Court Road, Barry (101) (AT53)**

On the north west side from the boundary line of property numbers 99 and 101 in a north easterly direction for a distance of 5.2m.

**Dovedale Street, Barry (8) (AT53)**

On the south west side from the boundary line of property numbers 8 and 10 in a north westerly direction for a distance of 5.2m.

**Jewel Street, Barry (70) (AV53)**

On the north west side from the boundary line of property numbers 68 and 70 in a south westerly direction for a distance of 5m.

**Kingsland Crescent, Barry (68) (AW52)**

On the north east side from the boundary line of property numbers 68 and 70 in a south easterly direction for a distance of 5.7m.

**Princes Street, Barry (17) (AW50)**

On the south east side from the boundary line of property numbers 17 and 19 in a north easterly direction for a distance of 6m.

**Station Street, Barry (37) (AW52)**

On the south west side from the boundary line of property numbers 37 and 39 in a south easterly direction for a distance of 5m.

**St Oswald's Road, Barry (12) (AS54)**

On the north east side from the boundary line of property numbers 10 and 12 in a north westerly direction for a distance of 5m.

**SCHEDULE 2**

**Proposed revocation of Limited Waiting Monday to Saturday 8am-6pm 2 hours no return within 2 hours except permit holders and replace with Disabled Persons Parking Place  
Court Road, Barry (42) (AU52)**

On the east side from the boundary line of property numbers 44 and 42 in a southerly direction for a distance of 6m.

**Lower Pyke Street, Barry (40) (AV53)**

On the south west side from the boundary line of property numbers 38 and 40 in a south easterly direction for a distance of 5m.

**SCHEDULE 3**

**Proposed revocation of Disabled Persons Parking Place**

**Cornerswell Road, Penarth (42) (AK63)**

On the south east side from the boundary line of property numbers 40 and 42 in a south westerly direction for a distance of 5.2m.

**Salisbury Road, Barry (43) (AX48)**

On the north west side from the boundary line of property numbers 41 and 43 in a north easterly direction for a distance of 5 m.

**Southesk Place, Barry (15) (BA49)**

On the south west side from the boundary line of property numbers 13 and 15 in a north westerly direction for a distance of 6.6m.

**SCHEDULE 4**

**Proposed revocation of Disabled Persons Parking Place and replace with Limited Waiting Monday to Saturday 8am-6pm 2 hours no return within 2 hours except permit holders**

**Digby Street, Barry (3) (AV53)**

On the north west side from a point 40m north east of its junction with George Street in a north easterly direction for a distance of 6.6m.

**Woodlands Road, Barry (70) (AU52)**

On the north west side from the boundary line of property numbers 68 and 70 in a south westerly direction for a distance of 5.9m.

**SCHEDULE 5**

**Proposed amendment to length of Disabled Persons Parking Place and replace with Limited Waiting Monday to Saturday 8am-6pm 2 hours no return within 2 hours except permit holders**

**Pyke Street, Barry (AU52)**

**Revoke the following:**

On the south west side from a point 17.5m south east of the junction with Court Road in a south easterly direction for a distance of 13.5m.

**Replace with the following:**

On the south west side from a point 17.5m south east of the junction with Court Road in a south easterly direction for a distance of 6.6m.

Dated this 20<sup>th</sup> day of April 2023  
Director of Environment & Housing  
Vale of Glamorgan Council, Alps Depot, Wenvoe. CF5 6AA.