

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 25 APRIL 2023 AT 7PM**

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

**ALSO PRESENT:** Greg Smart – Planning Officer  
Rebecca Blackwell – Office Team Leader  
Lyndsey Thomas – Administrator  
Kath Thomas – Administrator  
Councillor N Hodges - Observer

PL46. **APOLOGIES FOR ABSENCE**

None received

PL47. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE  
COUNCIL'S CODE OF CONDUCT**

None received

PL48. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL49. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEES  
MEETING HELD ON 4 APRIL 2023**

The Chair advised that there is an amendment to be made to the minutes in relation to minute number PL 39 item a, during the vote the Chair asked members to vote if they were **NOT** in favour of the housing being developed, the word NOT was missed from the minutes.

**RESOLVED: That the minutes of the Planning Committees meeting held on 4 April 2023 be approved and signed as a correct record, subject to the above amendment being made.**

Councillor Davies-Powell arrived – 7.03 pm

PL50. **TO CONSIDER PLANNING APPLICATIONS**

**a) Planning Application No. 2023/00245/FUL**

**Location:** 21a Lakeside, Barry

**Development:** New dormer extension to the front of the property

**RESOLVED: No objection**

**b) Planning Application No. 2023/00267/FUL**

**Location:** 13, Earl Crescent, Barry

**Development:** Demolish existing porch and build new front single storey porch with living room extension

**RESOLVED: No objection**

**c) Planning Application No. 2023/00268/FUL**

**Location:** 162, Jenner Road, Barry

**Development:** Proposed ancillary annex, timber framed. Finished in Cedar Weatherboard cladding. Windows and rainwater goods to match existing. Slate roof. White upvc fascia and soffits.

Ward Member Councillor Ball had no objections to the proposals.

**RESOLVED: No objection**

Councillor Payne arrived 7.04 pm

**d) Planning Application No. 2023/00286/FUL**

**Location:** 18, Term Mapgol, Barry

**Development:** Loft conversion with front and rear dormers

Ward Member Councillor Davies-Powell advised that there is nothing in the area which compares to the scale of the proposed development advising that there could be potential overlooking concerns, agreeing to an objection being raised.

Councillor Hennessy asked if the off-road parking would be increased. The Planning Officer advised that there is no requirement for this as it has the maximum number of spaces for the property and owners can increase the number of bedrooms within a property without having to increase the parking provisions.

The Planning Officer also advised members that the West Dormer would be agreed under the permitted development rights, however the East dormer would not qualify due to the size.

**RESOLVED: Objection due to the large scale of the development and impact of overlooking on neighbouring properties.**

**e) Planning Application No. 2023/00287/FUL**

**Location:** Unit 21, Atlantic Business park, Hayes Lane, Sully  
**Development:** Existing empty unit to be changed into a café requiring change of use to A3

Local member Councillor Collins had no objections to the proposals.

**RESOLVED: No objection**

**f) Planning Application No. 2023/00302/FUL**

**Location:** 57, Bron Awelon, Barry  
**Development:** Proposed two storey side extension with internal alterations

Ward member, the Chair had no concerns in relation to the proposals, no concerns were raised from other members.

**RESOLVED: No objection**

**g) Planning Application No. 2021/00805/FUL**

**Location:** 2, Gaen Street, Barry  
**Development:** Change of use and enclosure of part of the lane between Hall's Memorials and 2, Gaen Street to enlarge garden.

Ward member Councillor Ball had no concerns. The Planning Officer advised that the concern in relation to the land owner would be for the Vale of Glamorgan Council to raise with the developer.

**RESOLVED: No objection**

PL51.

**TO CONSIDER TABLED APPLICATIONS**

**a) Planning Application No. 2023/00231/FUL**

**Location:** 17, Blenheim Close, Barry  
**Development:** Erect a storm porch to the front elevation

Ward member Councillor Thomas had no objections to the proposals.

**RESOLVED: No objection**

**b) Planning Application No. 2023/00235/FUL**

**Location:** Marc Jordan 2, 33 High Street, Barry

**Development:** Change of use from A1 (retail) to A3 (food and drink)

Ward member Councillor Ball raised no concerns to the proposals.

**RESOLVED: No objection**

**c) Planning Application No. 2023/00274/FUL**

**Location:** Tyr Gyfraith, Filco Supermarkets Ltd. Thomason Street, Barry

**Development:** Change of Use from retail to Class D2 assembly and Leisure

Ward member Councillor Collins questioned the proposed use, noting there is a free car park in Thompson Street to ease parking concerns. The Planning Officer advised that the proposed use is for a gym.

Councillor Hennessy asked what would happen to the car park that was utilised by the former supermarket as it is privately owned. The Planning Officer advised that this would be utilised by the unit.

**RESOLVED: No objection**

**d) Planning Application No. 2023/00314/FUI**

**Location:** 186, Holton Road, Barry

**Development:** Change of Use only from Flooring Retail to Hairdressing. Commercial lease in force minimum 3-year term.

Ward member Councillor Collins had no concerns with the change of use.

**RESOLVED: No objection**

**e) Planning Application No. 2023/00322/FUL**

**Location:** Chessels, 12 Heol Y Gaer, Barry

**Development:** Single and part two storey extensions to the side and rear including partial alterations

Councillor Payne requested to see the plans in terms of the wrap around extension. The Planning Officer advised that the majority of the development on the plans had been approved. Councillor Payne

asked what was different, the Planning Officer advised that the terrace is still in situ.

The Chair noted that all houses in that area are different.

**RESOLVED: No objection**

**f) Planning Application No. 2023/00324/FUL**

**Location:** 162, Jenner Road, Barry

**Development:** Proposed loft conversion complete with hip to gable and dormer to rear

The Planning Officer advised that there are examples along the street of this type of development. Ward member Councillor Ball asked about the size of the proposed development and is there anything bigger in the area. The Planning Officer advised that it is possibility at the upper limit in terms of size however that would be hard to argue.

**RESOLVED: No objection**

**g) Planning Application No. 2023/00327/FUL**

**Location:** Apartment Block A, Heol Ty Draw, Barry

**Development:** Proposed conversion of ground floor bin/bicycle storage to no.1 affordable apartments, downsized bin/bicycle storage and other associated ancillary works.

The Chair advised that there were no concerns over the proposed development, the Planning Officer advised that he had potential concerns over the loss of the cycle store however he had looked at how many cycle store provision must be had for each bedroom and was satisfied that there was enough on the development currently.

**RESOLVED: No objection**

**h) Planning Application No. 2023/00328/FUL**

**Location:** 29, Park Crescent, Barry

**Development:** A single storey rear extension and first floor extension to an existing two-storey, semi-detached dental practice, to provide a new surgery room and improved staff facilities.

The Planning Officer raised concerns in terms of the possible overdevelopment of the site and the loss of the amenity space that could impact future occupiers.

Councillor Thomas raised concerns in relation to accessibility referring to the Equalities Act 2010.

**RESOLVED: Objection due to the scale of the ground floor extension and the potential accessibility restrictions the proposed development would cause.**

**i) Planning Application No. 2023/00345/PNT**

**Location:** Tynewydd Road, Barry

**Development:** Proposed 5G telecoms installation: 15m H3G street pole with cabinets and ancillary works

Councillor Thomas raised concerns that this would be sited close to a nursing home, primary school and the Cemetery Approach Community Centre.

Councillor Payne wished to object over the size of the proposed development, noting that it would have a visibility impact at the roundabout from Ty Newydd Road and Barry Road, also noting the closeness to residential properties.

Councillor E Goodjohn also raised concerns in relation to the close proximity to another mast that had been agreed for Barry Road.

**RESOLVED: Objection due to the scale and potential interference with the local highway. Member also raise concern in relation to the closeness to the local school and nursing home.**

PL52. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL53. **PROPOSED DISABLED PERSONS PARKING PLACES**

Members welcomed the proposed disabled person parking places and raised no objection to them.

**RESOLVED: That the proposed disabled persons parking places be received and noted.**

PL54. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None

PL 55. **DATE OF NEXT MEETING**

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

Meeting closed at 7.40 pm.

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