

PLANNING COMMITTEE	25 APRIL 2023	AGENDA ITEM: 6
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PLANNING APPLICATIONS - TABLED

Purpose of Report

The purpose of this report is to inform the Committee of applications that were received in the Council Offices following the preparation and distribution of the Committee's agenda papers.

Planning Applications

The applications received are as follows:- **(Pages 243-257)**

- a) Planning Application No 2023/00231/FUL – Erect a storm porch to the front elevation at 17, Blenheim Close, Barry
- b) Planning Application No. 2023/00235/FUL – Change of use for A1 (retail) to A3 (food and drink) at Marc Jordan, 23 High Street, Barry
- c) Planning Application No. 2023/00274/FUL – Change of Use from Retail to Class D2 Assembly and Leisure at Tyr Gyfraith, Filco Supermarkets Ltd, Thompson Street, Barry
- d) Planning Application No. 2023/00314/FUL – Change of use only from Flooring Retail to Hairdressing. Commercial lease in force minimum 3 year term at 186, Holton Road, Barry
- e) Planning Application No. 2023/00322/FUL – Single and part two storey extensions to the side and rear including material alterations at Chessels, 12 Heol Y Gaer, Barry
- f) Planning Application No. 2023/00324/FUL – Proposed loft conversion complete with lit to gable and dormer to rear at 162, Jenner Road, Barry
- g) Planning Application No. 2023/00327/FUL – Proposed conversion of ground floor bin/bicycle storage to no. 1 affordable apartments, downsized bin/bicycle storage and other associated ancillary works at Apartment block A, Heol Ty Draw, Barry
- h) Planning Application No. 2023/00328/FUL – 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 at 29, Park Crescent, Barry
- i) Planning Application No. 2023/00345/PNT – Proposed 5G telecoms installation: 15m H3G street pole with cabinets and ancillary works at Tynewydd Road, Barry

Recommendation

That the Committee consider the relevant applications to be tabled at its meeting and make observations accordingly.

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25/04/2023

EFFECTIVE DATE OF RECEIPT – 30/03/2023

COMMENTS DEADLINE – 20/04/2023

APPLICATION NO. (S)	2023/00231/FUL
LOCATION	17 Blenheim Close, Barry
WARD	Dyfan
APPLICANT	Pearce
PROPOSED DEVELOPMENT	Erect a storm porch to the front elevation

BACKGROUND

The application site is no. 17 Blenheim Close, Barry, a brick built semi-detached property, located towards the head of a residential cul-de-sac at Highlight Park. The dwelling is situated within a wholly residential street scene, comprising similar semi-detached and detached dwellings.

PROPOSAL

The applicant proposes a ground floor front extension to be used as a porch. The proposal would measure 2.4 metres in width and 1.3 metres in depth.

OBSERVATIONS

The proposal is would have no negative impact upon the visual amenity of the host dwelling or wider street scene as well as the residential amenities of adjoining and adjacent occupiers.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25/04/2023

EFFECTIVE DATE OF RECEIPT – 03/04/2023

COMMENTS DEADLINE – 24/04/2023

APPLICATION NO. (S)	2023/00235/FUL
LOCATION	Marc Jordan 2, 33 High Street, Barry
WARD	Illtyd
APPLICANT	Republico Limited
PROPOSED DEVELOPMENT	Change of use from A1 (retail) to A3 (food and drink)

BACKGROUND

The application site was an A1 retail unit situated within High Street, Barry. The unit is currently in use by Barry Island Spirits as for the sale and consumption of alcohol on and off the premises, A3 (food and drink). The property lies within the Barry High Street District Boundary counts as a District Retail Centre within the VoG's LDP. The site is identified as a secondary frontage.

PROPOSAL

The applicant proposes to alter the use class of the building from A1 to A3.

OBSERVATIONS

The primary issues to consider are the principle of the change of use from A1 to A3, the impact upon the character of the area, impact upon amenity of neighbouring residential properties and impact upon parking provision.

External changes to the proposed building were minimal in their scope with the existing shop front of the premises remaining in situ.

The application property falls within a mixed street scene, with a mix of uses including C3 (residential) and A1 (retail) and it is not considered that the proposals would result in the over-proliferation of A3 uses within the immediate street scene to the point where there would be "more than 50% of non-A1 retail uses within the secondary shopping frontage".

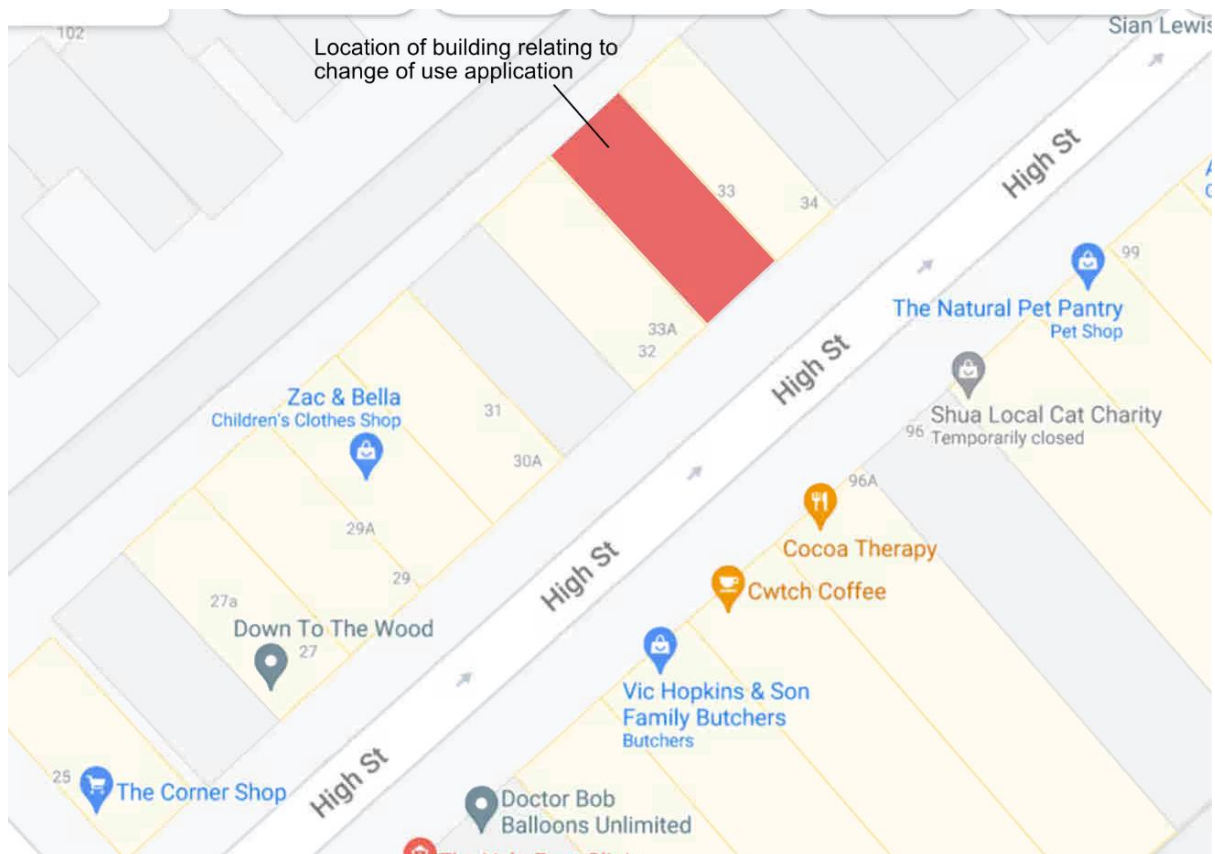
The change of use class could result in a potential for impact upon the amenity of neighbouring residential properties. The Council's Environmental Health section will likely subject any agreed proposal to suitable control of opening hours, restrictions on the playing of music (both amplified and unamplified) and restrictions on the use of the back yard for storage area so as to not be used as a beer garden.

The premises lies within a sustainable location in High Street, Barry that is well served by public transport facilities. The proposed change of use from A1 retail to A3

is not considered likely to result in any significant increase to traffic within the area nor would the proposals result in significantly increased parking pressures.

SITE PLAN





BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25/04/2023

EFFECTIVE DATE OF RECEIPT – 03/04/2023

COMMENTS DEADLINE – 24/04/2023

APPLICATION NO. (S)	2023/00274/FUL
LOCATION	Tyr Gyfraith, Filco Supermarkets Ltd., Thompson Street, Barry
WARD	Castleland
APPLICANT	Filco Supermarkets Ltd
PROPOSED DEVELOPMENT	Change of Use from Retail to Class D2 Assembly and Leisure

BACKGROUND

The application site is the vacant Filco Supermarket unit within the Ty Gyfraith building on Thompson Street, Barry. The unit is approx. 627sq.m in floor area and has a lawful retail use in the A1 (Shops) class.

PROPOSAL

Planning permission is sought for a change of use of the unit from Class A1 (Shops) to Class D2 (Assembly & Leisure)

OBSERVATIONS

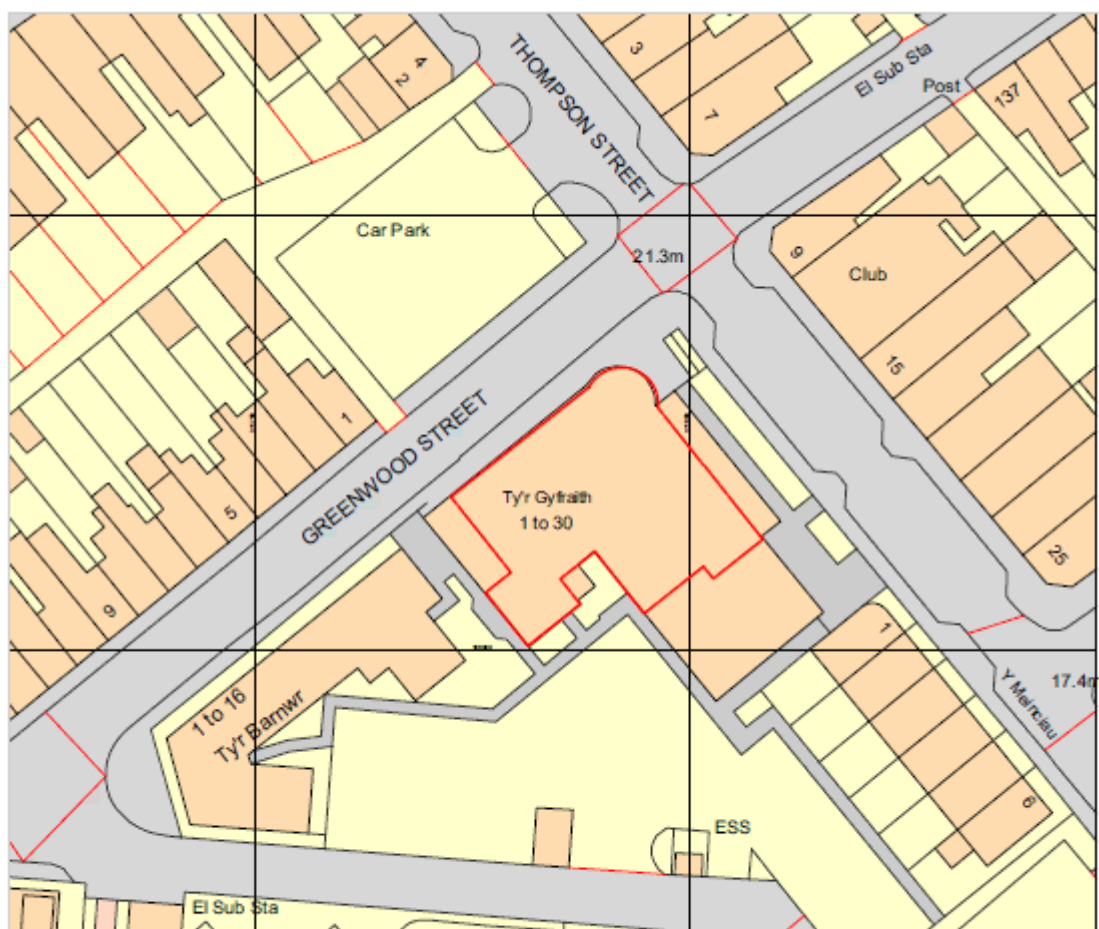
No external changes are proposed as part of this application. It would have no significant impact to residential amenity and therefore the main issue for consideration in the assessment of this application is the principle of the change of use.

The existing unit is vacant following the closure of the Filco Supermarket and a new use within a D2 class would provide a beneficial use to the unit with an active frontage and provide a contribution to the footfall on Thompson Street. The development will likely be considered acceptable in principle.

The Ty Gyfraith development is served by a shared parking area accessed from a lane at the rear of the building. The Parking Standards SPG indicates that the maximum standard for a small supermarket and office of this size would both be 18 spaces.

The change of use is unlikely to result in an increase in parking demand and is also located in a central location with good access to a variety of public transport options. It is likely to be considered acceptable in relation to parking and highway safety.

SITE PLAN



Flico Supermarkets Ltd, Tyr Gyfraith, Thompson Street, BARRY, South Glamorgan, CF63 4JL

1:1250 @ A3

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25/04/2023

EFFECTIVE DATE OF RECEIPT – 31/03/2023

COMMENTS DEADLINE – 21/04/2023

APPLICATION NO. (S)	2023/00314/FUL
LOCATION	186 Holton Road, Barry
WARD	Castleland
APPLICANT	Burrows
PROPOSED DEVELOPMENT	Change of use only from Flooring Retail to Hairdressing. Commercial lease in force minimum 3 year term

BACKGROUND

The site is located along Holton Road, Barry and contains a two-storey building that was previously in A2 usage but has been vacant for some time.

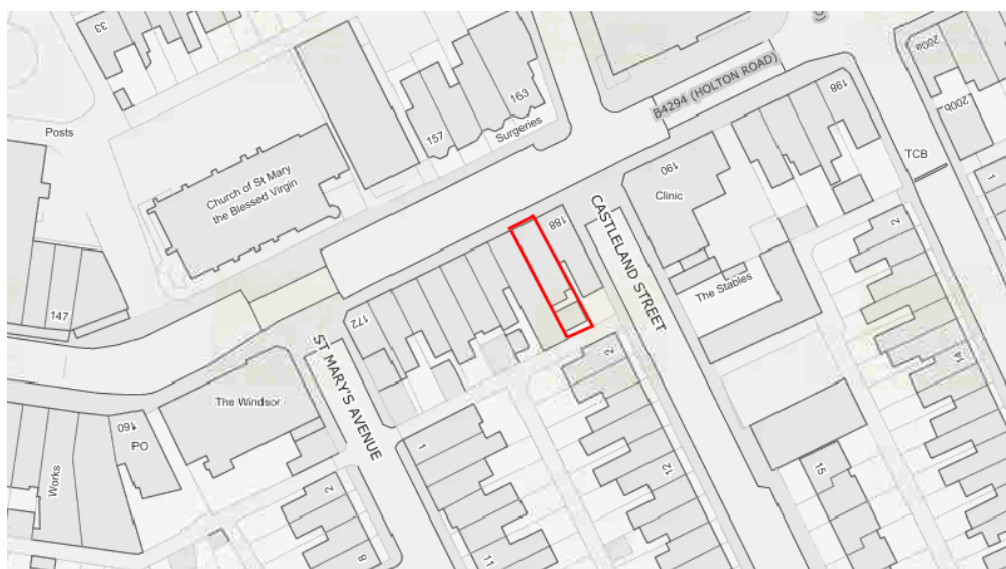
PROPOSAL

The proposal would allow for the Change of Use of the building from A2 to A1, a change which could be considered without the need for formal planning consent.

OBSERVATIONS

The proposal is unlikely to have any issue raised which would result in the refusal of the application given its sustainable location. It is unclear why a formal planning application has been required.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25/04/2023

EFFECTIVE DATE OF RECEIPT – 04/04/2023

COMMENTS DEADLINE – 25/04/2023

APPLICATION NO. (S)	2023/00322/FUL
LOCATION	Chessels, 12 Heol Y Gaer, Barry
WARD	Baruc
APPLICANT	O'Leary
PROPOSED DEVELOPMENT	Single and part two storey extensions to the side and rear including martial alterations

BACKGROUND

The application site comprises a two storey detached dwelling known as 'Chessels', located on Heol Y Gaer, Barry. The site benefits from a front and rear garden together with off road parking.

The site is located within the Barry Settlement Boundary and borders the Barry Marine Conservation Area but is located outside the conservation area designation.

A similar application was received and approved under application 2020/00488/FUL.

PROPOSAL

The proposal relates to part ground floor, part-two storey side and rear extensions, associated internal works and a rear facing balcony with privacy screens to be erected to either side elevation.

OBSERVATIONS

The application was approved in part under 2020/00488/FUL. The proposal is not so grossly different as to likely generate any reasons for refusal.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25/04/2023

EFFECTIVE DATE OF RECEIPT – 03/04/2023

COMMENTS DEADLINE – 24/04/2023

APPLICATION NO. (S)	2023/00324/FUL
LOCATION	162 Jenner Road, Barry
WARD	Illtyd
APPLICANT	Clarke
PROPOSED DEVELOPMENT	Proposed loft conversion complete with hip to gable and dormer to rear

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 dormers to the rear roofing profiles of nearby dwellings.

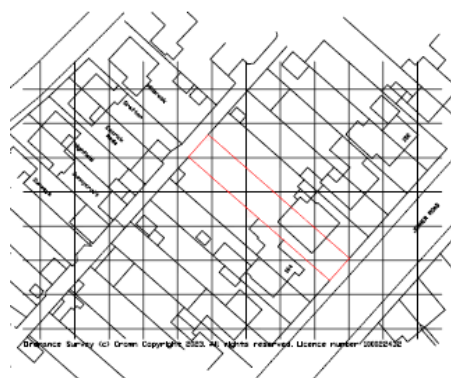
PROPOSAL

The proposal relates to a hip to gable enlargement of the roofing profile and installation of a rear facing dormer within the new profile.

OBSERVATIONS

These are works which could be carried out under the dwellings permitted development allowance and are therefore unlikely to garner an objection from the Vale. There are numerous examples within the locality of similar extensions.

SITE PLAN



SITE LOCATION PLAN
scale 1:1250

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25/04/2023

EFFECTIVE DATE OF RECEIPT – 04/04/2023

COMMENTS DEADLINE – 25/04/2023

APPLICATION NO. (S)	2023/00327/FUL
LOCATION	Apartment Block A, Heol Ty Draw, Barry
WARD	Baruc
APPLICANT	Wales & West Housing Association
PROPOSED DEVELOPMENT	Proposed conversion of ground floor bin/bicycle storage to no.1 affordable apartments, downsized bin/bicycle storage and other associated ancillary works

BACKGROUND

The site is located towards the end of the Heol Ty Draw cul-de-sac and contains a three-storey building in C3 usage with multiple flats present. The property currently benefits from a large integral cycle and bin store on the ground floor. The building forms part of the new waterfront development which is characterised by a modern mixed use development, though the uses in proximity to the site are primarily residential in nature.

PROPOSAL

The proposal relates to the downsizing and amalgamation of the bin and cycle store into one smaller area. The space created through this would be used as a new affordable dwelling. Associated works such as alterations to the fenestrations in order to facilitate the new use would also occur.

OBSERVATIONS

The key impacts that the proposal is likely to have are upon the visual amenity of the property, the wider area, the residential amenity of neighbouring properties, parking provision and sustainable transport provision.

The proposal is unlikely to raise any issues with regard to visual or residential amenity. The proposal is residential in nature in a predominantly residential area. The proposal overlooks a children's play area as do several of the flats housed within the property. The external changes required to facilitate the proposal are small in scale and unlikely to cause any major alteration to the façade or visual amenity provided.

The loss of a large cycle store in favour of a shared cycle/bin store which can only accommodate up to four bicycles (tightly packed). Whilst it is still located within a safe, secure and convenient location it is a severe downsize. Members should note that there is only a cycle provision required of 1 stand per 5 bedrooms, as such the proposal may meet the requirements.

A further parking space along with alterations to the parking area and surrounding landscaping have also been proposed to bring the new application in line with held parking standards.

SITE PLAN



Site Location Plan

1 : 1250

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25/04/2023

EFFECTIVE DATE OF RECEIPT – 03/04/2023

COMMENTS DEADLINE – 24/04/2023

APPLICATION NO. (S)	2023/00328/FUL
LOCATION	29 Park Crescent, Barry
WARD	Illtyd
APPLICANT	Cox & Hitchcock
PROPOSED 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

BACKGROUND

The application site is located towards the western side of Park Crescent and contains a two-storey, end-of-terrace property. The property is currently in use as a dental practice (D1). The site benefits from a linear rear amenity area and small front amenity area.

PROPOSAL

The application relates to a large ground floor rear extension and small first floor rear extension in order to facilitate improvements to the practice. The proposed ground floor extension would occupy almost the entirety of the rear amenity area. The first-floor rear extension is of a small scale but would allow for the conversion of an existing w/c into a small office with w/c.

OBSERVATIONS

The key impacts that the proposal may have would be upon the visual amenity of the host dwelling and wider area as well as the residential amenity of neighbouring occupiers and parking provision.

With regards to visual amenity, the proposal could be seen to constitute overdevelopment of the site, whilst prejudicing potential future occupiers (in the case of applications to revert the use of the property back to a dwelling) by removing the private amenity area.

It is unlikely however that either of the extensions would be seen to have such an impact upon the residential amenities of adjoining and adjacent occupiers as to result in the refusal of the application on this basis alone.

I would expect ongoing negotiations between the officer and applicant would take place to limit the size of the ground floor rear extension.

SITE PLAN



Site Location Plan (1:1250)

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25/04/2023

EFFECTIVE DATE OF RECEIPT – 03/04/2023

COMMENTS DEADLINE – 24/04/2023

APPLICATION NO. (S)	2023/00345/PNT
LOCATION	Tynwydd Road, Barry
WARD	Dyfan
APPLICANT	CK Hutchison Networks (UK) Limited
PROPOSED DEVELOPMENT	Proposed 5G telecoms installation: 15m H3G street pole with cabinets and ancillary works

PROPOSAL

Installation of 15m pole including antennas, ground based apparatus and ancillary development.

SITE PLAN

