

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 JULY 2023 AT 7PM**

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

**ALSO PRESENT:** Greg Smart – Planning Officer  
Lyndsey Thomas – Administrator  
Councillor N Hodges – Observer  
Councillor McKinney – Observer

PL56. **APOLOGIES FOR ABSENCE**

Councillor Davies-Powell

PL57. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE  
COUNCIL'S CODE OF CONDUCT**

Councillor E S Goodjohn announced a declaration of interest in regards to the Premise Licence Application received

PL58. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL59. **TO NOTE THE TERMS OF REFERENCE**

**RESOLVED:** That the Terms of Reference be received and noted.

PL60.

**TO APPROVE THE MINUTES OF THE PLANNING COMMITTEES MEETING HELD ON 25 APRIL 2023**

**RESOLVED:** That the minutes of the Planning Committees meeting held on 25 April 2023 be approved and signed as a correct record

PL61.

**TO CONSIDER PLANNING APPLICATIONS**

**a) Planning Application No. 2023/00586/FUL**

**Location:** 8 Guys Road, Barry

**Development:** Single storey rear extension and internal changes

Councillor E Goodjohn stated that she had visited the site and would like to object on the basis that the extension is not a “Granny Annexe” as it has been referred to in the application. She felt that it is a two storey overdevelopment that accommodates four people. The foundations would be quite deep too.

The Chair agreed that it didn’t seem like a “Granny Annexe” and appeared more like a second dwelling.

Councillor Thomas commented that an annexe of this description would not need to be two storeys.

Councillor E Goodjohn added that the neighbouring property has a conservatory and a greenhouse which would be overshadowed.

Councillors unanimously agreed to having a strong objection to the development on the basis of overdevelopment and light obstruction.

**RESOLVED: Strong objection due to the large scale of the development and impact of overlooking on neighbouring properties. Impact upon parking provision and highway safety also of concern.**

**b) Planning Application No. 2023/00647/FUL**

**Location:** Island House, Friars Road, Barry

**Development:** Conversion of disused office and workshop building into a modest dwelling with alterations and extensions

The Chair noted that the Planning Officer had reported this was unlikely to be accepted by Vale of Glamorgan. The Chair also pointed out that the path to the property is an alleyway and recommended an objection.

Councillor Hennessy asked if the access to the front door would be coming from the alleyway. The Planning Officer confirmed that it would.

Councillors Ball and Hennessy supported the notion of an objection.

**RESOLVED: Objection.** Parking provision and highway safety of concern. Impact on visual amenity of concern.

**c) Planning Application No. 2023/00519/RG3**

**Location:** BSC2 Innovation Quarter, Hood Road, Barry

**Development:** Minor alterations to main building entrance, existing external landscaping and surface car park. Addition of a new surface car park at the rear of the building

**RESOLVED: No objection**

**d) Planning Application No. 2023/00692/FUL**

**Location:** 42 Oxford Street, Barry

**Development:** Demolish existing ground floor rear lean-to extension and construct new. All finishes to match existing

**RESOLVED: No objection**

**e) Planning Application No. 2023/00438/FUL**

**Location:** 12, Sycamore Crescent, Barry

**Development:** Demolition of existing garage to create new single storey side and rear extension

**RESOLVED: No objection (approved by VOG prior to comments)**

**f) Planning Application No. 2023/00638/FUL**

**Location:** 92, Kingsland Crescent, Barry

**Development:** Conversion of seven bedroom house (above existing apartment) into 3.no self contained 2 bedroom apartments

Councillor Collins stated that it is the last house on that side of the street in its original state as all others have already been converted into apartments. This has had a negative effect on parking in the area.

Councillor Thomas agreed it would be nice to keep the beautiful decoration in the house.

Councillor Hennessy pointed out that the Council cannot ask the developers to keep features. The Planning Officer agreed as nothing is listed.

Councillor Hennessy added that as other houses in the street have already converted it has set a precedent in the area.

The Chair recommended no objection, with the recommendation of as many original features kept as possible. The committee could request that photos are taken to keep a record before the property is altered.

Members agreed with this idea.

**RESOLVED: No objection with the request that photographs are taken to document the original features prior to building work taking place**

**g) Planning Application No. 2023/00587/FUL**

**Location:** Land Adjacent to 44, Coldbrook Road East, Barry  
**Development:** Erection of a detached house

Councillor E S Goodjohn stated that he had looked at the plans and spoken with the neighbours in the area. He said that the only issue appeared to be with parking.

The Planning Officer confirmed that the plan is for a three-bed property and that he doubts that the Highways department will be satisfied with the driveway plan and its proposed parking.

Councillor Hennessy enquired how wide the access to the side of the house would be. The Planning Officer commented that the site has had cars travelling down there previously.

Councillor E S Goodjohn added he believes the width would be 2.5 – 3 metres approximately.

The Chair commented that there seems to be a major issue with parking and suggested that the committee object to the proposal. Members of the committee agreed.

**RESOLVED: Objection on the ground of the parking issues. if these issues could be resolved no objection would be tendered.**

**h) Planning Application No. 2023/00656/FUL**

**Location:** Castle Hotel, Jewel Street, Barry  
**Development:** Planning Application No. 2023/00656/FUL - Retention of 14 no. apartments (Use Class C3) within the existing public house (Use Class A3) and 2-storey side extension (all approved under LPA Ref: 2019/1062/FUL), together with change of use of ground floor and remainder of first floor of existing public house (Use Class A3) to provide 8 no. apartments (Use Class C3), external alterations, repositioned vehicular access, provision of 15 no. car parking spaces, cycle storage, bin storage, drainage and ancillary works

The Planning Officer commented that this was a big loss of public space.

Councillor Collins stated that she fought against this development when it was first proposed.

Councillor Hennessy agreed with Councillor Collins. He said that the original application was for a mixture of flats and either open space or a community space. The community want an open space where they can meet. Councillor Ball agreed.

Councillor Thomas commented that The Castle Public House wasn't listed on letting sites for the pub trade.

The Chair informed the committee that when the application originally went through from the housing association, they also applied for the Windsor and the Sea View. The Castle was proposed to partly have a communal use as it was part of a bigger picture.

The Planning Officer said that he was happy to put in a strong objection due to the loss of public open space and public house. He added he can comment regarding the dispute of an attempt to find a tenant to let the public house.

**RESOLVED: Strong objection due to the loss of public space. further concerns are raised regarding the legitimacy of the attempts of the developer to secure a tenant for the originally proposed use.**

**i) Planning Application No. 2023/00607/FUL**

**Location:** Homemade Wales, 9, High Street, Barry

**Development:** Change of use from A1 to A3

**RESOLVED: No objection**

**j) Planning Application No. 2023/00690/FUL**

**Location:** 6, Kennedy Rise, Barry

**Development:** Single and double storey extensions to the side and rear, including material alterations

The Planning Officer commented that if the application was just a ground floor extension there would be little issue, but it being two storey sets it apart. No other houses in the street have side extensions and so it may set a precedent.

Councillor Ball added that if all the houses started building side extensions then the street will become full of terraced houses.

The Chair agreed and suggested an objection due to the risk of creating a terracing effect. Members supported this decision.

**RESOLVED: Objection due to the risk of a terracing effect in the street. the proposal would also result in an unacceptable precedent for future development.**

**k) Planning Application No. 2023/00650/FUL**

**Location:** Goodsheds, Hood Road, Barry

**Development:** Proposed erection of an additional train carriage for the purpose of A1, A3, B1, D1 and/or D2 use

Councillor Hennessy asked whether the committee had previously objected to an application in this area.

The Chair informed him that yes, that application was for raised carriages. This proposal is for a carriage on the other side, further away from the residents.

Councillor E S Goodjohn said he does not believe that this would be overdevelopment and recommends no objection.

The Chair agreed, adding that the committee could potentially put a comment forward to say that there are plans regarding overdevelopment. Councillor Hennessy said that he was happy to agree with the inclusion of these comments.

**RESOLVED: No objection**

**l) Planning Application No. 2023/00609/FUL**

**Location:** 21, Clement Place, Barry

**Development:** Single storey rear extension and internal changes

The Chair commented that this is in an area where lots of houses are developed in different ways.

Councillor Hennessy noted that being in a conservation area, the development seems a bit big.

The Planning Officer stated that the proposed layout is quite poor. This is meant to be a protected area but the development would be no good for that.

**RESOLVED: Objection on the basis of this being a conservation area. Unneighbourly form of development that would negatively impact the residential amenity of the neighbouring dwelling and negatively impact the visual amenity of the conservation area.**

PL62. **TO CONSIDER TABLED APPLICATIONS**

None Received.

PL63. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL64. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

Councillor E S Goodjohn declared an interest due to being a part of the licencing committee of Vale of Glamorgan and left the meeting.

Councillor Thomas commented that the Bier Keller is not accessible.

Councillor Ball noted that there was an old access door into the back lane.

The Chair asked the Planning Officer to investigate a way to object to the venue on the grounds of accessibility.

The Planning Officer advised that the committee can't object to the Licence request due to accessibility but if Councillor Thomas could message him separately he can submit a comment to the Vale of Glamorgan regarding the issue.

**RESOLVED: No objection**

Councillor E S Goodjohn returned to the meeting.

PL65. **REPORT BACK REGARDING THE SUGGESTED ALTERATIONS TO THE SCHEME OF DELEGATION FOR BARRY TOWN COUNCIL'S PLANNING FUNCTION**

Members were provided with a report regarding the suggested alterations to the Scheme of Delegation for Barry Town Council's Planning Function.

Members agreed that they were happy with the report.

**RESOLVED: That the report was received and noted.**

PL66. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None

PL 67. **DATE OF NEXT MEETING**

The date of the next Planning Committee is scheduled for Tuesday 12 September 2023

Meeting closed at 7.57 pm.

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