

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 28 NOVEMBER 2023 AT 7PM

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

ALSO PRESENT: Greg Smart – Planning Officer
Lyndsey Thomas – Administrator
Joanne John – Engagements and Events Administrator
Councillor N Hodges – Observer

PL109. **APOLOGIES FOR ABSENCE**

Councillor E S Goodjohn

PL110. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**

Councillor Hennessy announced a declaration of interest in regards to any Premise Licence Applications received due to being a member of Vale of Glamorgan Licencing Committee.

Councillor Hennessy also declared a personal interest in application 5a as he knows the applicant.

PL111. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL112. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 7 NOVEMBER 2023**

RESOLVED: That the minutes of the Planning Committees meeting held on 7 November 2023 be approved and signed as a correct record

PL113. **TO CONSIDER PLANNING APPLICATIONS**

a) Planning Application No. 2018/00117/FUL

Location: Land at the rear of 50, Holton Road, Barry

Development: Construction of block of retail units with apartments above

The Planning Officer informed the committee that the only changes to this application from when it was originally discussed in 2018, is the addition of a bin store.

The Chair reminded the committee that previously the consensus was that the plan was an overdevelopment and that there were concerns regarding the lack of a fire escape.

Councillor Collins stated that there are not enough amenities in the plan. Parking in the area is already an issue, especially considering loading and unloading of lorries in the street.

Councillor Hennessy abstained from voting.

RESOLVED: Strong objection based upon the same concerns as the previous application, regarding the lack of a fire escape

b) Planning Application No. 2023/01049/FUL

Location: Building Rear of 59, Vere Street, Barry

Development: The demolition of the existing workshop and construction of a new three storey apartment block. The new apartment building will be split into three sub divided one bed apartments

The Planning Officer noted that this was a three-storey plan in a two-storey building area. Visually the plan would not match anything in the area. He added that the size of the rooms would not provide great living standards.

Councillor Davies-Powell agreed with the Planning Officer, commenting that the building would look different to the surrounding area and would also have a view into neighbouring properties.

RESOLVED: Objection on the basis of the overbearing size and visual non-conformity

c) Planning Application No. 2023/00991/ADV

Location: Barry Satellite Telecraft, 23, Thompson Street, Barry
Development: Replace shop sign - Just modernising/updating

Councillor Collins commented that the revamping was needed.

RESOLVED: No objection

d) Planning Application No. 2023/01053/FUL

Location: Hurleston, 45, Marine Drive, Barry
Development: Substitute existing Juliet balcony to first floor bedroom with walk-on balcony, 5.4 wide X 1.5 m deep with toughened glass balustrade and stainless-steel railing, composite wood flooring. Support by means of 3 cantilevers, and one end of balcony extending over existing porch roof

The Chair commented that she had no objections and that the balcony would not be overlooking any neighbours.

RESOLVED: No objection

e) Planning Application No. 2023/00672/FUL

Location: Flat Property, 1, Vere Street, Barry
Development: Conversion of first floor flat to HMO

The Planning Officer advised the committee that the property is currently a four-bed flat, but the plan is to expand to six bedrooms. There would be no external work so visually there would be no difference to the property.

Councillor Davies-Powell commented that there would be a poor living standard based on the number of bedrooms but due to there being no change of features it would be hard to object to the plans.

The Chair stated that the principal of accommodation was no issue but the concern was the number of people and the standard of life. She recommended the committee put an objection forward based upon the level of amenities.

RESOLVED: Objection due to the living standards and lack of amenities

f) Planning Application No. 2023/01028/FUL

Location: Bambragh Stores, 25-27, Ivor Street, Barry

Development: Conversion of two first floor flats to three flats

The Planning Officer stated that these were originally North and South flats. The plan is to divide one in half to produce an additional flat. This may be below space standards required for living.

The committee unanimously agreed to object to the plan.

RESOLVED: Objection due to the small size of living space

g) Planning Application No. 2023/01066/FUL

Location: Land at Dunlin Court, Barry

Development: Proposed extension and renovation of bin stores and extinguishment of the adopted highway over parking bays and verge areas

The Planning Officer stated that this plan would result in the loss of three off-street parking spaces.

The Chair commented that Councillor N Hodges had shown her a news report showing that there is an issue of fly-tipping in the area.

Councillor Collins informed the committee that there is an ongoing problem in the area with workmen dumping there, people moving homes abandon furniture there and people in surrounding areas also use it to fly-tip rubbish.

She continued that there is not much amenity space in those flats to store rubbish and recycling and as a consequence; things get dumped.

Councillor Collins continued, that she has previously spoken with the Newydd Housing Association and was told that there are plans to provide separate recycling and bin storage with CCTV recognition, key code locks and more security.

RESOLVED: No objection

h & i) Planning Application Nos. 2023/01068/FUL & 2023/01069/FUL

Location: Land at Dunlin Court, Barry

Location: Land at Avocet Court, Dunlin Court, Barry

Development: Proposed extension and renovation of bin stores and extinguishment of the adopted highway over parking bays and verge areas.

Development: Proposed extension and renovation of bin stores and extinguishment of the adopted highway over verge areas.

The Planning Officer stated that following Councillor Collins' comments, he is happy to say that these are necessary additions. The committee unanimously agreed.

RESOLVED: No objection

j) Planning Application No. 2023/01073/FUL

Location: College Fields Nursing Home, College Fields Close, Barry

Development: Take down single storey service buildings and build three storey 12 bedroom extension with related service facilities

The committee had no issue with the application.

RESOLVED: No objection

PL114.

TO CONSIDER TABLED APPLICATIONS

k) Planning Application No. 2023/01047/FUL

Location: 5, Ffordd Wallace, (Plot 802, Persimmon Development Site), East Quay, Barry

Development: Roller garage doors on the current car port

Councillor Collins commented that the application seemed to be simply changing a garage door to a roller shutter

RESOLVED: No objection

l) Planning Application No. 2023/01058/RG3

Location: Holton Road Primary School, Holton Road, Barry

Development: Conversion of the existing Caretaker's house into classrooms and offices

RESOLVED: No objection

m) **Planning Application No. 2023/01063/RG3**

Location: Jenner Park Junior And Infant School, Hannah Street, Barry

Development: To remove the existing UPVC window, remove a section of wall below the window. Replace with an aluminium door and window unit allowing for disabled access direct from the classroom into the soft play area

Councillor E Goodjohn said that she was happy with the application. Councillors Hennessy and Collins seconded.

RESOLVED: No objection

PL115. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL116. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

Councillor Hennessy left the meeting at 7:35pm.

RESOLVED: That the Premises Licence Applications are received and noted.

PL117. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None Received

PL118. **DATE OF NEXT MEETING**

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

Meeting closed at 7.37 pm.

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