

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 8 NOVEMBER 2023 AT 7PM

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

ALSO PRESENT: Greg Smart – Planning Officer
Lyndsey Thomas – Administrator
Councillor Clarke – Observer
Sarah Roberts – Observer
Tracey Withers – Observer
Paul Davenport – Observer
Nicky Parry – Observer
Mo Woodfield – Observer
Natalie Ridler – Observer
Vicki Judd – Observer
Kay Bowring – Observer

PL98. **APOLOGIES FOR ABSENCE**

Councillors Collins, Hennessy and Thomas

PL99. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**

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

The Mayor announced a declaration of interest as he is a member of the Vale of Glamorgan Planning Committee.

PL100. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**
RESOLVED: That the Well-being for Future Generations (Wales) Act 2015 be received and noted.

PL101. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 17 OCTOBER 2023**
RESOLVED: That the minutes of the Planning Committees meeting held on 17 October 2023 be approved and signed as a correct record

PL102. **TO CONSIDER PLANNING APPLICATIONS**
The Chair moved forward the discussion regarding the application at Hayes Road due to the members of the public in attendance with an interest in that item.

g) Planning Application No. 2023/00708/FUL and 2023/00859/FUL

Location: Land south of Hayes Road, Sully
Development: Proposed siting of Self-Storage Containers and Associated Works (Class B8) and Proposed caravan and motorhome storage (Class B8)

The Planning Officer informed the committee that preliminary work on the site is already proceeding and a large area has already been cleared.

Councillor E S Goodjohn thanked the members of the public for attending the meeting. He told the committee that he has a strong objection to the development.

Councillor E Goodjohn seconded this. She added that what has happened to the land already has a terrible environmental impact.

The committee unanimously voted towards a Strong Objection to the application.

The Planning Officer stated that he would like to add more comments about the environmental impact and biodiversity loss in his report. The committee agreed.

RESOLVED: Strong objection on the basis of;

- 1) **Comparable, adequate and underutilised storage facilities in close proximity to site.**
- 2) **Incomparable and wholly unacceptable alteration of 'green/rural' site for potential holiday let accommodation. All infrastructure required to sustain the site would be located away from the development and should therefore be considered an unsustainable development.**
- 3) **Wholly negative impact (both retrospective and future) upon the visual amenity of the site which has already been cleared for development.**
- 4) **Proximity to sensitive location such as Ty Hafan & Beechwood College and the potential for unnecessary disruption, both in the short and long term.**
- 5) **Increase in noise pollution and traffic.**
- 6) **Lack of information regarding a required Flood Consequences Assessment.**
- 7) **Lack of information regarding the disposal of foul waters from the proposed development.**
- 8) **Very real potential for an unwanted and unwarranted development precedent in this location.**
- 9) **Environmental impact and loss of biodiversity.**

PL103. **NOTIFICATION OF A PREMISES LICENCE APPLICATIONS**

The Chair brought forward agenda item 8.

Councillor E S Goodjohn left the meeting at 7.13pm.

The committee had no objections to the licencing request for Bottled Barry.

RESOLVED: No objection.

Councillor E S Goodjohn returned to the meeting at 7.15pm.

PL104. **TO CONSIDER PLANNING APPLICATIONS**

a) Planning Application No. 2023/00952/FUL

Location: 21, Blodyn Y Gog, Barry

Development: Installation of an air source heat pump to existing property. Exterior heat pump situation at 2m to boundary

Councillor E S Goodjohn stated that as a Vale of Glamorgan Councillor for the ward he had no objection

RESOLVED: No objection

b) Planning Application No. 2023/00982/FUL

Location: 15, Fryatt Street, Barry

Development: A change of use from C3(a) (use by a single person or a family) to C4 HMO. The proposal is a six bed who share basic amenities such as kitchen/living and bathrooms

Councillor E Goodjohn commented that there are housing issues and people needing homes in the area. Plans like this may help alleviate the issue

RESOLVED: No objection

c) Planning Application No. 2023/01022/FUL

Location: 2, Baruc Way, Barry

Development: Change of use of garage to small barbers

The Chair noted that on the proviso that there is only one client and one staff member in attendance as suggested in the report, the development should have little impact

RESOLVED: No objection

d) Planning Application No. 2023/00842/FUL

Location: 65, Jenner Road, Barry

Development: Replace existing garage to the rear of the property. Constructed from blockwork, slight fall on roof draining into applicant's property

Councillor Ball commented that most housing in the area has been changed so the design won't be out of keeping.

RESOLVED: No objection

e) Planning Application No. 2023/00936/LBC

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

Development: Installation of new lift shaft and relocation of fire escape stairs

The Planning Officer informed the committee that the lift shaft would be noticeable and detrimental to the listed property due to the height of it compared to the building. He added that it was a question of whether the visuality outweighs the use of the building

Councillor E Goodjohn stated that the use of the building and resident's safety should outweigh the visual impact as it is more important

The Mayor added that the consideration should be made for the possibility to change the building's image back to its previous guise should the use of it change in future

The Chair agreed that the committee proceed with a decision of no objection if some reflection that the lift shaft be easily removed in future if the property should no longer be a care home

RESOLVED: No objection on the basis that the lift shaft be removed and the building returned to its previous state should it be sold and no longer operating as a care home

f) Planning Application No. 2023/01012/FUL

Location: 179, Pontypridd Road, Barry

Development: Ground floor extension to reconfigure living space together with first floor extension to create an additional fourth bedroom

The Planning Officer summed up the report for the committee and the current situation of works

Councillor Ball said he didn't see a problem with the plans. The Chair agreed

RESOLVED: No objection

PL105.

TO CONSIDER TABLED APPLICATIONS

h) Planning Application No. 2023/01021/FUL

Location: 4, Clos Y Fulfran, Barry

Development: Enlargement of existing dormer window to the front elevation and construction of a two-storey bay window to the front elevation

The Planning Officer explained that he was in two minds about the application. He commented that it doesn't look good but the property is a secluded site.

The Mayor noted that the property is a semi-detached property with a mirror view next to it.

The Planning Officer noted that in housing developments such as these there is very little room to expand.

The Mayor commented upon the visual impact and how it would affect residents' views from nearby houses.

The Chair stated that in principal there was no issue with the house being extended at the front, however the plans were unattractive and would really stand out. She added that the style needs to be questioned

RESOLVED: No objection subject to amendments being considered regarding the appearance of the two-storey front addition and enlargement of the front facing dormer

i) Planning Application No. 2023/01038/FUL

Location: Grantham House, Pencoedre Lane, Barry

Development: Remodelling of existing house, to create new modern glass window bays, entrance porch and single storey rear extension with home office in existing garage

The committee discussed the application and agreed that the plans would make the property more cohesive and energy efficient.

The Chair commented that this would be an improvement to the house

RESOLVED: No objection

j) 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 explained to the committee that he has requested further information regarding this application as extra space has been added for a bin store. The application is originally from 2018 but is being reconsidered as a new application on this basis

The Chair commented that the committee will hopefully see the application on the next agenda, upon receipt of the additional information

RESOLVED: Deferred to the next meeting pending receipt of further information requested from Vale of Glamorgan Council

PL106. **LOCAL PLANNING AUTHORITY DECISIONS**

The Mayor requested that in future application addresses are included in the relay of the local authority decisions. Admin agreed that this would not be a problem.

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

PL107. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None Received

PL108. **DATE OF NEXT MEETING**

The date of the next Planning Committee is scheduled for Tuesday 28 November 2023

Meeting closed at 7.45 pm.

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