



BARRY TOWN COUNCIL

CYNGOR TREF Y BARRI

Please reply to: TOWN CLERK

Your Ref:

When calling please ask for:

6 November 2023

To: Councillor S Hodges (Chairperson) plus Ball, Collins, Davies-Powell, E Goodjohn, E S Goodjohn, Hennessy, Johnson (Town Mayor – Ex-Officio) and Thomas.

Dear Councillor,

Please find attached the item that was marked to follow in relation to the meeting of the **Planning Committee** to be held on a **hybrid basis** in the **Council Chamber, Town Hall, King Square, Barry, CF63 4RW and remotely on Tuesday 7 November 2023** commencing at **7.00 pm** for the purpose of transacting the business specified below.

From 1 May 2021 The Local Government and Elections (Wales) Act 2021 makes provision for meetings to take place through a variety of arrangements, including multi-location meetings where all individuals are attending virtually and hybrid meetings where a number of individuals are attending in person at a designated location and others are attending virtually from a range of other locations. The Act makes permanent provision for remote meetings (multi-location) and electronic publication of documents

Yours faithfully

Tracy Predeth
Locum Chief Officer
(Town Clerk)

*The Council welcomes correspondence in English or Welsh
Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg neu'n Saesneg*

TOWN HALL, KING SQUARE, HOLTON ROAD, BARRY, CF63 4RW Tel: (01446) 738663 Email: info@barrytowncouncil.gov.uk	NEUADD Y DREF, SGWÂR Y BRENIN, HEOL HOLTON, Y BARRI, CF63 4RW Ffôn: (01446) 738663 Ebo: info@barrytowncouncil.gov.uk
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Planning Issues

6. To consider Tabled Applications:

(Pages 398 - 401)

- a) Planning Application No. 2023/01021/FUL – Enlargement of existing dormer window to the front elevation and construction of a two storey bay window to the front elevation at 4, Clos Y Fulfran, Barry
- b) Planning Application No. 2023/01038/FUL – Remodelling of existing house, to create new modern glass window bays, entrance porch and single storey rear extension with home office in existing garage at Grantham House, Pencoedtre Lane, Barry
- c) Planning Application No. 2018/00117/FUL – Construction of block of retail units with apartments above at Land at the rear of 50, Holton Road, Barry – **Deferred to next meeting pending receipt of further information requested from Vale of Glamorgan Council**

Distribution

Electronic notification of summons and front-page Agenda to all Committee members. Email notification of electronic papers to all Barry Town Councillors (22). A full copy of the agenda and papers for this meeting (with the exception of confidential items) will be available at the Town Council Offices and on the Town Council Website – www.barrytowncouncil.gov.uk

This document is available in large print and other formats upon request/Cewch y ddogfen hon mewn pring bras a ffor matiau eraill drwy holi.

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 07/11/2023

EFFECTIVE DATE OF RECEIPT – 26/10/2023

COMMENTS DEADLINE – 16/11/2023

APPLICATION NO. (S)	2023/01021/FUL
LOCATION	4 Clos Y Fulfran, Barry
WARD	Baruc
APPLICANT	Hadfield
PROPOSED DEVELOPMENT	Enlargement of existing dormer window to the front elevation and construction of a two storey bay window to the front elevation

BACKGROUND

The application site is located within the small residential cul-de-sac of Clos Y Fulfran and contains a two-storey, semi-detached dwellinghouse. The dwelling has seen small improvements/additions including a ground floor rear extension.

PROPOSAL

The applicant proposes a two-storey front extension and front facing dormer enlargement.

BIODIVERSITY

Paragraph 6.4.5 of Planning Policy Wales (Edition 11, 2021) states that “Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity.....”. The Vale of Glamorgan have noted this requirement and now seek to ensure that all future proposals for development comply with PPW11 and result in a net benefit for biodiversity.

OBSERVATIONS

The key issues that will impact upon the proposal are its effect upon visual and residential amenity.

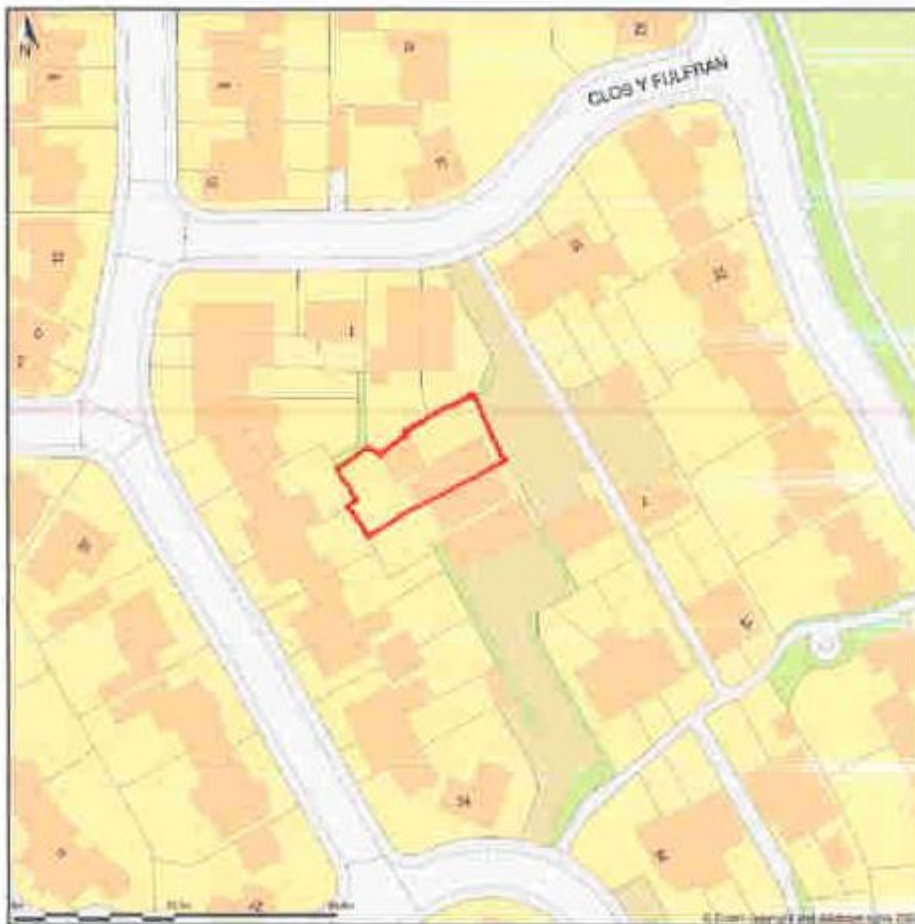
The proposal would cause no greater detrimental impact upon the residential amenities of adjoining or adjacent occupiers than the existing dwelling.

The proposed extensions/enlargements would unbalance the pair of semi-detached dwellings of which it is a part. This negative impact upon visual amenity would generally be enough to justify the refusal of the application. Considering however the ‘back-land’ nature of the site, sandwiched between residential development on all sides and the limited public vantage points available of the proposal, it is unlikely that

it can be argued that there would be enough detriment to the visual amenity of either the host dwelling, adjoining dwelling or wider area to justify the refusal of the application.

It is a close call with regard to visual amenity.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 07/11/2023

EFFECTIVE DATE OF RECEIPT – 30/10/2023

COMMENTS DEADLINE – 20/11/2023

APPLICATION NO. (S)	2023/01038/FUL
LOCATION	Grantham House, Pencoedtre Lane, Barry
WARD	Cadoc
APPLICANT	Peacock
PROPOSED 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

BACKGROUND

The application site comprises an existing semi-detached house, which is located on Pencoedtre Lane, off Skomer Road in the north east of Barry. Extensions, additions and alterations to the host dwelling as built have been added over the years piecemeal.

PROPOSAL

This proposal seeks to unify the appearance of the host dwelling by removing or regularising previous development to Grantham House. As well as this, the applicant proposes a large, modern, ground floor rear extension that would cover the width of the host dwelling. This would be following the demolition of the existing, smaller, ground floor rear extension.

BIODIVERSITY

Paragraph 6.4.5 of Planning Policy Wales (Edition 11, 2021) states that “Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity.....”. The Vale of Glamorgan have noted this requirement and now seek to ensure that all future proposals for development comply with PPW11 and result in a net benefit for biodiversity.

OBSERVATIONS

The proposals, whilst generous in scope, are unlikely to cause a detriment to the residential amenity of the adjoining or any adjacent occupiers.

The proposals would serve to improve the appearance of the host dwelling from public vantage points and will most likely be seen to be favourably balanced in terms of its impact upon the visual amenity of the host dwelling and wider area.

SITE PLAN

