



BARRY TOWN COUNCIL

CYNGOR TREF Y BARRI

Please reply to: TOWN CLERK

Your Ref:

When calling please ask for:

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.

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,

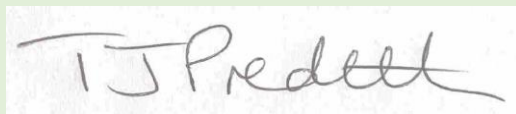
You are hereby summoned to attend a meeting of the **Planning Committee** to be held on a **hybrid basis in the Council Chamber, Town Hall, King Square, Barry, CF63 4RW and remotely on Tuesday 7 November 2023 commencing at 7.00 pm** for the purpose of transacting the business specified below.

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

*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	NEUADD Y DREF, SGWÂR Y BRENIN, HEOL HOLTON, Y BARRI, CF63 4RW
Tel: (01446) 738663	Ffôn: (01446) 738663
Email: info@barrytowncouncil.gov.uk	Ebost: info@barrytowncouncil.gov.uk

Yours faithfully



Tracy Predeth
Locum Chief Officer
(Town Clerk)

AGENDA

1. **Apologies for absence**
2. **To receive declarations of interest under the Council's Code of Conduct** (Note: Members seeking advice on this item are asked to contact the Monitoring Office at least 72 hours before the meeting)
3. **Well-being of Future Generations (Wales) Act 2015**
(To note)

*Planning Committee members will note that this Act sets out the requirement for a public body to act in a manner which seeks to ensure **that the needs of the present are met without compromising the ability of future generations to meet their own needs.***

In order to act in that manner, a public body must take account of the following things:

- (a) the importance of balancing short term needs with the need to safeguard the ability to meet long term needs, especially where things done to meet short term needs may have detrimental long-term effect;*
- (b) the need to take an integrated approach, by considering how—*
 - i. the body's well-being objectives may impact upon each of the well-being goals;*
 - ii. the body's well-being objectives impact upon each other or upon other public bodies' objectives, in particular where steps taken by the body may contribute to meeting one objective but may be detrimental to meeting another;*
- (c) the importance of involving other persons with an interest in achieving the well-being goals and of ensuring those persons reflect the diversity of the population of the part of Wales in relation to which the body exercises functions;*

- (d) *how acting in collaboration with any other person (or how different parts of the body acting together) could assist the body to meet its well-being objectives, or assist another body to meet its objectives;*
- (e) *how deploying resources to prevent problems occurring or getting worse may contribute to meeting the body's well-being objectives, or another body's objectives.*
4. **To approve the minutes of the Planning Committee's Meeting held on 17 October 2023** **(Pages 374 - 380)**

Planning Issues

5. **To consider Planning Applications:** **(Pages 381 - 394)**
- a) Planning Application No. 2023/00952/FUL – Installation of an air source heat pump to existing property. Exterior heat pump situation at 2m to boundary, 21 Blodyn Y Gog, Barry
- b) Planning Application No. 2023/00982/FUL – 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, 15 Fryatt Street, Barry
- c) Planning Application No. 2023/01022/FUL – Change of use of garage to small barbers, 2 Baruc Way, Barry
- d) Planning Application No. 2023/00842/FUL – Replace existing garage to the rear of the property. Constructed from blockwork, slight fall on roof draining into applicant's property, 65 Jenner Road, Barry
- e) Planning Application No. 2023/00936/LBC – Installation of new lift shaft and relocation of fire escape stairs, College Fields Nursing Home, College Fields Close, Barry
- f) Planning Application No. 2023/01012/FUL – Ground floor extension to reconfigure living space together with first floor extension to create additional fourth bedroom, 179 Pontypridd Road, Barry
- g) Planning Application No. 2023/00708/FUL and 2023/00859/FUL – Proposed siting of Self-Storage Containers and Associated Works (Class B8) and Proposed caravan and motorhome storage (Class B8), Land south of Hayes Road, Sully

6. **To consider Tabled Applications** **(To follow)**
- h) 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, 4 Clos Y Fulfran, Barry
 - i) Planning Application No. 2023/01038/FUL – Remodelling of existing house, to create new modern glass window bays, entrance porch and single rear extension with home office in existing garage, Grantham House, Pencoedre Lane, Barry
 - j) Planning Application No. 2018/00117/FUL – Construction of block of retail units with apartments above, Land at rear of 50 Holton Road, Barry
7. **Local Planning Authority Decisions** **(Page 395 - 396)**
8. **Notification of a Premises Licence Applications** **(Page 397)**
9. **Applications Dealt with Under Delegated Powers – For information only** **(None)**
10. **Date of Next Meeting**

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

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

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 17 OCTOBER 2023 AT 7PM

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

ALSO PRESENT: Mark Sims – Deputy Chief Officer
Lyndsey Thomas – Administrator
Councillor N Hodges – Observer
Councillor Clarke – Observer
Councillor Payne – Observer

PL98. **APOLOGIES FOR ABSENCE**

Councillors Davies-Powell and Thomas

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

Councillors E S Goodjohn and Hennessy announced a declaration of interest in regards to any Premise Licence Applications received due to being members of Vale of Glamorgan Licencing 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 26 SEPTEMBER 2023**

RESOLVED: That the minutes of the Planning Committees meeting held on 26 September 2023 be approved and signed as a correct record

PL102. **TO CONSIDER PLANNING APPLICATIONS**

None Received

PL103. **TO CONSIDER TABLED APPLICATIONS**

a) **Planning Application No. 2023/00850/FUL (BG)**

Location: Regenerate-it, 20-22, Holton Road, Barry

Development: Conversion of part of first floor to four flats

The Chair noted that the plans are of a generous size but do contain two flats with bathrooms with no windows.

Councillor Collins agreed that the lack of windows may be an issue. She also noted that there are parking issues in the area and that Highways must be satisfied for the development to proceed.

The Committee agreed with the Officer's recommendation of no objection with a comment regarding the windows to see if plans could be reconfigured.

RESOLVED: No objection on the basis that Highways approve based on parking in the area. The committee also note that two bathrooms have no windows and wonder if the plans can be reconfigured if possible.

b) Planning Application No. 2023/00897/FUL (HUD)

Location: Land adjacent to 142, Port Road East, Barry

Development: New dwelling

The Chair pointed out that there is a public footpath, marked by a wooden post, running through the middle of the planned dwelling. She has checked and building on a public footpath is not allowed.

Councillor Collins commented that planning permission will be an issue to obtain unless the applicant can get the footpath rerouted.

Councillor Hennessy agreed and added that permission to reroute the path hasn't been sought.

The Chair noted that next door is a bungalow and so the dwelling would be overbearing.

RESOLVED: Objection as overdevelopment of the site and would be overbearing on the neighbouring property and the site is a public footpath

Councillor Hennessy left the meeting at 7:08pm.

c) Planning Application No. 2023/00903/FUL (ED)

Location: 12, Beverley Street, Barry

Development: Single storey extension to rear of property together with side extension and balcony at first floor over ground floor utility room, to provide additional kitchen and bathroom space respectively

Councillor Collins confirmed she was happy to proceed with the Officer's recommendation. Councillor E Goodjohn seconded.

RESOLVED: No objection

d) Planning Application No. 2023/00900/FUL (ED)

Location: 139, White Farm, Barry

Development: Construction of a detached garage to rear of property

Councillor E Goodjohn confirmed she was happy to proceed with the Officer's recommendation. Councillor Ball seconded.

RESOLVED: No objection

Councillor Hennessy returned to the meeting at 7:13pm.

e) Planning Application No. 2023/00916/FUL (TN)

Location: 102, Main Street, Barry

Development: Single storey side extension and rear dormer

Councillor Hennessy confirmed he was happy to proceed with the Officer's recommendation. Councillor Collins seconded.

RESOLVED: No objection however it would be preferred that the materials of the dormer roof remain as existing to reduce the visual impact.

f) Planning Application No. 2023/00906/FUL (HUD)

Location: 72, St. Pauls Avenue, Barry

Development: Levelling of existing terraces to create a patio and accessibility foot path to lower garden

The Chair noted that the properties in this street have steep gardens and the applicant wishes to level and terrace it.

The committee had no objections

RESOLVED: No objection

g) Planning Application No. 2023/00927/FUL (ED)

Location: 95, Colcot Road, Barry

Development: Proposed first floor extension over existing ground floor with external fire escape stairs

Councillor Hennessy noted that the extension is really big and would back on to the school. He commented that no other houses in the street have similar extensions.

The Chair reiterated that the plan is not subservient to the main dwelling. Looking at the plans it is bigger than the house itself.

Councillor Hennessy, Collins and Ball agreed to proceed with the Officer's recommendation of an objection due to the size.

RESOLVED: Objection due to the length of the extension not being subservient to the main dwelling and the mass of the proposed extension likely to result in an overbearing impact on the neighbouring property.

h) Planning Application No. 2023/00937/FUL (ED)

Location: 5A, Goldsland Place, Barry

Development: The construction of a single storey extension to the rear of the property, which will include the removal of the existing windows and section of the existing rear walls, which will increase the size of the existing bedrooms

Councillor Ball confirmed he was happy to proceed with the Officer's recommendations. Councillor Collins seconded.

RESOLVED: No objection

i) Planning Application No. 2023/00923/FUL (VI)

Location: 3, St. Fagans Avenue, Barry

Development: Proposed flat roof single storey extension to rear and small flat roof porch to the front of existing domestic dwelling

Councillor Hennessy noted that other properties in the street have previously done the same. Councillor Ball agreed.

RESOLVED: No objection

j) Planning Application No. 2023/00881/RG3 (CR)

Location: Golau Caredig, Gladstone Road, Barry

Development: Change of use from cafe to A2 one stop shop for support (not retail use)

The Committee agreed that they were happy to proceed with the Officer's recommendations

RESOLVED: No objection

k) Planning Application No. 2023/00928/FUL (ED)

Location: Switch n Socket, 2, Evelyn Street, Barry

Development: Retention of shop front alterations to front elevation including roller shutter and signage

The Committee agreed that they were happy to proceed with the Officer's recommendations

RESOLVED: No objection

l) Planning Application No. 2023/00931/ADV (ED)

Location: Switch n Socket, 2, Evelyn Street, Barry

Development: Retention of signage

The Officer stated that this application is dealt with as advertisement consent and is therefore delagated

RESOLVED: The Committee did not need to discuss the application

m) Planning Application No. 2023/00685/FUL (VI)

Location: 11, Coed Mawr, Barry

Development: Garden summer house

The Chair noted that this was a retrospective application.

Councillor E Goodjohn confirmed she was happy to proceed with the Officer's recommendations. The Committee agreed.

RESOLVED: No objection subject to the 1.8m fence not wrapping around to the front elevation nor obstructing vehicle access.

Councillor Payne joined the meeting at 7.28pm

n) Planning Application No. 2023/00803/FUL (SFL)

Location: 28, Wynd Street, Barry

Development: Change of use from C3 to C4 with 5 separate lettable rooms with shared kitchen and bathroom within the same single dwelling

Councillor E Goodjohn commented that there is a housing crisis with people having to sleep on the streets within the Vale of Glamorgan. Plans like this will help to alleviate the issue.

RESOLVED: No objection

o) Planning Application No. 2023/00959/LBC (LCH)

Location: Docks Office, Subway Road, Barry

Development: Replacement of eroded stone balusters and repair of associated stonework

The Chair noted that this was a listed building and as such will require listed building consent.

Councillor Collins added that it is an old building and that maintenance needs to be done. Councillor Ball agreed.

RESOLVED: No objection

PL104. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL105. **NOTIFICATION OF A PREMISES LICENCE APPLICATIONS**

None Received

PL106. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None Received

PL 107. **DATE OF NEXT MEETING**

The date of the next Planning Committee is scheduled for Tuesday 7 November 2023

The Chair suggested that the applications for storage containers at Land on Hayes Road, Sully are discussed on a future agenda when the Planning Officer returns from leave.

Councillor N Hodges stated that the next meeting of the Vale of Glamorgan Planning Committee is scheduled for 26th October but the agenda has not yet been released.

The Chair suggested that if the plans are on that agenda, Barry Town Council can send a message round to the member of the Planning Committee to gather their comments on the issue.

Meeting closed at 7.35 pm.

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

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 07/11/2023

EFFECTIVE DATE OF RECEIPT – 09/10/2023

COMMENTS DEADLINE – 30/10/2023

APPLICATION NO. (S)	2023/00952/FUL
LOCATION	21 Blodyn Y Gog, Barry
WARD	Cadoc
APPLICANT	Milner
PROPOSED DEVELOPMENT	Installation of an air source heat pump to existing property. Exterior heat pump situation at 2m to boundary

BACKGROUND & PROPOSAL

The application relates to the proposal to install an air source heat pump to the rear of the existing attached side garage which serves the dwelling. The site is located within a modern cul-de-sac and contains a large, two-storey dwelling and attached single storey garage. The proposal would be located 14 metres away from the nearest, adjacent residential dwelling.

BIODIVERSITY

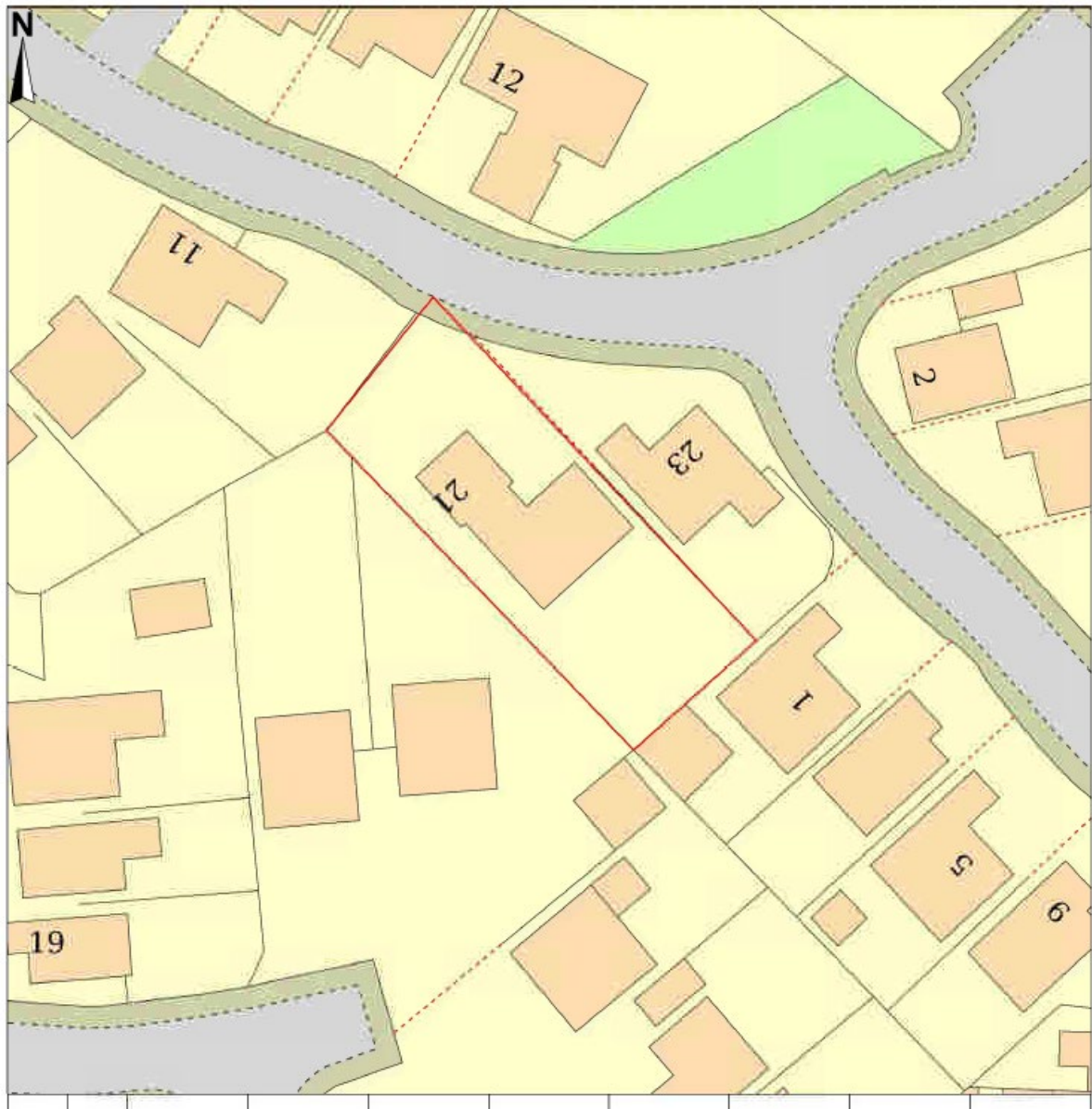
Paragraph 6.4.5 of Planning Policy Wales (Edition 11, 2021) states that “Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and 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 proposal would cause no undue harm and very limited impact towards the character and appearance of the host dwelling, the wider area or the residential amenities of any adjacent occupier.

Subject to the Council’s environmental health section being satisfied with the noise generation of the unit, it is likely that the proposal will be seen to be acceptable.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 07/11/2023

EFFECTIVE DATE OF RECEIPT – 12/10/2023

COMMENTS DEADLINE – 02/11/2023

APPLICATION NO. (S)	2023/00982/FUL
LOCATION	15 Fryatt Street, Barry
WARD	Castleland
APPLICANT	Newington
PROPOSED 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

BACKGROUND

The application site is located towards the centre of Fryatt Street on the southern side and contains a typical, two-storey, mid-terraced dwelling. The property currently benefits from 3 bedrooms. No off-street parking is available for this or any other dwelling off Fryatt Street due to the street fronted nature of the dwellings.

PROPOSAL

The applicant proposes minor internal and external alterations to create a six bedroom HMO (C4).

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 proposal would have no impact upon the visual amenity of the host dwelling, wider area or residential amenity of any adjoining or adjacent occupier.

The maximum parking requirements for a three bedroom dwelling and six bedroom HMO are broadly the same for the occupants, however one more space could technically be required for the HMO for ‘visitor parking’. Considering the excessive local demand for on-street parking which has caused large portions of Fryatt Street to allow only single file traffic, any increase in occupiers and therefore private motor vehicle users should be considered very carefully.

However, considering the generally lower rates of car ownership for residents of HMO's and the fact that the proposal has a similar parking requirement to the existing dwelling, no concerns are raised.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 07/11/2023

EFFECTIVE DATE OF RECEIPT – 12/10/2023

COMMENTS DEADLINE – 02/11/2023

APPLICATION NO. (S)	2023/01022/FUL
LOCATION	2 Baruc Way, Barry
WARD	Baruc
APPLICANT	Atwell
PROPOSED DEVELOPMENT	Change of use of garage to small barbers

BACKGROUND

The site is located within a modern cul-de-sac and contains a two-storey dwelling and detached single storey garage to the rear.

PROPOSAL

This application relates to the conversion of the garage to a barbers. The garage door would be removed and replaced with brick wall, 1no. door and 1no. window. The internal layout would include a salon area with store/utility room at the rear.

The salon would not employ any additional staff other than the applicant and resident of 2 Baruc Way. No more than a single client is expected to be on site at any time, however, no maximum amount of clients per day has been listed. It is proposed to operate between 9:30 and 18:30 Monday to Friday and 09:00 to 13:00 on a Saturday.

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 main issues for consideration are the impact of the proposal on visual and residential amenity, parking provision and impact on defined retail centres.

The proposal would have only a limited impact upon visual amenity and residential amenity.

Whilst there is a presumption in favour of 'retail/commercial' development within defined retail centres, appropriate conditions could ensure that this proposal remains restricted to a single member of staff (i.e. the owner of 2 Baruc Way).

Whilst there would be an increase in traffic etc. to the property, given the very limited proportion of the dwelling that would be converted, the modest number of clients the applicant proposes to see and the lack of additional members of staff, it is considered that the change of use would not result in a significant impact upon the residential character of the property or street scene nor undermine the vitality and viability of the retail strategy of the LDP. Vehicular trips associated with customers are likely to be very few per day.

The conversion of the garage is also removing a parking space from the existing dwelling. However, the site benefits from two off-street parking spaces, and there is sufficient on street parking provision in close proximity to the dwelling / garage to cater for one additional trip to/from the site per session.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 07/11/2023

EFFECTIVE DATE OF RECEIPT – 13/10/2023

COMMENTS DEADLINE – 03/11/2023

APPLICATION NO. (S)	2023/00842/FUL
LOCATION	65 Jenner Road, Barry
WARD	Illtyd
APPLICANT	Singleton
PROPOSED DEVELOPMENT	Replace existing garage to the rear of the property. Constructed from blockwork, slight fall on roof draining into applicant's property

BACKGROUND

The site is located towards the southern side of Jenner Road and contains a typical, two-storey, mid-terraced dwellinghouse. The property benefits from a small outbuilding to the rear curtilage of the site.

PROPOSAL

The applicant proposes to replace the existing detached outbuilding with a new structure, 3.6m x 6.6m in area and a maximum of 3 metres in height to the ridge with a dual-pitched roofing profile.

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 proposal would have limited impact upon both visual and residential amenity. It will likely be approved.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 07/11/2023

EFFECTIVE DATE OF RECEIPT – 20/10/2023

COMMENTS DEADLINE – 10/11/2023

APPLICATION NO. (S)	2023/00936/LBC
LOCATION	College Fields Nursing Home, College Fields Close, Barry
WARD	Buttrills
APPLICANT	George
PROPOSED DEVELOPMENT	Installation of new lift shaft and relocation of fire escape stairs

BACKGROUND

College Fields Nursing Home - Barry accommodates the building formerly known as Neuadd Forganwg. The building was built to use as a Polytechnic College of Wales and is currently in use as a nursing home.

The property is Grade 2 listed and was listed on 24th June 1986 CADW reference No. 13415. The college was built as part of a block of three buildings that were linked by single storey corridors.

College Fields is constructed of facing brick with ornate brick quoin details and bath stone band courses. The timber sliding sash windows are in a symmetrical layout with dormer windows into the roof which exaggerates natural light to the third floor.

The building is constructed in a “U” shape and is laid out over three floors. The principal front elevation faces south-east towards the town and docks and there are two wings connected to the front elevation facing north-east and south-west. The rear (north-west elevation) is made up of service areas, with access to kitchens and laundry, external bin storage, lift, mortuary and external fire escapes.

PROPOSAL

As per design statement:

“install a New 'Saver' Lift at College Field Nursing Home, located at College Field Close, Barry. The proposed lift installation is an immediate necessity to ensure the safety and well-being of the vulnerable population under our care, as well as to provide accessibility for staff, elderly visitors, professionals, and families. This application is vital, urgent, and crucial for the immediate enhancement of our facility.”

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

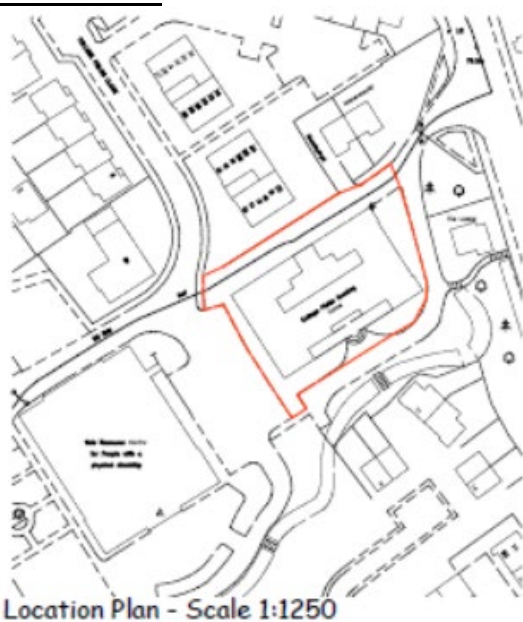
As per design statement:

"The Lift will be installed at the back of the building and the lift shaft to be constructed as per the given Architectural and structural engineering specifications attached herewith. The new lift's design has been meticulously planned to respect the building's architectural heritage and character. This installation will tangibly contribute to the community, making the facility more inclusive and offering a lifeline of support to the vulnerable population we serve."

"The proposed lift well and external stairs have been carefully designed due the host building being a listed building. We have proposed materials to be similar to the existing building. The lift shaft will be covered with facing bricks with ornate brick quoin details to match with the existing exterior wall finish. The form of the extension is governed by engineering requirements. Steel stairs will be similar to one that existed. The existing steel exterior Fire Stairway will be relocated at the rear side of the lift shaft, and it will be providing access to the First and Second Floors with a passageway and fire exit doors."

Although the proposal will impact upon the appearance of the Listed Building of which it is a part, considering the urgent need for the alterations and their requirement to ensure the safe running of the nursing facility, it is recommended that no objection is raised.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 07/11/2023

EFFECTIVE DATE OF RECEIPT – 23/10/2023

COMMENTS DEADLINE – 13/11/2023

APPLICATION NO. (S)	2023/01012/FUL
LOCATION	179 Pontypridd Road, Barry
WARD	Illtyd
APPLICANT	Marchant
PROPOSED DEVELOPMENT	Ground floor extension to reconfigure living space together with first floor extension to create an additional fourth bedroom

BACKGROUND

The application site relates to No.179, Pontypridd Road, a semi-detached, two-storey property sited within the settlement boundary of Barry as identified by the Vale of Glamorgan adopted Local Development Plan 2011 – 2026.

PROPOSAL

The application seeks full planning permission for the construction of a ground floor extension to the rear of the property, and a one and a half storey extension to the side elevation with a dormer on the front facing roof slope.

The application is a resubmission of 2023/00571/FUL which was refused for the following reasons:

“By reason of its design and form, as well as its prominence within the street scene, the proposed extension to the side of the building would represent an inappropriate and insensitively designed form of development that would appear as a discordant and incongruous addition to the host property and would have a harmful impact upon the appearance and character of the dwelling and the wider street scene. The proposal would therefore fail to comply with Policies MD2 (Design of new Development) and MD5 (Design within Settlement Boundaries) of the Local Development Plan 2011-2026 and the guidance set out within the Residential and Householder Development Supplementary Planning Guidance and TAN 12 - Design.”

The key reasons behind this decision were the appearance of the roofing profile (gable-end when the majority of the existing dwellings feature hipped) and the poor appearance of the front facing dormer.

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

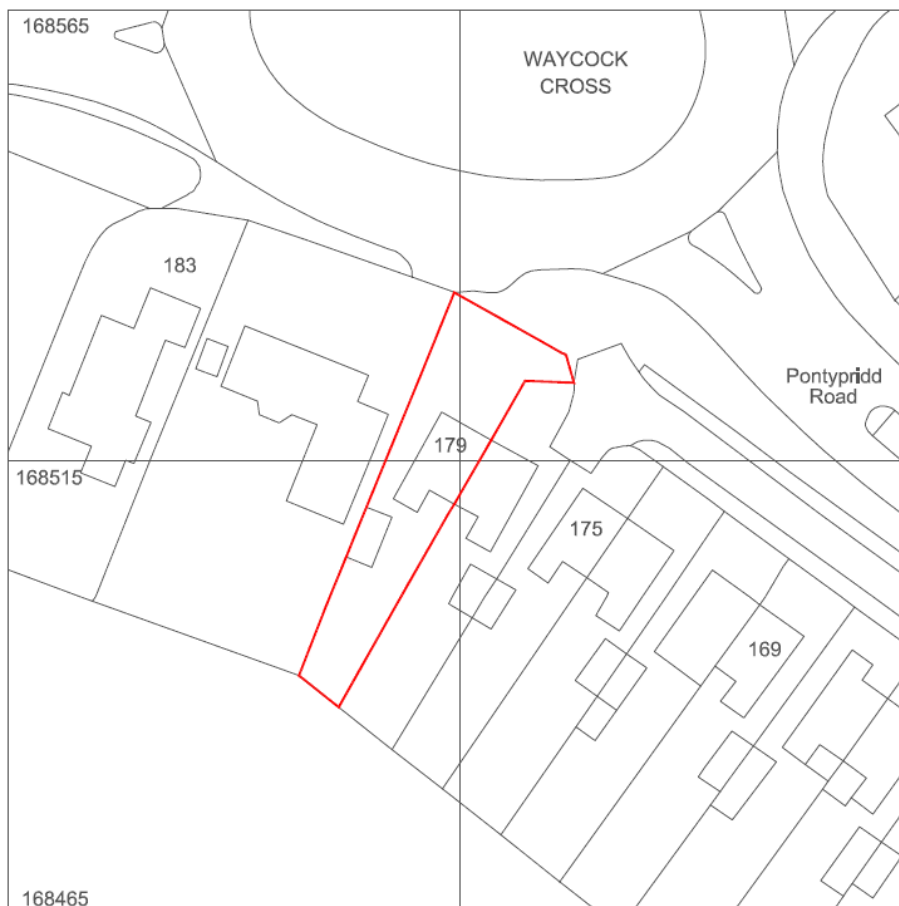
functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity.....". The Vale of Glamorgan have noted this requirement and now seek to ensure that all future proposals for development comply with PPW11 and result in a net benefit for biodiversity.

OBSERVATIONS

Since the initial application both the front facing dormer and roofing profile of the proposal have been altered. The dormer now more accurately reflects and echoes the style of fenestrations to the front of the dwelling. The roofing profile now features a barn-hipped design.

Considering the alterations above and the fact that the applicant could alter the existing roofing profile to that of a gable end profile whenever they choose, it is advised that the proposal no longer has any real negative impact upon the character and appearance of the host dwelling or wider area.

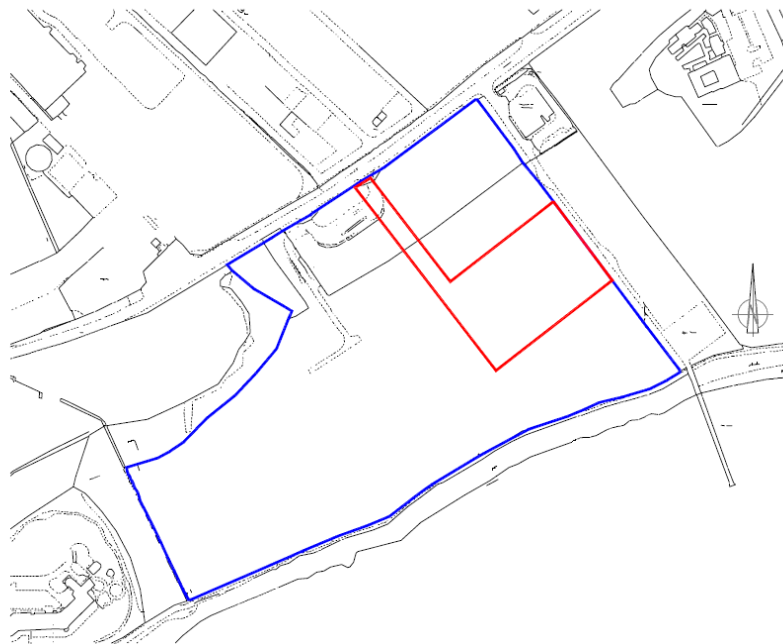
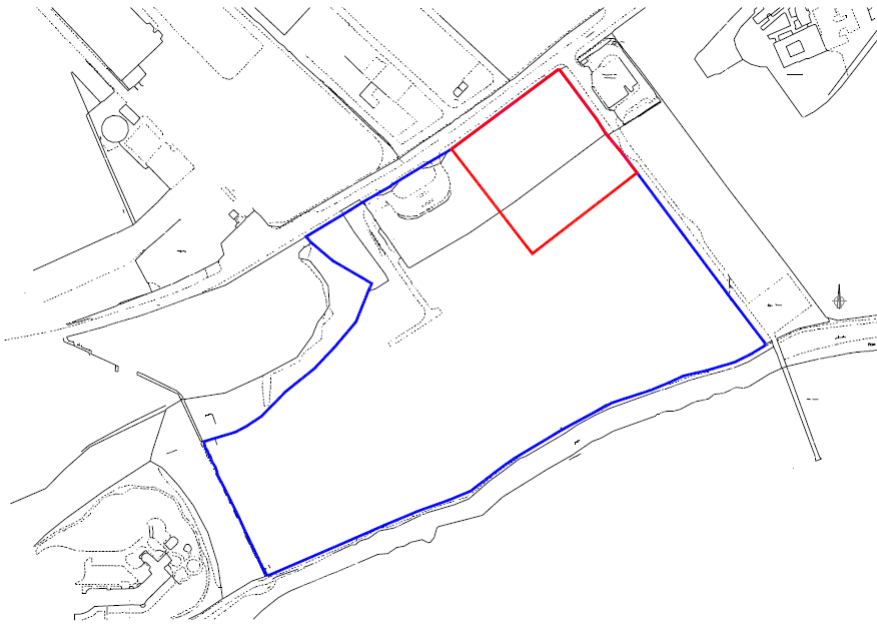
SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 07/11/2023

APPLICATION NO. (S)	2023/00708/FUL - 2023/00859/FUL
LOCATION	Land to south of Hayes Road, Sully
WARD	Sully
APPLICANT	Danter
PROPOSED DEVELOPMENT	Proposed siting of Self-Storage Containers and Associated Works (Class B8) Proposed caravan and motorhome storage (Class B8)



PROPOSAL

The proposals relate to the change of use of previously undeveloped land to Class B8, storage or distribution. The site would be split in two, between the applications, with self-service storage containers to the north and caravan and motorhome storage to the south.

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

Barry Town Council object to the following proposals (2023/00708 & 2023/00859) in the strongest terms on the following basis:

- Comparable, adequate and underutilised storage facilities in close proximity to site.
- 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.
- Wholly negative impact (both retrospective and future) upon the visual amenity of the site which has already been cleared for development.
- Proximity to sensitive location such as Ty Hafan & Beechwood College and the potential for unnecessary disruption, both in the short and long term.
- Increase in noise pollution and traffic.
- Lack of information regarding a required Flood Consequences Assessment.
- Lack of information regarding the disposal of foul waters from the proposed development.
- Very real potential for an unwanted and unwarranted development precedent in this location.

BARRY TOWN COUNCIL

PLANNING COMMITTEE	7 NOVEMBERE 2023	AGENDA ITEM: 7
---------------------------	-------------------------	-----------------------

DECISIONS TAKEN BY THE LOCAL PLANNING AUTHORITY ON RELEVANT PLANNING APPLICATIONS

Purpose of Report

The purpose of this report is to advise Councillors of the outcome of various planning applications determined by the Vale of Glamorgan Council as Local Planning Authority. The applications and decisions on each one are listed below in tabular form, for ease of reference.

Recommendation

The Committee is recommended to receive and note the contents of the information set out below in relation to each application considered by the Town Council's Planning Committee at a previous meeting, and the Local Planning Authority's decision in each case.

Application No.	Address and Development Proposed	LPA's Decision	Barry Town Councils Observation
2023/00519/RG3	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	Approved	No objection
2023/00867/FUL (VI)	Single storey, pitched roof side extension to the house providing additional kitchen space	Approved	Objection
2023/00884/FUL (VI)	Single storey extension to the side and front elevation	Approved	No objection
2023/00891/FUL (ED)	Erection of a steel balcony to the rear of the property	Approved	No objection
2023/00903/FUL (ED)	Single storey extension to rear of property together with side extension and balcony at first floor over ground floor utility room, to provide additional kitchen and bathroom space respectively	Approved	No objection
2023/00900/FUL (ED)	Construction of a detached garage to rear of property	Approved	No objection

2023/00916/FUL (TN)	Single storey side extension and rear dormer	Approved	No objection
2023/00927/FUL (ED)	Proposed first floor extension over existing ground floor with external fire escape stairs	Refused	Objections
2023/00937/FUL (ED)	The construction of a single storey extension to the rear of the property, which will include the removal of the existing windows and section of the existing rear walls, which will increase the size of the existing bedrooms	Approved	No objection
2023/00923/FUL (VI)	Proposed flat roof single storey extension to rear and small flat roof porch to the front of existing domestic dwelling	Approved	No objection

**Application for Grant of a Premises Licence – Bottled Barry Ltd, Storage Unit
23, Dragon Windscreens, Port of Barry**

The Licensing Act 2003

This Department has received an application for a Premises Licence for the above named premises under the Licensing Act 2003.

This form was received by my office on 31st October 2023

The application seeks permission for;

Supply of alcohol OFF the premises
Monday to Sunday 00:00 to 06:00 and 18:00 to 23:59

Any observations in respect of this application must therefore be made in writing to the Licensing Department on/by 28th November 2023 to be taken into consideration.