



**BARRY TOWN COUNCIL  
CYNGOR TREF Y BARRI**

**PURSUANT TO THE REQUIREMENTS OF THE ABOVE STATUTORY PROVISIONS, NOTICE IS HEREBY GIVEN THAT A MEETING OF THE PLANNING COMMITTEE TO BE HELD ON A HYBRID BASIS ON TUESDAY 9 JANUARY 2024 COMMENCING AT 7.00 PM FOR THE PURPOSE OF TRANSACTING THE BUSINESS SHOWN IN THE AGENDA SET OUT 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)

## 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 12 December 2023**  
**(Pages 466 - 471)**

## **Planning Issues**

### **5. To consider Planning Applications:**

**(Pages 472 - 509)**

- a) Planning Application No. 2023/01159/FUL – Single storey, pitched roof summer house within garden, ancillary to main house. Elevations finished in a mixture of timber cladding and steel profiled sheeting at The Moorings, Highlight Lane, Barry
- b) Planning Application No. 2023/00587/FUL– Erection of a detached house at Land Adjacent to 44, Coldbrook Road East, Barry
- c) Planning Application No. 2023/01120/FUL – Extension to rear of house (part single storey/part three storey). New pitched roof with raised ridge to accommodate additional bedrooms in loft space. Alterations and a new link to the conservatory. New outdoor swimming pool at 19, Heol Fioled, Barry
- d) Planning Application No. 2023/01133/FUL – Construction of a double storey extension to the side and a single storey extension to the front of the property at 34, Winston Road, Barry
- e) Planning Application No. 2023/01143/FUL – Two storey extension over the existing reception and admin to create office space (including external alterations) and side extension the the existing mot/servicing structure at A B Car Sales, Cardiff Road, Barry
- f) Planning Application No. 2023/01140/RES – Reserved matters application (scale, appearance, landscape, layout), pursuant to application 2020/00775/OUT for the construction of 56 residential dwellings (C3) and associated infrastructure at Former Railway Sidings, Ffordd y Mileniwm, Barry
- g) Planning Application No. 2023/01160/FUL – Fixing solar panels to the rear roof of detached house at 1, Baruc Way, Barry
- h) Planning Application No. 2023/01158/LBC – Take down single storey service buildings and construct three storey 12 bedroom extension with related service facilities at College Fields Nursing Home, College Fields Close, Barry
- i) Planning Application No. 2023/01114/FUL – Conversion of rear annex from 1 to 2 flats at 298, Holton Road, Barry
- j) Planning Application No. 2023/01166/FUL – Change the use of an existing single storey detached garage to a nail bar at 21, Hawthorn Road, Barry

- k) Planning Application No. 2023/01198/FUL – Full planning application for the change of use of office containers from B1 use to A1, A3, B1, D1 and/or D2 use at Land to the east of the Good Sheds, Hood Road, Barry
- l) Planning Application No. 2023/01093/FUL – Change of use of first and second floor flat to three flats with first floor rear extension at 300, Holton Road, Barry
- m) Planning Application No. 2023/01177/FUL – First floor gable extension and dormer to the front elevation and a dormer to the rear, with internal reconfiguration. Raised flat roof over proposed entrance hall. Patio doors to the rear elevation at 11, Min y Mor, Barry
- n) Planning Application No. 2023/01124/FUL – Change the use of Aberthaw Guest House Hotel from commercial Class C1 to Residential Class C3 at Aberthaw House Hotel, 28, Porthkerry Road, Barry
- o) Planning Application No. 2023/01132/OUT – An outline planning application for up to 140 dwellings including demolition, public open space, sustainable urban drainage system, landscaping and associated infrastructure and engineering works. All matters reserved except for means of strategic access at Barry College, Colcot Road, Barry
- p) Planning Application No. 2023/01147/FUL – Proposed erection of Class B1(c)/B2/B8 Development (Phase 5) together with associated parking and amenity provision at Land at Windmill Park, Hayes Road, Barry

- 6. **To consider Tabled Applications** **(None Received)**  
None received.
- 7. **Local Planning Authority Decisions** **(Pages 510 - 512)**
- 8. **Notification of a Premises Licence Applications**  
**(None Received)**
- 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 30 January 2024

11. **Exclusion of the Press & Public**

In accordance with section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the press and public are excluded from the remainder of the meeting.

12. **To note correspondence received from a member of the public in relation to planning application 2023/01132/OUT**

**(Page 513)**

**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](http://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.**

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 12 DECEMBER 2023 AT 7PM**

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

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

PL119. **APOLOGIES FOR ABSENCE**

Councillors E S Goodjohn, Thomas, Davies-Powell

PL120. **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 Ball declared a personal interest in application 5g as he knows the applicant.

PL121. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL122. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 28 NOVEMBER 2023**

**RESOLVED:** That the minutes of the Planning Committees meeting held on 28 November 2023 be approved and signed as a correct record

PL123. **TO CONSIDER PLANNING APPLICATIONS**

**a) Planning Application No. 2023/01082/FUL**

**Location:** Homeleigh, Port Road West, Barry

**Development:** Proposed small rear dormer to match that of existing, and proposed replacement of existing single storey extension to rear with cavity construction, with new doors and windows

Councillor Ball commented that the design wasn't going to change very much. The Chair added that it is a house that has been built on many times over the years.

**RESOLVED: No objection**

**b) Planning Application No. 2023/01083/FUL**

**Location:** 6, Dyfrig Street, Barry

**Development:** Proposed rear single storey and second storey infill extensions

The committee agreed the designs didn't seem controversial.

**RESOLVED: No objection**

**c) Planning Application No. 2023/01088/FUL**

**Location:** Sandys Store, 253, Holton Road, Barry

**Development:** Conversion of existing coach house to flat with new doors, windows and balcony to the street elevation

The Planning Officer noted that a similar application on the site has been refused in the past by the Vale of Glamorgan Council due to the lack of amenity space for a dwelling.

Councillor Goodjohn said that she was happy to agree with the Planning Officer if the plan is unsuitable. Councillor Hennessy seconded.

**RESOLVED: Objection due to the lack of amenity space**

**d) Planning Application No. 2023/01095/ADV**

**Location:** Nationwide Building Society, 136, Holton Road, Barry  
**Development:** Replace 1 no. projecting signage with new 500mm, Replace 1 no. fascia and lozenge logo with new blue fascia and new 290mm logo height. Replace 1 no. ATM surround and decals with new. Replace statutory signage with new. Replace safety manifestation with new

The committee had no objections.

**RESOLVED: No objection**

**e) Planning Application No. 2023/01101/FUL**

**Location:** 314, Barry Road, Barry  
**Development:** Proposed 2 storey extension to side elevation, single storey extension to the rear and porch extension to the front of existing domestic dwellinghouse

The Planning Officer commented that the only real issue with the plan is the first-floor front elevation does not feature a window and is just a large bare brick wall.

Councillor Hennessy agreed the plan would look better with a window.

**RESOLVED: No objection in principal but the design could be improved with the inclusion of a window**

**f) 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 stated this is a constrained site as a new build house. This application is visually the same as the previous application, just using different materials.

The Chair suggested the committee proceed with the same decision as previously reported as the points are still valid. The committee agreed.

**RESOLVED: Objection due to the visual impact**

Councillor Ball left the meeting at 7:14pm.



**g) Planning Application No. 2023/01089/FUL**

**Location:** 71, Porth Y Castell, Barry

**Development:** Renewal of applications 2008/01506/FUL, 2013/01096/FUL and 2018/01248/FUL - Kitchen, dining room and extension

The Planning Officer advised the committee this is merely a renewal of a previous application.

**RESOLVED: No objection subject to matching finishes and materials to those of the existing dwelling**

Councillor Ball returned to the meeting at 7:16pm.

PL124. **TO CONSIDER TABLED APPLICATIONS**

**h) Planning Application No. 2023/01132/OUT**

**Location:** Barry College, Colcot Road, Barry

**Development:** An outline planning application for up to 140 dwellings including demolition, public open space, sustainable urban drainage system, landscaping and associated infrastructure and engineering works. All matters reserved except for means of strategic access

The Chair informed the committee that this is a big application with a lot to consider, so the Planning Officer has recommended that the committee defer it to the next meeting once they've had time to fully consider it.

Councillor Hennessy said that he was happy to defer and that Councillor Charles should be invited to the next meeting as a representative of Illtyd ward. He added that he has already spoken with residents of Dyfan ward and they are unhappy with the plans.

The Chair invited him to invite residents to the next meeting to comment.

**RESOLVED: Deferred to next meeting of the Planning Committee on 9<sup>th</sup> January 2024**

**i) Planning Application No. 2023/01107/FUL**

**Location:** 20 Plymouth Road, Barry

**Development:** Change of use from a hairdressers (Class E) to a dwelling house (Class C3(a) Studio Apartment)

The Planning Officer advised the committee that to provide amenity space, the Vale of Glamorgan Council would have to give up part of the highway for garden space, which would mean taking land from the public outside of the existing building.

He added that the interior design is contrived to try and make it liveable.

Councillor Goodjohn asked for clarification as to whether the plans suggest that the existing windows would be bricked up. The Chair confirmed that they do.

**RESOLVED: Objection due to the contrived design and living space as well as the encroachment onto the public highway**

PL125.

**LOCAL PLANNING AUTHORITY DECISIONS**

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

The Planning Officer informed the committee that several new planning applications had been received in the past 48 hours and asked if they would like to see them as part of the agenda on 9<sup>th</sup> January 2024 or if he should respond to them using delegated powers.

The Chair said that the committee should like to see and review them. She also advised that Councillor N Hodges has passed on the message that the next meeting of the Vale of Glamorgan Planning Committee has been cancelled so there should be sufficient time to send comments to them.

The committee agreed that they would like to comment on the applications at the next meeting.

PL126.

**NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

Councillor Hennessy left the meeting at 7:25pm.

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

PL127. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS –  
FOR INFORMATION ONLY**

None Received

PL128. **DATE OF NEXT MEETING**

The date of the next Planning Committee is scheduled for Tuesday 9  
January 2024

Meeting closed at 7.29 pm.

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

## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 09/01/2024

EFFECTIVE DATE OF RECEIPT – 06/12/2023

COMMENTS DEADLINE – 27/12/2023

<b>APPLICATION NO. (S)</b>	2023/01159/FUL
<b>LOCATION</b>	The Moorings, Highlight Lane, Barry
<b>WARD</b>	Dyfan
<b>APPLICANT</b>	Peacock
<b>PROPOSED DEVELOPMENT</b>	Single storey, pitched roof summer house within garden, ancillary to main house. Elevations finished in a mixture of timber cladding and steel profiled sheeting

### **BACKGROUND**

The application site relates to The Moorings, Highlight Lane a dormer bungalow. The surrounding housing type vary in terms of their scale and external material finish. The site has a varied planning history:

- 1985/00746/FUL, Proposal: Extension of existing dormer bungalow, Decision: Approved,Case Officer: JAH,Decision Date: 03/09/1985;
- 1989/00747/FUL, Proposal: Bungalow and garage and form new access to existing house, Decision: Approved,Case Officer: JPR,Decision Date: 05/09/1989;
- 1990/00611/FUL, Proposal: Erection of a bungalow, Decision: Approved,Case Officer: JPR,Decision Date: 24/07/1990;
- 1993/00109/FUL, Proposal: White upvc conservatory with bronze tint polycarbonate roof, Decision: Approved,Case Officer: CLS,Decision Date: 01/01/1990;
- 2014/00095/FUL, Proposal: Erection of two storey dwelling within plot with new vehicular access off Highlight Lane, Decision: Withdrawn,Case Officer: SJT,Decision Date: 19/03/2014;
- 2014/00470/FUL, Proposal: Erection of two storey dwelling within plot with new vehicular access off highlight lane , Decision: Refused,Case Officer: SJT,Decision Date: 25/06/2014;
- 2015/00198/FUL, Proposal: Replace existing flat roof on single storey. Extension to front of property with two storeys. A two metre extension to the existing garage, Decision: Approved,Case Officer: IR,Decision Date: 07/04/2015;
- 2017/00447/FUL, Proposal: New levelled flat roof above existing flat roof area to front of house to form a balcony area. Existing flat roofed porch to be replaced with pitched roof entrance porch, Decision: Approved,Case Officer: HA,Decision Date: 28/06/2017;
- 2023/00867/FUL, Proposal: Single storey, pitched roof side extension to the house providing additional kitchen space, Decision: Approved,Case Officer: VI,Decision Date: 24/10/2023;

## **PROPOSAL**

The applicant proposes an outbuilding to the south eastern corner of the site to be used as a 'summer house'.

## **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 previous applications:

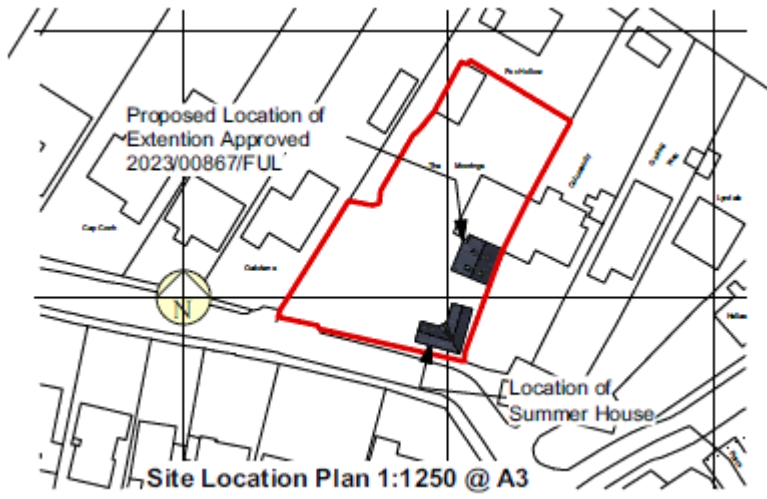
***"The main issues to assess in the determination of this planning application are the effects of the proposed development on the character of the existing dwelling and its relationship with the wider street scene. Any impacts to neighbouring amenity should also be assessed.***

***The proposal is unlikely to have any negative impact on the appearance of the host dwelling due to its orientation, scale and design.***

***The proposed development is sited within the front garden of 'The Moorings'. The distance of the dwellings from the road frontage increases towards the east of the site and there is consequently not a uniform distance to the highway, however, there nevertheless remains a sweeping building line that is continuous along the row. This continuous row, notwithstanding the incrementally increasing distance to the road, creates a pattern of development with a consistency of character. The site is read in conjunction with the dwellings sited to the east and consequently the proposed 7 metres deep extension to the front of the prevailing building line would appear fundamentally out of character with the building line of these dwellings and wholly out of character with the existing pattern of development that is predominant in the street."***

Residential amenity of adjoining occupiers is unlikely to be altered in such a detrimental fashion as to warrant the refusal of the application on this basis.

## **SITE PLAN**



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 09/01/2024

EFFECTIVE DATE OF RECEIPT – 08/12/2023

COMMENTS DEADLINE – 29/12/2023

<b>APPLICATION NO. (S)</b>	2023/00587/FUL
<b>LOCATION</b>	Land Adjacent to 44, Coldbrook Road East, Barry
<b>WARD</b>	Cadoc
<b>APPLICANT</b>	Abdulaziz
<b>PROPOSED DEVELOPMENT</b>	Erection of a detached house

### **BACKGROUND**

The site is located towards the south-eastern side of Coldbrook Road East and is currently in C3 usage (amenity area) in association with the dwellinghouse known as 44 Coldbrook Road East. The site is curtailed to all boundaries by residential development barring that to the north-western most point, where it accesses the highway network. The site currently benefits from several small detached outbuildings. A small footpath runs parallel to the north eastern boundary of the site.

### **PROPOSAL**

The applicant proposes the erection of a single dwellinghouse on the land adjacent to 44 Coldbrook Road East. The dwelling would be modest in size, two-storeys in height and has clear service to the highway.

Amendments have been received that alter the size of the site and position of the proposed dwelling within. This would be for accuracies sake; there are no further material changes to the scheme.

### **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 before:

The site is located within the settlement of Barry where the erection of a dwelling is acceptable in principle, subject to detailed assessment of the parking provision, impact to highway safety, residential amenity and the visual impact of the proposal.

It is unlikely that the application for a single residential dwelling would give cause for concern regarding the visual amenity of the site or wider area. Any concerns that are raised are likely to be dealt with during the application process.

The application is unlikely to cause issue with regard to its impact upon the residential amenity of adjacent occupiers. It is located at a suitable distance from neighbouring dwellings as to have little impact in terms of overshadowing or overbearingness. The fenestrations have been designed and located in a way to minimise the opportunity for overlooking onto the amenity areas of neighbouring occupiers. Though it is noted that this design appears slightly contrived. This will not likely be to the extent where refusal of the application will be justifiable on this basis alone.

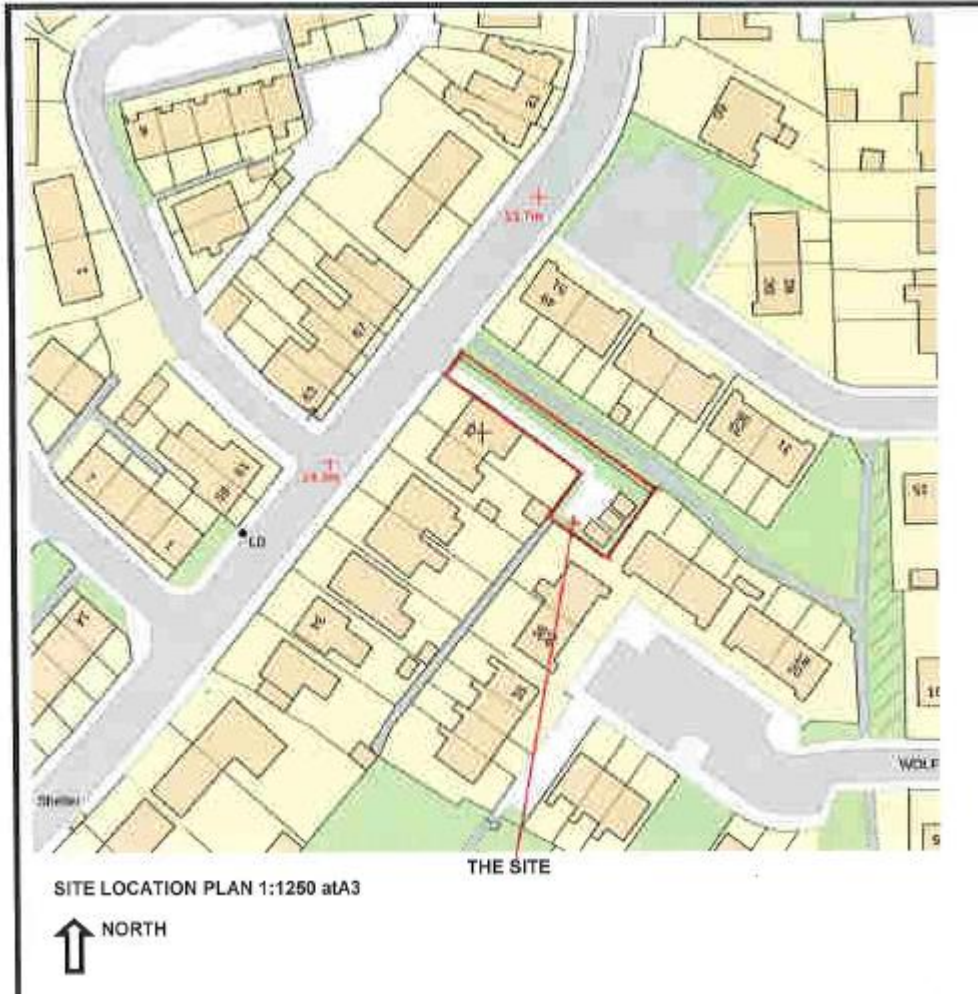
The parking plan provided is unlikely to satisfy the Council's Highways section. I would imagine that a swept path analysis of the proposed will be required as well as possibly additional off-street parking spaces. It is unclear from submitted information whether the proposal would cause issue with regard to cars entering the highway network. VOG's highway section will likely request further information to ensure minimum distances for vision splays are met.

It appears that an adequate private amenity area will be afforded to the dwelling.

The site lies just outside of the C2 flood zone.

## **SITE PLAN**





**BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 09/01/2024

EFFECTIVE DATE OF RECEIPT – 11/12/2023

COMMENTS DEADLINE – 01/01/2024

<b>APPLICATION NO. (S)</b>	2023/01120/FUL
<b>LOCATION</b>	19 Heol Fioled, Barry
<b>WARD</b>	Cadoc
<b>APPLICANT</b>	Hart
<b>PROPOSED DEVELOPMENT</b>	Extension to rear of house (part single storey/part three storey). New pitched roof with raised ridge to accommodate additional bedrooms in loft space. Alterations and a new link to the conservatory. New outdoor swimming pool

**BACKGROUND & PROPOSAL**

No plans or information present on VOG Council website beyond what is listed above.

**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**

No observations tendered at this stage.

**SITE PLAN**

N/A

## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 09/01/2023

EFFECTIVE DATE OF RECEIPT – 11/12/2023

COMMENTS DEADLINE – 01/01/2023

<b>APPLICATION NO. (S)</b>	2023/01133/FUL
<b>LOCATION</b>	34 Winston Road, Barry
<b>WARD</b>	Dyfan
<b>APPLICANT</b>	Christoforato
<b>PROPOSED DEVELOPMENT</b>	Construction of a double storey extension to the side and a single storey extension to the front of the property

### **BACKGROUND**

The application site is number 34 Winston Road, Barry, which is a semi-detached dwelling located within a wholly residential street scene. There are examples of two-storey and first floor side extensions to neighbouring dwellings off Winston Road.

### **PROPOSAL**

The applicant has proposed a two-storey side & ground floor front wraparound extension to the host dwelling.

The first floor front elevation and roof planes of the extension would form direct continuations of the existing elevations and roof. The extension would be set away from the boundary with 36 Winston Road to the north east. The ground floor front addition would act as the new 'porch' and principal entrance to the host 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**

As per previous approvals:

***"The extension is of a scale and form which reflects the character and design of the existing house. The extension has not been set back behind the front elevation of the existing house (as recommended in the Council's SPG), however, the extension would have a modest width and there would not be a***

**significant or harmful impact on the balance of the semi-detached pair. The resultant dwelling would also not appear over-scaled in this context.**

**Consequently, and given the presence of other similar extensions along the street, the proposal is considered acceptable in respect of design, in accordance with policies MD2 and MD5 of the LDP.”**

The proposal would have no greater impact upon the residential amenity of adjoining or adjacent occupiers than currently exists.

The development would not significantly affect available amenity space.

The driveway to the front of the house is still capable of accommodating 2-3 vehicles

It is recommended that no objection to the scheme be tendered.

### **SITE PLAN**



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 09/01/2024

EFFECTIVE DATE OF RECEIPT – 11/12/2023

COMMENTS DEADLINE – 01/01/2024

<b>APPLICATION NO. (S)</b>	2023/01143/FUL
<b>LOCATION</b>	A B Car Sales, Cardiff Road, Barry
<b>WARD</b>	Cadoc
<b>APPLICANT</b>	Beard
<b>PROPOSED DEVELOPMENT</b>	Two storey extension over the existing reception and admin to create office space (including external alterations) and side extension the existing mot/servicing structure

### **BACKGROUND**

The application site is located at A B Car Sales, Cardiff Road, within the settlement boundary of Barry. The site relates to a garage currently utilised for car sales and includes a number of detached single storey structures.

### **PROPOSAL**

Contrary to the description of development, the applicant proposes a first-floor extension over the existing reception building (not a two-storey extension that would result in a three-storey structure). Separate external alterations would be carried out to the existing building. The existing mot/servicing building would be enlarged through a side extension.

### **BIODIVERSITY**

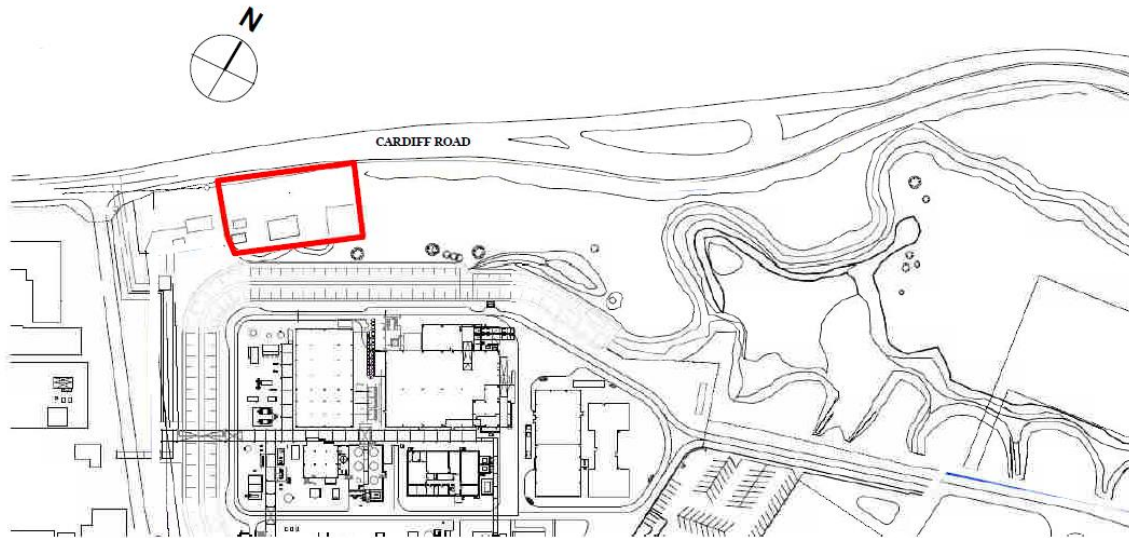
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### **OBSERVATIONS**

The proposed works are within an area that has been established for commercial usage. The site is of little architectural merit and the alterations would not detract from the visual amenity provided by A B Car Sales. There are no residential dwellings within a proximity of the site that would have their residential amenity levels disturbed through the proposal.

It is likely that there will be ample parking and space within the curtilage of the site to allow for a more intensive usage.

### **SITE PLAN**



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 09/01/2024

EFFECTIVE DATE OF RECEIPT – 12/12/2023

COMMENTS DEADLINE – 02/01/2024

<b>APPLICATION NO. (S)</b>	2023/01140/RES
<b>LOCATION</b>	Former Railway Sidings, Ffordd y Mileniwm, Barry
<b>WARD</b>	Cadoc & Castleland
<b>APPLICANT</b>	Hafod Housing Association and J. G. Hale Ltd
<b>PROPOSED DEVELOPMENT</b>	Reserved matters application (scale, appearance, landscape, layout), pursuant to application 2020/00775/OUT for the construction of 56 residential dwellings (C3) and associated infrastructure

### **BACKGROUND**

Previous response (2020/00775/OUT):

***“Barry Town Council re-iterates it's original objections to the proposed development for the following reason;***

***The proposed residential development site does not comply with the policy MD5 (Policy MD5 - Development within settlement boundaries) of the adopted Vale of Glamorgan Council Local Development Plan as the land it is not identified for future residential purposes.”***

**The proposal is for 100% affordable housing in an out of settlement location and was therefore assessed under Policies MD10 (Affordable Housing Developments outside Settlement Boundaries), MD1 (Location of New Development), MD6 (Housing Densities), of the Local Development Plan (LDP).**

The application site is land formerly used as railway sidings to the northern side of Ffordd y Mileniwm in Barry. The site comprises approximately 1.6 hectares of predominantly scrubland south of and adjacent to the Vale of Glamorgan mainline.

Most of the site, i.e. the land to the southwest of the Gladstone Road to Cardiff Road railway underbridge, lies outside of the settlement boundary for Barry as defined in the Local Development Plan. A part of the site also falls within the Health and Safety Executive's (HSE) Outer Consultation Zone. A part of the site is also within DAM Flood Zone C2, albeit this relates specifically to the road level in the underpass beneath the site.

Detailed approval was obtained for an access off Ffordd y Mileniwm as part of the outline planning permission 2020/00775/OUT.

### **PROPOSAL**

The application currently before members relates solely to the reserved matters not already handled under outline application 2020/00775/OUT. As such, the only issues under consideration would be details in respect of layout, scale, landscaping and appearance of the residential development.

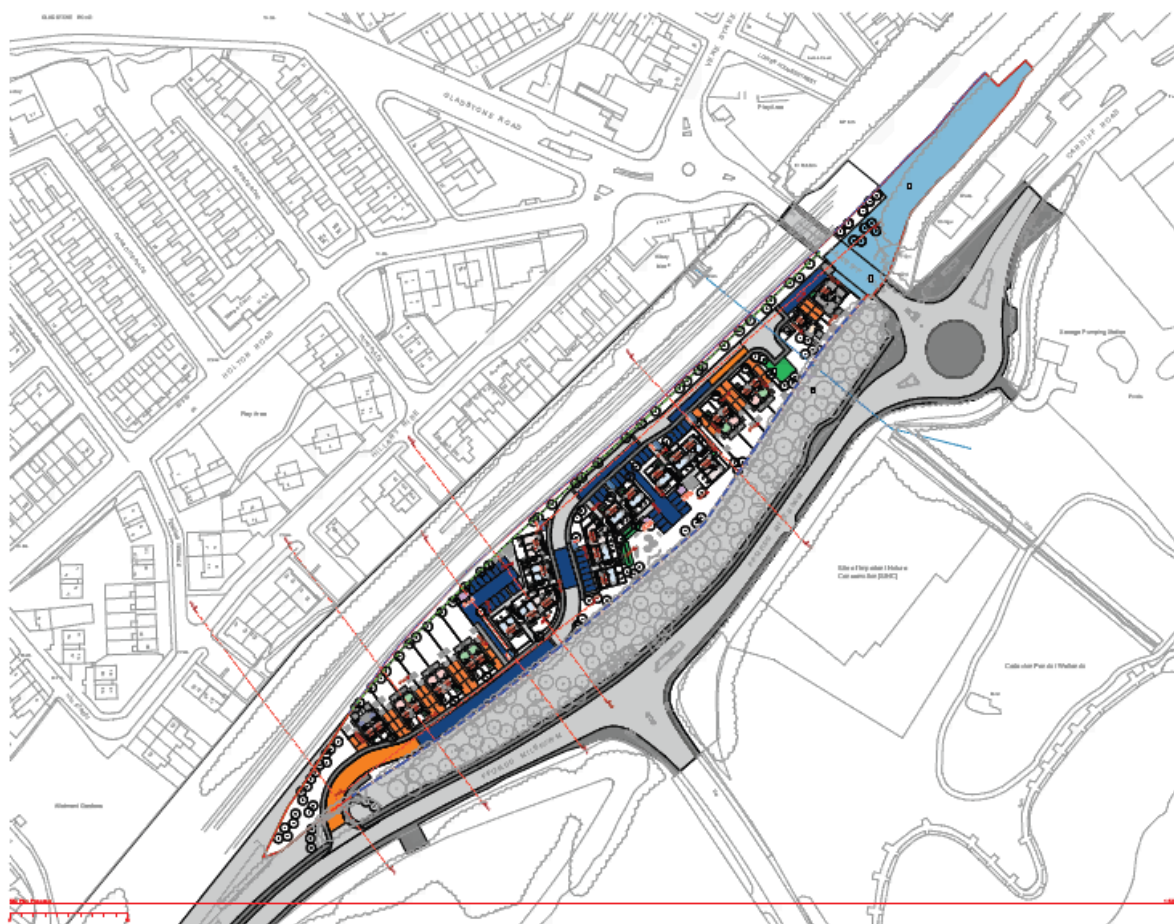
As per the PS and D&A Statement:

***All units are affordable housing and will be built to meet with the Welsh Government's Welsh Housing Quality Standards and DQR.***

***28 parking spaces are provided for the houses and 42 for the apartments in line with the outline application submission.***

***With regards to amenity space for residents, each unit will have access to a minimum of 20 sqm***

***The development proposals have been refined through the design process supported by technical input which demonstrates the acceptability in planning terms of the proposal.***



Full details of design and scale can be found within the D&A Statement produced by LRM Planning Ltd.

## **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**

Considering the response of the outline application and the pre-application advice received by the developer, it is considered unlikely that the application will be refused. Smaller alterations and amendments may be requested but it is recommended to members that no objection to the application be tendered.

## **SITE PLAN**



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 09/01/2024

EFFECTIVE DATE OF RECEIPT – 12/12/2023

COMMENTS DEADLINE – 02/01/2024

<b>APPLICATION NO. (S)</b>	2023/01160/FUL
<b>LOCATION</b>	1 Baruc Way, Barry
<b>WARD</b>	Baruc
<b>APPLICANT</b>	Miller
<b>PROPOSED DEVELOPMENT</b>	Fixing solar panels to the rear roof of detached house

### **BACKGROUND**

The application relates to 1 Baruc Way, Barry. The property is a detached, two storey dwellinghouse located within a modern residential development. It was built by Taylor Wimpey as part of the Waterfront Development and lies within the Barry Settlement Boundary as identified by the Vale of Glamorgan Adopted Local Development Plan (LDP) 2011-2026.

### **PROPOSAL**

The applicant wishes to erect solar panels to cover the rear roofing profile of the dwelling.

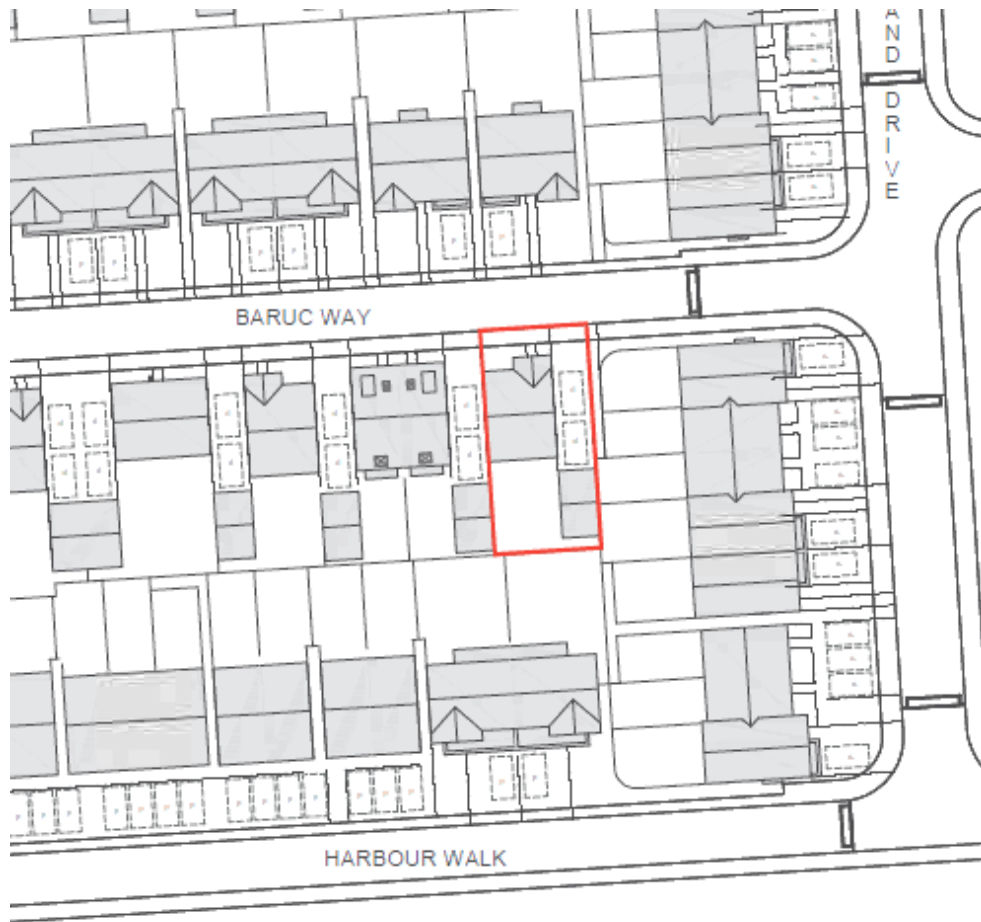
### **BIODIVERSITY**

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 have no undue impact upon visual or residential amenity.

### **SITE PLAN**



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 09/01/2024

EFFECTIVE DATE OF RECEIPT – 12/12/2023

COMMENTS DEADLINE – 02/01/2024

<b>APPLICATION NO. (S)</b>	2023/01158/LBC
<b>LOCATION</b>	College Fields Nursing Home, College Fields Close, Barry
<b>WARD</b>	Buttrills & Dyfan
<b>APPLICANT</b>	George
<b>PROPOSED DEVELOPMENT</b>	Take down single storey service buildings and construct three storey 12 bedroom extension with related service facilities

### **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**

The applicant proposes a new extension comprising:

- Three Floors
- 12 Single Bedrooms for Residents with Ensuites.
- Day Rooms.
- Bathing Rooms.
- Pantries for Staff.

- Laundry and Stores.
- Kitchen and Stores
- Extra Six-Passenger Lift.
- Office Areas.
- Meeting Rooms.
- Roof Terrace

## **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 application site has seen several additions throughout the years and currently benefits from a recent permission for a modern, three-storey addition (2020/01014/FUL).

Whilst the proposal would be of a larger than average scale and would certainly impact upon the appearance of the listed building, it should be considered a more sympathetic addition than that previously approved.

Furthermore, given the need for high quality care homes within the borough I recommend that members register their support for the proposal.

## **SITE PLAN**



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 09/01/2024

EFFECTIVE DATE OF RECEIPT – 12/12/2023

COMMENTS DEADLINE – 02/01/2024

<b>APPLICATION NO. (S)</b>	2023/01114/FUL
<b>LOCATION</b>	298 Holton Road, Barry
<b>WARD</b>	Castleland
<b>APPLICANT</b>	Singh
<b>PROPOSED DEVELOPMENT</b>	Conversion of rear annex from 1 to 2 flats

### **BACKGROUND**

The application site relates to 298 Holton Road, Barry, a mid-terrace, three storey building with a commercial shop at ground floor on Holton Road, and residential flats to the rear and above the shop. In policy terms the site is located within the Settlement Boundary of Barry, as identified in the adopted LDP 2011-2026, and the Upper Holton Road District Centre.

### **PROPOSAL**

The applicant proposes a split between the ground and first floor of the flat of 298 Holton Road to create two separate units of accommodation. The upper flat would be studio in nature, with the ground floor featuring a separate bedroom to the living space.

Alterations and additions to fenestrations are proposed to facilitate this change.

**Members please note: this application is similar in scope to that proposed and refused under 2022/01119/FUL.**

### **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 in the refusal notice for 2022/01119/FUL:

**The development fails to provide the first floor flat with direct access to an area of outdoor amenity space, and the amenity space provided is considered insufficient to serve the occupiers of the flats. The proposed development would therefore be a substandard form of living accommodation that fails to meet the basic amenity requirements of the occupiers**

**By reason of its design and siting, relative to neighbouring properties, the proposed openings serving the ground floor flat would face directly onto the shared amenity space, which would result in direct, close quarter views from the limited amenity space into the habitable rooms, providing little to no privacy to the future occupiers of this flat and unacceptably impacting upon their living conditions and privacy.**

Beyond the inclusion of a fence within the amenity area between no.298 & no.300, nothing has been done to alleviate these concerns. The fence would circumvent some of the overlooking issues listed above but would markedly compromise the standard of the amenity area available to either set of flats.

It is recommended that members tender an objection to the scheme.

## **SITE PLAN**



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 09/01/2024

EFFECTIVE DATE OF RECEIPT – 12/12/2023

COMMENTS DEADLINE – 02/01/2024

<b>APPLICATION NO. (S)</b>	2023/01166/FUL
<b>LOCATION</b>	21 Hawthorn Road, Barry
<b>WARD</b>	Illtyd
<b>APPLICANT</b>	Jones
<b>PROPOSED DEVELOPMENT</b>	Change the use of an existing single storey detached garage to a nail bar

### **BACKGROUND**

The site is located within an established residential cul-de-sac and contains a small, detached building currently in use as a garage in conjunction with the dwellinghouse known as 21 Hawthorn Road.

### **PROPOSAL**

This application relates to the conversion of the garage to a nail salon. Small scale internal and external alterations would be performed to facilitate this use.

The salon would not employ any additional staff other than the applicant and resident of 21 Hawthorn Road and her daughter. No more than a single client and employee are expected to be on site at any time, with a maximum amount of 5 clients proposed per day. It is proposed to operate between 9:30 – 12:30 & 13:30 – 16:30 Monday to 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 and a single client at any one time.

Whilst there would be an increase in traffic etc. to the property, given the very limited proportion of the site/dwelling that would be converted, the modest number of clients the applicants propose 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 four 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 – 09/01/2023

EFFECTIVE DATE OF RECEIPT – 12/12/2023

COMMENTS DEADLINE – 02/01/2023

<b>APPLICATION NO. (S)</b>	2023/01198/FUL
<b>LOCATION</b>	Land to the east of the Good Sheds, Hood Road, Barry
<b>WARD</b>	Baruc + Buttrills
<b>APPLICANT</b>	DS Properties (Goods Shed) Ltd.
<b>PROPOSED DEVELOPMENT</b>	Full planning application for the change of use of office containers from B1 use to A1, A3, B1, D1 and/or D2 use.

### **BACKGROUND**

*The site is situated along Hood Road, in the south of Barry, and the facilities within the immediate vicinity of the site largely comprise of A1 (retail) and A3 (food and drink) developments. A series of holiday accommodation facilities are also located to the immediate northwest of the site, in the form of the Goodstay holiday apartments, and also a Premier Inn, located to the east of the site. Newly built Ysgol Sant Baruc is located to the southwest of the site, and Howe Motors car dealership is located to the west.*

*The site lies within a sustainable location. The nearest bus stop is located approximately 100m to the south of the site, and provides services to the wider Barry area via the B1 service. Bus users can also reach Cardiff via Brewers Fayre's bus stop, located 140m to the east of the site along Ffordd y Mileniwm. Barry Train Station is also located approximately 640m to the southwest of the site along Broad Street, and provides services to destinations such as Bridgend, Cardiff and the wider Barry area.*

### **PROPOSAL**

*The proposal relates to the change of use of office containers from B1 use to A1, A3, B1, D1 and/or D2 use. This would expand the current tenant pool, which is currently limited due to its current use class. It should be mentioned that the office containers are currently being used for A1 use due to the very little interest of its current B1 use class.*

*There are currently three train carriages located to the west of the office containers, all of which operate under the proposed use classes (please see application 2018/01358/FUL).*

### **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**

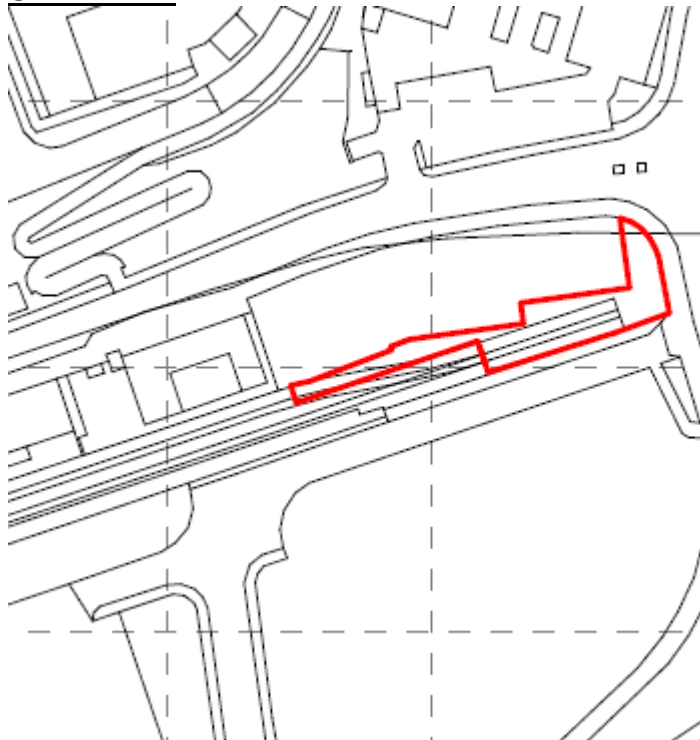
### **Visual & Residential Amenity**

The application to facilitate different use classes within the current office containers is unlikely to have any impact on the visual amenity of the containers or wider site. Residential amenity levels for adjacent occupiers would remain similar to existing considering the use class present within the immediate vicinity.

### **Principle of Development**

The actual change of use would not remove the possibility of a B1 use occurring within the containers, but would rather broaden their potential use to include similar uses that already occur within neighbouring units. I do not see any potential policy or guidance issues which would run contrary to the additions proposed.

## **SITE PLAN**



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 09/01/2024

EFFECTIVE DATE OF RECEIPT – 12/12/2023

COMMENTS DEADLINE – 02/01/2024

<b>APPLICATION NO. (S)</b>	2023/01093/FUL
<b>LOCATION</b>	300 Holton Road, Barry
<b>WARD</b>	Castleland
<b>APPLICANT</b>	Singh
<b>PROPOSED DEVELOPMENT</b>	Change of use of first and second floor flat at 300 Holton Road to three flats with first floor rear extension

### **BACKGROUND**

The application site relates to 300 Holton Road, Barry, an end of terrace, three storey building with a commercial shop at ground floor on Holton Road, and residential flats to the rear and above the shop. In policy terms the site is located within the Settlement Boundary of Barry, as identified in the adopted LDP 2011-2026, and the Upper Holton Road District Centre.

### **PROPOSAL**

Internal alterations proposed to facilitate the separation of first and second floor flats into three separate residential units following a first floor extension of the property.

### **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**

#### **Principle of development**

The principle of C3 usage over commercial fronts is well established within this area.

#### **Visual Amenity**

Whilst small scale alterations to the building would occur, they would not be to the extent where the visual amenity of the host property or wider area would be compromised in a negative fashion.

#### **Residential Amenity**

Following on from amendments of the scheme from the refused application (2022/00969/FUL), there should be no direct impact to residential amenity levels that would justify the refusal of the application on this basis.

### **Parking**

Whilst no parking has or can be provided for the use of the flats proposed this has been established as acceptable in application 2022/00969/FUL.

### **Amenity Space**

The application still runs contrary to the Residential and Householder Development SPG as well as 'Policy SP1 - Delivering the Strategy' and criteria 8 and 9 of 'Policy MD2 – Design' of the VOG LDP with the proposal failing to provide the occupiers of the flats with direct access to an area of outdoor amenity space, and the amenity space provided being considered insufficient to serve the proposed dwellings and the occupiers of the flats.

It is likely that the application will be refused.

### **SITE PLAN**



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 09/01/2024

EFFECTIVE DATE OF RECEIPT – 12/12/2023

COMMENTS DEADLINE – 02/01/2024

<b>APPLICATION NO. (S)</b>	2023/01177/FUL
<b>LOCATION</b>	11 Min y Mor, Barry
<b>WARD</b>	Baruc
<b>APPLICANT</b>	Evans
<b>PROPOSED DEVELOPMENT</b>	First floor gable extension and dormer to the front elevation and a dormer to the rear, with internal reconfiguration. Raised flat roof over proposed entrance hall. Patio doors to the rear elevation

### **BACKGROUND**

The application site relates to No.11 Min y Mor, a bungalow located within the Barry Settlement boundary as identified by the Vale of Glamorgan adopted Local Development Plan 2011 – 2026. The street scene is relatively mixed, and includes multiple two-storey dwellings, and front roof slope dormers.

### **PROPOSAL**

The proposal is broadly the same as application 2022/00457/FUL, with minor alterations to fenestrations and internal arrangements as well as the addition of solar panels to a side 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 application is broadly similar to the extant permission of 2022/00457/FUL. There have not been material changes from this existing permission which I believe would justify the refusal of the application.

### **SITE PLAN**



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 09/01/2024

EFFECTIVE DATE OF RECEIPT – 13/12/2023

COMMENTS DEADLINE – 03/01/2024

<b>APPLICATION NO. (S)</b>	2023/01124/FUL
<b>LOCATION</b>	Aberthaw House Hotel, 28 Porthkerry Road, Barry
<b>WARD</b>	Baruc
<b>APPLICANT</b>	Lacey
<b>PROPOSED DEVELOPMENT</b>	Change the use of Aberthaw Guest House Hotel from commercial Class C1 to Residential Class C3

### **BACKGROUND**

The application site is located on the corner of Porthkerry and Romilly Road and contains a three-storey property currently in use as a Guest House Hotel (C1). Neighbouring properties are of a similar design and scale, predominantly being residential (C3) in usage.

### **PROPOSAL**

The applicant proposes to alter the use class of the property from C1 to C3. No other alterations are proposed.

### **BIODIVERSITY**

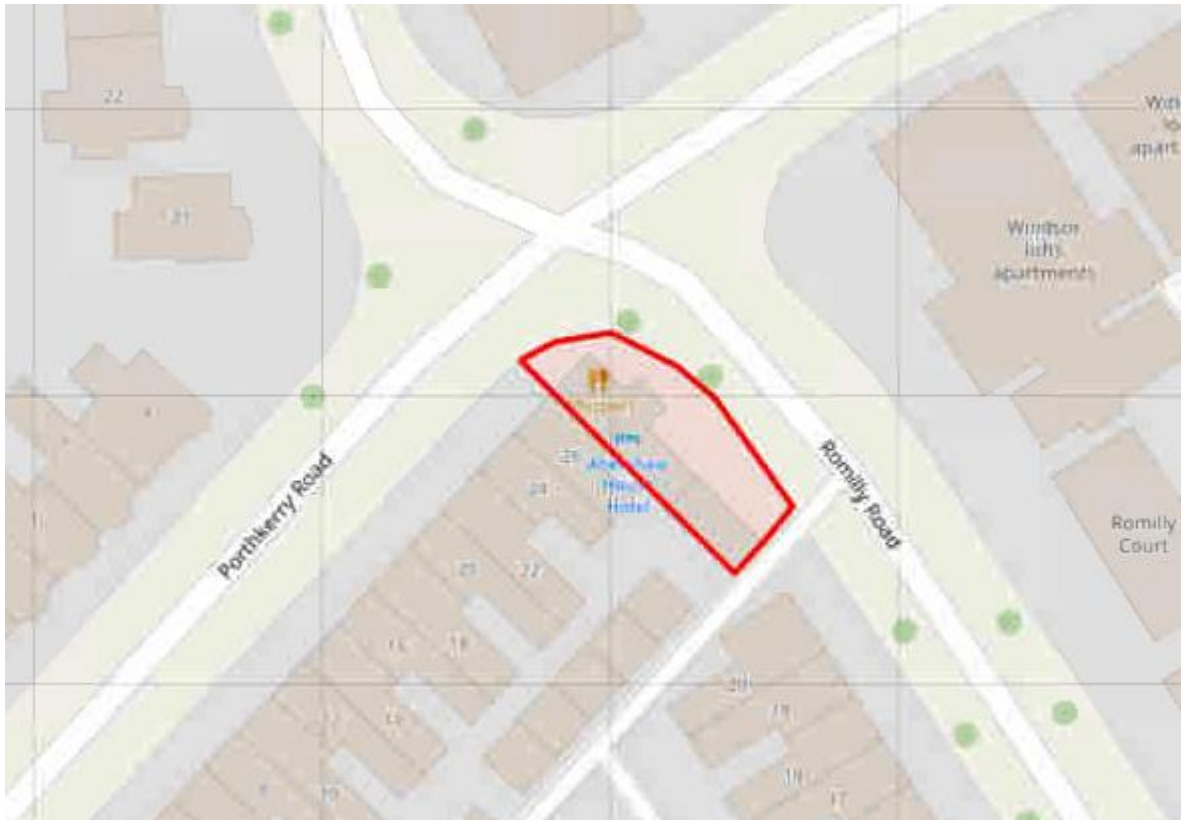
Paragraph 6.4.5 of Planning Policy Wales (Edition 11, 2021) states that “Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and 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 residential or visual amenity, a positive impact in terms of parking provision and highway safety and there are no grounds for objecting to the proposal under LDP policy or further guidance.

### **SITE PLAN**





## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 19/12/2023

EFFECTIVE DATE OF RECEIPT – 01/12/2023

COMMENTS DEADLINE – 22/12/2023

<b>APPLICATION NO. (S)</b>	2023/01132/OUT
<b>LOCATION</b>	Barry College, Colcot Road, Barry
<b>WARD</b>	Dyfan
<b>APPLICANT</b>	Cardiff and Vale College
<b>PROPOSED DEVELOPMENT</b>	An outline planning application for up to 140 dwellings including demolition, public open space, sustainable urban drainage system, landscaping and associated infrastructure and engineering works. All matters reserved except for means of strategic access

### **BACKGROUND**

*Refer to appendix 1*

The site is land at the Colcot Road Campus of Cardiff and Vale College. It is located approximately 1.8km northwest of Barry Town Centre. It is within the settlement boundary and accessed via a two-way road that leads to a T-Junction with Colcot Road (east of the site).

The site as identified is circa 3.7 hectares in area and is predominantly laid to a non-permeable finish (in the form of buildings or hardstanding / hard landscaping).

The site has no statutory or non-statutory designation constraints. The site slopes from east to west, with a fall in ground level of circa 7 metres (from the service road roundabout to the rear gardens of properties on Bramble Avenue). An area to the north west of the site lies within flood zone B.

The site hosts various educational buildings associated parking areas and ancillary facility buildings that served the college.

The buildings vary in appearance (albeit they have a utilitarian / educational aesthetic) and range in height from single storey to three / four storeys high.

The site has only education related planning history and no planning history for wholesale redevelopment / residential use.

### **PROPOSAL**

This outline application relates purely to the principal of residential development at this site in conjunction with the means of strategic access. All further issues regarding the proposal including appearance, landscaping, layout and scale of the development are reserved for deliberation under future applications.

All further information submitted is for indicative purposes only.

No EIA assessment or ES is required as per application 2023/00913/SC1.

The primary access point to the new development would be retained off Colcot Road, with a secondary emergency access to the north from Greenbanks Drive.



As per D&A statement submitted:

***“The proposal retains the existing vehicular access off Colcot Road. A proposed emergency access would be provided from the existing access point off Greenbanks Drive to the north of the site.***

***Pedestrian access points are proposed to help improve permeability through the site and integrate the development with the surrounding neighbourhood.***

***Cycle access would be provided off Colcot Road alongside the main vehicular access point.***

***The illustrative masterplan shows areas of shared surface across the street network.***

***There is potential for these areas to be applied more widely to promote traffic calming and improve the street scene. This detail would be addressed within any subsequent reserved matters application.”***

## **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.

Further to this, the applicant has advised that:

***“A variety of grassland types, new trees, hedges and scrubs are proposed as part of the landscape strategy. Much of the existing trees along periphery of the site are retained. The proposed green corridor along the western boundary will provide an ecological corridor for wildlife.***

***Habitats will be supported through the inclusion of bird and bat boxes on proposed buildings and trees.***

***The orientation and layout of buildings will take advantage of solar gain. The majority of buildings are either south facing or the longer elevation is in an east-west orientation.***

***Green roofs can be provided on the apartment blocks that will help reduce run-off. Swales, rain gardens will line streets, helping to green these spaces whilst providing sustainable drainage solutions. Tree planting within streets will provide aesthetic, shading and ecological benefits.”***

Please note, at this stage of the application process the above is purely speculative.

## **OBSERVATIONS**

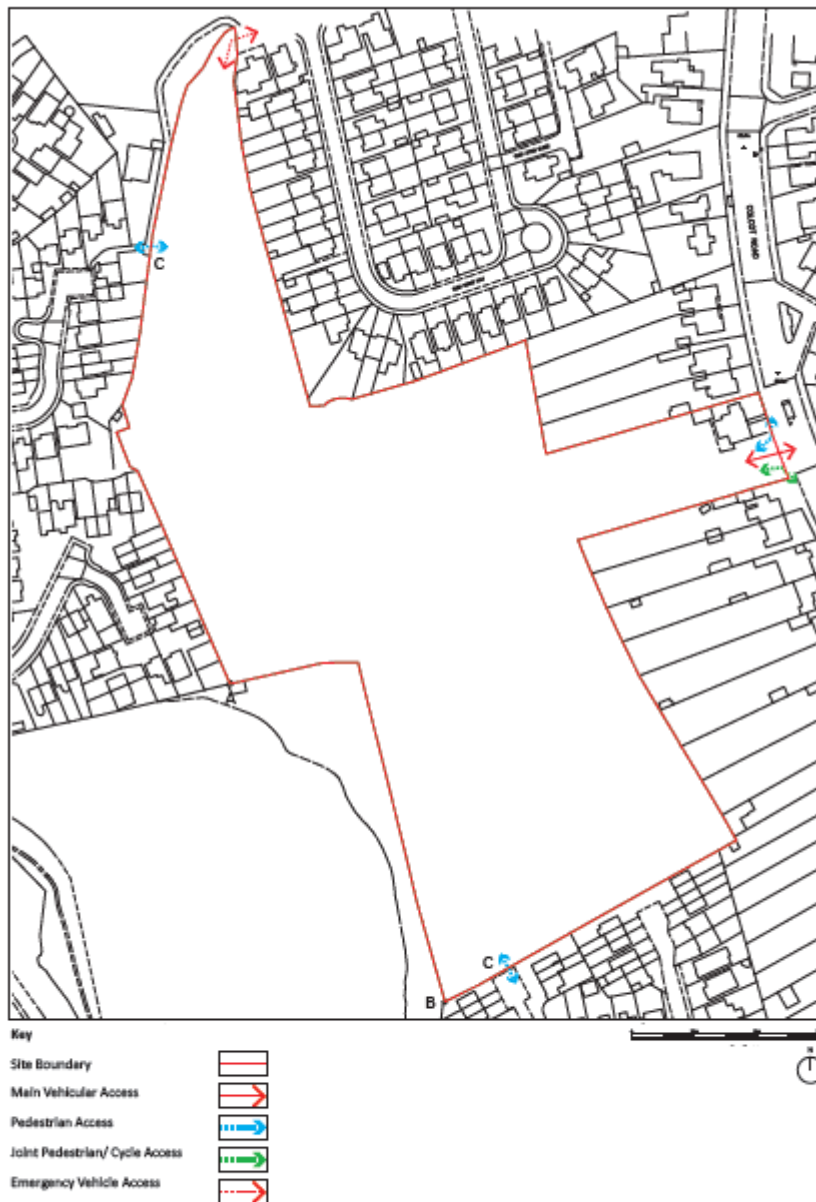


Figure 4.14: Parameter Plan 1: Access

The Council's transportation & planning department have already sent Pre-application feedback from Chloe Jones on 10 November 2022. This application is a direct progression from the request for pre-application advice.

As such, whilst requests for minor amendments to the access proposed will likely occur, I do not feel that there are many issues resulting from the application that could be registered as an objection to the scheme.

Amendments could include suitable detail regarding the technical design of the junctions that would offer entrance and egress from the site.

# SITE PLAN



Figure 1.1: Application boundary

LEGEND  
Application boundary

## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 09/01/2024

EFFECTIVE DATE OF RECEIPT – 13/12/2023

COMMENTS DEADLINE – 03/01/2024

<b>APPLICATION NO. (S)</b>	2023/01147/FUL
<b>LOCATION</b>	Land at Windmill Park, Hayes Road, Barry
<b>WARD</b>	Castleland
<b>APPLICANT</b>	Starburst UK Ltd
<b>PROPOSED DEVELOPMENT</b>	Proposed erection of Class B1(c)/B2/B8 Development (Phase 5) together with associated parking and amenity provision

### **BACKGROUND**

The application site relates to what is known as Phase 5 of Windmill Park. A number of units associated with previous phases of the development have already been constructed on site.

The site is within close proximity to Atlantic Trading Estate and residential properties, to the south, the operational Port of Barry to the north and to the east the Van Omeran tank terminal and the Barry Chemical Complex lying beyond that.

The site lies just outside the defined settlement of Barry but within an identified 'Existing Employment Site' as identified under the LDP. The site also falls within Flood Zone C2.

### **PROPOSAL**

As per submitted statement:

***The Phase 5 proposal seeks planning permission for the erection of a Class B1/B2/B8 development together with associated parking. The five proposed terraces (Units G, H, J, K and L) comprise a total floorspace amounting to 6581m<sup>2</sup> (GEA). Each of the three terraces has the potential to be sub-divided subject to operator requirements.***

***It is proposed to restrict Units K and L to B1 and B8 uses whilst G,H and J will all retain the flexibility of B1/2/8***

***Vehicular access into the site will be accessed via the internal estate road which will be taken directly off an existing highway stub, which itself is connected to Hayes Road and a roundabout junction.***

***Car parking and operational space will be provided primarily in front of each of the three terraces. A total of 40 loading bays are provided for vans/larger vehicles in front of each constituent unit. In total 85 parking spaces are to be***

***provided in addition to 5 disabled parking bays and 8 spaces dedicated to EV charging.***

***In addition to this, provision will also be made for 21 cycle spaces in three purpose-built cycle storage units. Provisions for motorcycle storage will also be made adjacent to units J and L.***

## **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 to consider in this case are the principle of the employment use in this location, visual impact, impact upon neighbouring units, impact upon the nearest residential amenity, parking and transport, flooding, drainage, contamination, ecology and S106 requirements.

Policy MD16 identifies the site as existing employment land, namely the Chemical Complex. Policies MD14 and MD16 support the use of the land for industrial B1, B2 and B8 uses as well as ancillary and complementary sui generis uses that do not impact upon the nature of the employment site.

When taking into account the character of the area, it is considered that the proposed units would not have an unacceptable visual impact on the site or the surrounding area.

Given the use of the recently constructed units and those existing within neighbouring industrial sites fall within defined employment land, it is generally accepted that the noises, traffic and odours that would be generated from the employment uses would be acceptable. As such, it is considered that the proposed uses within the identified employment site would not harmfully impact upon the adjoining units by virtue of traffic generation, noise or odours.

The application is supported by a Noise Impact Assessment, this would need to be assessed by the Council’s shared Regulatory Services.

The application is supported by a Transport Impact Assessment which would need to satisfy the Council’s Highway Development Section in order for the application to be feasible.

A flood consequence assessment was submitted with this application which NRW would need to be satisfied with before any approval could be given.



# SITE PLAN



**BARRY TOWN COUNCIL**

<b>PLANNING COMMITTEE</b>	<b>9 JANUARY 2024</b>	<b>AGENDA ITEM: 7</b>
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**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.

<b>Application No.</b>	<b>Address and Development Proposed</b>	<b>Barry Town Councils Observation</b>	<b>LPA's Decision</b>
2023/00777/FUL	Proposed demolition of existing buildings. Construction of two storey block of 6 one bed self-contained flats, with cycle storage / refuse storage and amenity space. Changes in levels and construction of retaining walls at Land to rear of 1-9, Hilda Street, Barry	Delegated Powers - Objection	Refused
2023/00811/FUL	Change of use from residential dwelling to HMO Sui Generis - 10 persons at 90, Kingsland Crescent, Barry	Delegated Powers – No Objection	Approved
2023/00894/FUL	Installation of new lift shaft and relocation of fire escape stairs at College Fields Nursing Home, College Fields Close, Barry	No objection	Approved
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 at 15, Fryatt Street, Barry	No objection	Approved

2023/00842/FUL	Replace existing garage to the rear of the property. Constructed from blockwork, slight fall on roof draining into applicant's property at 65, Jenner Road, Barry	No objection	Approved
2023/00936/LBC	Installation of new lift shaft and relocation of fire escape stairs at College Fields Nursing Home, College Fields Close, Barry	No objection	Approved
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	No objection	Approved
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	No objection	Approved
2023/00991/ADV	Replace shop sign - Just modernising/updating at Barry Satellite Telecraft, 23, Thompson Street, Barry	No objection	Approved
2023/01053/FUL	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 at Hurleston, 45, Marine Drive, Barry	No objection	Approved
2023/01028/FUL	Conversion of two first floor flats to three flats at Bambrah Stores, 25-27, Ivor Street, Barry	Objection	Refused
2023/01063/RG3	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 at Jenner Park Junior And Infant School, Hannah Street, Barry	No Objection	Approved
2023/01082/FUL	Proposed small rear dormer to match that of existing, and proposed replacement of existing single storey extension to rear	No objection	Approved

	with cavity construction, with new doors and windows at Homeleigh, Port Road West, Barry		
2023/01083/FUL	Proposed rear single storey and second storey infill extensions at 6, Dyfrig Street, Barry	No Objection	Approved
2023/01088/FUL	Conversion of existing coach house to flat with new doors, windows and balcony to the street elevation at Sandys Store, 253, Holton Road, Barry	Objection	Refused
2023/01095/ADV	Replace 1 no. projecting signage with new 500mm, Replace 1 no. fascia and lozenge logo with new blue fascia and new 290mm logo height. Replace 1 no. ATM surround and decals with new. Replace statutory signage with new. Replace safety manifestation with new at Nationwide Building Society, 136, Holton Road, Barry	No objection	Approved