

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 9 JANUARY 2024 AT 7:12PM

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

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

PL129. **APOLOGIES FOR ABSENCE**

None received.

PL130. **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 a member of Vale of Glamorgan Licencing Committee.

Councillor E S Goodjohn announced a personal and prejudicial interest in agenda item 5o due to being a student of Cardiff and Vale college.

The Chair declared a personal prejudicial interest in application 5n as she lives next door but one to the property.

PL131. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**
RESOLVED: That the Well-being for Future Generations (Wales) Act 2015 be received and noted.

PL132. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 12 DECEMBER 2023**
RESOLVED: That the minutes of the Planning Committees meeting held on 12 December 2023 be approved and signed as a correct record

PL133. **TO CONSIDER PLANNING APPLICATIONS**

The Chair brought forward two applications on the agenda

j) Planning Application No. 2023/01166/FUL

Location: 21 Hawthorn Road, Barry

Development: Change the use of an existing single storey detached garage to a nail bar

Councillor Hennessy informed the committee that he had major concerns as it could set a precedent for the area. He added that the business would affect parking in the area.

Councillor Charles commented that it would mean turning a private home into a commercial enterprise when there are a number of empty commercial premises in Barry readily available to rent.

The Chair and Planning Officer reminded the committee that they had recently approved similar applications to open a barbershop and a dog groomer in similar dwellings.

Councillor Hennessy asked the committee to consider an objection on the basis that they would want reassurance that the conditions of the application are properly enforced.

A vote took place with three votes for the motion, four against and one abstaining.

RESOLVED: No objection by majority vote

Councillor E S Goodjohn left the meeting at 7:27pm

o) 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 Planning Officer noted that the application does include a flood zone within the site. The site also has only one proposed main access road, from Colcot Road.

Councillor Hennessy stated that he had spoken to residents in the ward who were tremendously opposed to the plans. He said that there were concerns regarding traffic and passage along Colcot Road.

Councillor Collins agreed that there were traffic concerns and worries about the safety implication. She stated that as there is a shortage of affordable housing she would be in support of this application, provided the traffic issue is revised.

Councillor E Goodjohn agreed that there is a severe lack of social housing. She added that she trusts the professionals to do their jobs accurately i.e. Highways to make the traffic safe and an asbestos professional to be brought in to ensure safe demolition.

Councillor Davies-Powell pointed out that a number of developments in nearby areas also only have one main access road so the precedent is already set.

Councillor Charles had a number of questions from residents in nearby streets regarding the proposed development and expressed an objection to the plans.

The Chair reminded the committee that this was an outline application so they were only looking at the principal request at this time.

Councillor Thomas commented that the committee need to focus on housing people in affordable housing like this.

Councillor Hennessy stated that he is not against affordable housing but that Colcot Road is probably the second busiest road in Barry and in turn people are concerned about the traffic.

Councillor Thomas pointed out that the college currently caters to 1,000 students and 200 teachers. The plan is only for 140 dwellings so car numbers would be unlikely to be comparable.

The Chair reminded the committee that a lot of detail won't be known until the building application is submitted. Fundamentally the discussion is whether they have objection to 140 dwellings and the principal access discussed.

Councillor comments said that she was happy with the principal of houses subject to highways being safe.

The Chair proposed a no objection to the dwellings subject to Highways being satisfied that the junction on Colcot Road is safe. Councillors Collins and E Goodjohn seconded.

RESOLVED: No objection subject to Highways being satisfied that the junction on Colcot Road is safe

Councillor Charles left the meeting at 8:02pm. Councillor E S Goodjohn returned.

a) Planning Application No. 2023/01159/FUL

Location: The Moorings, Highlight Lane, Barry

Development: Single storey, pitched roof summer house within garden, ancillary to main house. Elevations finished in a mixture of timber cladding and steel profiled sheeting

The committee agreed with the Planning Officer's recommendations

RESOLVED: Objection due to being out of character with the rest of the street

b) Planning Application No. 2023/00587/FUL

Location: Land adjacent to 44, Coldbrook Road East, Barry

Development: Erection of a detached house

The Planning Officer commented that the plans were contrived.

Councillor Hennesy pointed out that without access for cars to turn around, then they would have to illegally reverse on to a main road to leave the dwelling.

Councillor E S Goodjohn informed the committee that the applicant has previously been difficult and uncooperative to liaise with the planning department. He proposed an objection to the plan which was seconded by Councillor Hennesy.

RESOLVED: Objection due to concerns regarding parking and highway safety

c) Planning Application No. 2023/01120/FUL

Location: 19, Heol Fioled, Barry

Development: 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

The Planning Officer recommended that the committee defer discussion of this application to the next meeting.

RESOLVED: Deferred to meeting of the Planning Committee on 30th January 2024

d) Planning Application No. 2023/01133/FUL

Location: 34, Winston Road, Barry

Development: Construction of a double storey extension to the side and a single storey extension to the front of the property

Councillor Hennessy commented that there is already a precedence of similar work carried out in the street

RESOLVED: No objection

e) Planning Application No. 2023/01143/FUL

Location: A B Car Sales, Cardiff Road, Barry

Development: 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

RESOLVED: No objection

f) Planning Application No. 2023/01140/RES

Location: Former Railway Sidings, Ffordd y Mileniwm, Barry

Development: Reserved matters application (scale, appearance, landscape, layout), pursuant to application 2020/00775/OUT for the construction of 56 residential dwellings (C3) and associated infrastructure

The Planning Office informed the committee that they had previously objected the plans but the Vale of Glamorgan Council have approved them.

Councillor Collins commented that she was disappointed that the plans had been approved as the site was unsuitable with poor access.

The Chair reminded the committee that they could not stop the development but could put forward recommendations. She recommended that there be good access to public transport and no “dead zones” of space that no one seems responsible for.

RESOLVED: No objection

g) Planning Application No. 2023/01160/FUL

Location: 1, Baruc Way, Barry

Development: Fixing solar panels to the rear roof of detached house

RESOLVED: No objection

h) Planning Application No. 2023/01158/LBC

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

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

The committee discussed the importance of the works needing to be sympathetic to the listed building features.

RESOLVED: No objection subject to sympathetic extension and matching materials

i) Planning Application No. 2023/01114/FUL

Location: 298, Holton Road, Barry

Development: Conversion of rear annex from 1 to 2 flats

The committee agreed with the officer’s recommendations

RESOLVED: Objection

k) Planning Application No. 2023/01198/FUL

Location: Land to the east of the Good Sheds, Hood Road, Barry

Development: Full planning application for the change of use of office containers from B1 use to A1, A3, B1, D1 and/or D2 use

RESOLVED: No objection

l) Planning Application No. 2023/01093/FUL

Location: 300, Holton Road, Barry

Development: Change of use of first and second floor flat to three flats with first floor rear extension

Councillor Collins commented that she had the same objections as to application 5i; the flats would not provide a good standard of living.

Councillor E S Goodjohn remarked that there is no excuse for inadequate housing.

RESOLVED: Objection

m) Planning Application No. 2023/01177/FUL

Location: 11, Min y Mor, Barry

Development: 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

RESOLVED: No objection

The Chair left the meeting at 8:26pm

n) Planning Application No. 2023/01124/FUL

Location: Aberthaw House Hotel, 28, Porthkerry Road, Barry

Development: Change the use of Aberthaw Guest House Hotel from commercial Class C1 to Residential Class C3

The committee discussed that it was a shame to lose a local business but understandable that financially they may require to close the guest house and revert the property back to a dwelling.

RESOLVED: No objection

The Chair returned to the meeting at 8:29pm.

p) Planning Application No. 2023/01147/FUL

Location: Land at Windmill Park, Hayes Road, Barry

Development: Proposed erection of Class B1(c)/B2/B8 Development (Phase 5) together with associated parking and amenity provision

RESOLVED: No objection

- PL134. **SUSPENSION OF STANDING ORDER 3(aa)**
RESOLVED that Standing Order 3(aa) be suspended for a period of thirty minutes.
- PL135. **TO CONSIDER TABLED APPLICATIONS**
None Received
- PL136. **LOCAL PLANNING AUTHORITY DECISIONS**
RESOLVED: That the Local Planning Authority Decisions be received and noted.
- PL137. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**
None received
- PL138. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**
None Received
- PL139. **DATE OF NEXT MEETING**
The date of the next Planning Committee is scheduled for Tuesday 30 January 2024

Meeting closed at 8.35 pm.

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