

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 20 FEBRUARY 2024 AT 7:00PM

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

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

PL150. **APOLOGIES FOR ABSENCE**

Councillors Collins, Hennessy and Davies-Powell

PL151. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**

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

Councillor E S Goodjohn declared a personal and prejudicial interest in application 50 due to being a student of the applicant, Cardiff and Vale College.

PL152. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL153. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 30 JANUARY 2024**

RESOLVED: That the minutes of the Planning Committees meeting held on 30 January 2024 be approved and signed as a correct record

The Chair brought forward agenda item 8

Councillor E S Goodjohn left the meeting at 7:05pm

PL154. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

RESOLVED: That the Premises Licence Application be received and noted with no objections

The Committee brought forward agenda item 5o

PL155. **TO CONSIDER PLANNING APPLICATIONS**

o) Pre-Application

Location: Barry Waterfront Campus

Development: Further education facility and community college

The Chair informed members that this was just an indication of the future application that is likely to be received

RESOLVED: No objection

Councillor E S Goodjohn re-joined the meeting at 7:09pm

a) Planning Application No. 2023/01290/FUL

Location: 316, Gladstone Road, Barry

Development: Single storey rear extension

The committee agreed with the Planning Officer's recommendations

RESOLVED: No objection

b) Planning Application No. 2023/01291/FUL

Location: Regenerate it, 20-22, Holton Road, Barry
Development: Conversion of part of first floor to 4 flats

RESOLVED: No objection

c) Planning Application No. 2024/00001/FUL

Location: 256, Barry Road, Barry
Development: Proposed two storey extension to side and single storey extensions to front and rear of existing domestic dwellinghouse

RESOLVED: No objection

d) Planning Application No. 2023/01247/RG3

Location: Nos 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, and 50, Peterswell Road, Barry

Development: Retrofit and refurbishment works including installation of Soltherm 100mm Mineral Wool EWI with Ultimate Silicone render / Deco W Brick-ID applied to the existing external wall surfaces. Additional works include the replacement of windows and doors and roof to be extended to accommodate new EWI where necessary to achieve overhang

Councillor Ball commented that he believed the development is a great idea. He added that similar works has been carried out on other homes in the area and they look great.

RESOLVED: No objection

e) Planning Application No. 2023/01210/FUL

Location: 29, Atlantic Business Park, Hayes Lane, Sully
Development: Change of use of premises from B1 to B2

RESOLVED: No objection

f) Planning Application No. 2023/01263/FUL

Location: Oakdene, Highlight Lane, Barry

Development: New build bungalow in rear garden of existing property

The Chair commented that in principal the property has plenty of room and that the access is available from Balmoral Close. She added that the Planning Officer has made valid points regarding the contemporary design.

Members agreed that the visual design would be a matter of personal tastes and that the development as a whole was of no issue.

RESOLVED: No objection

g) Planning Application No. 2024/00041/FUL

Location: 2, Evelyn Street, Barry

Development: Change of use and external alterations, including partial demolition and extensions to facilitate the creation of 3 apartments and 2 studios with the retention of 2 retail units (A1 use) at ground floor

The Chair advised the committee that the property had had a prior application refused.

Councillor Johnson told members that the plans are to build five dwellings on top of the small footprint of two shops. He also informed them that parking issues in the street are related to the garage there and as such the cars are not there overnight to effect residential parking.

Councillor Johnson added that the proposed rooftop terrace garden could be an issue, overlooking neighbouring properties.

Councillor E S Goodjohn commented that it would be beneficial to have more information regarding the proposed amount of floor space for each dwelling.

Councillor Thomas stated that the plans show a shared kitchen which didn't seem right for the number of living spaces proposed.

RESOLVED: Objection due to the small living space, density of dwellings and overlooking garden which could cause a detrimental impact on the residential amenity of the neighbouring properties

h) Planning Application No. 2023/01162/FUL

Location: 6, Caradoc Avenue, Barry

Development: Installation of home office and store to front of property

The Chair noted that the storage container will be viewable from the street and is not something that you would expect in a domestic setting.

RESOLVED: Objection due to the container being visually unacceptable

i) Planning Application No. 2024/00044/FUL

Location: 1, Hazledene Close, Barry

Development: Retrospective application for the erection of timber close boarded fencing to protect the secure amenity space forming the primary garden area of the dwelling

Councillor E Goodjohn commented that looking at the back-garden amenity space it is a bit small.

The Chair agreed that the corner plot does not have a lot of privacy due to the way that it sits.

RESOLVED: No objection

j) Planning Application No. 2024/00031/FUL

Location: 11, Pyke Street, Barry

Development: Demolition of existing rear lean to extension and erection of replacement single storey rear extension and single storey side extension; all with the associated external works including ground level modifications and render finish to rear and side elevations

RESOLVED: No objection.

k) Planning Application No. 2024/00049/FUL

Location: 51-53, Barry Animal Health Centre, Tynewydd Road, Barry

Development: Conversion of existing veterinary practice to 4 no. 2 bedroom flats and demolition of existing single storey flat roofed rear extensions

Councillor Johnson informed the committee that the vet that previously occupied the property has moved to a new location. He said that the only concerns may be regarding on street parking and accessibility amenity space.

The Chair commented that the properties were originally built as housing before being converted into a business.

RESOLVED: No objection subject to the Local Planning Authority being satisfied with the car parking being predominately on-street and the level and accessibility of the amenity space

l) Planning Application No. 2024/00030/FUL

Location: 4, White House, Barry

Development: Take down existing conservatory pitched roof structure and replace with proposed flat roof structure with all associated external works

RESOLVED: No objection

m) Planning Application No. 2024/00082/RG3

Location: BSC2 Innovation Quarter, Hood Road, Barry

Development: 1 x Laminated Box Sign 1 x Non-Laminated Fascia Sign

The Chair expressed surprise that the signs were not going to be bilingual

Councillors Johnson and E S Goodjohn agreed that monolingual signs seem out of place and not compliant with the Vale of Glamorgan Council's language standards

RESOLVED: Objection due to the failure to adhere to the Vale of Glamorgan Council's Welsh Language Policies

n) Planning Application No. 2024/00077/FUL

Location: Gordon Bennett, 13-14, Broad Street, Barry

Development: Proposed change of use to add use classes A1/A2/A3 and D1 to the current Sui Generis classification, including subdivision works and new shopfronts to create 3 no. units

Councillor Thomas commented that the plans didn't seem very accessible and that the building has a large basement that doesn't seem to be utilised in the plans.

The Chair pointed out that there is an interior lift on the plans for the larger business that would aid wheelchair users.

The Chair observed that the proposal would hopefully bring this double fronted, three-story building back into beneficial use to the community.

RESOLVED: No objection but disability access is of a concern

PL156. **TO CONSIDER TABLED APPLICATIONS**

None Received

PL157. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL158. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None Received

PL159. **DATE OF NEXT MEETING**

The date of the next Planning Committee is scheduled for Tuesday 12 March 2024

Meeting closed at 7.55 pm.

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