BARRY TOWN COUNCIL
CYNGOR TREF Y BARRI

PURSUANT TO THE REQUIREMENTS OF THE BELOW STATUTORY PROVISIONS, NOTICE IS HEREBY GIVEN THAT A MEETING OF THE PLANNING COMMITTEE WILL BE HELD ON A HYBRID BASIS IN THE COUNCIL CHAMBER, TOWN HALL, KING SQUARE, BARRY, CF63 4RW AND REMOTELY ON WEDNESDAY 3 APRIL 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

This is a public meeting and any resident of Barry may attend in person or remotely; for remote access details, please contact info@barrytowncouncil.gov.uk Should members of the public wish to address the Committee in relation to any of the planning applications set out below, they will need to raise their hands when the application in question is reached. The Chairperson will then seek the Committee's permission to allow them to address Councillors on the application about to be discussed.

Yours faithfully

Emily Forbes
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 March 2024 (Pages 638 - 644)**

Planning Issues

5. **To consider Planning Applications:**

(Pages 645 - 666)

a) Planning Application No. 2024/00154/FUL – Conversion of two first floor flats to three flats at Bambrah Stores, 25-27, Ivor Street, Barry

b) Planning Application No. 2024/00132/FUL – Change of use from shop to D1 in order to open a chiropractic clinic. Shop to be divided into two treatment rooms at 21C, Park Crescent, Barry

c) Planning Application No. CAS-02112-T2N0G8 - Proposed Solar Farm with an installed generation capacity of 42MW and associated ancillary infrastructure, including a 132 kV substation at Land East of Dyffryn, approximately 5 km North-West of Barry Town Centre

d) Planning Application No. 2023/01192/FUL – Proposed 2 storey side extension incorporating a granny annexe to ground floor and bedroom to first floor. Ground floor extensions to form shower room at rear of property and porch to front of property. Proposed roof conversion to form additional bedroom with flat roof dormer to rear at 3, Dobbins Road, Barry

e) Planning Application No. 2024/00213/FUL – Proposed new first floor room over existing lounge. Associated internal remodelling and exterior cladding. New flat roofs to existing dormers to match proposed works at 12, Min Y Mor, Barry

f) Planning Application No. 2024/00206/FUL – Erection of domestic garage at 359 Barry Road, Barry

g) Planning Application No. 2024/00009/FUL – Reduce fence around front garden from 1.8 metres to 1.2 metres at 22, Clos Peiriant, Barry

h) Planning Application No. 2024/00116/FUL – New loft conversion with rear dormer at ground floor at 4, Little Moors Hill, Barry

6. **To consider Tabled Applications** **(None Received)**

None received.

7. **Local Planning Authority Decisions** **(Pages 667 - 668)**

8. **Notification of a Premises Licence Applications (Page 669)**

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 23 April 2024

Distribution

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

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

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 12 MARCH 2024 AT 7:00PM

PRESENT: Councillor S Hodges (Chair) together with Councillors Ball, Collins, 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
Councillor Charles – Observer

PL160. **APOLOGIES FOR ABSENCE**

Councillors Hennessy, E Goodjohn and Davies-Powell.

PL161. **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.

PL162. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL163. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 20 FEBRUARY 2024**

RESOLVED: That the minutes of the Planning Committees meeting held on 20 February 2024 be approved and signed as a correct record

PL164. **TO CONSIDER PLANNING APPLICATIONS**

a) Planning Application No. 2024/00070/FUL

Location: Dow Corning Ltd, Cardiff Road, Barry
Development: Construct an open-frame steel structure to temporarily support a replaced and replacement process vessel in the W930 area of the existing Dow Barry chemical site. The structure is expected to be in place for 18- 24 months and will be removed after the construction activities are complete.

RESOLVED: No objection

b) Planning Application No. 2023/01142/FUL

Location: 5 Gibbonsdown Close, Barry
Development: Double storey extension to side of house

The chair commented the extension wall would follow along the property not be stepped back. Members agreed in principle ~~okay~~ but proposed that the extension is set back.

RESOLVED: No objection with suggestion that the design is set down from the ridge of existing dwelling

c) Planning Application No. 2024/00100/FUL

Location: 9, Heol Livesey, Barry
Development: Retention of rear sun lounge single storey extension

The chair commented there would be no overlooking as one side of the property is brick the other is grass. Members agreed that they were happy to agree with the officer's recommendation.

RESOLVED: No objection

d) Planning Application No. 2024/00103/FUL

Location: Barry Storage and Distribution, David Davies Road, Barry
Development: Single storey extension to existing warehouse, storage and distribution building

RESOLVED: No objection

e) Planning Application No. 2024/00109/FUL

Location: 5, Hazledene Close, Barry
Development: Retrospective approval required for a feather edge garden fence that runs adjacent to the pathway

The Chair advised that the recommendations may suggest to object, however a similar fence was recently approved on the same road which has set a precedent in the area.

RESOLVED: No objection

f) Planning Application No. 2024/00126/FUL

Location: 27, Romilly Park Road, Barry
Development: Demolition of current dilapidated detached garage and replacement with new detached garage. Access will be as existing from Old Village Road at Brooklands

RESOLVED: No objection

g) Planning Application No. 2024/00141/FUL

Location: 63, Porth Y Castell, Barry
Development: Two storey side extension. Single storey rear extension. Conversion of rear sun room

The Chair commented that there is only a garage at present and residents are wanting to add an extension above it. She recommended that for consistency the committee has no objection subject to the observation that the extension is set back from the property.

Councillor Johnson enquired whether the plans might have an impact on the conservation area.

The Chair stated that there are other similar extensions in the area so it is unlikely to have an impact, however the finish should be consistent with the house.

RESOLVED: No objection however note that all future proposals for development comply with Planning Policy Wales (Edition 11, 2021) and result in a net benefit for biodiversity, and that the finish is consistent with other property's in the conservation area.

h) Planning Application No. No. 2024/00134/FUL

Location: 2, Park Crescent, Barry
Development: Re-integration of front room (previously used as the HomeBrewCenter) of building into the main household. This will return the entire property back to a single-family dwelling. No changes to the facade although a new UPVC front door is due to be fitted due to deterioration of the wooden one at The Homebrew Centre

Councillor Ball Confirmed that he had no problem with the application.

RESOLVED: No objection

PL165. **TO CONSIDER TABLED APPLICATIONS**

None Received

PL166. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL167. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

None Received

PL168. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None Received

PL169. **CONSULTATION ON PUBLIC SPACE PROTECTION ORDERS**

The Chair proposed that this would be a good opportunity to add any areas. Councillor Johnson commented this order is reviewed every three years and expressed that the Waterfront suffers from a lot of anti-social drinking in multiple areas however isn't included.

The Chair added this may be due to the Waterfront not being developed when this was drawn up originally. Councillor Collins agreed that it makes sense that the Waterfront should also be included. Councillor E S Goodjohn stated Victoria Park is listed as having a tennis court and two playgrounds however advised this is incorrect and needs to be amended to games area, bandstand and park.

Councillor E S Goodjohn also commented that Gibbonsdown is already listed however it would be good if this was enforced in the area, He also recommended Dobbins Road park area being added due to complaints being received.

Councillor Collins said she would appreciate greater enforcement around the Thompson Street area as it has an ongoing problem with drinking and fighting.

The Chair clarified that the committee's suggestions are for the Waterfront and Dobbins Road park area to both be added.
Councillor Ball asked for clarification on the boundaries and borders of Porthkerry.

The Deputy Chief Officer asked if everyone is happy with the controls currently listed. The Committee agreed.

RESOLVED:

1) **That Dobbins Road park + the Waterfront is added to the specified areas listed in the PSPO schedule.**
2) **That greater enforcement of the areas listed is undertaken.**
3) **That the Deputy Chief Officer submits the comments made by the members of the planning committee to the Vale of Glamorgan Council.**

PL170. **CONSULTATION ON GYPSY AND TRAVELLER SITE**

The Chair commented that over the last couple of years there have been a large number of travellers in Baruc ward. This is not ideal as there are no facilities, although unsure of where the site would go, she agreed that a designated site is needed and welcomed a consultation from the Vale of Glamorgan Council.

Councillor Collins agreed and also welcomes a site however stated there are engagement issues with the traveller community and considers that a liaison officer would be beneficial.

Councillor Collins also added that there is likely to be objections from either travellers themselves or local residents. Councillor Johnson said the last consultation brought up over twenty potential sites, this time there are only around nine pitches being looked for.

Councillor Thomas said she agreed in principle with everything that had been said and thinks a liaison officer would help in discussions with what facilities are needed and suitable, particularly as the current site in Sully does not have sufficient facilities.

The Chair concluded that the Vale of Glamorgan need to engage with the people who will be using the facilities for the best outcome.

RESOLVED:

1) **That the Vale of Glamorgan Council engage with the travelling community, potentially with a liaison officer to ensure that suggested sites have sufficient facilities.**
2) **That the Deputy Chief Officer submits the comments to the Vale of Glamorgan Council.**

PL171. **DATE OF NEXT MEETING**

The date of the next Planning Committee is scheduled for Wednesday 3 April 2024.

Meeting closed at 7.33 pm.

Signed……..(Chairperson) Dated……..

FOR INFORMATION ONLY

ACTION SHEET - PLANNING COMMITTEE 12 MARCH 2024

MINUTE NO.	ACTION TO BE TAKEN	ACTION TO BE TAKEN BY	DATE ACTION TO BE CARRIED OUT	PROGRESS
PL169 (1)	That Dobbins Road park + the Waterfront is added to the specified areas listed in the PSPO schedule.	DCO	20/03/2024	Completed
PL169 (2)	That greater enforcement of the areas listed is undertaken	DCO	20/03/2024	Completed
PL169 (3)	That the Deputy Chief Officer submits the comments made by the members of the planning committee to the Vale of Glamorgan Council.	DCO	20/03/2024	Completed
PL170 (1)	That the Vale of Glamorgan Council engage with the travelling community, potentially with a liaison officer to ensure that suggested sites have sufficient facilities.	DCO	20/03/2024	Completed
PL170 (2)	That the Deputy Chief Officer submits the comments to the Vale of Glamorgan Council.	DCO	20/03/2024	Completed

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 03/04/2024

EFFECTIVE DATE OF RECEIPT – 04/03/2024

COMMENTS DEADLINE – 25/03/2024

APPLICATION NO. (S)	2024/00154/FUL
LOCATION	Bambrah Stores, 25-27 Ivor Street, Barry
WARD	Baruc
APPLICANT	Singh
PROPOSED DEVELOPMENT	Conversion of two first floor flats to three flats

BACKGROUND

The application site is the first floor of 25-27 Ivor Street, a two-storey, semi-detached set of dwellings sited towards the eastern side of Ivor Street, near the junction with Plymouth Road.

The upper floors of both properties are currently in use as two separate units of accommodation, with the commercial shop being run across both ground floors.

HISTORY – **2023/01028/FUL** – Conversion of two first floor flats to three flats – **Decision** – **Refused** – The development fails to provide the flats 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.

PROPOSAL

The flat to the north would be subdivided into two separate units of accommodation, one studio flat and one, one bedroom flat. The flat to the south (part of 27 Ivor Street) would remain unaltered.

As part of this application the garage to the rear of the property would be removed and a new external door access to the amenity area would be added from the existing side lane.

BIODIVERSITY

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

OBSERVATIONS

The proposal would have no impact upon the visual amenity of the host dwelling or wider area.

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

The space standards required for the flats should be checked closely.

There would be no alterations to the off-street parking requirement from the existing use to the proposed.

As previously stated in the officers delegated report for application 2023/01028/FUL –

The proposed site plan shows that there is an area of amenity space to the rear of the building which is paved and is approximately 52m2 in size. The proposed conversion would result in 1no. two bed flat and 2no. one bed flats, and therefore provision for 6 persons would need to be made based on the guidance in the SPG, amounting to a total requirement of amenity space between 75m2 to 120m2 Whilst there is often some justification for a degree of flexibility to be applied in respect of amenity space, particularly in constrained urban sites, in this case the deficit would be less than the guidance within the SPG and moreover the amenity space would also be of poor quality and not readily accessible.

There are two narrow spaces either side of the building which reduces the meaningful and useable area of amenity space. There is a roller shutter to the rear of the yard that provides vehicular access for deliveries to the shop, as approved under ref. 2005/00075/FUL, which would obstruct the amenity space when in use. As such whilst the amenity space would accommodate bicycle and bin storage, it is not considered that it is sufficient to accommodate other essential functions of amenity space and would consequently fail to comply with paragraphs 10.1 and 10.3 of the SPG. Furthermore, access to the amenity space cannot be gained directly from the flats and instead relies upon access through the shop at ground floor level or from the rear of the site via a gated access from the highway. This arrangement is not considered practical or convenient for occupants and is contrary to key principle iii) of the SPG.

The agent has stated in email that there is no access to amenity space as existing, however whilst the current arrangement for the two-bed flat to remain as existing is not compliant in this regard, there is nevertheless a requirement to provide amenity space for the units created by the subdivision in accordance with the SPG standards. The intensification of the use of the premises, with additional flats would therefore compound an already poor relationship as detailed above.

Internally the proposal will result in one of the two 2-bed flats being subdivided into two smaller flats, one of which would take the form of a studio with combined living/kitchen/bedroom space. The studio is small in size, providing approximately 23 sqm of living space, and whilst there are no adopted space standards at a local or

national level where the dwellings are to be privately occupied, this is considered to be inadequate in isolation but particularly in the absence of suitable access to outdoor amenity space. As such, it is considered that the proposal would result in poor standards of living for future occupants.

In light of the above, the proposal is considered to provide inadequate levels of amenity for occupants and is contrary to Policy MD2 (Design of New Development) criterion 9 and advice contained within the Residential and Householder Development SPG.

Also, as indicated previously in Policy MD2, *In flatted developments (including conversions) all units should be provided with direct access to amenity space within/through the site. Indirect access to amenity space (for example along the highway) will not be acceptable.*

Considering this and the previous reasons for refusal it is deemed likely that the application would be refused by the VOG Council on a similar basis to before. It is recommended that members tender an objection to the application.

SITE PLAN

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 03/04/2024

EFFECTIVE DATE OF RECEIPT – 06/03/2024

COMMENTS DEADLINE – 27/03/2024

APPLICATION NO. (S)	2024/00132/FUL
LOCATION	21C Park Crescent, Barry
WARD	Illtyd
APPLICANT	Mr Hadley-James Brown
PROPOSED DEVELOPMENT	Change of use from shop to D1 in order to open a chiropractic clinic. Shop to be divided into two treatment rooms

BACKGROUND

The application site relates to No.21 Park Crescent. A terraced, two storey property which includes a shop at ground floor and a residential unit at first floor. The property lies within the settlement boundary of Barry and within the Park Crescent Local Centre as identified by the Vale of Glamorgan adopted Local Development Plan 2011 – 2026.

The application site is located in zone B of the VOG Parking Zones.

PROPOSAL

The applicant proposes the change of use of the ground floor shop (A1) to a chiropractic clinic (D1). Internal alterations would be required to facilitate this new use class. No external alterations are proposed as part of this 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.

OBSERVATIONS

The proposal would have no undue impact upon visual or residential amenity.

The shop currently has an operational parking requirement of 1 commercial vehicle space and a non-operational requirement of 1 space per 60 sqm or 1 off-street parking space (25sqm floor space). None are or can be provided.

The proposed clinic would have a proposed operational parking requirement of 1 space per practitioner and a non-operational requirement of 1 space per 3 ancillary staff and 3 per practitioner. Equating to roughly 3 spaces.

Whilst there would be a slight increase in terms of parking requirement as a result of the application, given the sites location, in a sustainable local centre, it is considered unlikely that the VOG Council will refuse the application on this basis.

It is advise that members support the application.

SITE PLAN

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 03/04/2024

EFFECTIVE DATE OF RECEIPT – 29/02/2024

COMMENTS DEADLINE – 11/04/2024

APPLICATION REF	CAS-02112-T2N0G8
LOCATION	Land East of Dyffryn, approximately 5 km North-West of Barry Town Centre
APP TYPE	DNS
APPLICANT	Lightrock Power Ltd
PROPOSED DEVELOPMENT	Proposed Solar Farm with an installed generation capacity of 42MW and associated ancillary infrastructure, including a 132 kV substation

BACKGROUND

As per submitted information (D&A statement & ES):

The Site covers approximately 49.07 hectares of land however the solar panels and the main components of the Proposed Development will only use 42.67 ha, with the difference in area being used for landscape and biodiversity enhancement.

The Site is irregular in shape and comprises a series of agricultural fields of varying sizes. The fields are currently used mainly for arable farming with a small amount of grazing and are enclosed by a mixture of mature woodland, trees, hedgerows and fencing. The Site contains existing electrical infrastructure in the form of overhead lines which cross the Site in northeast to southwest and northwest to southeast directions, respectively.

The land generally slopes in a south westerly direction towards Goldsland Brook with various changes in level across the Site.

St. Lythans Road forms the Site's northern boundary. To the east and south lie woodland and agricultural fields. To the west lies Home Farm and Dyffryn Springs wedding venue complexes with further agricultural fields and woodland. The Site lies to the north of Goldsland Brook.

The Site is largely surrounded by agricultural land along with road and electrical infrastructure, small areas of woodland and farm buildings or individual houses, as well as the settlements of Dyffryn (150 m west of the Site), St Lythans (1.17 km northeast), and further afield the wider area of Barry. The residential areas of Dyffryn and Wenvoe sit below the Site topographically. Therefore, views into Site for nearby residents are limited.

Several statutory designated sites are located in the surrounding area including the Severn Estuary Special Protection Area (SPA), Ramsar Site and Special Area of Conservation (SAC) which are located more than 7.5 km from the Proposed

developable part of the Site. Two national designated Sites of Special Scientific Interest (SSSI) are located within 2 km from the Site boundary, namely the Coedydd Y Barri / Barry Woodlands, and Fferm Walters / Walters Farm SSSIs. The closest nonstatutory site is the Goldsland Wood SINC, situated east of Dyffryn Springs and adjacent to the Site; and Bears Wood, approximately 1.3 km south-east of the Site. Both are also designated as Ancient Woodland.

To the northwest boundary of the Site is Dyffryn Gardens, a Registered Park and Garden, and its associated Grade II Listed Building Dyffryn House. There are several Scheduled Monuments in the surrounding area, the closest of which are St Lythan's Burial Chamber approximately 60 m to the east of the Site; and Doghill Moated Site, 250 m west. The closest Conservation Area to the Site is that of St Nicholas Conservation Area, located approximately 1.8 km to the north. PRoW S8/10/1 and W/2/3/1 are adjacent to the Site.*

As per the DNS (Wales) Regulations 2016 the Applicant undertook statutory pre-application consultation (PAC) on the full draft planning application for a minimum period of 42 days, from 29th November 2022 to 25th January 2023. This is to provide technical and community stakeholders, and local people, a further opportunity to provide feedback on the project and the technical assessments produced for the Proposed Development.

Relevant specialist consultees and owner/occupiers adjacent to the Site boundary were notified of the Proposed Development via a Schedule 1 or 2 notice and accompanying letter, notices were erected at 8 locations adjoining the site, and a notice placed in the Glamorgan Star Newspaper. In addition, all planning application documents were hosted on a designated PAC website for the Proposed Development.

Feedback received during PAC has been considered within the EIA.

As the Proposed Development is an electricity generating station with a generating capacity between 10MW and 350MW, it is considered to be a 'Development of National Significance' (DNS) under section 4 of The Developments of National Significance (Specified Criteria and Prescribed Secondary Consents) (Wales) Regulations 2016 (as amended).

PROPOSAL

As per submitted information (D&A statement & ES):

Lightrock proposes to develop a solar farm with an installed generation capacity of approximately 42MW with associated ancillary infrastructure, including a 132 kV substation. The Proposed Development will be known as 'Parc Worlton Solar Farm'.). During the Proposed Development's first year of operation, the electricity generated would be enough to power approximately 11,552 typical family homes for a year. This is based on our assessments projected energy generation in the 1st year of operation (39,371 Mwh). The point of connection to the electricity distribution network is on site via an existing 132 kV pylon, near the New Wallace Farm complex. The Proposed Development is for a temporary period of 40 years and will

be fully reversible at the end of its life span. The Site comprises approximately 49.07 ha of subgrade Grade 3b and 4 agricultural land, which includes boundary landscaping, boundary fencing, access and the grid connection corridor and tower connection. The actual development footprint of the solar is 42.67 ha.

The Proposed Development will include the construction of solar panels mounted on metal frames, string inverters, transformers, cabling and grid connection, substation, perimeter and security fencing with CCTV, improved Site access points, internal access tracks and construction compound, lighting and landscaping.

The Proposed Development will be designed to be capable of enabling sheep grazing during its operational life and therefore energy and agriculture would co- use the Site.

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.

To this end, R P S Group Limited have prepared an Environmental Statement (ES) on behalf of the applicant as part of the planning application to PEDW.

As per submitted information (D&A statement & ES):

Landscape mitigation is embedded in the overall project design and has been designed to minimise potential landscape and visual impacts and maximise enhancement of landscape features, landscape character and biodiversity of the Site.

The landscape proposals consist of enhancements to existing onsite hedgerows, as well as new hedgerow and tree planting. Hedgerow infill planting will be implemented as required, to gap-up where existing hedge planting is sparse. As well as improving habitat connectivity on Site, it will also redefine field boundaries where they have become fragmented. Local species have been selected to reflect Sites flora and to enhance biodiversity.

As part of the Proposed Development, the Applicant has worked with the Bumblebee Conservation Trust to place specific emphasis on the rare Shrill Carder Bee, known to live locally. Shrill Carder Bees require open, extensive flower rich habitats close to undisturbed nesting habitat (tussocky grass and scrubby areas undisturbed between March and October). The Proposed Development therefore includes areas of species rich wildflower grassland meadow mix, and tussocky grass and scrubby areas, with an abundance of wildflower planting.

The Proposed Development will also create valuable wildflower habitats for pollinators in general, enhance hedgerows and grassland for amphibians and reptiles, and protect existing trees for birds and bats. The Applicant has partnered with the RSPB to help optimise the ecological opportunities for local wildlife, and they have been involved in the design of the Proposed Development.

OBSERVATIONS

As per submitted information (D&A statement & ES):

Overall, it is considered that the landscape would be able to accommodate the Proposed Development without changing its character significantly. The nature of the Solar Farm would not be uncharacteristic of the existing study area and it would not significantly alter the character in combination with the Proposed Developments assessed. The visual amenity for people within the 3 km study area, due to intervening layered vegetation and topographical variation, would generally be maintained and short term significant effects would be limited to people experiencing views in close proximity during the construction and operational phases from a small number of local public rights way. Over time, as proposed landscape planting matures, visual effects would reduce effects further.

As per submitted Planning Statement:

Both national and local planning policy has been taken into consideration and have influenced the final layout. Therefore, the location of the site (Policy MD1) outside of BMV land demonstrates compliance with PPW and Policy MD19 of the LDP.

Overall, the land will not be irreversibly developed and no BMV land will be lost as a result of the Proposed Development. As such no likely significant lasting adverse effects on the quality of the land or soil are expected. Over the operational period of the development the quality of the land will likely improve as it is allowed to rest and thereafter improving the longer term quality of the soil for the future. Therefore, the proposals are in accordance with Policy 18 of Future Wales, PPW paragraph 3.58 and Policy MD1 and MD19 of the LDP.

Over time, as proposed landscape planting matures, visual effects would reduce to levels considered to be not significant. There is therefore no reason in terms of landscape and visual impact that the Proposed Development should not proceed as it complies with Future Wales, PPW and policies MD1, MD7, MD19, MG17 and SP10 within the Local Development Plan.

A Construction Traffic Management Plan (CTMP) accompanies the ES at Appendix 10.1. The CTMP provides information to ensure that the development is managed and delivered in a manner that mitigates and safeguards highway impact, highway safety and amenity of the area surrounding the Site.

Overall, the CTMP considers that the measures and control processes outlined in it are appropriate to ensure highway safety and free flow of traffic during the construction period. The proposed vehicle movements, delivery times and working hours seek to protect amenity of local community and environment in compliance

with Policy MD7 of the LDP. The capacity of, and the effects on the transportation network have been given careful consideration in line with Policy 18 of Future Wales, PPW Paragraph 5.9.20 and Policy MD17 of the LDP, to ensure that the proposed transport route is policy compliant.

Regarding impacts on the settings of designated heritage assets, consultation with GGAT, CADW and the National Trust identified a potential impact on one aspect of the Dyffryn Gardens Registered Park and Garden, namely the southern boundary of the arboretum which forms part of the park. New woodland planting and management of the planting regime along the northern Site boundary has been proposed as embedded mitigation in the Proposed Development. The proposed planting will further reduce intervisibility between Dyffryn Gardens (in particular the arboretum) and the Proposed Development, thereafter, limiting potential amenity impact on the users/visitors to the National Trust site. The additional planting along the northern boundary of the Site and that proposed throughout the Site to preserve the setting of heritage assets, demonstrate compliance with the national and LDP policies referenced above. No other significant impact on the setting of any designated heritage asset has been identified.

The Applicant and RPS have worked with GGAT (Glamorgan Gwent Archaeological Trust) to develop a mitigation strategy, following best practice as advised by the Welsh Archaeological Trusts. On the basis of the initial desk-based assessment, below-ground archaeological potential was further evaluated through a programme of fieldwork. This comprised a geophysical survey and trial trenching. On the basis of the geophysical survey results, two areas of the Site were proposed for preservation in situ. One area was removed from the Proposed Development altogether, the other is subject of a detailed mitigation strategy which will encompass the construction of an appropriate access road and the use of a non-intrusive foundation system for the solar panels in this area (concrete foundation footings). The grid connection cable will be installed by a system of directional drilling; this will be undertaken at a depth below which there will be no impact on archaeological features (3m) which has also been agreed with GGAT, to avoid impact on the known archaeological features. The results of the trial trenching have indicated a low archaeological potential for the rest of the Site, and it is considered that no further investigative work will be required.

The whole site lies within Flood Zone 1 of the Flood Map for Planning (FMfP) meaning the Proposed Development carries no risk of flooding. The Proposed Development has been designed to avoid flood risk areas and therefore accords with the requirements of Policy MD2.

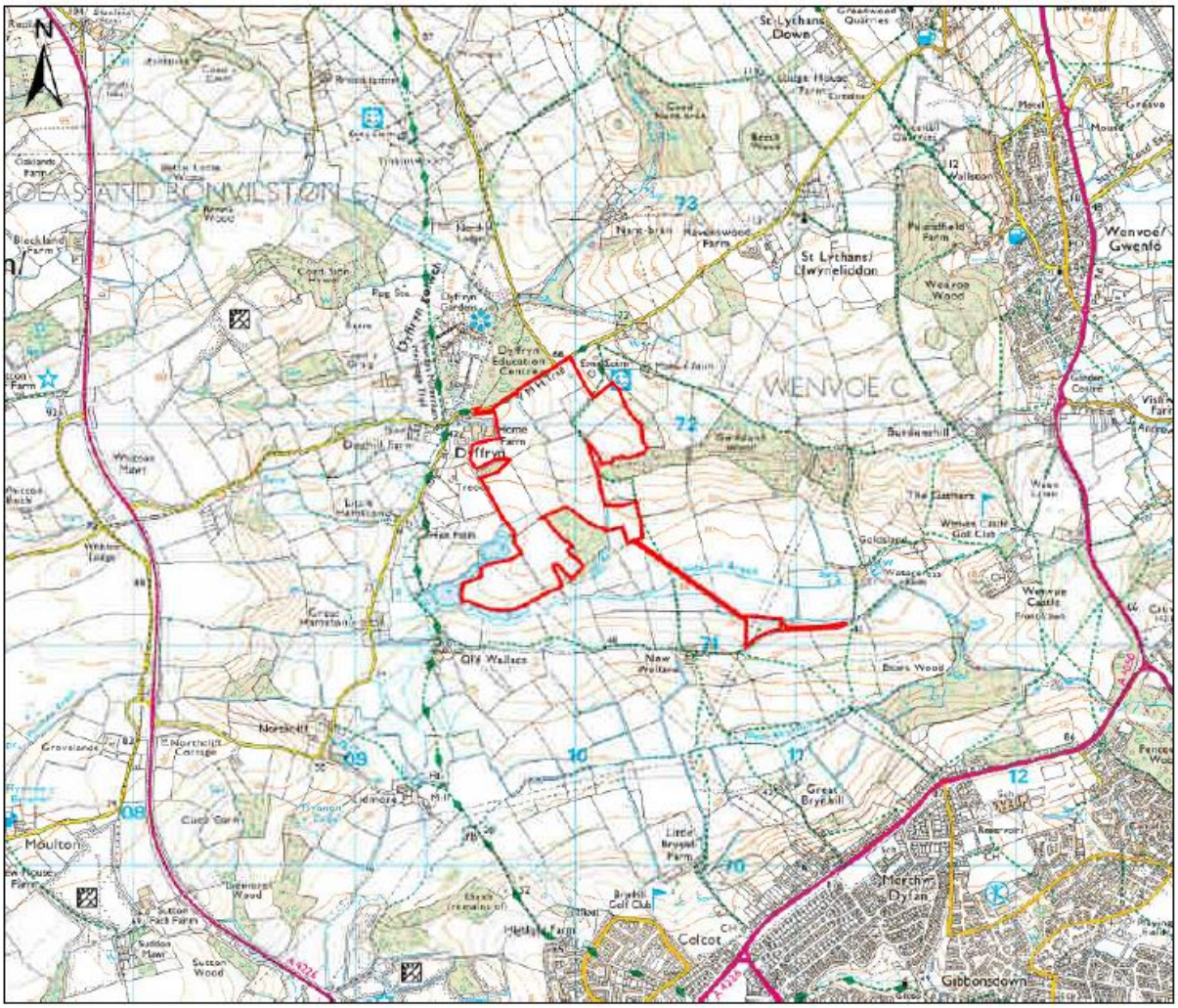
The Proposed Development will not result in a loss of BMV agricultural land, a key national planning policy requirement (PPW). Solar farms, by their nature, have less intensive agricultural practices; therefore, the soil quality and ecological value of the Site will improve over the Proposed Developments' lifetime.

The extracts above are considered the most pertinent to the application but members are encouraged to review the full extent of the submission for the DNS on PEDW's website.

Given the submitted information and the forward-thinking nature of the development, both in energy generation, climate change and planning matters, it is not considered that members should raise an objection to the proposal.

The applicant/agents involved have taken a proactive approach to the development of the site and have engaged with stakeholders and specialists alike in order to ensure that the creation of a solar farm in this area and its associated benefits outweigh any limited potential adverse impacts.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 03/04/2024

EFFECTIVE DATE OF RECEIPT – 14/03/2024

COMMENTS DEADLINE – 04/04/2024

APPLICATION NO. (S)	2023/01192/FUL
LOCATION	3 Dobbins Road, Barry
WARD	Cadoc
APPLICANT	Fialova
PROPOSED DEVELOPMENT	Proposed 2 storey side extension incorporating a granny annexe to ground floor and bedroom to first floor. Ground floor extensions to form shower room at rear of property and porch to front of property. Proposed roof conversion to form additional bedroom with flat roof dormer to rear

BACKGROUND

The application site is located towards the western side of Dobbins Road and contains a two-storey, semi-detached dwellinghouse within a generous plot. The property does not seem to have benefitted from any previous additions/alterations since original construction. The property is located within a residential area, being curtailed to the north, south and west by the residential curtilages of adjacent properties and to the east by the highway.

PROPOSAL

The applicant proposes to extend the property by way of a ground floor front porch extension, ground floor rear extension, two-storey side extension and rear facing dormer extension to the main roofing profile. The ground floor of the two-storey side extension is to be used as a granny annexe in association with 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

Although the proposals may seem excessive in scope, it is recognised that the dwelling has not seen any additions since its original construction. The property sits within a generous site which would mean that none of the additions/alterations would

have a negative impact upon the residential amenity of any adjoining or adjacent occupier.

Whilst the proposed side extension would unbalance the appearance of the pair of semi-detached dwellings, its has been designed carefully and is of a subservient appearance to the host property, thereby mitigating much of the harm listed above. It is unlikely that the VOG Council would seek to refuse the scheme.

As such, it is recommended that Cllr's return no objection to the scheme.

SITE PLAN

SITE LOCATION PLAN 1:1250

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 03/04/2024

EFFECTIVE DATE OF RECEIPT – 15/03/2024

COMMENTS DEADLINE – 05/04/2024

APPLICATION NO. (S)	2024/00213/FUL
LOCATION	12 Min Y Mor, Barry
WARD	Baruc
APPLICANT	Cheeseman
PROPOSED DEVELOPMENT	Proposed new first floor room over existing lounge. Associated internal remodelling and exterior cladding. New flat roofs to existing dormers to match proposed works

BACKGROUND

The application site relates to No.12 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 applicant proposes a new first floor front extension to replace the existing gable end projection currently in situ. The proposal would feature a flat roofing profile. Smaller scale alterations are proposed to the remainder of the host dwelling, including interior remodelling and exterior cladding. Existing dormers would have their gable end roofing profile replaced with a flat 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 ancillary changes like the alterations to cladding and the roofing profiles of the existing dormers would have no negative impact upon the residential amenity of adjacent occupiers or the visual amenity of the host dwelling or wider street scene.

The first floor front extension would pose no greater harm to the residential amenity of adjacent occupiers than that which already occurs between the properties.

The first floor extension is not of a wholly appealing aesthetic and would alter the appearance of the host dwelling radically from the street scene. The alterations to the existing dormers would ensure some continuity with the appearance of the extension and that of the host dwelling. Whilst not of any particular architectural merit it is still considered that the proposal does not result in such harm to either the visual amenity of the host property or wider street scene as to justify the refusal of the application on this basis.

It is recommended that members note the application but log neither an objection or letter of support.

SITE PLAN

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 03/04/2024

EFFECTIVE DATE OF RECEIPT – 19/03/2024

COMMENTS DEADLINE – 09/04/2024

APPLICATION NO. (S)	2024/00206/FUL
LOCATION	359 Barry Road, Barry
WARD	Dyfan
APPLICANT	Powell
PROPOSED DEVELOPMENT	Erection of domestic garage

BACKGROUND

The application site is located towards the south eastern side of Barry Road and contains a two-storey, semi-detached dwellinghouse situated within a long, linear plot. The site is abutted to the rear curtilage by a narrow access lane.

PROPOSAL

The applicant proposes a single storey outbuilding be erected to the rear curtilage of the site.

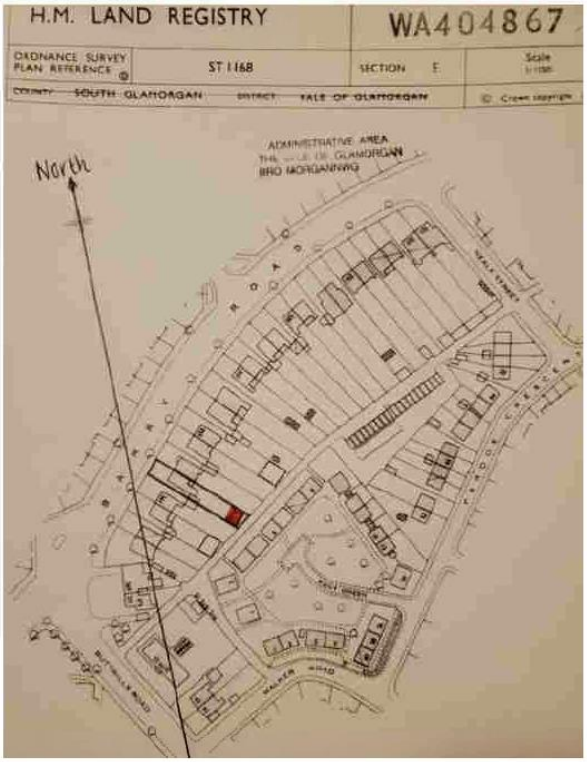
BIODIVERSITY

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 is not of a scale or design where it would have any negative impacts upon the visual amenity of the host dwelling or wider area as well as the residential amenity of any adjoining or adjacent occupier.

SITE PLAN


H.M. LAND REGISTRY
WA404867
ORDNANCE SURVEY PLAN REFERENCE
ST 1168
SECTION
Scale
COUNTY SOUTH GLAMORGAN
DISTRICT VALE OF GLAMORGAN
North

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 03/04/2024

EFFECTIVE DATE OF RECEIPT – 19/03/2024

COMMENTS DEADLINE – 09/04/2024

APPLICATION NO. (S)	2024/00009/FUL
LOCATION	22 Clos Peiriant, Barry
WARD	Castleland
APPLICANT	Donoghue
PROPOSED DEVELOPMENT	Reduce fence around front garden from 1.8 metres to 1.2 metres

BACKGROUND

The site is located towards the end of the Clos Peiriant cul-de-sac and contains a two-storey, end of terrace dwellinghouse. The site has been enclosed to the front amenity area by a 1.8 metres high privacy fence.

PROPOSAL

The applicant proposes to reduce the fence height that surrounds the front amenity area from 1.8 metres to 1.2 metres.

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 a positive impact upon the visual amenity of the host dwelling and wider area,

The proposal would have no detrimental impact upon the residential amenity of any adjoining or adjacent occupier.

SITE PLAN


N
Waterfront Medical Centre
Play Area
26-32
CLOS TYNDAD GLO

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 03/04/2024

EFFECTIVE DATE OF RECEIPT – 19/03/2024

COMMENTS DEADLINE – 09/04/2024

APPLICATION NO. (S)	2024/00116/FUL
LOCATION	4 Little Moors Hill, Barry
WARD	Cadoc
APPLICANT	Mort
PROPOSED DEVELOPMENT	New loft conversion with rear dormer

BACKGROUND

The application site is located towards the southern side of Little Moors Hill and contains a two-storey, end of terrace dwellinghouse. The dwelling has not seen any alterations/additions since original construction. The site is curtailed by the highway to the north, the residential curtilages of the adjoining and adjacent dwellings to the east and west and by Cadoxton Railway Station to the south.

PROPOSAL

The applicant proposes the erection of a dormer to the rear roofing profile of the dwelling. The dormer would allow for an extra bedroom and W/C.

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.

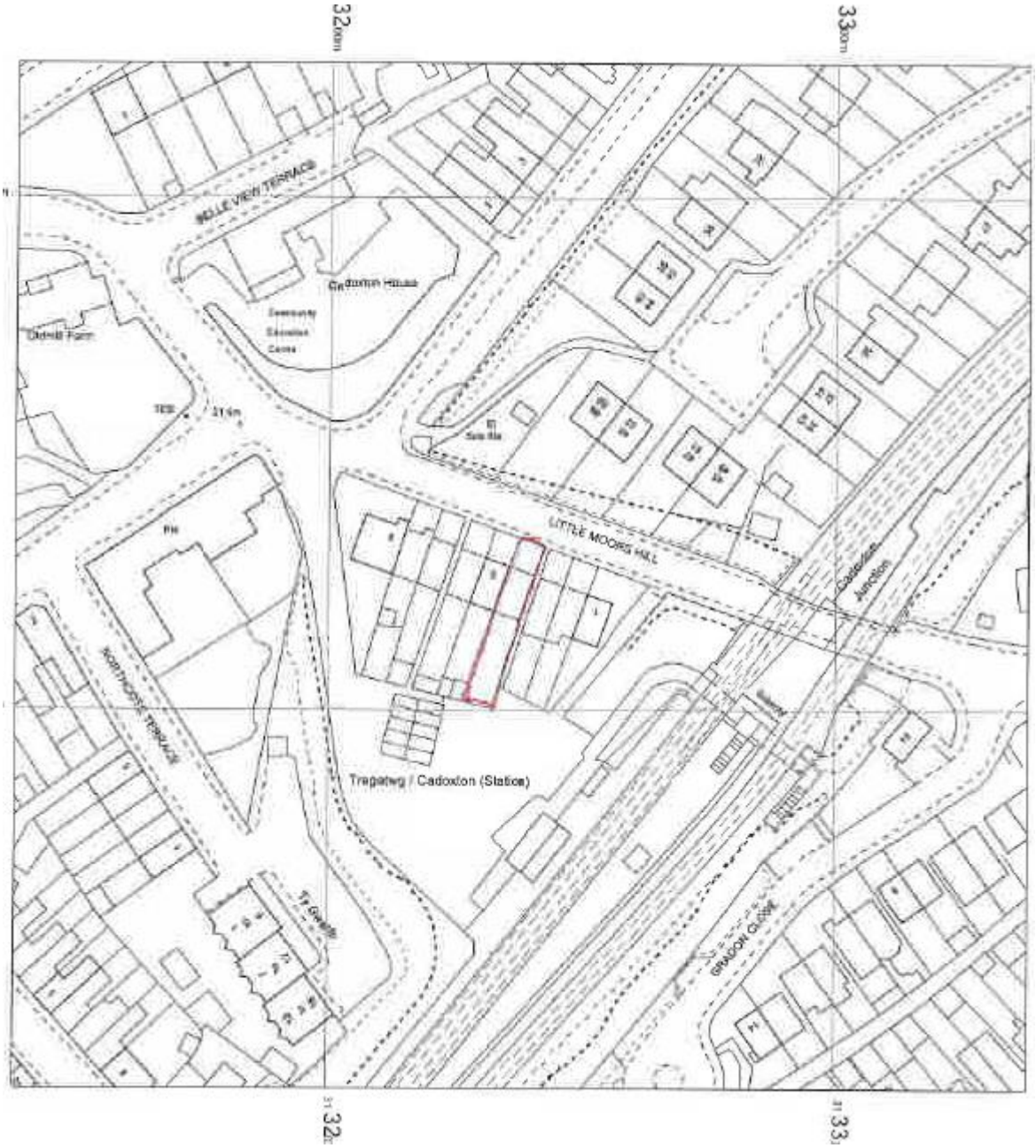
OBSERVATIONS

The development would alter the appearance of the dwelling from the rear where there are prevailing views from the public highway and Cadoxton Station. However, the alterations would not form a detriment to either the host dwelling or the row of terraced dwellings of which it is a part. Rear facing dormers are a common site throughout the borough, although this would be the first situated in this row. Furthermore, it is also considered that the works could be carried out under the dwellings permitted development allowance.

The development would allow for further views from the host dwelling into the neighbouring gardens of adjoining and adjacent dwellings. However, the real and

perceived sense of overlooking would be no greater than that which already occurs between the properties. Furthermore, the proposal would not overlook further dwellings to the rear because of the buffer offered by the Railway Station. As such the proposal would have no negative impacts upon the residential amenity of adjoining and adjacent occupiers.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE	3 APRIL 2024	AGENDA ITEM: 7

DECISIONS TAKEN BY THE LOCAL PLANNING AUTHORITY ON RELEVANT PLANNING APPLICATIONS

Purpose of Report

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

Recommendation

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

Application No.	Address and Development Proposed	Barry Town Councils Observation	LPA's Decision
2023/00587/FUL	Erection of a detached house at 44, Coldbrook Road East, Barry	Objection	Refused
2023/00750/FUL	Change of use from existing childrens play centre (D1) to Dwellinghouse (C3) at 12A, Market Street, Barry	No objection – Delegated Powers	Refused
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	No Objection	Approved
2023/01291/FUL	Conversion of part of first floor to 4 flats at Regenerate it, 20-22, Holton Road, Barry	No Objection	Refused
2023/01247/RG3	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	No objection	Approved

	overhang at Nos 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, and 50, Peterswell Road, Barry		
2023/01210/FUL	Change of use of premises from B1 to B2 at 29, Atlantic Business Park, Hayes Lane, Sully	No objection	Approved
2024/00031/FUL	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 at 11, Pyke Street, Barry	No objection	Approved
2024/00030/FUL	Take down existing conservatory pitched roof structure and replace with proposed flat roof structure with all associated external works at 4, White House, Barry	No objection	Approved

Application for a Premises Licence – Barry Penny Way Service Station, Heol Ceiniog, Barry CF63 4BA
The Licensing Act 2003

This Department has received an application for a Premises Licence for the above-named premises under the Licensing Act 2003. This form was received by my office on 6th March 2024

The application seeks permission for;

Late Night Refreshment 23:00 to 05:00

Sale of alcohol OFF the premises 00:00 to 11:59 Monday to Sunday.

Any observations in respect of this application must therefore be made in writing to the Licensing Department on/by 4th April 2024 to be taken into consideration.