



BARRY TOWN COUNCIL

CYNGOR TREF Y BARRI

Please reply to: TOWN CLERK

Your Ref:

When calling please ask for:

5th June 2024

To: Councillor S Hodges (Chairperson) plus Ball, Collins, Davies-Powell, E Goodjohn, E S Goodjohn, Hennessy, Iannucci-Williams (Town Mayor – Ex-Officio) and Thomas.

Dear Councillor,

You are hereby summoned to attend a meeting of the **Planning Committee** to be held on a **hybrid basis in the Council Chamber, Town Hall, King Square, Barry, CF63 4RW and remotely on Tuesday 11th June 2024 commencing at 7.00 pm** for the purpose of transacting the business specified below.

From 1 May 2021 The Local Government and Elections (Wales) Act 2021 makes provision for meetings to take place through a variety of arrangements, including multi-location meetings where all individuals are attending virtually and hybrid meetings where a number of individuals are attending in person at a designated location and others are attending virtually from a range of other locations. The Act makes permanent provision for remote meetings (multi-location) and electronic publication of documents

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)

*The Council welcomes correspondence in English or Welsh
Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg neu'n Saesneg*

TOWN HALL, KING SQUARE, HOLTON ROAD, BARRY, CF63 4RW	NEUADD Y DREF, SGWÂR Y BRENIN, HEOL HOLTON, Y BARRI, CF63 4RW
Tel: (01446) 738663	Ffôn: (01446) 738663
Email: info@barrytowncouncil.gov.uk	Ebost: info@barrytowncouncil.gov.uk

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 21 May 2024**
(Pages 765 - 770)

Planning Issues

5. To consider Planning Applications:

(Pages 771 - 794)

- a) Planning Application No. 2024/00112/FUL – Replacement of rotten decking area. New structure is the same height using the existing supports attached to the property. The decking from the garden will have a 6ft panel screen added to minimise the line of sight at 18, York Place, Barry
- b) Planning Application No. 2024/00341/FUL – Retain as built garage conversion at 93, Jenner Road, Barry
- c) Planning Application No. 2023/01289/FUL – Retain as built garage conversion at 6, Vincent Close, Barry
- d) Planning Application No 2024/00440/FUL – Single Storey Garage Conversion into Granny Annex at 80, Colcot Road, Barry
- e) Planning Application No. 2024/00436/FUL – Demolition of existing single leaf brick "lean to" utility room. Re build with insulated cavity walls, double hip roof and integrate into existing kitchen at 70, Redbrink Crescent, Barry
- f) Planning Application No. 2024/00421/FUL – Conversion of existing veterinary practice to 4 No 2-bedroom flats and demolition of existing single storey flat roofed rear extensions at 51-53, Barry Animal Health Centre, Tynewydd Road, Barry
- g) Planning Application No. 2024/00416/FUL – Removal of chimney stack and replacement of roof slates at 21, Birch Grove, Barry
- h) Planning Application No. 2024/00411/FUL – Addition of 2 No Parking Spaces to the front of the property at 38, Ffordd Cwm Cidi, Barry
- i) Planning Application No. 2024/00408/FUL – Proposed rear kitchen extension. Proposed demountable rustic timber storage shed to front side garden area at 13, Minster Close, Barry
- j) Planning Application No. 2024/00404/FUL – Proposed two storey rear extension at 13, Lakeside, Barry
- k) Planning Application No. 2024/00375/FUL – Single storey rear extension for new games/tv room and adaptations to front area to provide new steps and balustrading, a canopy above front door and parapet wall lengthening. Bio diversity measures to be incorporated at 75 Pontypridd Road, Barry

6. **To consider Tabled Applications** (None Received)
None received.
7. **Appeal Application to Delete Footpath 73 - CAS-03055-C1D3X2** (To follow)
8. **Local Planning Authority Decisions** (Pages 795 - 796)
9. **Notification of a Premises Licence Review** (Page 797)
10. **Applications Dealt with Under Delegated Powers – For information only** (None)
11. **Date of Next Meeting**
The date of the next Planning Committee is scheduled for Tuesday 2 July 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
21 MAY 2024 AT 7:00PM**

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

ALSO PRESENT: Emily Forbes - Chief Officer
Lyndsey Thomas – Administrator

PL193. **APOLOGIES FOR ABSENCE**

Councillor Davies-Powell

PL194. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**

Councillor E S Goodjohn declared a personal and prejudicial interest in application 7g due to being a student of the applicant, Cardiff and Vale College and would be leaving the meeting.

PL195. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL196. **TO NOTE THE TERMS OF REFERENCE**

RESOLVED: That the Terms of Reference be received and noted.

PL197. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE
MEETING HELD ON 23 APRIL 2024**

RESOLVED: That the minutes of the Planning Committees meeting held on 23 April 2024 be approved and signed as a correct record

PL198. **TO APPOINT MEMBERS TO THE PLANNING FOR BARRY SUB-
COMMITTEE AND TO NOTE THE TERMS OF REFERENCE**

The Chief Officer confirmed that four members were required for the sub-committee.

The Chair recommended that the Committee appoint one Plaid representative, one Conservative and two from the Labour party.

The Chair nominated Councillor Ball. Councillor Collins seconded the nomination.

As the only Conservative member, Councillor Hennessy accepted the suggestion that he sit on the sub-committee.

The Chair suggested the Councillor Davies-Powell also be a member due to being voted in as the liaison and link councillor for the Placemaking Plan for Barry.

Councillor Hennessy recommended Councillor Thomas.

Councillor Hennessy asked if sub-committee members can have substitutes attend meetings if required. The Chief Officer confirmed that would be allowed.

RESOLVED: That Councillors Ball, Hennessy, Davies-Powell and Thomas are appointed as members of the Planning for Barry Sub-Committee

The Chair moved planning application 5a to later in the meeting so that the local Councillor could have chance to comment

PL199.

TO CONSIDER PLANNING APPLICATIONS

b) Planning Application No. 2024/00360/FUL

Location: 103, Pontypridd Road, Barry

Development: Alteration and extension to create an extended living/dining area together with a first floor Dormer extension to provide two new bedrooms and bathroom

Councillor Ball stated that the property is a bungalow with quite a big garden. He anticipated that the only potential issue may be the roofline.

The Chair commented that the property is a plain looking red brick former bungalow.

Councillor Hennessy added that many bungalows on the street have already carried out similar work, setting a precedent.

The Chair noted that it would be an improvement to the property.

RESOLVED: No objection

c) Planning Application No. 2024/00354/FUL

Location: Sunningdale, Victoria Park Road, Barry

Development: Proposed Infill to existing front porch to create larger entrance and storage area. Internal reconfiguration Proposed 1.8m Timber Hit and Miss Fence to side elevation to create secure and private patio area

The Planning Officer's report recommended that members note the application and request further information from the Local Authority.

The Committee unanimously agreed

RESOLVED: Application noted and further information to be requested from the Local Authority

d) Planning Application No. 2024/00355/FUL

Location: Cafe No.1, 150A Holton Road, Barry

Development: Converting the Current Cafe the first floor into a Two Bed Flat, and convert the Second floor into a Studio flat for Renting Purpose

The Chair noted that the Planning Officer feels that the application is likely to be refused due to a lack of amenity space.

Councillor Collins agreed. She added that she was not against the idea of the property being turned into flats but the plans seem to be for too many for the space and there was no space behind the property for parking nor amenities.

Councillor Hennessy added that parking would also be an issue due to the property being on a main road.

RESOLVED: Objection due to lack of parking and amenity space

e) Planning Application No. 2024/00358/FUL

Location: Baobab, Highlight Lane, Barry

Development: Proposed First and Second Floor Extensions with Juliet balconies to the rear and Internal Alterations

Councillor Thomas commented that she agreed with the Planning Officer's recommendations. The property would not be overlooking and the proposed fenestrations should not be an issue.

RESOLVED: No objection

Councillors E Goodjohn and E S Goodjohn re-joined the meeting at 7:15pm

f) Planning Application No. 2024/00310/FUL

Location: Adjacent 44, Milton Road, Barry

Development: Proposed residential development of a single dwelling

Councillor E S Goodjohn stated that he was happy with the plan.

The Chair stated that if the applicant could overcome the glazing issue with the rear windows then she would not object to the application.

RESOLVED: No objection subject to the rear windows be re-examined to find a suitable alternative

a) Planning Application No. 2024/00314/FUL

Location: 10, Gibbonsdown Close, Barry

Development: First floor extension, ground floor garage conversion and single storey rear elevation extension. Including the increase of the curtilage of the property, as outlined on OS map

Councillor E Goodjohn commented that she agreed with the Planning Officer's recommendations. The plans were not overbearing and others in the area have done similar previously.

RESOLVED: No objection

Councillor E S Goodjohn left the meeting at 7:20pm

g) Planning Application No. 2024/00306/FUL

Location: Land to the South of Hood Road, Barry

Development: Proposed redevelopment of vacant brownfield site at Barry Waterfront for a new educational campus for Cardiff and Vale College including landscaping, related infrastructure and engineering works

The Chair informed members that a representation of the college could be found on the Vale of Glamorgan website. She said that the building plans show that it will be stepped away from the Goodshed buildings and also contains some green space.

The Chair asked if members were happy to welcome the proposed building as an asset for the community.

Councillor Thomas commented that she believes the Committee should. She added that the green spaces look fantastic and other Cardiff and Vale College buildings on other sites look good.

The Chair added that the designs also show a concourse which looks nice.

RESOLVED: No objection

PL200. **TO CONSIDER TABLED APPLICATIONS**

None Received

PL201. **LOCAL PLANNING AUTHORITY DECISIONS**

Councillor Ball noted that the Local Planning Authority seem to have disagreed with the Committee on a fair few of the applications.

The Chair observed that application 2024/00082/RG3 for the laminated box sign at the BSC2 Innovation Quarter had been approved despite the Committee's objection due to the failure to adhere to Welsh Language Standards. She added that the Committee's objection did not seem to be showing online and asked the Chief Officer if this could be investigated.

RESOLVED:

- 1) That the Local Planning Authority Decisions be received and noted.
- 2) That an officer explores why the Committee's comments and objection to the BSC2 Innovation Quarter sign are not displaying on the Local Planning Authority's website

PL202. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

None received

PL203. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None received

PL204. **DATE OF NEXT MEETING**

The date of the next Planning Committee is scheduled for Tuesday 11 June 2024 at 7pm

The date of the first Planning for Barry Sub-Committee is scheduled for Tuesday 11 June 2024 at 6pm

Meeting closed at 7:26 pm.

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

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 11/06/2024

EFFECTIVE DATE OF RECEIPT – 23/05/2024

COMMENTS DEADLINE – 13/06/2024

APPLICATION NO. (S)	2024/00112/FUL
LOCATION	18 York Place, Barry
WARD	Baruc
APPLICANT	Martyn & Grey
PROPOSED DEVELOPMENT	Replacement of rotten decking area. New structure is the same height using the existing supports attached to the property. The decking from the garden will have a 6ft panel screen added to minimise the line of sight.

BACKGROUND

The application site relates to a traditional end of terraced dwelling which comprises of accommodation over three floors including a lower level basement. The dwelling is located in York Place, Barry. The property has previously been extended by a part width, two-storey rear extension (planning ref: 2007/00198/FUL).

A raised decking area was added to the rear of the dwelling at some point between 2007 & 2013 (confirmed by aerial imagery). This decking area was of a minimal depth but served the first floor of the dwelling and so was of a height whereby users could easily overlook into the private amenity areas of neighbouring dwellings. This decking area was erected without formal planning consent by due to the length of time that it has been in situ is immune from enforcement action.

PROPOSAL

The applicant proposes the replacement of the rotting decking area on a like for like basis, which, providing the structure is still intact, could be undertaken through the dwellings permitted development allowance.

A part width, end panel privacy screen and a full depth, side panel privacy screen, both 6ft in height, would be erected in order to circumvent any issues with regard to overlooking onto neighbouring dwellings.

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 stated above, the proposal would be permissible under the dwellings permitted development allowance provided that the structure and decking have not been removed previously from the site. As such, the only issue under consideration would be the inclusion of the proposed privacy screens.

Whilst this would better the situation with regard to users of the decking having unfettered views of the private amenity areas of neighbouring dwellings, it would also cause an issue with regard to the overbearing nature of having the solid privacy screens installed atop the decking, directly adjacent to neighbouring properties. This could cause issues regarding loss of light, outlook, visual intrusion and increased 'tunnelling' effect for the occupiers of neighbouring dwellings.

The planning officer recommends that the proposed issues regarding the privacy screens do not result in enough material harm to neighbouring amenity over the increased privacy and enjoyment they would cause. As such, it is recommended that members note the application by tender no objection to the scheme.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 11/06/2024

EFFECTIVE DATE OF RECEIPT – 29/05/2024

COMMENTS DEADLINE – 19/06/2024

APPLICATION NO. (S)	2024/00341/FUL
LOCATION	93 Jenner Road, Barry
WARD	Illtyd
APPLICANT	Baker
PROPOSED DEVELOPMENT	To extend hip roof to new gable end roof with rear elevation dormer extension and 2 no. conservation Velux roof lights to front elevation

BACKGROUND

The application site is number 95 Jenner Road. It is a two-storey mid terraced property, located within an area of similar properties. The property is served by a sloping rear garden and has on street parking situated at the front of the house, there is no vehicular access to the back of the property.

PROPOSAL

This is an application for full planning permission for the construction of a flat roof dormer extension with the insertion of 2 Velux windows at the front of the property. There is a now expired previous consent under ref:2007/01093/FUL for a rear dormer to the same property. The proposal would feature one large window to the rear facing elevation and two smaller windows to the north east facing side elevation of the new dormer. Both side openings are listed as obscurely glazed in submitted plans.

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.

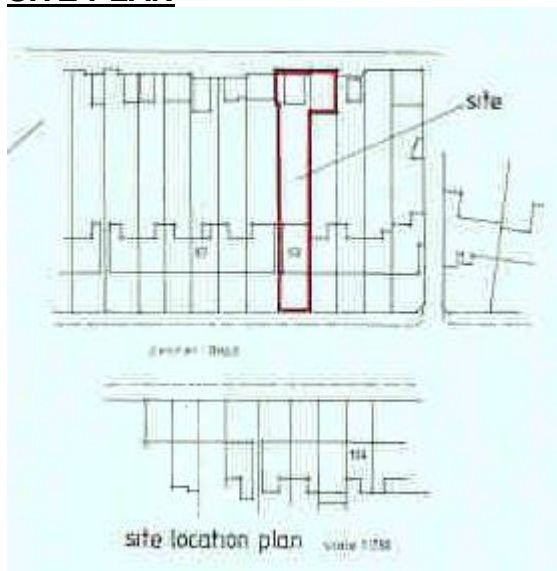
OBSERVATIONS

The proposal is of a similar scale that should be permissible under the dwellings permitted development allowance without the formal need for planning consent. Regardless, the dormer is likely to be considered acceptable in terms of scale, form and siting. Impact to neighbouring dwellings amenity in terms of overlooking or loss

of privacy will be negligible considering the side windows proposed are obscurely glazed.

Notwithstanding the above, the proposed rear facing window is not of a cohesive design or scale with regard to the rest of the property. Unless there are numerous precedents within the locality, it is likely that the delegated officer will request amendments altering the opening.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 11/06/2024

EFFECTIVE DATE OF RECEIPT – 30/05/2024

COMMENTS DEADLINE – 20/06/2024

APPLICATION NO. (S)	2023/01289/FUL
LOCATION	6 Vincent Close, Barry
WARD	Cadoc
APPLICANT	David
PROPOSED DEVELOPMENT	Retain as built garage conversion

BACKGROUND

The application site relates to No.6 Vincent Close, a 2 storey semi-detached dwelling located within the settlement boundary of Barry as identified by the Vale of Glamorgan adopted Local Development Plan 2011 – 2026. The property lies on a corner plot, within a relatively uniformed street scene characterised by semidetached red brick dwellings.

PROPOSAL

The applicant proposes to regularise the development of a garage extension and conversion to habitable accommodation. An application was previously approved under 2022/00728/FUL for the same, however, this retrospective application includes an extension of a larger footprint to the garage. The proposal is of a marginally greater width than that already approved.

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 delegated officer had the following to say regarding the extant permission:

Design and Visual Impact

The proposals would be located within the garden space to the north of the dwelling and would therefore be visible from the street scene of Vincent Close to the west. Whilst the proposals would be visible, their impacts are not considered to be harmful upon the character of the street scene nor the

dwelling itself due to their modest scale and design. Furthermore, the majority of the extension would be screened by an existing boundary wall along Vincent Close and therefore its visual impacts are mitigated to some degree. The garage conversion would primarily be internal; however, the garage doors would be replaced with a window facing Vincent Close. This is considered to be a minor alteration and therefore have no detrimental visual impacts on its character.

It is therefore considered that due to the modest scale and design of the proposal, its visual impacts are not deemed to result in impacts that would harmfully alter the character of the dwelling itself, the detached structure nor the wider character of the Vincent Close street scene.

Impact on Neighbours

The proposed extension to the existing detached garage would be located approximately 450mm from the boundary with the neighbouring property to the east (No.4 Vincent Close). Concerns have been raised regarding possible overbearing impacts on the neighbouring property, however due to its single storey nature, which would measure a height of 3.3m and would match the height of the existing garage, its impacts would be minimal. Furthermore, amended plans indicate a hipped roof, bringing the total height down to the eaves gradually on the southern elevation, which would decrease the potential loss of light on neighbouring amenities. The proposal includes windows on the west facing elevations, facing Vincent close, however being at ground floor level, these would not create overlooking views.

Concerns were also raised with regards to its use as a separate dwelling, however this would require a separate application, which would be considered in its own merit.

Consequently, it is considered that the proposal would not result in harmful impacts on nearby neighbouring amenities and would therefore be in compliance with criterion 8 of policy MD2.

Amenity Space

The proposal would result in the loss of amenity space adjacent to the existing garage, however the remaining space is considered sufficient to support the occupants of the dwelling.

Parking

Whilst the proposal results in the loss of the internal parking space within the garage, the property remains to benefit from an off-road parking space as well as on-street spaces adjacent to the garage. The proposal would not increase the number of bedrooms serving the property.

The officers report reasoned that the application was suitable in all aspects requiring assessment and the small scale of the alterations in the current application under review, whereby the applicant increased the width of the proposal by some 0.9 metres (to a total of 4.2 metres), is still considered to be acceptable and in line with the assessment made above.

As such it recommended that members tender no objection to the scheme.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 11/06/2024

EFFECTIVE DATE OF RECEIPT – 24/05/2024

COMMENTS DEADLINE – 14/06/2024

APPLICATION NO. (S)	2024/00440/FUL
LOCATION	80 Colcot Road, Barry
WARD	Dyfan
APPLICANT	Rolley
PROPOSED DEVELOPMENT	Single Storey Garage Conversion into Granny Annex

BACKGROUND

The application relates to 80, Colcot Road, a semi-detached property located within the Barry settlement boundary. The streetscene consists of pairs of semidetached properties of similar scale and design.

PROPOSAL

The applicant seeks consent for the conversion of the attached side garage into habitable accommodation, specifically for use as a granny annexe. As there are no article 4 directions on the site in question, this alteration could be carried out under the dwellings permitted development allowance. As no first-floor plans have been included in the proposal it is not possible to establish the exact number of bedrooms that currently benefit the occupants; however, given the size of the dwelling and the increase of a single bedroom, it is likely that the proposal would result in the maximum off-street parking requirement for a single traditional dwelling. The material changes to external elevations as a result of the proposal would amount to the replacement of the front facing garage door to a single window and door.

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 can be carried out through the dwellings permitted development allowance in its entirety. No separate units of accommodation are proposed and the use of the annexe would be intrinsically linked to the use of the dwelling. The dwelling appears to have enough off-street parking spaces to comply with the VOG’s

Parking Standards though this may need to be confirmed through further submitted information.

In isolation, the proposal would result in no material detriment to either visual or residential amenity.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 11/06/2024

EFFECTIVE DATE OF RECEIPT – 28/05/2024

COMMENTS DEADLINE – 18/06/2024

APPLICATION NO. (S)	2024/00436/FUL
LOCATION	70 Redbrink Crescent, Barry
WARD	Baruc
APPLICANT	Goulding
PROPOSED DEVELOPMENT	Demolition of existing single leaf brick "lean to" utility room. Re build with insulated cavity walls, double hip roof and integrate into existing kitchen

BACKGROUND

The application site is located at No.70 Redbrink Crescent, within the settlement boundary of Barry. The site relates to a detached bungalow, which consists of a conservatory to the west elevation and an attached garage to the east elevation. The streetscene consists of a variety of different house types ranging from bungalows to three storey dwellings.

Relative Planning History

- 2011/00096/FUL, Address: 70, Redbrink Crescent, Barry Island, Proposal: Conservatory to side of property, Decision: Approved, Case Officer: YW, Decision Date: 17/03/2011
- 2013/01219/FUL, Address: 70, Redbrink Crescent, Barry Island, Proposal: Dormer windows and replacement of flat dormer roof with pitched roof, Decision: Approved, Case Officer: SJT, Decision Date: 22/01/2014

PROPOSAL

The applicant proposes the demolition of the existing rear extension and its replacement with a larger addition. Fenestration would remain in the side and rear elevations and the new roofing profile would be dual-pitched in nature and better tie in to the profile of the existing dwelling, being of a similar eaves and ridge height.

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 that could be considered to have a material detrimental impact on either the visual amenity of the host dwelling and wider area or the residential amenities of neighbouring occupiers.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 11/06/2024

EFFECTIVE DATE OF RECEIPT – 22/05/2024

COMMENTS DEADLINE – 12/06/2024

APPLICATION NO. (S)	2024/00421/FUL
LOCATION	51-53, Barry Animal Health Centre, Tynewydd Road, Barry
WARD	Buttrills
APPLICANT	Morgan
PROPOSED DEVELOPMENT	Conversion of existing veterinary practice to 4 No 2 bedroom flats and demolition of existing single storey flat roofed rear extensions

BACKGROUND

The application site is 51-53 Tynewydd Road in Barry, a pair of two-storey terraced buildings formerly occupied by a veterinary practice. The site lies within the settlement boundary as defined by the adopted Local Development Plan Proposals Map. The street scene is largely characterised by terraced residential dwellings.

PROPOSAL

The proposal is for the conversion of the existing buildings into 4no. 2 bedroom flats and demolition of the existing single storey flat roofed rear extensions.

The properties would be reconfigured internally to provide two flats in no. 51 and two in no. 53 – one on the ground floor and one on the second floor in each property which would mirror each other in terms of layout. The flats in each property would share an access from Tynewydd Road with an internal staircase up to the first floor flats.

All the flats would have two double bedrooms, bathroom and separate living room and kitchen. The ground floor flats would benefit from access to an area of private amenity space to the rear of the buildings. Beyond this would be a parking area which would be accessed from the rear lane.

The flats would primarily utilise existing window and door openings, however there would be some alterations to fenestration on the ground floor rear elevation.

The application is materially similar to the previously refused application 2024/00049/FUL barring the inclusion of two external staircases which would link the first floor flats of either property with the shared amenity area below.

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

In terms of the principal of development, design and visual impact, impact upon neighbouring amenity, highways and parking impact, the proposal was considered sound under application 2024/00049/FUL.

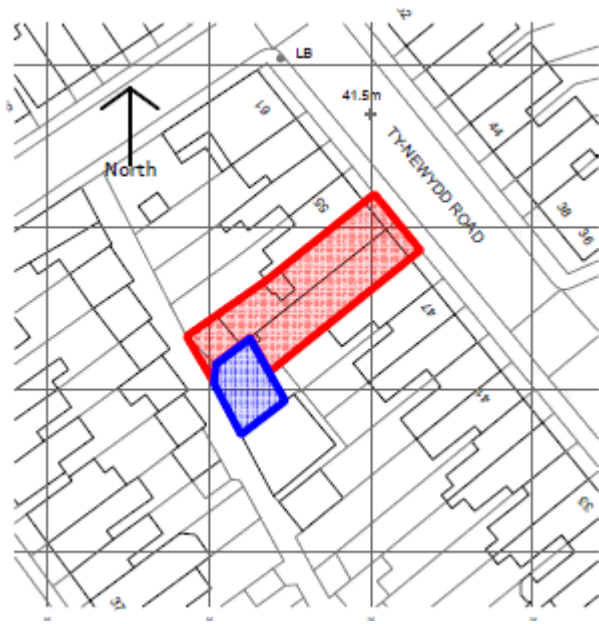
The proposed units of accommodation were considered to provide acceptable living space provision; however, the two units of accommodation that would have been contained in the first floor of each property were unable to access the shared private amenity area. The application was refused on this basis:

The development fails to provide the occupiers of the first floor flats with an area of outdoor amenity space. The proposed development would therefore be a substandard form of living accommodation that fails to meet the basic amenity requirements and impact upon the future well-being of the occupiers. The development is therefore contrary to Policies SP1 - Delivering the Strategy and criterion 9 of MD2 - Design of New Development of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, as well as advice in the Council’s approved Supplementary Planning Guidance on Residential and Householder Development and national guidance found in Planning Policy Wales (12th Edition).

To rectify this issue, the current submission includes two external staircases and altered side facing fenestrations in both first floor units of accommodation in order to circumvent this reason for refusal. As both units now have access to the shared amenity space the application is considered to provide an acceptable amenity space provision for all future occupiers.

With regard to biodiversity and green infrastructure, it is considered that the delegated officer will request this net benefit to biodiversity via condition.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 11/06/2024

EFFECTIVE DATE OF RECEIPT – 21/05/2024

COMMENTS DEADLINE – 11/06/2024

APPLICATION NO. (S)	2024/00416/FUL
LOCATION	21 Birch Grove, Barry
WARD	Baruc
APPLICANT	Sherman
PROPOSED DEVELOPMENT	Removal of chimney stack and replacement of roof slates

BACKGROUND

The application site is 21 Birch Grove, Barry. It is a semi-detached house, located within a wholly residential street scene made up of dwellings of similar design and finish. The site lies within the Barry Marine Conservation Area.

PROPOSAL

The applicant proposes the removal of the chimney stack closest to the side elevation of the dwelling and the replacement of roof slates in a like for like manner. Two small rooflights (four in total) would be added to the both the front and rear 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 proposals would have a negligible impact on both visual and residential amenity and are unlikely to be resisted, regardless of the dwellings location within the conservation area.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 11/06/2024

EFFECTIVE DATE OF RECEIPT – 16/05/2024

COMMENTS DEADLINE – 06/06/2024

APPLICATION NO. (S)	2024/00411/FUL
LOCATION	38 Ffordd Cwm Cidi, Barry
WARD	Illtyd
APPLICANT	Edwards
PROPOSED DEVELOPMENT	Addition of 2 No Parking Spaces to the front of the property

BACKGROUND

The plot is located towards the north western side of Ffordd Cwm Cidi and contains a detached two-storey dwellinghouse. Properties within this row are all of a similar scale and design to the application property. Due to prevailing site levels, dwellings of this row appear as single storey from the front and two-storey to the rear. Off-street parking spaces and raised links to garage are evident for all dwellings.

PROPOSAL

The applicant proposes to extend the existing off-street parking area and garage link to increase the parking provision afforded to the dwelling by two spaces. A section of the front garden would be raised in terms of site levels and then an area of hardstanding added to provide that parking spaces. An iron balustrade would be erected to the rear of the spaces, adjacent to the front elevation of the dwelling to prevent vehicles from falling into the 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

The application to increase the parking provision for the dwelling would not cause any issues with regard to the loss of visual or residential amenity. The proposal would be of a similar design to parking spaces evident that serve adjacent dwellings.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 11/06/2024

EFFECTIVE DATE OF RECEIPT – 16/05/2024

COMMENTS DEADLINE – 06/06/2024

APPLICATION NO. (S)	2024/00408/FUL
LOCATION	13 Minster Close, Barry
WARD	Cadoc
APPLICANT	Donne & Jones
PROPOSED DEVELOPMENT	Proposed rear kitchen extension. Proposed demountable rustic timber storage shed to front side garden area

BACKGROUND

13, Minster Close is a red-brick semi-detached dwelling with off street parking. It is located at an elevated position with foliage to the front screening the side garden. The street is comprised of detached dwellings, apart from this pair. It is located adjoining the boundary of the Cadoxton Conservation Area

PROPOSAL

The applicant proposes a small rear extension to the kitchen and timber storage shed to be located within the front amenity area, adjacent to the off-street parking.

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 rear extension is not of a scale or design that could be considered to detrimentally impact either the visual amenity of the host dwelling and wider area or the residential amenity of adjoining and adjacent occupiers.

The storage shed would have no detrimental impact upon the residential amenity of any neighbouring occupier.

It is noted that the proposed storage shed is set well forward of the existing dwelling, resulting in a legible alteration to the appearance of the property from the highway and public vantage points. Notwithstanding this, the development is of a small scale, with an acceptable height and flat roofing profile; furthermore, the shed would be

located behind a large hedge to the north and east as well as a 2 metre high wooden fence to the south. Generally such additions would be inappropriate given the local character and context of the setting, with dwellings off Minster Close benefitting from good separation distances between their front elevations and the highway, however, given the mitigating factors listed above, I would advise members that they should offer no objection to the scheme. It should also be noted that the precedent of development would be hard to follow given the context and setting of the development in relation to the applicants and surrounding plots.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 11/06/2024

EFFECTIVE DATE OF RECEIPT – 21/05/2024

COMMENTS DEADLINE – 11/06/2024

APPLICATION NO. (S)	2024/00404/FUL
LOCATION	13 Lakeside, Barry
WARD	Baruc
APPLICANT	Kiddie
PROPOSED DEVELOPMENT	Proposed two storey rear extension

BACKGROUND

The application relates to a semi-detached dormer bungalow located within the Barry Settlement Boundary and also the Barry Marine Conservation Area. The streetscene is somewhat mixed in terms of design albeit the row of dwellings are all predominantly bungalows, with some modest gables and accommodation within the roof space.

The semi-detached pair are both of identical design, resulting in a pleasant symmetry that positively contributes to the character of the street and conservation area.

Amendments have been submitted and validated following on from some irregularities in the submitted proposed plans.

PROPOSAL

The applicant proposes a part width, two-storey rear extension to the northern side of the dwelling. The proposal would echo the design of the dwelling, with a dual-pitched, gable-end roofing profile and would be finished in similar materials. The proposal measures in at 3.7 metres in width, 2.6 metres in depth and with an eaves and ridge height to match 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

The proposal is of a similar design and scale to other two-storey additions that benefit neighbouring properties. It would be positioned entirely to the rear of the host dwelling, having no bearing upon the wider street scene and offering only oblique views from public vantage points. It would be set off the boundary with both immediately neighbouring occupiers and feature only two fenestrations, a rear facing window at first floor level and side facing door at ground floor level, looking directly over the boundary treatment between this property and the adjacent semi-detached dwelling to the north.

For the reasons listed above, the proposal is not considered to be of a design or scale that could be considered to have a detrimental impact upon either visual or residential amenity. It is likely to be approved regardless of the dwellings location within the conservation area.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 11/06/2024

EFFECTIVE DATE OF RECEIPT – 30/04/2024

COMMENTS DEADLINE – 21/05/2024

APPLICATION NO. (S)	2024/00375/FUL
LOCATION	75 Pontypridd Road, Barry
WARD	Illtyd
APPLICANT	Rehman
PROPOSED DEVELOPMENT	Single storey rear extension for new games/tv room and adaptations to front area to provide new steps and balustrading, a canopy above front door and parapet wall lengthening. Bio diversity measures to be incorporated.

BACKGROUND

The application site relates to 75, Pontypridd Road, Barry, which is a semidetached bungalow located within a street scene of similarly designed and scaled dwellings. In policy terms, the dwelling is located within the Settlement Boundary of Barry as identified in the Adopted LDP 2011-2026.

PROPOSAL

The application relates to a further single storey rear extension and several other small scale alterations/additions including new steps, a new porch canopy and new balustrades.

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 a result of the low eaves height and the massing of the extension, the proposal is not considered to result in an overbearing impact on neighbouring dwellings. Whilst it is acknowledged that the proposal is in close proximity to the boundary of no.73 and is of an above average depth for extensions to dwellings this size, the boundaries of the dwellings are currently separated by an approximately 2m fence and due to the level difference the proposal would be set further down than the neighbouring dwelling, therefore despite the proposal being in close proximity to this boundary,

due to the relatively low eaves height of 2.5m, the proposal is not considered to be overbearing to this neighbour.

The single side facing door proposed is not considered to result in any material overlooking of neighbouring dwellings above that which already occurs. No other impacts upon neighbouring dwellings are envisaged due to the separation distances involved and the small scale of the additions/alterations.

Neither the rear extension or remaining works would have any detrimental impact in terms of visual amenity.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE	11 JUNE 2024	AGENDA ITEM: 8
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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.

Application No.	Address and Development Proposed	Barry Town Councils Observation	LPA's Decision
2024/00044/FUL	Retrospective application for the erection of timber close boarded fencing to protect the secure amenity space forming the primary garden area of the dwelling at 1, Hazledene Close, Barry	No objection	Refused
2024/00109/FUL	Retrospective approval required for a feather edge garden fence that runs adjacent to the pathway at 5, Hazledene Close, Barry	No objection	Refused
2024/00134/FUL	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, 2, Park Crescent, Barry	No objection	Approved
2024/00009/FUL	Reduce fence around front garden from 1.8 metres to 1.2 metres at 22, Clos Peiriant, Barry	No objection	Refused

2024/00221/FUL	Retrospective planning consent for Sui Generis change of use to 3 bedroom HMO at 98, Westward Rise, Barry	Objection	Approved
2024/00202/FUL	Proposed double storey side extension to replace existing converted garage space to provide additional living space at ground floor and master bedroom at first floor at 123, Greenacres, Barry	No objection	Approved
2024/00230/RG3	Change of use to Sui Generis (Interim accommodation for homeless people), including external alterations at Cadoxton House, Belle View Terrace, Barry	No objection	Approved
2024/00231/FUL	Garage conversion (existing) from bedroom and ensuite to open plan kitchen / dining / living room with ensuite. internal alterations change to wetroom as both bathrooms downstairs cannot accommodate parent's needs at 27, Afal Sur, Barry	No objection	Approved
2024/00256/FUL	Rear single-storey extension at 10A, Pencoedtre Road, Barry	No objection	Approved
2024/00276/FUL	Rear extension and frontage lobby at 19, Ewenny Close, Barry	No objection	Approved

Re: Review of Premises Licence – DK Stores, 87 Court Road, Barry CF61 1ET – Premises Licence; PRM AS00663

Please note that a review application has been received by Licensing Enforcement in respect of the above premises licence. The grounds for review are as follows:

The premises have undermined the protection of children from harm licensing objective by selling alcohol to a person under the age of 18. They have also breached of a number of licensing conditions relating to underage sales.

A consultation period will now take place whereby any person can submit representations in respect of this application. The last date for any representations to be received in respect of this application is **21 June 2024**.