



**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 TUESDAY 5 NOVEMBER 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

A handwritten signature in black ink that reads 'Emily Forbes'. The signature is written in a cursive style with a large, looping 'E' and 'F'.

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 15 October 2024**
(Pages 1077 - 1082)

Planning Issues

5. To consider Planning Applications:

(Pages 1083 - 1110)

- a) Planning Application No. 2024/00769/FUL - 2024/00771/LBC – 2024/00770/FUL – Removal and reconstruction of the chimney stacks and alteration to lean to roof structure. – Regularise the reconstruction of the chimneys and remedial works to the timber roof structure at Cole Farm, 9, Cold Knap Way, Barry
- b) Planning Application No. 2024/00773/LBC – Retain fire barriers installed in loft space and temporary external fire escape stairs at College Fields Nursing Home, College Fields Close, Barry
- c) Planning Application No. 2024/00842/FUL – Demolition of existing shed, infill and levelling out of existing pond and reduction in height of existing storage area to form additional terrace area at 69 Brookfield Avenue, Barry
- d) Planning Application No 2024/00861/FUL – Proposed single storey rear extension and Juliet balcony to first floor landing at Windrush, 8 Cold Knap Way, Barry
- e) Planning Application No. 2024/00881/FUL – Proposed ground floor rear extension to enlarge bedrooms at 29 Purdey Close, Barry
- f) Planning Application No. 2024/00887/FUL – Proposed conservatory and single storey rear extension to existing domestic dwelling at Tre yarnon, 23 Trem Y Don, Barry
- g) Planning Application No. 2024/00896/FUL – Proposed three storey, 25 bedroom extension with related service facilities at 1-2 Baltimore House Nursing Home, Park Road, Barry
- h) Planning Application No. 2024/00912/FUL/RG3– Application to Vary/Removal of a condition 2 (Plans) of application 2021/01743/FUL Erection of 20 Walk up units with associated car parking and works at Land at Coldbrook Road East, Coldbrook Road East, Cadoxton
- i) Planning Application No. 2024/00914/FUL – Single storey rear extension at 17 Barriars Way, Barry
- j) Planning Application No. 2023/00777/FUL – Proposed demolition of existing buildings. Construction of two storey block of 6 one bed self-contained flats, with cycle storage / refuse storage and amenity space. Changes in levels and construction of retaining walls at Land to rear of 1-9, Hilda Street, Barry, CF62 7AQ

6. To consider Tabled Applications (To Follow)

Planning Application No. 2024/00775/FUL– Change of use and redevelopment of Council's Call Centre (C1V), attached to the first floor of Barry Leisure Centre, to an extension of the main gym, re-establishing access for customers. Area was formerly the Bowl Hall and linked to the main centre of The Leisure Centre, Greenwood Street, Barry

7. Local Planning Authority Decisions (Pages 1111 - 1112)

8. Notification of a Premises Licence Review (None Received)

None received.

9. Applications Dealt with Under Delegated Powers – For information only (None)

10. Date of Next Meeting

The date of the next Planning Committee is scheduled for Tuesday 26 November 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.

From 1 May 2021, the Local Government and Elections (Wales) Act 2021 sets out a statutory requirement that: As soon as reasonably practicable after a meeting of a community council, and in any event before the end of seven working days beginning with the day on which the meeting is held, the council must publish electronically a note setting out—

- (a) the names of the members who attended the meeting, and any apologies for absence;
- (b) any declarations of interest;
- (c) any decision taken at the meeting, including the outcomes of any votes.

Barry Town Council meets this duty by publishing this information in the form of draft meeting minutes which will be displayed electronically within 7 working days after the meeting. It should be noted that these minutes are DRAFT and not agreed until the next meeting.

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 15 OCTOBER 2024 AT 7:00PM

PRESENT: Councillor S Hodges (Chair) together with Councillors Ball (Vice-Chair), Collins, Hennessy and Thomas.

ALSO PRESENT: Greg Smart – Planning Officer
Courtney Parker – Administrator
Councillor N Hodges – Observer
Councillor D Clarke – Observer

PL268. **APOLOGIES FOR ABSENCE**

Councillor E J Goodjohn.

PL269. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**

None received.

PL270. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL271. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE
MEETING HELD ON 24 SEPTEMBER 2024**

RESOLVED: That the minutes of the Planning Committee's meeting held on 24 September 2024 be approved and signed as a correct record.

TO CONSIDER PLANNING APPLICATIONS

a) Planning Application No. 2024/00376/FUL

Location: Pets R Us, 1A, Regent Street, Barry

Development: – Conversion of part ground floor and upper floor into four self-contained flats with shop front and external alterations

The Chair commented that the historical building was in danger of falling down therefore would like to see it put to use.

Councillor Clarke mentioned that he would like to see the original look of the building retained.

RESOLVED: No objection.

b) Planning Application No. 2024/00452/FUL & 2024/00453/ADV

Location : 1-4 Romanwell Road, Island, Station Approach Rd

Development: The retention of an automated teller machine and associated signage.

RESOLVED: No objection.

c) Planning Application No. 2024/00735/FUL

Location: 46 Tynewydd Road, Barry

Development: Ground floor side extension.

RESOLVED: No objection.

d) Planning Application No. 2024/00758/FUL

Location: Christ Church Presbyterian, Tynewydd Road, Barry

Development: – Proposed change of use to retail, restaurant and staff accommodation with first floor rear extension with internal alterations.

The Planning Officer presented his report to the committee stating that the rear extension looks a lot better however the new design at the front of the building is subjective.

Councillor N Hodges added that there were plans to demolish the building and the proposed application is one of few options to have it back in use. The design needs to be fit for the applicant's purpose and he looks forward to the completion of the application.

Councillor Hennessey stated that he would prefer the frontage of the building to be kept original and that the new design was not ideal.

RESOLVED: No Objection.

e) Planning Application No. 2024/00769/FUL - 2024/00771/LBC

Location: Cole Farm, 9, Cold Knap Way, Barry

Development: – Removal and reconstruction of the chimney stacks and alteration to lean to roof structure. – Regularise the reconstruction of the chimneys and remedial works to the timber roof structure.

The Chair reiterated the Planning Officer's suggestion of waiting for the CADW report before commenting on the proposed application.

Councillor Hennessey agreed with the Chair requesting that the application is looked at again following CADW's consultation response.

RESOLVED: That Application No. 2024/00769/FUL - 2024/00771/LBC is deferred to a future meeting of the Planning Committee once CADW have produced their consultation response.

f) Planning Application No. 2024/00791/FUL

Location: The Park, Park Crescent, Barry

Development: The proposal is to form an opening in the rear elevation & install a double door to create access to the rear garden and assist the means of escape in an emergency.

RESOLVED: No Objection with members agreeing with the Planning Officer's recommendation that a ramp would be more suitable in place of steps for disabled access.

g) Planning Application No 2024/00800/FUL

Location: 256-258, Holton Road, Barry

Development: Proposed conversion of remaining existing sales/displays storage area to additional 3 no.1 bedroom flats (No's 1,3 and 4) Existing flats (No's 2,5,6,7 and 8) to remain as existing and approved 2017/00995/FUL. Storage building to the rear of property converted to bin and bike store with storage to first floor.

Councillor Collins stated that although she recognises the vast need for housing within the town she does not agreed with the proposed application.

RESOLVED: Objection on the basis that the proposal would have an unacceptable impact on the role and function of the retail centre.

h) Planning Application No. 2024/00801/FUL

Location: Premier Inn, Hood Road, Barry

Development: – Proposed extension to existing hotel to provide additional bedrooms, together with alterations to the car park and all associated works.

The Planning Officer presented his report to the committee

The Chair commented that the existing hotel was built using an exterior brick matching the neighbouring pump house and would request that a matching brickwork is used on the proposed.

RESOLVED: No objection in principle however would like to request that the brickwork is aesthetically in keeping with the existing hotel and neighbouring property.

i) Planning Application No. 2024/00818/FUL

Location: Morrisons, Penny Way, Barry

Development: Creation of charging zone, erection of EV chargers, erection of canopy, sub-station enclosure, LV panel, meter cabinet and associated works.

RESOLVED: No Objection.

j) Planning Application No. 2024/00828/RG3

Location: Florence Avenue, Barry

Development: – Proposed Extension to existing Nursery Building at Colcot Junior and Infant School.

RESOLVED: No Objection.

k) Planning Application No. 2024/00829/FUL

Location: Tabernacle Welsh Congregational Chapel, Holton Road Barry

Development: – Proposed change of use of redundant chapel to music venue and studio (Class D1 to a mixed Class D2/Sui Generis use)

The committee agreed that it would be nice to see the building in use opposed to sitting empty.

RESOLVED: No Objection.

l) Planning Application No. 2024/00853/FUL

Location: 94, Westward Rise, Barry

Development: – New Single Storey extension to the side of the property with new shed to the rear, incorporating new off-road parking

RESOLVED: No Objection.

m) Planning Application Consultation

Location: Berth 31 Port of Barry CF63 4AB

Development: – Change of Use to Wood Recycling Facility

The Chair thanked Councillor Clarke for arranging the site visit which she had recently attended. The Chair added that she felt more reassured since visiting the site and obtaining more knowledge and information on how it would be used, she then relayed this information to the Planning Committee.

Councillor Collins commented that the additional information had alleviated any fears she had and is happy for the proposed application to go ahead.

Councillor Hennessy suggested that he would like to see more screening put in place around the site.

Councillor Clarke informed the committee that he also attended the site visit however still had multiple concerns regarding diesel fumes, air borne pollution, dust mitigation, noise mitigation and fungus spores that could develop from damp wood. Councillor Clarke added that there would be up to 60 lorries arriving and leaving the site per day causing traffic concerns, screening would also be needed due to surrounding dwellings.

Councillor Clarke advised the committee that another site visit has arranged for further discussion allowing the committee to keep their concerns open.

Councillor Hennessey commented that he would like to know what processes would be in place regarding fire as the site would be giving off a substantial amount of heat.

Councillor Clarke informed the committee that outstanding concerns can be raised at the next site visit in approximately 3 weeks' time.

RESOLVED: No objection in principle however outstanding concerns to be raised at the next site visit.

n) Planning Application No. 2024/00852/FUL

Location: Nationwide Building Society, 136 Holton Road, Barry
Development: – Installation of rear galvanised palisade gates/fence for security purposes

RESOLVED: No Objection.

o) 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 commented that the application was for noting as an appeal has been submitted

RESOLVED: Received and noted.

PL273. **TO CONSIDER TABLED APPLICATIONS**

None received.

PL274. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL275. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None received.

PL276. **DATE OF NEXT MEETING**

RESOLVED: That the date of the next Planning Committee is scheduled for Tuesday 5 November 2024.

PL277. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

None received.

Meeting closed at 7.46pm.

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

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 15/10/2024

EFFECTIVE DATE OF RECEIPT – 16/09/2024 – 19/09/2024

COMMENTS DEADLINE – 07/10/2024 – 10/10/2024

APPLICATION NO. (S)	2024/00769/FUL - 2024/00771/LBC – 2024/00770/FUL
LOCATION	Cole Farm, 9, Cold Knap Way, Barry
WARD	Baruc
APPLICANT	Beer
PROPOSED DEVELOPMENT	Removal and reconstruction of the chimney stacks and alteration to lean to roof structure. – Regularise the reconstruction of the chimneys and remedial works to the timber roof structure.

BACKGROUND

As per previous submissions:

Cole Farm, 9 Knap Way is a Grade 2* listed farmhouse, set within the Knap Conservation Area. Cole Farm dates from the 16th Century, with 18th Century and modern additions. The south elevation overlooks the Bristol Channel.

In the 1980's, following a fire, a modern timber and steel roof frame was erected, set well above and threaded through the original roof trusses and purlins, which were retained beneath. Eaves levels were raised by almost 600mm and the junctions of the main roofs with the catslides to the north and to the south porch were changed. Modern Painted barge and eaves boards were installed and the proportions of the first-floor windows changed. Windows were renewed, to modern designs. The south porch roof was rebuilt. Even though the original roof fabric was carefully conserved, beneath the modern structure, the external appearance of the farmhouse was significantly altered.

The modern thatched roof to the main cottage has a pitch of about 45 degrees, with the rear catslide having a pitch of about 30 degrees. The ideal pitch for a thatched roof is in the order of 50 degrees. Thatching to the rear elevation weathers particularly badly, with water being trapped at the head of the catslide. The south elevation weathers poorly, as a result of its seaward outlook.

Much of the proportion and visual charm of the exterior of the farmhouse has been altered as a result of the 1980's modernisations.

The site lies within a conservation area and is situated within a predominantly residential area. Surrounding properties are all of a far more contemporary design and construction.

Planning & Listed Building Consent History

2004/01135/LBC

Proposal: Replacement of 1980's thatched roofs with Welsh slate roofs, remodelling of north porch

Decision: Approved

Decision Date: 01/02/2006;

2006/00388/FUL

Proposal: Replace main thatched roof with new thatch and lower roofs with Welsh slate and rade 2 replacment of painted softwood windows

Decision: Approved

Decision Date: 19/05/2006;

2012/00920/LBC

Proposal: Take down and rebuild west extension chimney stack in stonework to match existing. Stack to include cavity tray, lead apron flashing and ventilated clay pot. Re-render west gable wall apex and chimney stack. Paint both west end stacks and wall to match existing.

Decision: Approved

Decision Date: 06/11/2012;

Building Control History

2008/0908/PP

TYPE: BC

Proposal: Air conditioning/ ventilation system/ extractor fan, Extension to circuit (in kitchen, special location/ installation), Lighting circuit, Special location (room containing bath or shower, swimming pool, sauna);

2021/0049/RG

TYPE: BC

Proposal: LAND CHARGES - Replacement of thatch roof covering.

Current Live Applications

2024/00769/FUL

Proposal: Removal and reconstruction of the chimney stacks and alteration to lean to roof structure;

2024/00770/FUL

Proposal: Regularise the reconstruction of the chimneys and remedial works to the timber roof structure;

2024/00771/LBC

Proposal: Regularise the reconstruction of the chimneys and remedial works to the timber roof structure.

PROPOSAL

From submitted information associated with current applications, we can assume that the works to be regularised are as follows:

1. Insert new sprocketed oak rafter feet birdsmouthed over existing wall plate and upgrade structure where necessary.
2. Fix new oak tilting fillet.
3. Lay new Natural blue grey riven finish slates over vapour permeable roofing felt battens and counter battens plus insulation.
4. Fix new painted cast iron rainwater goods on new fascia boards.
5. Fix new code 4 lead apron at head under thatch.
6. Take down existing chimneys and rebuild in selected local blue lias limestone with continuous lead tray inserted. Height to be increased by approx. 1m.
7. Render chimney in build-up of natural lime render and then paint.

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.

PREVIOUS OBSERVATIONS

History/Complications

The current application is for the regularisation of completed works to a Listed Building. Original consents regarding the works to the dwelling fall between 2004 & 2006. The consents amounted to the agreement to the following schedule of works:

- Main roof to be rethatched in Water reed
 - The most significant part of the proposed works is to rethatch the main roof pitches. This will address the problem of poor weathering of the thatch, particularly to the rear, and will replace a poorly detailed modern thatch roof with a well detailed traditional thatch with particular attention to the eaves and junctions with the cat slides.
- Replacement of South Porch and catslide thatch with traditional Welsh slate
 - The Cat slides on the North elevation and lean to the south porch will be detailed with traditional modern slate to resolve weathering problems at the main roof junctions. Slate has been chosen instead of thatch to resolve the problems of ponding due to the low roof gradients created when the house was rethatched after the fire in the 1980's.
- Replacement of painted softwood windows
 - The original modern brick painted softwood external linings of all windows on the south and north elevations will be replaced with rendered reveals and stone or slate sills. Plaster bell stops will also be reworked.

The following conditions were applied to the schedule of works above:

2006/00388/FUL:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission (expired 20/03/2011).

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2004/01135/LBC:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission (expired 09/07/2009)
2. The Local Planning Authority shall be notified in writing by the developer or his agent of the proposed commencement date of the works hereby granted consent. The notification shall be provided not less than 14 days prior to the commencement of work on site.
3. **Following the stripping of the existing roof covering, should it be considered necessary to replace/repair or treat any roof timbers, prior to re-thatching/slating ('remedial works') a specification for the proposed remedial roofing works shall be submitted to the Local Planning Authority and access to the roof structure afforded to the Local Authority Conservation Officer for assessment purposes. No remedial works to the roof structure of the building shall be undertaken prior to the applicant receiving the express written approval of the Local Planning Authority and only those works so approved shall be undertaken.**
4. Prior to the undertaking of any repair works to windows in the property a proposal drawing annotated with details of proposed remedial actions relating to each window shall be submitted to and approved in writing by the Local Planning Authority and only such actions as are approved by the Local Planning Authority shall be undertaken on site.
5. **Prior to the undertaking of any stonework repair/rebuilding or new building, a method statement including the detail of any material to be imported to the site, and a specification for proposed pointing and bedding mortar mixes shall be submitted to and approved in writing by the Local Planning Authority and the works undertaken in accordance with the approved details without variation.**
6. Consents relates to approved drawings.

The submitted statements associated with the new retrospective applications state that the raising of the stacks has been approved in previous consent 2006/00388/FUL.

An application to building control was made in 2008. Meaning the works were started within the allotted timeframes.

From this, it is established that neither condition 3 or 5 of consent 2004/01135/LBC were adhered to and as such the works can be seen as a breach of condition.

The Planning Officer currently has no formal training in conservation so cannot relate appropriate remedial action that is open to VOGC beyond that it is a criminal offence to carry out work which needs listed building consent without obtaining approval from the local authority.

The submitted 'Heritage Impact Statement' relays the following assessment, "All the work is balanced and respects the ethos of the house as well as bringing it up to date. Conservation is the careful management of change, and the proposals enhances the house as a family home."

The works to be reviewed are entirely retrospective in nature, and will therefore hinge on their quality and faithfulness to the character of the Listed Building. This assessment will be thoroughly handled by both the VOGC's conservation officer and CADW.

Submitted information in the form of pictorial evidence, construction methods materials replaced or reused etc is sparse and will likely be requested. A site visit will be undertaken to ascertain the finished result of the above.

Without having seen the completed works it is impossible to relate whether they would be appropriate in this context, especially as the Planning Officer lacks the appropriate specialist training to assess such a development. Members are advised to wait until the formal consultation response from CADW at the least before tendering an opinion on the development.

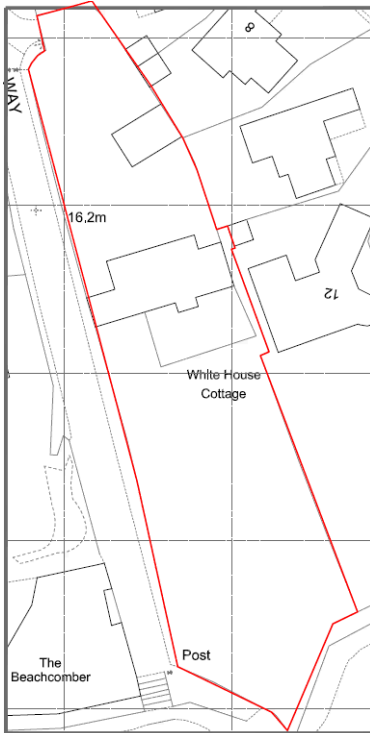
CURRENT OBSERVATIONS

From the submitted consultation response, the VOGC's conservation officer has indicated that they have no objection to the proposals subject to the details provided on 21/10/2024, which have overcome previous concerns. The proposed works to the chimney are therefore not considered to detrimentally impact upon the character of the listed building.

Two conditions are recommended.

HENEB (THE TRUST FOR WELSH ARCHAEOLOGY) have indicated that they would like a Level 2 Survey as set out in Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England 2016) undertaken **PRIOR** to the works being undertaken. Unfortunately as the works are retrospective, we may have to wait further to see updated comments.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 18/10/2024

COMMENTS DEADLINE – 08/11/2024

APPLICATION NO. (S)	2024/00773/LBC as amended
LOCATION	College Fields Nursing Home, College Fields Close, Barry
WARD	Buttrills & Dyfan
APPLICANT	George
PROPOSED DEVELOPMENT	Retain fire barriers installed in loft space and temporary external fire escape stairs.

BACKGROUND

College Fields Nursing Home – Barry’ is accommodated within the building formerly known as Neuadd Forganwg. The building was built to use as a Polytechnic College of Wales and is currently in use as a nursing home.

The property is Grade 2 listed and was listed on 24th June 1986 CADW reference No. 13415. The college was built as part of a block of three buildings that were linked by single storey corridors.

College Fields is constructed of facing brick with ornate brick quoin details and bath stone band courses. The timber sliding sash windows are in a symmetrical layout with dormer windows into the roof which exaggerates natural light to the third floor.

The building is constructed in a “U” shape and is laid out over three floors. The principal front elevation faces south-east towards the town and docks and there are two wings connected to the front elevation facing north-east and south-west. The rear (north-west elevation) is made up of service areas, with access to kitchens and laundry, external bin storage, lift, mortuary and external fire escapes.

During the application process, queries have been raised by the VOGC’s Heritage Officer. This has resulted in requests for further information including:

- Fire door types installed (including potential alternatives).
- Plans to reflect current ‘on-site’ situation. The lift has not been implemented as permitted. The application is seeking its retention so requires updated drawings.
- Materials used to create fire barriers in loft space.
- Location of fire barriers in loft space.
- Details of other fire mitigation measure that have been installed.
- Detail of new fire doors installed or those replaced.
- Justification for need for current temporary external fire stairs.

PROPOSAL

The applicant has submitted information pertaining to the location of all installed or replaced fire doors, the location and materials used in the fire barriers located in the loft space of the property, new plans showing the on-site situation regarding the lift, other installed fire mitigation measures and a short justification for the retention of the temporary fire stairs.

No information regarding the materials and appearance of fire doors installed as well as justifiable alternatives have been submitted.

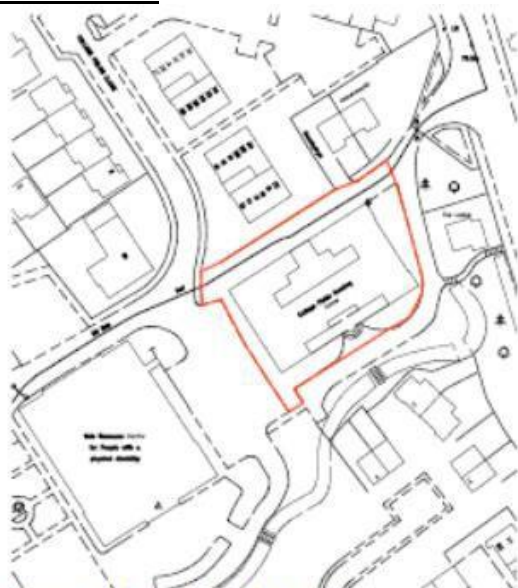
BIODIVERSITY

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

I advise members to await the submission of remaining information requested by the conservation officer, specifically the information pertaining to fire doors.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 15/10/2024

COMMENTS DEADLINE – 05/11/2024

APPLICATION NO. (S)	2024/00842/FUL
LOCATION	69 Brookfield Avenue, Barry
WARD	Cadoc
APPLICANT	Evans
PROPOSED DEVELOPMENT	Demolition of existing shed, infill and levelling out of existing pond and reduction in height of existing storage area to form additional terrace area.

BACKGROUND

The application site is located towards to end of the Brookfield Avenue cul-de-sac, accessed from a private drive. The site contains a two-storey, detached dwellinghouse within a fairly linear plot. The property benefits form a small front and rear amenity area. Site levels rise from south east to north west, with the garden being tiered instead of sloped, to maximise usable space. To the raised tier to the rear curtilage of the site, there is a large pond, two storage sheds and a hot tub.

PROPOSAL

The applicant proposes to demolish an existing shed to the boundary with no.67, infill the pond to the boundary of no.71 and level off the rear area to a height of 1.4 metres from property ground level. The existing prevailing height of this rear tier is broadly similar to proposed. A storage shed and the hot tub would be retained.

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 unlikely to be resisted and will offer little alteration from the existing situation in terms of residential and visual amenity levels.

The proposal will increase the usable private amenity area afforded to occupants of No. 69. The proposal will have no impact on parking provision or highway safety.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 08/10/2024

COMMENTS DEADLINE – 29/10/2024

APPLICATION NO. (S)	2024/00861/FUL
LOCATION	Windrush, 8 Cold Knap Way, Barry
WARD	Baruc
APPLICANT	Jenkins
PROPOSED DEVELOPMENT	Proposed single storey rear extension and Juliet balcony to first floor landing

BACKGROUND

The application site contains a large semi-detached dwelling located on the western side of Cold Knap Way, The Knap, Barry. Cold Knap Way is comprised of a varied mix of dwellings, both detached and semi-detached, with bungalows and two-storey dwellings in evidence.

The site falls within the 'Barry Marine' Conservation area.

The dwelling has previously been extended by way of a rear conservatory and front porch extension, both with planning consent.

PROPOSAL

The applicant proposes to demolish the rear conservatory and erect a rear extension over roughly the same footprint. The extension would measure 4.2 metres in depth, 5.3 metres in width and 3.6 metres in height from the ground level adjacent to the rear of the proposal. The proposal features a flat roofing profile and two roof windows.

A rear facing window within the first floor rear facing elevation of the dwelling would be replaced with a Juliet balcony.

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

Given the existing structure in situ on site, the proposal is likely to be approved. The proposal will have negligible effects on visual amenity, and would not harm the character and appearance of the wider conservation area.

No neighbouring occupiers would see any detriment to current levels of residential amenity.

The proposal would have no impact upon parking standards in relation to the dwelling or the private amenity area currently afforded to its occupants.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 14/10/2024

COMMENTS DEADLINE – 04/11/2024

APPLICATION NO. (S)	2024/00881/FUL
LOCATION	29 Purdey Close, Barry
WARD	Illtyd
APPLICANT	Caddy
PROPOSED DEVELOPMENT	Proposed ground floor rear extension to enlarge bedrooms

BACKGROUND

The application site is located towards the end of the Purdey Close cul-de-sac and contains a semi-detached bungalow and detached garage. The site is a corner plot, adjoining the highway to north east and north west. The residential curtilages of adjoining and adjacent properties lie to the south west and south east.

PROPOSAL

The applicant proposes to construct a single-storey rear extension. The proposal would be 4 metres in depth, 6.8 metres in width, 2.8 metres to the ridge and 4.5 metres to the ridge with a dual pitched, gable end roofing profile. The extension would protrude 1.2 metres from the north western side elevation of the host dwelling. A small window would be constructed in the side elevation of the host dwelling to serve a W/C. New fenestrations are proposed to the rear facing elevation and two rooflights are also proposed to the front facing roof slope.

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 the visual amenity of either the host dwelling or wider area. It would be largely screened from the street scene of Purdey Close by the existing detached garage.

The only occupiers directly impacted through the proposal would be those of the adjoining bungalow, No.28 Purdey Close. The proposal would extend 4 metres directly along

the shared boundary between the two dwellings. Though some loss of outlook would occur for a single rear facing opening and some loss of light would occur in the latter part of the day, it would not be to the extent where refusal of the application would be justifiable. The proposal is of a neighbourly scale, only, 2.8 metres high to the eaves. Furthermore, the neighboring property has a small side/rear extension which would mitigate much of the impact of the proposal upon these occupiers.

Impact on parking standards, provision and private amenity afforded to existing occupiers would be non-existent or acceptable.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 15/10/2024

COMMENTS DEADLINE – 05/11/2024

APPLICATION NO. (S)	2024/00887/FUL
LOCATION	Treyarnon, 23 Trem Y Don, Barry
WARD	Baruc
APPLICANT	Harding
PROPOSED DEVELOPMENT	Proposed conservatory and single storey rear extension to existing domestic dwelling.

BACKGROUND

The application site is located towards the southern side of Trem Y Don. The site is located within an established residential cul-de-sac and contains a large, two-storey, detached dwellinghouse. The site is curtailed to its western and southern curtilages by the curtilages of adjacent dwellings. To the north lies the highway and to the east lies a public footpath with further residential development beyond. The dwelling has been extended by way of a loft conversion through a previous consent.

PROPOSAL

The applicant proposes to construct a single storey rear extension to the south eastern side of the dwelling. The proposal would be part 'orangery', part modern 'games room'. The proposal would run along the properties rear eastern boundary and feature a mostly flat roofing profile and one large roof lantern servicing the orangery. The proposal has a maximum depth of 13 metres and maximum width of 7.9 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

Whilst large, due to the style of the construction and orientation in relation to public vantage points and other dwellings, it is still deemed to be acceptable in term of its impact upon visual and residential amenity.

The extension would have no impact upon parking provision or requirement and would leave an adequate private amenity area for residents.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 16/10/2024

COMMENTS DEADLINE – 06/11/2024

APPLICATION NO. (S)	2024/00896/FUL
LOCATION	1-2 Baltimore House Nursing Home, Park Road, Barry
WARD	Baruc
APPLICANT	The Waverly Care Centre
PROPOSED DEVELOPMENT	Proposed three storey, 25 bedroom extension with related service facilities

BACKGROUND

The site is situated on the corner of Park Road and Park Crescent. The property fronts and is accessed from Park Road and is located within spacious grounds.

To the rear of the home there are several attached garages, fronting the rear lane, which are used for storage in connection with the nursing home. There is an expired consent in relation to 2011/00878/OUT and the garages, where permission was granted for the demolition of the garage block and erection of five residential units to provide ancillary accommodation for the care home within a C2 Use Class.

Properties off Park Road to the north tend to be large, detached or semi-detached dwellings constructed in a similar style and of a similar scale to the application property. There are examples of more recent development such as blocks of flats. Properties to the south of Park Road include examples of flat blocks, large two-storey and bungalow dwellings and the large All Saints Barry (Church in Wales).

The site is located to the south of Park Crescent Local Retail Centre with Park Road to the east which is primarily residential.

PROPOSAL

The applicant proposes the erection of a substantial, three storey extension to the western and northern side of 1-2 Baltimore House Nursing Home, Park Road. The footprint of the existing properties and conservatory extension is roughly 465 sqm, whereas the extensions footprint would be roughly 530 sqm.

The ground floor of the extension would feature an undercroft parking area to the side of the existing property and a large rear / side extension. The first floor would cover the entire footprint of the extension and the third floor would be contained entirely to the side of the existing property but extending further along the rear. This would allow for a flat roofed area directly to the rear of the existing property which double as a fire escape.

The application would allow for a cycle storage area and 13 off-street parking spaces (net increase of 6).

Materials and finishes are proposed in a style to match existing. The proposal features a higher ridge line and eaves height than the existing property. The proposal features a more modern design than that of the host property.

BIODIVERSITY

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

OBSERVATIONS

Principle

The principle of an expansion of a C2 use class in this residential area is acceptable and not contrary to policy.

Visual Amenity

The proposal results in an overbearing and visually incongruous development which would appear more prominent from public and neighbouring viewpoints over the appearance of the existing property. The applicant has proposed to use similar building materials to match those of the existing dwelling, however the style and character of the extension would appear at odds with the host dwelling, compounded by the scale of development overtaking that which is existing. The proposal would infill the area to the side of the existing property up to the common boundary with The Rectory, which is in beneficial use in conjunction with All Saint’s Church to the south. This would disrupt the pattern of development and built form that exists between dwellings to the north of Park Road and should be considered to have a detrimental impact upon the visual amenity of the host dwelling and wider area.

Direct views of the property from Park Crescent would be altered through the sheer bulk and height of the proposal. From existing views, considering submitted plans and the design of the proposal, this will result in a loss of visual amenity from prevailing public viewpoints, not just within the site itself

Residential Amenity

The proposal will have a detrimental overbearing impact upon The Rectory to the west of the site. The Rectory would also see a loss in light and outlook from eastern and rear facing openings that service the property.

Properties to the north of the site, off Park Crescent and Glamorgan Street would see a loss of outlook caused by the bulk of the proposal and the reduced proximity of the built form to rear and side facing elevations of these properties. Furthermore, an actual loss in

privacy would occur through the proximity of rear facing openings within the three storey structure to the rear amenity areas and rear elevations of these dwellings.

Parking Provision & Highway Safety

The proposal is unlikely to meet the required parking standards for the development but does result in a slight net increase in off-street parking.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 17/10/2024

COMMENTS DEADLINE – 07/11/2024

APPLICATION NO. (S)	2024/00912/FUL/RG3
LOCATION	Land at Coldbrook Road East, Coldbrook Road East, Cadoxton
WARD	Cadoc
APPLICANT	VOGC
PROPOSED DEVELOPMENT	Application to Vary/Removal of a condition 2 (Plans) of application 2021/01743/FUL Erection of 20 Walk up units with associated car parking and works

BACKGROUND

As per submitted Planning Statement:

variation of condition ('Section 73') application relating to conditions attached to application ref. 2021/01743/FUL for residential development, in order to amend the approved plans listed under condition 2 of the consent . The application relates to land at Coldbrook Road East, Cadoxton in the Vale of Glamorgan, and is submitted on behalf of the Vale of Glamorgan Council.

The site benefits from full planning permission for 22 affordable dwellings by virtue of the full planning application dated 28th April 2022.

The site is located within the centre of the settlement limits of Cadoxton, approximately 2km to the northeast of Barry Town Centre. The site measures approximately 0.35 hectares and is broadly rectangular with some narrowing towards the west. The site was most recently vacant brownfield land, before works commenced in March 2024 on the proposals for the site approved under application reference 2021/01743/FUL.

The original use for the land was as a quarry, however the land more recently partially comprised of hardstanding, following the implementation of an earlier planning consent on the site, which was later aborted. It is located directly off Coldbrook Road East, adjacent to its crossroads where it meets Cowbridge Street to the west, Colcbrook Road West to the north, and Church Road to the south. Cowbridge Street continues westwards into the town centre of Barry. The site fronts onto Coldbrook Road East to the north and Church Road to the west.

Topographically, the site is bound to the south by a cliff face from its former quarry use, which rises approximately 8m above the fairly even surface of the rest of the site. The eastern side of the site and its southern boundary include

approximately 15 trees and/ or tree groups, though all are of low quality. Otherwise, there is little vegetation on site.

In terms of the wider site context, the site is opposite to the local convenience store located to the north on Coldbrook Road East.

The site is located within approximately 300m walking distance of the local high street to the south west via Church Road. Cadoxton hosts various amenities including a convenience stores, post office, place of worship and cafés.

Cadoxton Primary School is located 300m to the south of the site and accessible to pedestrians and cyclists. St Richard Gwyn Catholic High School is located 1.1km to the north east of the site. Cadoxton train station is situated to the south, approximately 650m walking distance from the site and provides direct services to Cardiff Central in 20 minutes and Merthyr Tydfil in an hour and 20 minutes. Both of these destinations provide transport connections to the wider area such as direct lines to London and across Wales.

Bus stops are accessible on Cowbridge Street, adjacent to and within 50m of the site. The bus stops are served by bus routes offering transport to local destinations. This includes the no.95 Cardiff Bus services between Cardiff and Barry, which calls via the site roughly twice an hour during peak times. The no.100 Adventure Travel Barry Town Circular service operates roughly six times daily, and includes the centre of Barry, Barry Island, and various other destinations within the town. The town centre of Barry is approximately 2km south of the site, which includes a vast range of amenities and services.

PROPOSAL

This application proposes two main changes, one being the alteration of the rear amenity area to provide the majority at ground level, rather than the elevated level as approved. The second change is the alteration of the approved brickwork to the gable ends of the dwellings.

Following the grant of full planning permission under ref. 2021/01743/FUL, two non-material amendment (NMA/section 96A) applications were submitted. The first NMA sought to make minor amendments to the elevations and layout of the housing in response to comments raised by the Secured by Design officer. This application was submitted on the 7th September 2022 and approved on the 30th September 2022.

A second NMA was submitted to amend the green infrastructure planter along the road frontage of the scheme and amend the trigger of condition 12 from pre commencement to pre-occupation. This was submitted on the 17th January 2023 and approved on the 16th February 2023.

Prior to the granting of the host consent and the subsequent NMAs and discharge of condition applications, there were two relatively recent applications on the site. A 2013 consent under reference 2011/00555/FUL

approved the construction of a 50-bed nursing home. This was the consent enacted on site. A 2016 application to revise the design and car parking of the nursing home was refused under reference 2016/00355/FUL in the same year.

Following the commencement of site clearance works including soil removal from the cliff face to the south of the site, it became apparent that the scheme as approved could not be delivered, as the quantum of rock available in this location is now understood to be different from that assumed at the time of determining the planning application. The approved scheme included an area of amenity space at an elevated level adjacent to the cliff face. Instead, it is proposed that the amenity space is not delivered at this higher level and reworked to include a larger extent of ground level amenity space. This not only responds to the technical difficulties posed by the reduced volume of rock available, but will also create the benefit of a greater amount of accessible ground level amenity space.

Further, this avoids the requirement for lighting bollards within the cliff face, which would have had potential adverse ecological implications. This addresses the comments from both the Secured by Design and Ecology officers, whose requests were in conflict in respect of the lighting of the pathway up to the higher amenity area.

There are also health and safety benefits arising from this proposal removing the need for future occupants to ascend and descend a set of steps to use the amenity space and clothes drying area.

The quantum of amenity space will reduce by 32sqm from 227sqm to 195sqm, however there will be a larger amount of amenity space at the ground level which will be more accessible and attractive to future residents.

The second change comprises the alteration of the brickwork on the end gables. The brickwork on the end gables is proposed as Mayfair Stock Facing Brick in grey. This is a change from the split brickwork of grey facing brick and blue engineering bricks.

The changes to the brick work reflects the availability of stock and construction methods used for building these terraces. There will be a slight change to the appearance to the gable ends but this is not considered significant nor out of character with the local vernacular.

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.

From submitted Green Infrastructure Statement:

Overall, the proposal will result in an ecological enhancement and biodiversity net gain for biodiversity as a result of the development. This will be undertaken by integrating such green infrastructure into the development proposals. The development will protect and enhance the ecosystems within and adjacent to the site, ensuring that they continue to support diverse habitats and species, allowing them to adapt to change. The plans will also enhance the green infrastructure on site in a way that increases resilience to the changing climate and provide protection for people and places.

OBSERVATIONS

The proposed changes to the materials used in the end gables of the terraced rows and to level the private amenity area for occupants seems acceptable in regard to both principle and residential & visual amenity.

The proposal will hinge on the impact of the levelling of the rear amenity area in the eyes of the council's ecologist and also perhaps its structural engineer.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 17/10/2024

COMMENTS DEADLINE – 07/11/2024

APPLICATION NO. (S)	2024/00914/FUL
LOCATION	17 Barrians Way, Barry
WARD	Dyfan
APPLICANT	James
PROPOSED DEVELOPMENT	Single storey rear extension

BACKGROUND

The application site is located at No.17 Barrians Way within the settlement boundary of Barry. The property is situated off Barry Rd located in the western area of Barry which is characterised by two-storey detached and semi-detached properties. The property sits at the end of a row of houses attached by their garages in a large cul-de-sac. It is bordered by a low brick wall to the front of the property with the rear of the property backing on to the A4050.

PROPOSAL

The applicant proposes a ground floor rear extension. The proposal would be set off the common boundary with No. 16, and feature fenestrations to the rear and southern facing side elevations. A large roof lantern would be located within the flat roofing profile of the proposal. A small roof light is proposed in the existing garage roof slop to the rear.

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 and design to previously approved schemes within the locality. The proposal would have no detrimental impact in terms of the visual amenity of the host dwelling and wider area or the residential amenity of adjoining and adjacent occupiers.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 07/10/2024

COMMENTS DEADLINE – N/A

PEDW APPLICATION NO.	CAS-03564-X4P1M0
VOGC APPLICATION NO. (S)	2023/00777/FUL
LOCATION	Land to rear of 1-9, Hilda Street, Barry, CF62 7AQ
WARD	Buttrills
APPLICANT	Precision Construction
PROPOSED DEVELOPMENT	Proposed demolition of existing buildings. Construction of two storey block of 6 one bed self-contained flats, with cycle storage / refuse storage and amenity space. Changes in levels and construction of retaining walls

BACKGROUND

The application site is an irregular shaped parcel of land located to the rear of residential properties on Hilda Street, Broad Street and St Pauls Avenue, with part of the site being located to the side of 1 Hilda Street. The site is located within the Barry Settlement Boundary. The site can be accessed through alley gates along Hilda Street or Broad Street via a service lane that runs parallel to the rear boundaries of residential properties.

The site is enclosed by two-storey residential properties; the land surrounding the site rises from south to north. There are currently two dilapidated buildings within the site in varying states of dis-repair.

REASONS FOR REFUSAL

1. By reason of its scale, siting and design, the building would appear over scaled and visually incongruous in this context, and would have an adverse impact on the character of the area, contrary to Policies SP1- Delivering the Strategy, SP10 - Built and Natural Environment, MD2 - Design of New Development and MD5 – Development Within Settlement Boundaries of the Vale of Glamorgan Local Development Plan 2011 – 2026 and Supplementary Planning Guidance on Residential and Householder Development and national guidance contained in Planning Policy Wales (Edition 11) and Technical Advice Note 12 - Design.
2. The proposals, by virtue of their scale, siting and design would have an adverse impact on residential amenity, in terms of noise & disturbance, overbearing impact and impact upon privacy and living conditions of properties to the south and east contrary to Policies SP1- Delivering the Strategy, SP10 - Built and Natural Environment, MD2 - Design of New

Development and MD5 – Development Within Settlement Boundaries of the Vale of Glamorgan Local Development Plan 2011 - 2026 and Supplementary Planning Guidance on Residential and Householder Development and national guidance contained in Planning Policy Wales (Edition 11) and Technical Advice Note 12 - Design.

3. The proposal fails to provide adequate parking provision to serve the needs of the development., resulting an unacceptable impact on highway safety and the amenity of neighbouring occupiers. The proposal is therefore considered to be contrary to criterion 6 of Policy MD2 (Design of New Development) of the Vale of Glamorgan Local Development Plan.
4. By virtue of the character of rear lane being a narrow, unlit rear lane serving the backs of properties, properties would not have an appropriate and safe means of access and the proposal would fail to provide adequate or suitable amenity space for the proposed development that would have an adverse impact on the living conditions of future occupiers contrary to policy MD2 - Design of New Development of the Vale of Glamorgan Local Development Plan 2011 - 2026 and Supplementary Planning Guidance on Residential and Householder Development and national guidance contained in Planning Policy Wales (Edition 11) and Technical Advice Note 12 - Design.
5. In the absence of a legal agreement being in place to secure the specified payment for an affordable housing contribution and towards public open space, the proposal is considered contrary to Policies MG4 – Affordable Housing and MD4 – Community Infrastructure and Planning Obligations of the Vale of Glamorgan adopted Local Development Plan 2011-2026 and the Vale of Glamorgan Affordable Housing Supplementary Planning Guidance (2018) and Technical Advice Note 2 – Planning and Affordable Housing (2006).

PLANNING HISTORY

2023/00777/FUL - Proposed demolition of existing buildings. Construction of two storey block of 6 one bed self-contained flats, with cycle storage / refuse storage and amenity space. Changes in levels and construction of retaining walls.

Received date: 19/07/2023

Decision: Refused 20/12/2023

PREVIOUS BTC COMMENTS

By reason of its scale, siting and design, the building would appear visually incongruous in this context, and would have an adverse impact on the character of the area.

The proposals, by virtue of their scale, siting and design would have an adverse impact on residential amenity, in terms of noise & disturbance, overbearing impact and impact upon privacy and living conditions of properties to the south

By virtue of the character of the rear lane, being narrow and unlit, serving the backs of properties, the proposed dwellings would not have an appropriate and safe means of access.

Concerns are raised regarding the robust nature of the parking surveys provided and how that would translate regarding the addition of six habitable units upon surrounding residential streets where parking spaces are already at a premium.

OBSERVATIONS

As this appeal is a Householder Appeal, there is no opportunity for us to submit comments. However, all the representations made on the application have been forwarded to the Planning Inspector at PEDW and the appellant. These will be considered by the Inspector when determining the appeal.

BARRY TOWN COUNCIL

PLANNING COMMITTEE	5 November 2024	AGENDA ITEM: 7
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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
2024/00310/FUL	Proposed residential development of a single dwelling at Adjacent 44, Milton Road, Barry	No Objection	Approved
2023/01274/FUL	Rear two storey extension, side extension for new staircase to access the upper floor and front porch at 24, Tan Y Fron, Barry	No Objection	Approved
2024/00492/FUL	Alteration to enclose front balcony off master bedroom, extension to existing pitched roof to extend over flat roof at 19, Lakeside, Barry	No Objection	Approved
2024/00704/FUL	Retrospective planning permission to erect a single-storey conservatory to the rear of the property at 32, Aneurin Road, Barry	No Objection	Approved

2024/00635/FUL	Retrospective planning permission for increased dimension of both previously approved dormers on the front elevation (East facing), insertion of bi-folding doors on the rear elevation (West facing), insertion of additional skylight on the roof slope of the rear elevation (West facing), omission of door on the side elevation (South facing), changed door type on front elevation (East facing at 2 Bungalow, Waycock Road, Barry	Dealt with Under Delegated Powers - No Objection	Approved
2024/00748/FUL	Demolish existing rear single storey extension(s) and replace with proposed replacement rear single storey extension with conversion of garage into habitable accommodation including changes to garage roof, walls and fenestration. All with associated external works at 104 Colcot Road, Barry	No Objection	Approved
2024/00759/FUL	Change of use to a Class A1 Retail Unit for the sale of wedding dresses at South Quay Parkside Commercial Plot 395, Barry Waterfront, Barry	No Objection	Approved
2023/01269/FUL	Relocation of extension of garden fence to facilitate disabled access and increase safety from vehicles at 61, Ffordd Pentre, Barry	No Objection	Approved
2024/00791/FUL	The proposal is to form an opening in the rear elevation & install a double door to create access to the rear garden and assist the means of escape in an emergency at The Park, Park Crescent, Barry	No Objection	Approved

Licensing Act 2003 - Public Notice of Application Application for Variation of a Premises Licence (under Section 34)

Name of Applicant: J W Bassett Pubs and Bars Ltd

Name and Postal address of Premises:

Bier Keller
3-4 Paget Road
Barry
Vale of Glamorgan
CF62 5TQ

Proposed variation:

Changing the times that the licence authorises the carrying out of licensable activities and opening times Thursday to Saturday and a Sunday followed by a Bank Holiday is follows:

Premises opening times:
02:00

Supply of alcohol (ON and OFF):
01:30

Provision of Recorded Music: (Indoors)
02:00

Provision of live music: (Indoors)
01:30

The Licensing Register may be inspected at the Licensing Section, The Vale of Glamorgan Council, Civic Offices, Holton Road, Barry CF63 4RU between 9.00 am and 4.00 pm (Monday to Friday except public holidays).

Any representations must be made in writing to the above address or via e-mail at licensing@valeofglamorgan.gov.uk by **26th November 2024**.

It is an offence knowingly or recklessly to make a false statement in connection with an application punishable on summary conviction by an unlimited fine.

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 15 October 2024**
(Pages 1077 - 1082)
 5. **To receive and note the minutes of the Planning for Barry Sub-Committee's Meeting held on 15 October 2024**
(Pages 1083 - 1086)

Planning Issues

6. To consider Planning Applications:

(Pages 1087 - 1114)

- a) Planning Application No. 2024/00769/FUL - 2024/00771/LBC – 2024/00770/FUL – Removal and reconstruction of the chimney stacks and alteration to lean to roof structure. – Regularise the reconstruction of the chimneys and remedial works to the timber roof structure at Cole Farm, 9, Cold Knap Way, Barry
- b) Planning Application No. 2024/00773/LBC – Retain fire barriers installed in loft space and temporary external fire escape stairs at College Fields Nursing Home, College Fields Close, Barry
- c) Planning Application No. 2024/00842/FUL – Demolition of existing shed, infill and levelling out of existing pond and reduction in height of existing storage area to form additional terrace area at 69 Brookfield Avenue, Barry
- d) Planning Application No 2024/00861/FUL – Proposed single storey rear extension and Juliet balcony to first floor landing at Windrush, 8 Cold Knap Way, Barry
- e) Planning Application No. 2024/00881/FUL – Proposed ground floor rear extension to enlarge bedrooms at 29 Purdey Close, Barry
- f) Planning Application No. 2024/00887/FUL – Proposed conservatory and single storey rear extension to existing domestic dwelling at Treyarnon, 23 Trem Y Don, Barry
- g) Planning Application No. 2024/00896/FUL – Proposed three storey, 25 bedroom extension with related service facilities at 1-2 Baltimore House Nursing Home, Park Road, Barry
- h) Planning Application No. 2024/00912/FUL/RG3– Application to Vary/Removal of a condition 2 (Plans) of application 2021/01743/FUL Erection of 20 Walk up units with associated car parking and works at Land at Coldbrook Road East, Coldbrook Road East, Cadoxton
- i) Planning Application No. 2024/00914/FUL – Single storey rear extension at 17 Barriars Way, Barry
- j) Planning Application No. 2023/00777/FUL – Proposed demolition of existing buildings. Construction of two storey block of 6 one bed self-contained flats, with cycle storage / refuse storage and amenity space. Changes in levels and construction of retaining walls at Land to rear of 1-9, Hilda Street, Barry, CF62 7AQ

7. To consider Tabled Applications (To Follow)

Planning Application No. 2024/00775/FUL– Change of use and redevelopment of Council's Call Centre (C1V), attached to the first floor of Barry Leisure Centre, to an extension of the main gym, re-establishing access for customers. Area was formerly the Bowl Hall and linked to the main centre.of Leisure Centre, Greenwood Street, Barry

8. Local Planning Authority Decisions (Pages 1115 - 1116)

9. Notification of a Premises Licence Review (Page 1117)

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 26 November 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.

From 1 May 2021, the Local Government and Elections (Wales) Act 2021 sets out a statutory requirement that: As soon as reasonably practicable after a meeting of a community council, and in any event before the end of seven working days beginning with the day on which the meeting is held, the council must publish electronically a note setting out—

- (a) the names of the members who attended the meeting, and any apologies for absence;
- (b) any declarations of interest;
- (c) any decision taken at the meeting, including the outcomes of any votes.

Barry Town Council meets this duty by publishing this information in the form of draft meeting minutes which will be displayed electronically within 7 working days after the meeting. It should be noted that these minutes are DRAFT and not agreed until the next meeting.

BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 15 OCTOBER 2024 AT 7:00PM

PRESENT: Councillor S Hodges (Chair) together with Councillors Ball (Vice-Chair), Collins, Hennessy and Thomas.

ALSO PRESENT: Greg Smart – Planning Officer
Courtney Parker – Administrator
Councillor N Hodges – Observer
Councillor D Clarke – Observer

PL268. **APOLOGIES FOR ABSENCE**

Councillor E J Goodjohn.

PL269. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**

None received.

PL270. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL271. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE
MEETING HELD ON 24 SEPTEMBER 2024**

RESOLVED: That the minutes of the Planning Committee's meeting held on 24 September 2024 be approved and signed as a correct record.

TO CONSIDER PLANNING APPLICATIONS

a) Planning Application No. 2024/00376/FUL

Location: Pets R Us, 1A, Regent Street, Barry

Development: – Conversion of part ground floor and upper floor into four self-contained flats with shop front and external alterations

The Chair commented that the historical building was in danger of falling down therefore would like to see it put to use.

Councillor Clarke mentioned that he would like to see the original look of the building retained.

RESOLVED: No objection.

b) Planning Application No. 2024/00452/FUL & 2024/00453/ADV

Location : 1-4 Romanwell Road, Island, Station Approach Rd

Development: The retention of an automated teller machine and associated signage.

RESOLVED: No objection.

c) Planning Application No. 2024/00735/FUL

Location: 46 Tynewydd Road, Barry

Development: Ground floor side extension.

RESOLVED: No objection.

d) Planning Application No. 2024/00758/FUL

Location: Christ Church Presbyterian, Tynewydd Road, Barry

Development: – Proposed change of use to retail, restaurant and staff accommodation with first floor rear extension with internal alterations.

The Planning Officer presented his report to the committee stating that the rear extension looks a lot better however the new design at the front of the building is subjective.

Councillor N Hodges added that there were plans to demolish the building and the proposed application is one of few options to have it back in use. The design needs to be fit for the applicant's purpose and he looks forward to the completion of the application.

Councillor Hennessey stated that he would prefer the frontage of the building to be kept original and that the new design was not ideal.

RESOLVED: No Objection.

e) Planning Application No. 2024/00769/FUL - 2024/00771/LBC

Location: Cole Farm, 9, Cold Knap Way, Barry

Development: – Removal and reconstruction of the chimney stacks and alteration to lean to roof structure. – Regularise the reconstruction of the chimneys and remedial works to the timber roof structure.

The Chair reiterated the Planning Officer's suggestion of waiting for the CADW report before commenting on the proposed application.

Councillor Hennessey agreed with the Chair requesting that the application is looked at again following CADW's consultation response.

RESOLVED: That Application No. 2024/00769/FUL - 2024/00771/LBC is deferred to a future meeting of the Planning Committee once CADW have produced their consultation response.

f) Planning Application No. 2024/00791/FUL

Location: The Park, Park Crescent, Barry

Development: The proposal is to form an opening in the rear elevation & install a double door to create access to the rear garden and assist the means of escape in an emergency.

RESOLVED: No Objection with members agreeing with the Planning Officer's recommendation that a ramp would be more suitable in place of steps for disabled access.

g) Planning Application No 2024/00800/FUL

Location: 256-258, Holton Road, Barry

Development: Proposed conversion of remaining existing sales/displays storage area to additional 3 no.1 bedroom flats (No's 1,3 and 4) Existing flats (No's 2,5,6,7 and 8) to remain as existing and approved 2017/00995/FUL. Storage building to the rear of property converted to bin and bike store with storage to first floor.

Councillor Collins stated that although she recognises the vast need for housing within the town she does not agreed with the proposed application.

RESOLVED: Objection on the basis that the proposal would have an unacceptable impact on the role and function of the retail centre.

h) Planning Application No. 2024/00801/FUL

Location: Premier Inn, Hood Road, Barry

Development: – Proposed extension to existing hotel to provide additional bedrooms, together with alterations to the car park and all associated works.

The Planning Officer presented his report to the committee

The Chair commented that the existing hotel was built using an exterior brick matching the neighbouring pump house and would request that a matching brickwork is used on the proposed.

RESOLVED: No objection in principle however would like to request that the brickwork is aesthetically in keeping with the existing hotel and neighbouring property.

i) Planning Application No. 2024/00818/FUL

Location: Morrisons, Penny Way, Barry

Development: Creation of charging zone, erection of EV chargers, erection of canopy, sub-station enclosure, LV panel, meter cabinet and associated works.

RESOLVED: No Objection.

j) Planning Application No. 2024/00828/RG3

Location: Florence Avenue, Barry

Development: – Proposed Extension to existing Nursery Building at Colcot Junior and Infant School.

RESOLVED: No Objection.

k) Planning Application No. 2024/00829/FUL

Location: Tabernacle Welsh Congregational Chapel, Holton Road Barry

Development: – Proposed change of use of redundant chapel to music venue and studio (Class D1 to a mixed Class D2/Sui Generis use)

The committee agreed that it would be nice to see the building in use opposed to sitting empty.

RESOLVED: No Objection.

l) Planning Application No. 2024/00853/FUL

Location: 94, Westward Rise, Barry

Development: – New Single Storey extension to the side of the property with new shed to the rear, incorporating new off-road parking

RESOLVED: No Objection.

m) Planning Application Consultation

Location: Berth 31 Port of Barry CF63 4AB

Development: – Change of Use to Wood Recycling Facility

The Chair thanked Councillor Clarke for arranging the site visit which she had recently attended. The Chair added that she felt more reassured since visiting the site and obtaining more knowledge and information on how it would be used, she then relayed this information to the Planning Committee.

Councillor Collins commented that the additional information had alleviated any fears she had and is happy for the proposed application to go ahead.

Councillor Hennessy suggested that he would like to see more screening put in place around the site.

Councillor Clarke informed the committee that he also attended the site visit however still had multiple concerns regarding diesel fumes, air borne pollution, dust mitigation, noise mitigation and fungus spores that could develop from damp wood. Councillor Clarke added that there would be up to 60 lorries arriving and leaving the site per day causing traffic concerns, screening would also be needed due to surrounding dwellings.

Councillor Clarke advised the committee that another site visit has arranged for further discussion allowing the committee to keep their concerns open.

Councillor Hennessey commented that he would like to know what processes would be in place regarding fire as the site would be giving off a substantial amount of heat.

Councillor Clarke informed the committee that outstanding concerns can be raised at the next site visit in approximately 3 weeks' time.

RESOLVED: No objection in principle however outstanding concerns to be raised at the next site visit.

n) Planning Application No. 2024/00852/FUL

Location: Nationwide Building Society, 136 Holton Road, Barry
Development: – Installation of rear galvanised palisade gates/fence for security purposes

RESOLVED: No Objection.

o) 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 commented that the application was for noting as an appeal has been submitted

RESOLVED: Received and noted.

PL273. **TO CONSIDER TABLED APPLICATIONS**

None received.

PL274. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL275. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None received.

PL276. **DATE OF NEXT MEETING**

RESOLVED: That the date of the next Planning Committee is scheduled for Tuesday 5 November 2024.

PL277. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

None received.

Meeting closed at 7.46pm.

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

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BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING FOR BARRY SUB-COMMITTEE HELD ON TUESDAY 15 OCTOBER 2024 AT 6:03PM

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

ALSO PRESENT: Greg Smart – Planning Officer
Courtney Parker – Administrator
Councillor N Hodges – Observer
Councillor S Hodges – Observer
Councillor D Clarke – Observer

12. **APOLOGIES FOR ABSENCE**

Councillor Davies-Powell.

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

None Received.

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

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

15. **TO APPROVE THE MINUTES OF THE PLANNING FOR BARRY SUB-COMMITTEE'S MEETING HELD ON 11 JUNE 2024**

RESOLVED: That the minutes of the Planning for Barry Sub-Committee's meeting held on 11 June 2024 be approved and signed as a correct record.

16. **TO CONSIDER CONSULTATIONS**

- a) **Election campaign expenditure limits for political parties at Senedd elections**
- b) **The valuation of houses in multiple occupation (HMOs) for Council Tax**
- c) **Draft Sustainable Investment Principles**
- d) **Implementing the Infrastructure (Wales) Act 2024**
- e) **Charitable non-domestic rates relief for private schools**

RESOLVED: That members views / comments on the consultations received are provided to the Planning Officer by 22 November 2024 to then submit a Council response by the appropriate closing dates.

17. **OPPORTUNITY TO REVIEW THE VALE OF GLAMORGAN COUNCIL'S ANNUAL SELF-ASSESSMENT**

The Planning Officer provided a report for members to consider reviewing the Vale of Glamorgan Council's Annual Self-Assessment.

RESOLVED: That members views / comments on the Vale of Glamorgan Council's Annual Self-Assessment are provided to the Planning Officer by 22 November 2024 to then submit a Council response by the appropriate closing date.

18. **JOINING THE DESIGN COMMISSION FOR WALES' PLACEMAKING CHARTER**

The Planning Officer provided a report for members to consider joining the Design Commission for Wales' Placemaking Charter established by the National Assembly for Wales and advised that officers and members should undertake training regarding the placemaking charter.

RESOLVED:

1. **That the report on the Placemaking Charter be received and noted.**
2. **That the Planning Officer makes a referral for any training that should be needed to DCFW.**

RECOMMENDATION to the next meeting of Full Council being held on 9 December 2024 that the Design Commission for Wales' Placemaking Charter be adopted.

19. **UPDATE REGARDING PROGRESS OF 'PLANNING CLINIC'**

Councillor Hennessy suggested that the sub-committee reconsider this item at a future meeting following receipt of legal advice on the waiver.

RESOLVED:

- 1. That a further update on the Planning Clinic be provided to a future meeting of the sub-committee following receipt of legal advice regarding the 'waiver'.**
- 2. RECOMMENDATION to the next meeting of Full Council being held on 9 December 2024 that legal advice be obtained to review the 'waiver'.**

20. **UPDATE REGARDING THE PLACEMAKING PLAN FOR BARRY**

The Planning Officer provided a report advising that he and Councillors Iannucci-Williams and S Hodges had attended a meeting with officers from the Vale of Glamorgan Council and two representatives from the appointed consultants. He commented that the meeting was very informative however, some thought is needed on how we can help the Vale of Glamorgan Council to create a document that will have the best impact on the residents of Barry.

Councillor S Hodges added that she also found the meeting very informative and believes it's extremely important that Barry Town Council remain involved.

Councillor Hennessy queried if the Vale of Glamorgan Council would be expecting any financial help from Barry Town Council.

The Planning Officer stated that the Vale of Glamorgan Council are expecting an input from Barry Town Council including raw materials and time however if there were to be any cost implications they would not be very high.

RESOLVED:

- 1. Members note the contents of the report.**
- 2. That the Planning Officer continue the data gathering assignment from the Vale of Glamorgan Council and forward the questionnaire received to Members.**

21. **UPDATE REGARDING VALE OF GLAMORGAN COUNCIL'S REPLACEMENT LOCAL DEVELOPMENT PLAN 2021-2036**

Councillor N Hodges commented that Barry Town Council should be proactive in looking for burial space as many local cemetery's are now full.

Councillor Thomas informed the committee that the crematorium has now opened a burial ground therefore would like to insure full interments and interments of cremated remains are kept as affordable as possible long term.

The Planning Officer suggested submitting an application for burial space to the Vale of Glamorgan Council and recommended this gets discussed at the next Full Council meeting.

Councillor Hennessy queried the life expectancy of Merthyr Dyfan Cemetery.

Councillor N Hodges advised that it would take approximately 15 – 18 years before Merthyr Dyfan cemetery would be nearing full and that the Town Council should remain open to the possibility of new burial ground being situated within the Vale of Glamorgan.

RECOMMENDATION to the next meeting of Full Council being held on 9 December 2024 that members discuss submitting a request to the Vale of Glamorgan Council to include a provision for future burial space in Barry within the RLDP.

22. **DATE OF NEXT MEETING**

The date of the next Planning for Barry Sub-Committee is scheduled for Tuesday 25 February 2025 at 6pm

Meeting closed at 6:21 pm.

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

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 15/10/2024

EFFECTIVE DATE OF RECEIPT – 16/09/2024 – 19/09/2024

COMMENTS DEADLINE – 07/10/2024 – 10/10/2024

APPLICATION NO. (S)	2024/00769/FUL - 2024/00771/LBC – 2024/00770/FUL
LOCATION	Cole Farm, 9, Cold Knap Way, Barry
WARD	Baruc
APPLICANT	Beer
PROPOSED DEVELOPMENT	Removal and reconstruction of the chimney stacks and alteration to lean to roof structure. – Regularise the reconstruction of the chimneys and remedial works to the timber roof structure.

BACKGROUND

As per previous submissions:

Cole Farm, 9 Knap Way is a Grade 2* listed farmhouse, set within the Knap Conservation Area. Cole Farm dates from the 16th Century, with 18th Century and modern additions. The south elevation overlooks the Bristol Channel.

In the 1980's, following a fire, a modern timber and steel roof frame was erected, set well above and threaded through the original roof trusses and purlins, which were retained beneath. Eaves levels were raised by almost 600mm and the junctions of the main roofs with the catslides to the north and to the south porch were changed. Modern Painted barge and eaves boards were installed and the proportions of the first-floor windows changed. Windows were renewed, to modern designs. The south porch roof was rebuilt. Even though the original roof fabric was carefully conserved, beneath the modern structure, the external appearance of the farmhouse was significantly altered.

The modern thatched roof to the main cottage has a pitch of about 45 degrees, with the rear catslide having a pitch of about 30 degrees. The ideal pitch for a thatched roof is in the order of 50 degrees. Thatching to the rear elevation weathers particularly badly, with water being trapped at the head of the catslide. The south elevation weathers poorly, as a result of its seaward outlook.

Much of the proportion and visual charm of the exterior of the farmhouse has been altered as a result of the 1980's modernisations.

The site lies within a conservation area and is situated within a predominantly residential area. Surrounding properties are all of a far more contemporary design and construction.

Planning & Listed Building Consent History

2004/01135/LBC

Proposal: Replacement of 1980's thatched roofs with Welsh slate roofs, remodelling of north porch

Decision: Approved

Decision Date: 01/02/2006;

2006/00388/FUL

Proposal: Replace main thatched roof with new thatch and lower roofs with Welsh slate and rade 2 replacment of painted softwood windows

Decision: Approved

Decision Date: 19/05/2006;

2012/00920/LBC

Proposal: Take down and rebuild west extension chimney stack in stonework to match existing. Stack to include cavity tray, lead apron flashing and ventilated clay pot. Re-render west gable wall apex and chimney stack. Paint both west end stacks and wall to match existing.

Decision: Approved

Decision Date: 06/11/2012;

Building Control History

2008/0908/PP

TYPE: BC

Proposal: Air conditioning/ ventilation system/ extractor fan, Extension to circuit (in kitchen, special location/ installation), Lighting circuit, Special location (room containing bath or shower, swimming pool, sauna);

2021/0049/RG

TYPE: BC

Proposal: LAND CHARGES - Replacement of thatch roof covering.

Current Live Applications

2024/00769/FUL

Proposal: Removal and reconstruction of the chimney stacks and alteration to lean to roof structure;

2024/00770/FUL

Proposal: Regularise the reconstruction of the chimneys and remedial works to the timber roof structure;

2024/00771/LBC

Proposal: Regularise the reconstruction of the chimneys and remedial works to the timber roof structure.

PROPOSAL

From submitted information associated with current applications, we can assume that the works to be regularised are as follows:

1. Insert new sprocketed oak rafter feet birdsmouthed over existing wall plate and upgrade structure where necessary.
2. Fix new oak tilting fillet.
3. Lay new Natural blue grey riven finish slates over vapour permeable roofing felt battens and counter battens plus insulation.
4. Fix new painted cast iron rainwater goods on new fascia boards.
5. Fix new code 4 lead apron at head under thatch.
6. Take down existing chimneys and rebuild in selected local blue lias limestone with continuous lead tray inserted. Height to be increased by approx. 1m.
7. Render chimney in build-up of natural lime render and then paint.

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.

PREVIOUS OBSERVATIONS

History/Complications

The current application is for the regularisation of completed works to a Listed Building. Original consents regarding the works to the dwelling fall between 2004 & 2006. The consents amounted to the agreement to the following schedule of works:

- Main roof to be rethatched in Water reed
 - The most significant part of the proposed works is to rethatch the main roof pitches. This will address the problem of poor weathering of the thatch, particularly to the rear, and will replace a poorly detailed modern thatch roof with a well detailed traditional thatch with particular attention to the eaves and junctions with the cat slides.
- Replacement of South Porch and catslide thatch with traditional Welsh slate
 - The Cat slides on the North elevation and lean to the south porch will be detailed with traditional modern slate to resolve weathering problems at the main roof junctions. Slate has been chosen instead of thatch to resolve the problems of ponding due to the low roof gradients created when the house was rethatched after the fire in the 1980's.
- Replacement of painted softwood windows
 - The original modern brick painted softwood external linings of all windows on the south and north elevations will be replaced with rendered reveals and stone or slate sills. Plaster bell stops will also be reworked.

The following conditions were applied to the schedule of works above:

2006/00388/FUL:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission (expired 20/03/2011).

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2004/01135/LBC:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission (expired 09/07/2009)
2. The Local Planning Authority shall be notified in writing by the developer or his agent of the proposed commencement date of the works hereby granted consent. The notification shall be provided not less than 14 days prior to the commencement of work on site.
3. **Following the stripping of the existing roof covering, should it be considered necessary to replace/repair or treat any roof timbers, prior to re-thatching/slating ('remedial works') a specification for the proposed remedial roofing works shall be submitted to the Local Planning Authority and access to the roof structure afforded to the Local Authority Conservation Officer for assessment purposes. No remedial works to the roof structure of the building shall be undertaken prior to the applicant receiving the express written approval of the Local Planning Authority and only those works so approved shall be undertaken.**
4. Prior to the undertaking of any repair works to windows in the property a proposal drawing annotated with details of proposed remedial actions relating to each window shall be submitted to and approved in writing by the Local Planning Authority and only such actions as are approved by the Local Planning Authority shall be undertaken on site.
5. **Prior to the undertaking of any stonework repair/rebuilding or new building, a method statement including the detail of any material to be imported to the site, and a specification for proposed pointing and bedding mortar mixes shall be submitted to and approved in writing by the Local Planning Authority and the works undertaken in accordance with the approved details without variation.**
6. Consents relates to approved drawings.

The submitted statements associated with the new retrospective applications state that the raising of the stacks has been approved in previous consent 2006/00388/FUL.

An application to building control was made in 2008. Meaning the works were started within the allotted timeframes.

From this, it is established that neither condition 3 or 5 of consent 2004/01135/LBC were adhered to and as such the works can be seen as a breach of condition.

The Planning Officer currently has no formal training in conservation so cannot relate appropriate remedial action that is open to VOGC beyond that it is a criminal offence to carry out work which needs listed building consent without obtaining approval from the local authority.

The submitted 'Heritage Impact Statement' relays the following assessment, "All the work is balanced and respects the ethos of the house as well as bringing it up to date. Conservation is the careful management of change, and the proposals enhances the house as a family home."

The works to be reviewed are entirely retrospective in nature, and will therefore hinge on their quality and faithfulness to the character of the Listed Building. This assessment will be thoroughly handled by both the VOGC's conservation officer and CADW.

Submitted information in the form of pictorial evidence, construction methods materials replaced or reused etc is sparse and will likely be requested. A site visit will be undertaken to ascertain the finished result of the above.

Without having seen the completed works it is impossible to relate whether they would be appropriate in this context, especially as the Planning Officer lacks the appropriate specialist training to assess such a development. Members are advised to wait until the formal consultation response from CADW at the least before tendering an opinion on the development.

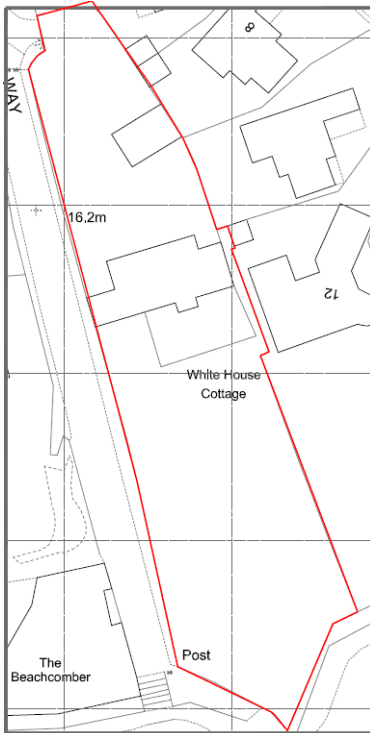
CURRENT OBSERVATIONS

From the submitted consultation response, the VOGC's conservation officer has indicated that they have no objection to the proposals subject to the details provided on 21/10/2024, which have overcome previous concerns. The proposed works to the chimney are therefore not considered to detrimentally impact upon the character of the listed building.

Two conditions are recommended.

HENEB (THE TRUST FOR WELSH ARCHAEOLOGY) have indicated that they would like a Level 2 Survey as set out in Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England 2016) undertaken **PRIOR** to the works being undertaken. Unfortunately as the works are retrospective, we may have to wait further to see updated comments.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 18/10/2024

COMMENTS DEADLINE – 08/11/2024

APPLICATION NO. (S)	2024/00773/LBC as amended
LOCATION	College Fields Nursing Home, College Fields Close, Barry
WARD	Buttrills & Dyfan
APPLICANT	George
PROPOSED DEVELOPMENT	Retain fire barriers installed in loft space and temporary external fire escape stairs.

BACKGROUND

College Fields Nursing Home – Barry’ is accommodated within the building formerly known as Neuadd Forganwg. The building was built to use as a Polytechnic College of Wales and is currently in use as a nursing home.

The property is Grade 2 listed and was listed on 24th June 1986 CADW reference No. 13415. The college was built as part of a block of three buildings that were linked by single storey corridors.

College Fields is constructed of facing brick with ornate brick quoin details and bath stone band courses. The timber sliding sash windows are in a symmetrical layout with dormer windows into the roof which exaggerates natural light to the third floor.

The building is constructed in a “U” shape and is laid out over three floors. The principal front elevation faces south-east towards the town and docks and there are two wings connected to the front elevation facing north-east and south-west. The rear (north-west elevation) is made up of service areas, with access to kitchens and laundry, external bin storage, lift, mortuary and external fire escapes.

During the application process, queries have been raised by the VOGC’s Heritage Officer. This has resulted in requests for further information including:

- Fire door types installed (including potential alternatives).
- Plans to reflect current ‘on-site’ situation. The lift has not been implemented as permitted. The application is seeking its retention so requires updated drawings.
- Materials used to create fire barriers in loft space.
- Location of fire barriers in loft space.
- Details of other fire mitigation measure that have been installed.
- Detail of new fire doors installed or those replaced.
- Justification for need for current temporary external fire stairs.

PROPOSAL

The applicant has submitted information pertaining to the location of all installed or replaced fire doors, the location and materials used in the fire barriers located in the loft space of the property, new plans showing the on-site situation regarding the lift, other installed fire mitigation measures and a short justification for the retention of the temporary fire stairs.

No information regarding the materials and appearance of fire doors installed as well as justifiable alternatives have been submitted.

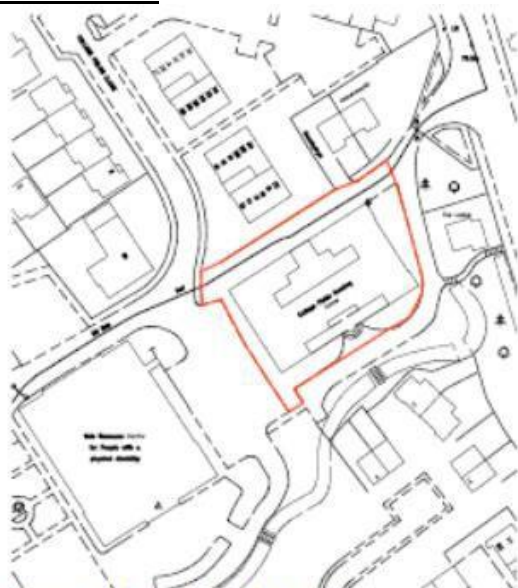
BIODIVERSITY

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

I advise members to await the submission of remaining information requested by the conservation officer, specifically the information pertaining to fire doors.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 15/10/2024

COMMENTS DEADLINE – 05/11/2024

APPLICATION NO. (S)	2024/00842/FUL
LOCATION	69 Brookfield Avenue, Barry
WARD	Cadoc
APPLICANT	Evans
PROPOSED DEVELOPMENT	Demolition of existing shed, infill and levelling out of existing pond and reduction in height of existing storage area to form additional terrace area.

BACKGROUND

The application site is located towards to end of the Brookfield Avenue cul-de-sac, accessed from a private drive. The site contains a two-storey, detached dwellinghouse within a fairly linear plot. The property benefits form a small front and rear amenity area. Site levels rise from south east to north west, with the garden being tiered instead of sloped, to maximise usable space. To the raised tier to the rear curtilage of the site, there is a large pond, two storage sheds and a hot tub.

PROPOSAL

The applicant proposes to demolish an existing shed to the boundary with no.67, infill the pond to the boundary of no.71 and level off the rear area to a height of 1.4 metres from property ground level. The existing prevailing height of this rear tier is broadly similar to proposed. A storage shed and the hot tub would be retained.

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 unlikely to be resisted and will offer little alteration from the existing situation in terms of residential and visual amenity levels.

The proposal will increase the usable private amenity area afforded to occupants of No. 69. The proposal will have no impact on parking provision or highway safety.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 08/10/2024

COMMENTS DEADLINE – 29/10/2024

APPLICATION NO. (S)	2024/00861/FUL
LOCATION	Windrush, 8 Cold Knap Way, Barry
WARD	Baruc
APPLICANT	Jenkins
PROPOSED DEVELOPMENT	Proposed single storey rear extension and Juliet balcony to first floor landing

BACKGROUND

The application site contains a large semi-detached dwelling located on the western side of Cold Knap Way, The Knap, Barry. Cold Knap Way is comprised of a varied mix of dwellings, both detached and semi-detached, with bungalows and two-storey dwellings in evidence.

The site falls within the 'Barry Marine' Conservation area.

The dwelling has previously been extended by way of a rear conservatory and front porch extension, both with planning consent.

PROPOSAL

The applicant proposes to demolish the rear conservatory and erect a rear extension over roughly the same footprint. The extension would measure 4.2 metres in depth, 5.3 metres in width and 3.6 metres in height from the ground level adjacent to the rear of the proposal. The proposal features a flat roofing profile and two roof windows.

A rear facing window within the first floor rear facing elevation of the dwelling would be replaced with a Juliet balcony.

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

Given the existing structure in situ on site, the proposal is likely to be approved. The proposal will have negligible effects on visual amenity, and would not harm the character and appearance of the wider conservation area.

No neighbouring occupiers would see any detriment to current levels of residential amenity.

The proposal would have no impact upon parking standards in relation to the dwelling or the private amenity area currently afforded to its occupants.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 14/10/2024

COMMENTS DEADLINE – 04/11/2024

APPLICATION NO. (S)	2024/00881/FUL
LOCATION	29 Purdey Close, Barry
WARD	Illtyd
APPLICANT	Caddy
PROPOSED DEVELOPMENT	Proposed ground floor rear extension to enlarge bedrooms

BACKGROUND

The application site is located towards the end of the Purdey Close cul-de-sac and contains a semi-detached bungalow and detached garage. The site is a corner plot, adjoining the highway to north east and north west. The residential curtilages of adjoining and adjacent properties lie to the south west and south east.

PROPOSAL

The applicant proposes to construct a single-storey rear extension. The proposal would be 4 metres in depth, 6.8 metres in width, 2.8 metres to the ridge and 4.5 metres to the ridge with a dual pitched, gable end roofing profile. The extension would protrude 1.2 metres from the north western side elevation of the host dwelling. A small window would be constructed in the side elevation of the host dwelling to serve a W/C. New fenestrations are proposed to the rear facing elevation and two rooflights are also proposed to the front facing roof slope.

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 the visual amenity of either the host dwelling or wider area. It would be largely screened from the street scene of Purdey Close by the existing detached garage.

The only occupiers directly impacted through the proposal would be those of the adjoining bungalow, No.28 Purdey Close. The proposal would extend 4 metres directly along

the shared boundary between the two dwellings. Though some loss of outlook would occur for a single rear facing opening and some loss of light would occur in the latter part of the day, it would not be to the extent where refusal of the application would be justifiable. The proposal is of a neighbourly scale, only, 2.8 metres high to the eaves. Furthermore, the neighboring property has a small side/rear extension which would mitigate much of the impact of the proposal upon these occupiers.

Impact on parking standards, provision and private amenity afforded to existing occupiers would be non-existent or acceptable.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 15/10/2024

COMMENTS DEADLINE – 05/11/2024

APPLICATION NO. (S)	2024/00887/FUL
LOCATION	Treyarnon, 23 Trem Y Don, Barry
WARD	Baruc
APPLICANT	Harding
PROPOSED DEVELOPMENT	Proposed conservatory and single storey rear extension to existing domestic dwelling.

BACKGROUND

The application site is located towards the southern side of Trem Y Don. The site is located within an established residential cul-de-sac and contains a large, two-storey, detached dwellinghouse. The site is curtailed to its western and southern curtilages by the curtilages of adjacent dwellings. To the north lies the highway and to the east lies a public footpath with further residential development beyond. The dwelling has been extended by way of a loft conversion through a previous consent.

PROPOSAL

The applicant proposes to construct a single storey rear extension to the south eastern side of the dwelling. The proposal would be part 'orangery', part modern 'games room'. The proposal would run along the properties rear eastern boundary and feature a mostly flat roofing profile and one large roof lantern servicing the orangery. The proposal has a maximum depth of 13 metres and maximum width of 7.9 metres.

BIODIVERSITY

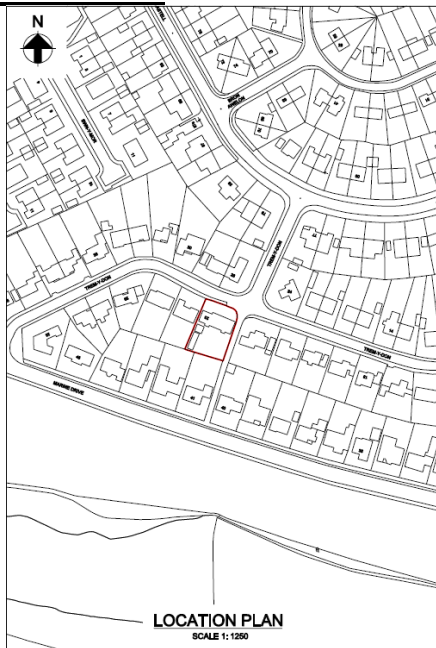
Paragraph 6.4.5 of Planning Policy Wales (Edition 11, 2021) states that "Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and 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

Whilst large, due to the style of the construction and orientation in relation to public vantage points and other dwellings, it is still deemed to be acceptable in term of its impact upon visual and residential amenity.

The extension would have no impact upon parking provision or requirement and would leave an adequate private amenity area for residents.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 16/10/2024

COMMENTS DEADLINE – 06/11/2024

APPLICATION NO. (S)	2024/00896/FUL
LOCATION	1-2 Baltimore House Nursing Home, Park Road, Barry
WARD	Baruc
APPLICANT	The Waverly Care Centre
PROPOSED DEVELOPMENT	Proposed three storey, 25 bedroom extension with related service facilities

BACKGROUND

The site is situated on the corner of Park Road and Park Crescent. The property fronts and is accessed from Park Road and is located within spacious grounds.

To the rear of the home there are several attached garages, fronting the rear lane, which are used for storage in connection with the nursing home. There is an expired consent in relation to 2011/00878/OUT and the garages, where permission was granted for the demolition of the garage block and erection of five residential units to provide ancillary accommodation for the care home within a C2 Use Class.

Properties off Park Road to the north tend to be large, detached or semi-detached dwellings constructed in a similar style and of a similar scale to the application property. There are examples of more recent development such as blocks of flats. Properties to the south of Park Road include examples of flat blocks, large two-storey and bungalow dwellings and the large All Saints Barry (Church in Wales).

The site is located to the south of Park Crescent Local Retail Centre with Park Road to the east which is primarily residential.

PROPOSAL

The applicant proposes the erection of a substantial, three storey extension to the western and northern side of 1-2 Baltimore House Nursing Home, Park Road. The footprint of the existing properties and conservatory extension is roughly 465 sqm, whereas the extensions footprint would be roughly 530 sqm.

The ground floor of the extension would feature an undercroft parking area to the side of the existing property and a large rear / side extension. The first floor would cover the entire footprint of the extension and the third floor would be contained entirely to the side of the existing property but extending further along the rear. This would allow for a flat roofed area directly to the rear of the existing property which double as a fire escape.

The application would allow for a cycle storage area and 13 off-street parking spaces (net increase of 6).

Materials and finishes are proposed in a style to match existing. The proposal features a higher ridge line and eaves height than the existing property. The proposal features a more modern design than that of the host property.

BIODIVERSITY

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

OBSERVATIONS

Principle

The principle of an expansion of a C2 use class in this residential area is acceptable and not contrary to policy.

Visual Amenity

The proposal results in an overbearing and visually incongruous development which would appear more prominent from public and neighbouring viewpoints over the appearance of the existing property. The applicant has proposed to use similar building materials to match those of the existing dwelling, however the style and character of the extension would appear at odds with the host dwelling, compounded by the scale of development overtaking that which is existing. The proposal would infill the area to the side of the existing property up to the common boundary with The Rectory, which is in beneficial use in conjunction with All Saint’s Church to the south. This would disrupt the pattern of development and built form that exists between dwellings to the north of Park Road and should be considered to have a detrimental impact upon the visual amenity of the host dwelling and wider area.

Direct views of the property from Park Crescent would be altered through the sheer bulk and height of the proposal. From existing views, considering submitted plans and the design of the proposal, this will result in a loss of visual amenity from prevailing public viewpoints, not just within the site itself

Residential Amenity

The proposal will have a detrimental overbearing impact upon The Rectory to the west of the site. The Rectory would also see a loss in light and outlook from eastern and rear facing openings that service the property.

Properties to the north of the site, off Park Crescent and Glamorgan Street would see a loss of outlook caused by the bulk of the proposal and the reduced proximity of the built form to rear and side facing elevations of these properties. Furthermore, an actual loss in

privacy would occur through the proximity of rear facing openings within the three storey structure to the rear amenity areas and rear elevations of these dwellings.

Parking Provision & Highway Safety

The proposal is unlikely to meet the required parking standards for the development but does result in a slight net increase in off-street parking.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 17/10/2024

COMMENTS DEADLINE – 07/11/2024

APPLICATION NO. (S)	2024/00912/FUL/RG3
LOCATION	Land at Coldbrook Road East, Coldbrook Road East, Cadoxton
WARD	Cadoc
APPLICANT	VOGC
PROPOSED DEVELOPMENT	Application to Vary/Removal of a condition 2 (Plans) of application 2021/01743/FUL Erection of 20 Walk up units with associated car parking and works

BACKGROUND

As per submitted Planning Statement:

variation of condition ('Section 73') application relating to conditions attached to application ref. 2021/01743/FUL for residential development, in order to amend the approved plans listed under condition 2 of the consent . The application relates to land at Coldbrook Road East, Cadoxton in the Vale of Glamorgan, and is submitted on behalf of the Vale of Glamorgan Council.

The site benefits from full planning permission for 22 affordable dwellings by virtue of the full planning application dated 28th April 2022.

The site is located within the centre of the settlement limits of Cadoxton, approximately 2km to the northeast of Barry Town Centre. The site measures approximately 0.35 hectares and is broadly rectangular with some narrowing towards the west. The site was most recently vacant brownfield land, before works commenced in March 2024 on the proposals for the site approved under application reference 2021/01743/FUL.

The original use for the land was as a quarry, however the land more recently partially comprised of hardstanding, following the implementation of an earlier planning consent on the site, which was later aborted. It is located directly off Coldbrook Road East, adjacent to its crossroads where it meets Cowbridge Street to the west, Colcbrook Road West to the north, and Church Road to the south. Cowbridge Street continues westwards into the town centre of Barry. The site fronts onto Coldbrook Road East to the north and Church Road to the west.

Topographically, the site is bound to the south by a cliff face from its former quarry use, which rises approximately 8m above the fairly even surface of the rest of the site. The eastern side of the site and its southern boundary include

approximately 15 trees and/ or tree groups, though all are of low quality. Otherwise, there is little vegetation on site.

In terms of the wider site context, the site is opposite to the local convenience store located to the north on Coldbrook Road East.

The site is located within approximately 300m walking distance of the local high street to the south west via Church Road. Cadoxton hosts various amenities including a convenience stores, post office, place of worship and cafés.

Cadoxton Primary School is located 300m to the south of the site and accessible to pedestrians and cyclists. St Richard Gwyn Catholic High School is located 1.1km to the north east of the site. Cadoxton train station is situated to the south, approximately 650m walking distance from the site and provides direct services to Cardiff Central in 20 minutes and Merthyr Tydfil in an hour and 20 minutes. Both of these destinations provide transport connections to the wider area such as direct lines to London and across Wales.

Bus stops are accessible on Cowbridge Street, adjacent to and within 50m of the site. The bus stops are served by bus routes offering transport to local destinations. This includes the no.95 Cardiff Bus services between Cardiff and Barry, which calls via the site roughly twice an hour during peak times. The no.100 Adventure Travel Barry Town Circular service operates roughly six times daily, and includes the centre of Barry, Barry Island, and various other destinations within the town. The town centre of Barry is approximately 2km south of the site, which includes a vast range of amenities and services.

PROPOSAL

This application proposes two main changes, one being the alteration of the rear amenity area to provide the majority at ground level, rather than the elevated level as approved. The second change is the alteration of the approved brickwork to the gable ends of the dwellings.

Following the grant of full planning permission under ref. 2021/01743/FUL, two non-material amendment (NMA/section 96A) applications were submitted. The first NMA sought to make minor amendments to the elevations and layout of the housing in response to comments raised by the Secured by Design officer. This application was submitted on the 7th September 2022 and approved on the 30th September 2022.

A second NMA was submitted to amend the green infrastructure planter along the road frontage of the scheme and amend the trigger of condition 12 from pre commencement to pre-occupation. This was submitted on the 17th January 2023 and approved on the 16th February 2023.

Prior to the granting of the host consent and the subsequent NMAs and discharge of condition applications, there were two relatively recent applications on the site. A 2013 consent under reference 2011/00555/FUL

approved the construction of a 50-bed nursing home. This was the consent enacted on site. A 2016 application to revise the design and car parking of the nursing home was refused under reference 2016/00355/FUL in the same year.

Following the commencement of site clearance works including soil removal from the cliff face to the south of the site, it became apparent that the scheme as approved could not be delivered, as the quantum of rock available in this location is now understood to be different from that assumed at the time of determining the planning application. The approved scheme included an area of amenity space at an elevated level adjacent to the cliff face. Instead, it is proposed that the amenity space is not delivered at this higher level and reworked to include a larger extent of ground level amenity space. This not only responds to the technical difficulties posed by the reduced volume of rock available, but will also create the benefit of a greater amount of accessible ground level amenity space.

Further, this avoids the requirement for lighting bollards within the cliff face, which would have had potential adverse ecological implications. This addresses the comments from both the Secured by Design and Ecology officers, whose requests were in conflict in respect of the lighting of the pathway up to the higher amenity area.

There are also health and safety benefits arising from this proposal removing the need for future occupants to ascend and descend a set of steps to use the amenity space and clothes drying area.

The quantum of amenity space will reduce by 32sqm from 227sqm to 195sqm, however there will be a larger amount of amenity space at the ground level which will be more accessible and attractive to future residents.

The second change comprises the alteration of the brickwork on the end gables. The brickwork on the end gables is proposed as Mayfair Stock Facing Brick in grey. This is a change from the split brickwork of grey facing brick and blue engineering bricks.

The changes to the brick work reflects the availability of stock and construction methods used for building these terraces. There will be a slight change to the appearance to the gable ends but this is not considered significant nor out of character with the local vernacular.

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.

From submitted Green Infrastructure Statement:

Overall, the proposal will result in an ecological enhancement and biodiversity net gain for biodiversity as a result of the development. This will be undertaken by integrating such green infrastructure into the development proposals. The development will protect and enhance the ecosystems within and adjacent to the site, ensuring that they continue to support diverse habitats and species, allowing them to adapt to change. The plans will also enhance the green infrastructure on site in a way that increases resilience to the changing climate and provide protection for people and places.

OBSERVATIONS

The proposed changes to the materials used in the end gables of the terraced rows and to level the private amenity area for occupants seems acceptable in regard to both principle and residential & visual amenity.

The proposal will hinge on the impact of the levelling of the rear amenity area in the eyes of the council's ecologist and also perhaps its structural engineer.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 17/10/2024

COMMENTS DEADLINE – 07/11/2024

APPLICATION NO. (S)	2024/00914/FUL
LOCATION	17 Barrians Way, Barry
WARD	Dyfan
APPLICANT	James
PROPOSED DEVELOPMENT	Single storey rear extension

BACKGROUND

The application site is located at No.17 Barrians Way within the settlement boundary of Barry. The property is situated off Barry Rd located in the western area of Barry which is characterised by two-storey detached and semi-detached properties. The property sits at the end of a row of houses attached by their garages in a large cul-de-sac. It is bordered by a low brick wall to the front of the property with the rear of the property backing on to the A4050.

PROPOSAL

The applicant proposes a ground floor rear extension. The proposal would be set off the common boundary with No. 16, and feature fenestrations to the rear and southern facing side elevations. A large roof lantern would be located within the flat roofing profile of the proposal. A small roof light is proposed in the existing garage roof slop to the rear.

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 and design to previously approved schemes within the locality. The proposal would have no detrimental impact in terms of the visual amenity of the host dwelling and wider area or the residential amenity of adjoining and adjacent occupiers.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 05/11/2024

EFFECTIVE DATE OF RECEIPT – 07/10/2024

COMMENTS DEADLINE – N/A

PEDW APPLICATION NO.	CAS-03564-X4P1M0
VOGC APPLICATION NO. (S)	2023/00777/FUL
LOCATION	Land to rear of 1-9, Hilda Street, Barry, CF62 7AQ
WARD	Buttrills
APPLICANT	Precision Construction
PROPOSED DEVELOPMENT	Proposed demolition of existing buildings. Construction of two storey block of 6 one bed self-contained flats, with cycle storage / refuse storage and amenity space. Changes in levels and construction of retaining walls

BACKGROUND

The application site is an irregular shaped parcel of land located to the rear of residential properties on Hilda Street, Broad Street and St Pauls Avenue, with part of the site being located to the side of 1 Hilda Street. The site is located within the Barry Settlement Boundary. The site can be accessed through alley gates along Hilda Street or Broad Street via a service lane that runs parallel to the rear boundaries of residential properties.

The site is enclosed by two-storey residential properties; the land surrounding the site rises from south to north. There are currently two dilapidated buildings within the site in varying states of dis-repair.

REASONS FOR REFUSAL

1. By reason of its scale, siting and design, the building would appear over scaled and visually incongruous in this context, and would have an adverse impact on the character of the area, contrary to Policies SP1- Delivering the Strategy, SP10 - Built and Natural Environment, MD2 - Design of New Development and MD5 – Development Within Settlement Boundaries of the Vale of Glamorgan Local Development Plan 2011 – 2026 and Supplementary Planning Guidance on Residential and Householder Development and national guidance contained in Planning Policy Wales (Edition 11) and Technical Advice Note 12 - Design.
2. The proposals, by virtue of their scale, siting and design would have an adverse impact on residential amenity, in terms of noise & disturbance, overbearing impact and impact upon privacy and living conditions of properties to the south and east contrary to Policies SP1- Delivering the Strategy, SP10 - Built and Natural Environment, MD2 - Design of New

Development and MD5 – Development Within Settlement Boundaries of the Vale of Glamorgan Local Development Plan 2011 - 2026 and Supplementary Planning Guidance on Residential and Householder Development and national guidance contained in Planning Policy Wales (Edition 11) and Technical Advice Note 12 - Design.

3. The proposal fails to provide adequate parking provision to serve the needs of the development., resulting an unacceptable impact on highway safety and the amenity of neighbouring occupiers. The proposal is therefore considered to be contrary to criterion 6 of Policy MD2 (Design of New Development) of the Vale of Glamorgan Local Development Plan.
4. By virtue of the character of rear lane being a narrow, unlit rear lane serving the backs of properties, properties would not have an appropriate and safe means of access and the proposal would fail to provide adequate or suitable amenity space for the proposed development that would have an adverse impact on the living conditions of future occupiers contrary to policy MD2 - Design of New Development of the Vale of Glamorgan Local Development Plan 2011 - 2026 and Supplementary Planning Guidance on Residential and Householder Development and national guidance contained in Planning Policy Wales (Edition 11) and Technical Advice Note 12 - Design.
5. In the absence of a legal agreement being in place to secure the specified payment for an affordable housing contribution and towards public open space, the proposal is considered contrary to Policies MG4 – Affordable Housing and MD4 – Community Infrastructure and Planning Obligations of the Vale of Glamorgan adopted Local Development Plan 2011-2026 and the Vale of Glamorgan Affordable Housing Supplementary Planning Guidance (2018) and Technical Advice Note 2 – Planning and Affordable Housing (2006).

PLANNING HISTORY

2023/00777/FUL - Proposed demolition of existing buildings. Construction of two storey block of 6 one bed self-contained flats, with cycle storage / refuse storage and amenity space. Changes in levels and construction of retaining walls.

Received date: 19/07/2023

Decision: Refused 20/12/2023

PREVIOUS BTC COMMENTS

By reason of its scale, siting and design, the building would appear visually incongruous in this context, and would have an adverse impact on the character of the area.

The proposals, by virtue of their scale, siting and design would have an adverse impact on residential amenity, in terms of noise & disturbance, overbearing impact and impact upon privacy and living conditions of properties to the south

By virtue of the character of the rear lane, being narrow and unlit, serving the backs of properties, the proposed dwellings would not have an appropriate and safe means of access.

Concerns are raised regarding the robust nature of the parking surveys provided and how that would translate regarding the addition of six habitable units upon surrounding residential streets where parking spaces are already at a premium.

OBSERVATIONS

As this appeal is a Householder Appeal, there is no opportunity for us to submit comments. However, all the representations made on the application have been forwarded to the Planning Inspector at PEDW and the appellant. These will be considered by the Inspector when determining the appeal.

BARRY TOWN COUNCIL

PLANNING COMMITTEE	5 November 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
2024/00310/FUL	Proposed residential development of a single dwelling at Adjacent 44, Milton Road, Barry	No Objection	Approved
2023/01274/FUL	Rear two storey extension, side extension for new staircase to access the upper floor and front porch at 24, Tan Y Fron, Barry	No Objection	Approved
2024/00492/FUL	Alteration to enclose front balcony off master bedroom, extension to existing pitched roof to extend over flat roof at 19, Lakeside, Barry	No Objection	Approved
2024/00704/FUL	Retrospective planning permission to erect a single-storey conservatory to the rear of the property at 32, Aneurin Road, Barry	No Objection	Approved

2024/00635/FUL	Retrospective planning permission for increased dimension of both previously approved dormers on the front elevation (East facing), insertion of bi-folding doors on the rear elevation (West facing), insertion of additional skylight on the roof slope of the rear elevation (West facing), omission of door on the side elevation (South facing), changed door type on front elevation (East facing at 2 Bungalow, Waycock Road, Barry	Dealt with Under Delegated Powers - No Objection	Approved
2024/00748/FUL	Demolish existing rear single storey extension(s) and replace with proposed replacement rear single storey extension with conversion of garage into habitable accommodation including changes to garage roof, walls and fenestration. All with associated external works at 104 Colcot Road, Barry	No Objection	Approved
2024/00759/FUL	Change of use to a Class A1 Retail Unit for the sale of wedding dresses at South Quay Parkside Commercial Plot 395, Barry Waterfront, Barry	No Objection	Approved
2023/01269/FUL	Relocation of extension of garden fence to facilitate disabled access and increase safety from vehicles at 61, Ffordd Pentre, Barry	No Objection	Approved
2024/00791/FUL	The proposal is to form an opening in the rear elevation & install a double door to create access to the rear garden and assist the means of escape in an emergency at The Park, Park Crescent, Barry	No Objection	Approved

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg.

**Licensing Act 2003 - Public Notice of Application
Application for Variation of a Premises Licence (under Section 34)**

Name of Applicant: J W Bassett Pubs and Bars Ltd

Name and Postal address of Premises:

Bier Keller
3-4 Paget Road
Barry
Vale of Glamorgan
CF62 5TQ

Proposed variation:

Changing the times that the licence authorises the carrying out of licensable activities and opening times Thursday to Saturday and a Sunday followed by a Bank Holiday is follows:

Premises opening times:

02:00

Supply of alcohol (ON and OFF):

01:30

Provision of Recorded Music: (Indoors)

02:00

Provision of live music: (Indoors)

01:30

The Licensing Register may be inspected at the Licensing Section, The Vale of Glamorgan Council, Civic Offices, Holton Road, Barry CF63 4RU between 9.00 am and 4.00 pm (Monday to Friday except public holidays).

Any representations must be made in writing to the above address or via e-mail at licensing@valeofglamorgan.gov.uk by **26th November 2024**.

It is an offence knowingly or recklessly to make a false statement in connection with an application punishable on summary conviction by an unlimited fine.