

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 17 DECEMBER 2024 AT 7:00PM

PRESENT: Councillor S Hodges (Chair) together with Councillors Ball (Vice-Chair), Collins, E J Goodjohn, Hennessy.

ALSO PRESENT: Mark Sims – Acting Chief Officer
Courtney Parker – Administrator
Councillor N Hodges – Observer
Councillor Clarke – Observer

PL289. **APOLOGIES FOR ABSENCE**

Councillors Davies – Powell and E S Goodjohn.

PL290. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**

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

PL291. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL292. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE
MEETING HELD ON 5 NOVEMBER 2024**

RESOLVED: That the minutes of the Planning Committee's meeting held on 5 November 2024 be approved and signed as a correct record.

PL293.

TO CONSIDER PLANNING APPLICATIONS

a) Planning Application No. 2024/01048/FUL

Location: 53 Blackberry Drive, Barry

Development: – Install an Air-source Heat Pump, located on the back of the house, but will be within 1 metre of the boundary. The Boundary is separated by a 1.8m fence and so will not be visible from the neighbour's house.

RESOLVED: No Objection to the proposed, subject to the mandatory distance being met.

b) Planning Application No. 2024/01059/FUL

Location : 2 Baruc Way, Barry

Development: Application for removal or variation of a condition 3 (Hours of Operation) and 4 (Staff/Client limit) of 2023/01022/FUL - Change of use of garage to small barbers

RESOLVED: No Objection.

c) Planning Application No. 2024/01073/FUL

Location: Land adjacent to 44 Coldbrook Road East, Barry

Development: Erection of detached house

RESOLVED: Objection on the basis of only difference between the current application and the previous one is the alteration of a window. This means that, aside from the window, there have been no other changes or updates to the proposal since it was last reviewed.

d) Planning Application No. 2024/00991/FUL

Location: St Nicholas, Romilly Park Road, Barry

Development: – Demolish existing front garage, construct new front & rear two storey extensions

The Chair commented that the proposed suggests no visual concerns.

RESOLVED: No Objection.

e) Planning Application No. 2024/01038/FUL

Location: 10 Marquis Close, Barry

Development: – Proposed New second storey side extension

RESOLVED: No Objection.

f) Planning Application No. 2024/01043/FUL

Location: 7 Paget Road, Barry

Development: To change the use from an existing two bedroom apartment to A3 use, which will extend an existing A3 use (Bar Enzo) to ground and lower ground levels, also the installation of a new shop front.

RESOLVED: No Objection.

g) Planning Application No 2024/01088/FUL

Location: Beaulieu, 13 Romilly Park Road, Barry

Development: Proposed single and double-storey rear extension, along with the installation of photovoltaic (PV) panels on the garage roof and the main dwelling roof.

RESOLVED: No Objection.

h) Planning Application No. 2024/00240/FUL

Location: 23 Enfield Drive, Barry

Development: Part retrospective application to regularise as - built rear extension including addition of roof lights and balcony screens, raised patio to rear garden, enlarged landing window on west facing side elevation, proposed render finish to main dwelling and porch.

RESOLVED: No Objection.

i) Planning Application No. 2024/00875/FUL

Location: 63 North Walk, Barry

Development: Installation of air source heat pump on side elevation at ground level.

Councillor Hennessy commented that he sees no potential issues with the proposed. As a result, is happy to support the application.

RESOLVED: No Objection.

j) Planning Application No. 2024/00911/FUL

Location: 3 Andover Close, Barry

Development: Alter garden from the highest point to level it out and create a ramp in order to access the garden.

The Chair commented that the submitted plans do not clearly show the garden area.

Councillor E J Goodjohn expressed her opposition to the application, regarding the level of overlooking associated with the proposal.

RESOLVED: No objection with the suggestion that the Case Officer ensures the development will not have a detrimental impact on the privacy of neighbouring properties.

k) Planning Application No. 2024/00986/FUL

Location: Unit D, Windmill Park, Hayes Road, Sully

Development: Proposed Change of Use of existing unit from Class B1/B2/B8 to Class D2 Role Play Centre incorporating an ancillary café

Councillor Collins commented that the addition of more housing in the area creates a need for increased children's activities to accommodate the growing population.

RESOLVED: No Objection subject to the Case Officer being satisfied that the proposed use complies with the policy requirements outlined in Policy MD16.

l) Planning Application No. 2024/00995/FUL

Location: 75 Pontypridd Road, Barry

Development: To carry out amendments to works - composite coloured cladding to gables and dormer. Raised pathway/patio to provide flush thresholds at doorway for wheelchair access. Configuration of windows to dormer. Provide a new bathroom window. Increase width of games room.

RESOLVED: No Objection subject to the exterior having a matching finish to ensure consistency with the surrounding area.

m) Planning Application No. 2019/00920/FUL

Location: Former Public Toilets, Friars Road, Nells Point, Barry
Development: Change of use to the existing building to provide a restaurant (use Class A3), including commercial space and ancillary works.

The Chair commented that this building is one of the last remaining on Barry Island that requires bringing back into use.

Councillor N Hodges informed the committee that the building is Grade II listed.

Councillor Ball commented that he would like to see the facade and original character of the building preserved.

RESOLVED: No Objection subject to the Conservation Officer being satisfied that the proposed alterations do not detrimentally affect the character or appearance of the listed building.

n) Planning Application No. 2019/00921/LBC

Location: Former Public Toilets, Friars Road, Nells Point, Barry
Development: Change of use to the existing building to provide a restaurant (use Class A3), including commercial space and ancillary works.

RESOLVED: No Objection subject to the Conservation Officer being satisfied that the proposed alterations do not detrimentally affect the character or appearance of the listed building.

o) Planning Application No. 2024/01075/FUL

Location: 72 Bron Awelon, Barry
Development: Convert existing garage to a habitable room. First floor extension over existing garage supported by pillars to the rear.

The Chair Commented that most houses in the area appear to have differing designs

RESOLVED: No Objection subject to the finish being consistent with the surrounding area and in compliance with relevant policies.

p) Planning Application No. 2024/01095/FUL

Location: 15 Blyth Close, Barry

Development: Additional storey to side

RESOLVED: No Objection subject to the proposed development be finished in red brickwork to match the existing and surrounding dwellings, and that the proposed first-floor window on the front elevation reflect the design of the existing window.

q) Planning Application No. 2024/01103/FUL

Location: Barry Railway Station, Broad Street, Barry

Development: Installation of a Brompton Bike Hire Locker at Barry Train Station.

The Chair stated that the proposal would be beneficial, as it would encourage individuals to exercise.

Councillor Collins expressed her concerns about the possibility of bikes being abandoned.

RESOLVED: No Objection

r) Planning Application No. 2024/01078/FUL

Location: Briscoombe Retail Park, Cardiff Road, Barry

Development: Variation of Condition 2 (Approved Plans) of Planning Permission 2021/00870/FUL: Increase the overall parking on site by 7 car parking spaces with the creation of 10 new overflow car parking spaces accessed via the conversion of existing carparking spaces (losing 3 existing spaces)

RESOLVED: No Objection.

s) Planning Application No. 2024/01092/FUL

Location: 41 Somerset Road, Barry

Development: New extended terrace to the rear of the property, including underneath storage area and a raised walkway along the back of the house. Replace existing ground floor rear windows with doors providing access to the walkway. The works also include internal reconfigurations.

RESOLVED: No Objection subject to the Case Officer's satisfaction with the level of overlooking, as the potential impact on privacy is difficult to assess based on the submitted plans

t) Planning Application No. CAS-02641-G8G7M5

Location: Land at Model Farm, Port Road, Rhoose

Development: Hybrid application comprising an outline application for the demolition of existing buildings and erection of 44.75ha Class B1/B2/B8 Business Park, car parking, landscaping, drainage infrastructure, ecological mitigation and ancillary works (all matters reserved aside from access) within Area A and a full application for change of use from agricultural land to country park (Use Class D2) within Area B

The Chair commented that although this is not a part of Barry it will still impact the town.

Councillor Hennessy expressed his opposition to the application

Councillor Clarke informed the committee that the Planning, Environment, and Development Wales (PEDW) website is currently not displaying any updates or progress regarding the timelines for completion. Councillor Clarke has emailed PEDW to inquire when this information will be available but is still awaiting a response. This issue may impact the committee's ability to track and assess the progress of the development.

Councillor Hennessy advised the committee that the closing date for submissions is 20th January 2025.

Councillor Clarke stated that PEDW has made it clear that objections can only be made on certain grounds, with Environmental Impact Assessments (EIA) not being one of them. Councillor Clarke also expressed concerns regarding the transparency of the public consultation process.

RESOLVED: Barry Town Council wish to highlight 2 important considerations in relation to the planning application process for the proposed development at Model Farm. They are;

The Town Council considers it should be a statutory consultee in this matter

The Town Council are disappointed that the Development Viability Appraisal was not made publicly available when this application was first considered and its subsequent implications for the Section 106 payments/funding arrangements.

The Planning Committee re-iterate its concerns regarding the proposed development and very strongly object to the current proposals for the following reasons;

- **The proposals would generate increased and unacceptable traffic levels, leading to congestion particularly on local roads, particularly Port Road**
- **There appears a lack of a phasing programme within the application.**
- **The project appears purely speculative and unviable, with currently no identifiable tenants.**
- **The proposals do not appear to have adequately assessed the implications for the local environment.**
- **The project does not appear to be initiated or led by the key site activity/occupier i.e. Cardiff Airport. This reinforces the speculative nature of the proposals.**
- **The proposed extension of Porthkerry Park – who funds this proposal and who maintains in future this is not explained.**
- **There appears to be poor linkage between pedestrian routes and cycleways in the proposals. Also question mark regarding the practicality of walking to the site via local roads and Porthkerry Park.**
- **The loss of a productive farm is not acceptable.**
- **The construction of new build on green field land is not acceptable. The Council should be directing developers to existing Brownfield sites e.g. Llandow Airfield and former Dow Corning land.**
- **The unacceptable and ill-timed traffic surveys - not undertaken at peak periods.**
- **The proposals appear at odds with the objectives and sentiments of The Well Being of Future Generations (Wales) Act 2015, to the detriment of the people of Barry and local rural villages.**
- **The proposals appear dysfunctional in travel/transport terms with heavy reliance upon private motor vehicles. There are limited proposals for improving public transport in terms of buses or rail passengers/freight.**
- **There are local alternative sites for redevelopment as industrial parks e.g. Bro Tathan development.**
- **The recent updated TAN 15 document identifies that parts of the site may be liable to potential flooding**
- **The proposed development will adversely impact upon the existing foul drainage system and local Sewage Treatment Works.**
- **There is concern that local public footpath network will be adversely impacted by the proposed development.**

u) Planning Application No. CAS-03737-S0K9Z5

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

RESOLVED: That Planning Application No. CAS-03737-S0K9Z5 be received and noted.

v) **Pre-Application Consultation**

Location: Biglis to Dinas Powys
Development: The provision of a shared pedestrian and cycle route (Active Travel Route), footbridge, landscaping and associated works from Biglis roundabout to Dinas Powys

The Chair commented that while the pre-application appears somewhat disjointed, however it is nonetheless a positive proposal, as it will encourage active travel.

RESOLVED: No Objection.

PL294.

TO CONSIDER TABLED APPLICATIONS

a) **Planning Application No. 2024/01052/ADV**

Location: A B Car Sales, Cardiff Road, Barry
Development: – Removal of two existing sheet advertising billboard and replacement with a two 48 sheet advert to support a digital poster (D-poster).

RESOLVED: No Objection, provided the Highway Authority are satisfied that there will not be a detrimental impact on highway safety.

PL295.

LOCAL PLANNING AUTHORITY DECISIONS

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

The Chair moved agenda item number 8 to the last item.

PL296.

APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY

None received.

PL297. **THE VALE OF GLAMORGAN COUNCIL (PROHIBITION AND RESTRICTION OF WAITING AND LOADING AND PARKING) (CIVIL ENFORCEMENT) (AMENDMENT) (No5) ORDER 2024**

RESOLVED: That the Vale of Glamorgan Council (prohibition and restriction of waiting and loading and parking) (Civil Enforcement) (Amendment) (No5) Order 2024 be received and noted.

PL298. **DATE OF NEXT MEETING**

RESOLVED: That the date of the next Planning Committee is scheduled for Tuesday 14 January 2025.

Councillor Hennessy left the meeting at 7:39pm.

PL299. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

Application for a Premises Licence – Obscene Desserts, Goodsheds, Unit 10, Barry CF62 5QR – Restarting consultation period.

RESOLVED: That the Premises Licence application be received and noted.

Meeting closed at 7.41pm.

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