



**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 25 FEBRUARY 2025 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

Mark Sims
Acting Chief Officer

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 4 February 2025**
(Pages 1371 - 1376)

Planning Issues

5. To consider Planning Applications:

(Pages 1377 - 1393)

- a) Planning Application No. 2025/00041/FUL – Proposed extension to rear elevation (to replace existing extension) and side extension to existing domestic dwelling house at 49 Nant Talwg Way, Barry
- b) Planning Application No. 2025/00081/FUL – Retrospective application for access ramp and associated work at 35 The Heathers, Barry
- c) Planning Application No. 2025/00063/FUL – Single storey extension to side elevation of existing domestic dwelling house at 38 Greenacres, Barry
- d) Planning Application No 2025/00071/FUL – New 3-storey extension to existing care home with minimal structural modifications to main building to provide corridor links at College Fields Nursing Home, College Fields Close, Barry
- e) Planning Application No. 2025/00082/FUL – Retention of replacement outbuilding at 25 Clos Mancheldowne, Barry
- f) Planning Application No. 2025/00089/FUL – Proposed single storey extension to part side and rear of existing domestic dwelling house, to replace detached garage at 20 St Lythan's Road, Barry
- g) Planning Application No. 2024/00354/FUL– PEDW Ref. CAS-04003-D1V0P2– Proposed Infill to existing front porch to create larger entrance and storage area. Internal reconfiguration Proposed 1.8m Timber Hit and Miss Fence to side elevation to create secure and private patio area at Sunningdale, Victoria Park Road, Barry
(For information only)

6. To consider Tabled Applications

None received.

7. Local Planning Authority Decisions

(Pages 1394 - 1395)

8. Notification of a Premises Licence Review

(None)

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 18 March 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 4 FEBRUARY 2025 AT 7:04PM

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

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

PL311. **APOLOGIES FOR ABSENCE**

None.

PL312. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**

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

Councillor 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.

PL313. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL314. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14 JANUARY 2025**

RESOLVED: That the minutes of the Planning Committee's meeting held on 14 January 2025 be approved and signed as a correct record.

PL315. **TO CONSIDER PLANNING APPLICATIONS**

a) Planning Application No. 2024/01165/FUL

Location: 98 Morel Street, Barry

Development: – Installation of an Air Source Heat Pump to be installed to the property. Planning permission is being sought as the noise level of the heat pump does not meet MCS planning standards.

The Planning Officer presented the report to the committee, indicating that the decision on the application will primarily depend on environmental health considerations.

RESOLVED: No Objection.

b) Planning Application No. 2024/01205/FUL

Location : The Pumphouse, Unit B Alium, Hood Road, Barry

Development: Proposed external open sided structure with glazed duo pitch roof for ancillary use to an existing restaurant

Councillor Johnson informed the committee that he had recently met with Ian Robinson from the Vale of Glamorgan Council to discuss the balance between developing commercial spaces and preserving the heritage site. The status of the neighbouring property, Academy's outdoor seating area, remains undecided. However, if any modifications are made, he would prefer them to be temporary, allowing for removal if they are no longer required in the future. Councillor Johnson also expressed his understanding that businesses need to adjust in order to enhance footfall and succeed.

Councillor Thomas expressed her disappointment regarding disabled access and suggested that, if planning permission is granted, the proposal should ensure accessibility for all.

The planning officer presented the proposed plans to the committee, assuring that a heritage officer would be required to conduct a full assessment before a decision is made.

Councillor E J Goodjohn said she had concerns over public space being taken away and made private.

The Chair stated that after reviewing the plans, the proposal does not appear to be connected to the restaurant and would be more comfortable if it were a standalone development.

RESOLVED: No Objection in priceable but would like to propose that any developments be stand-alone, fully accessible, and fully removable to eliminate any potential impact to the heritage site.

c) Planning Application No. 2024/01206/FUL

Location: Eastcote, 30 Clifton Street, Barry

Development: Change of use from a guest house back to a residential dwelling

RESOLVED: No Objection.

d) Planning Application No. 2024/01211/FUL

Location: Advertisement Billboard, Weston Square, Cadoxton, Barry

Development: – Application for removal of variation of a condition - Condition 2 (Advert Illumination 2) of 2022/00380/ADV - Upgrade existing advertisement billboard to a digital LED advertisement

Councillor Davies-Powell stated that as long as the proposal adheres to all the correct guidelines, she sees no issue, though she questioned whether it would be monitored.

The planning officer explained that he anticipated it would be monitored on a reactive basis, such as in response to any complaints.

RESOLVED: No Objection.

e) Planning Application No. 2024/01215/FUL

Location: 30 The Parade, Barry

Development: – Partially demolish existing single storey structures and construct rear and side single storey wrap around extension, take down rear outbuilding structure and replace with new proposed rear single storey outbuilding structure, all with associated external works including new boundary enclosure walls to the rear curtilage.

The Chair clarified the planning officer's report, confirming that the proposed building could extend to the boundary line, potentially affecting the lighting in the neighbouring garden.

RESOLVED: Objection and recommend that the Vale of Glamorgan Council seeks amendments.

f) Planning Application No. 2024/01220/FUL

Location: 3 Minster Close, Barry

Development: Proposed single storey rear extension and internal alterations

RESOLVED: No Objection.

g) Planning Application No. 2025/00021/FUL

Location: 108 Pontypridd Road, Barry

Development: A larger driveway at the front of property

Councillor Ball stated that he sees no issues, the proposed would be taking away one parking space but creating two.

Councillor Hennessy added that a precedent has already been set in the area.

RESOLVED: No Objection.

PL316. **TO CONSIDER TABLED APPLICATIONS**

None received.

PL317. **LOCAL PLANNING AUTHORITY DECISIONS**

The planning officer shared a response from the Local Nature Partnership via a Planning Officer at the Vale of Glamorgan Council regarding the comments submitted and decision made on planning application 2024/01122/RG3. The response stated 'Swifts and bats are urban species, nesting and roosting in buildings - we think there is a bat roost in the lifeguard station, and both species are frequently spotted in the Knap so they will not be deterred by the public. The Swift Tower will not only provide nesting sites but will act as an engagement tool to raise awareness of bats and swifts amongst the public so ideally the tower needs to be in a public spot that is frequented by the public. Any future development would likely be limited to the footprint of the existing lifeguard building so we can't see how that would impact the Swift Tower and vice versa. Consequently, there is not considered to be any need to re-locate the tower.'

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

The chair moved agenda item 8 to the final item

PL318. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None received.

PL319. **U.K GOVERNMENT CONSULTATION – COMPULSORY PURCHASE PROCESS AND COMPENSATION REFORMS**

The Planning Officer provided a summary of his report and invited the committee to share any views they wished to express regarding the consultation, which he would then forward on.

The Chair then clarified whether the committee was comfortable with the planning officer responding on their behalf after reviewing the report.

RESOLVED: That the report be received and noted. Any comments to be forwarded to the Planning Officer.

PL320. **WELSH GOVERNMENT CONSULTATION – PRESERVING TREES AND WOODLANDS: NEW REGULATIONS**

RESOLVED: That the report be received and noted. The Committee agreed with the officer's recommendations and are happy for him to respond to the consultation on their behalf.

PL321. **LIST OF CONSULTATIONS CURRENTLY AVAILABLE FOR COMMENT**

The Planning Officer advised the committee to review the consultation and, if they wished, provide him with any feedback.

RESOLVED: That the report be received and noted

PL322. **DATE OF NEXT MEETING**

RESOLVED: That the date of the next Planning Committee is scheduled for Tuesday 25 February 2025.

Councillors E S Goodjohn and Hennessy left the meeting at 7:38pm

PL323. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

Application for a Grant of Premises Licence – Unit A3, Neptune Road, Barry CF62 5DZ

Councillor Ball commented that the proposal seems like a great idea, but expressed concerns about whether the space above would be residential.

Councillor Thomas stated that noise pollution regulations only apply after 11pm, so the proposal should not pose an issue.

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

Meeting closed at 7.42pm.

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

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25/02/2025

EFFECTIVE DATE OF RECEIPT – 03/02/2025

COMMENTS DEADLINE – 24/02/2025

APPLICATION NO. (S)	2025/00041/FUL
LOCATION	49 Nant Talwg Way, Barry
WARD	Illtyd
APPLICANT	Killen
PROPOSED DEVELOPMENT	Proposed extension to rear elevation (to replace existing extension) and side extension to existing domestic dwellinghouse

BACKGROUND

The application site is located towards the end of the cul-de-sac known as Nant Talwg Way. The site is located within the settlement boundary of Barry and contains a detached, two-storey dwellinghouse. The property benefits from a front amenity area in use as off-street parking and a reasonable private rear amenity area. There is an attached side garage to the north of the property. Surrounding properties are similarly sized and styled residential dwellings, all seemingly having been built as one development. A small conservatory has been constructed to the northern side/rear of the dwelling.

PROPOSAL

The applicant proposes to remove the conservatory and a small section of the dwelling to the rear of the garage to erect a larger side/rear extension. The proposal would be located largely atop the footprint of the existing conservatory but would extend slightly further to the north than the existing dwelling. The proposal features a section of mono-pitched roofing that continues the profile of the host dwelling, with the roofing profile to the rear of the development being dual-pitched and gable ended. A single roof light is proposed. Fenestrations would face to the front (east), rear (west) and side (south) of the site. Materials and finishes proposed are to match existing.

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 largely the same footprint and scale as existing structures on site. The proposal would be contained entirely to the rear/side of the dwelling, concealed mostly its existing bulk, with only a small portion of the proposed roofing profile being visible from public vantage points. There would be a negligible impact upon the visual amenity of the dwelling and wider area, none of which would be negative.

The proposal would not create a detriment to the residential amenity of any adjacent occupier over that which currently occurs between dwellings on site.

The proposal would not result in any detrimental impact to either the private amenity levels or off-street parking provision afforded to occupiers of No.49.

No objection to the scheme is recommended.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25/02/2025

EFFECTIVE DATE OF RECEIPT – 06/02/2025

COMMENTS DEADLINE – 27/02/2025

APPLICATION NO. (S)	2025/00081/FUL(RG3)
LOCATION	35 The Heathers, Barry
WARD	Illtyd
APPLICANT	Parry
PROPOSED DEVELOPMENT	Retrospective application for access ramp and associated work

BACKGROUND

The application site is located towards the end of The Heathers cul-de-sac and contains a two-storey, mid-terrace dwellinghouse within a linear plot. A small area to the front of the property was used as an off-street parking area with path to the side. The has been altered to accommodate a ramp and platform system to access the front door.

PROPOSAL

The applicant proposes to retain the ramp and platform system required for disabled access to the front door. The applicant is aided by the VOGC who have submitted this application on their behalf.

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 results in no loss of levels of residential or visual amenity. The proposal would not impact upon the amenity space afforded to occupiers of No.35.

The loss of an off-street parking area is offset by the large amount of off-street parking provision to the front of the property. It is likely this has been agreed by members of the VOGC’s Highways Team before the submission of the application.

No objection to the scheme is recommended.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25/02/2025

EFFECTIVE DATE OF RECEIPT – 05/02/2025

COMMENTS DEADLINE – 26/02/2025

APPLICATION NO. (S)	2025/00063/FUL
LOCATION	38 Greenacres, Barry
WARD	Cadoc
APPLICANT	Williams
PROPOSED DEVELOPMENT	Single storey extension to side elevation of existing domestic dwellinghouse

BACKGROUND

The application site relates to no.38 Greenacres which is located within the settlement boundary of Barry. The host property is a detached two storey dwelling with pitched roof and a single storey garage attached to the side of the property. The side garage is set back a small distance from the principal front elevation of the dwelling. The property sits within a corner plot which is well screened to the rear with a high boundary wall whereas the area in front of the property is unbounded along the street. The surrounding properties are of a similar design but are a mixture of types which include, terraced, semi-detached and detached houses.

PROPOSAL

The applicant proposes a small infill extension in front of the existing attached side garage at ground floor level. The proposal would infill a small area to the north east corner of the dwelling, bringing the garage in line with the principal front elevation of the property. The applicant proposes to change the garage into habitable accommodation and alter internal arrangements to allow for a small sitting room, utility and rear kitchen/diner. A rear facing window and door at ground floor level would be replaced by large, bi-fold doors. Two parking spaces afforded by the garage and an area to its front would be lost.

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

Similar extensions have been carried out within the locality. The proposal would not be detrimental to the visual amenity of the host dwelling, wider area or residential amenity of any adjacent occupiers.

The loss of two off street parking spaces including that of the garage and to its front on the dwelling's forecourt will likely raise some points of concern. The delegated officer may require that the applicant include further off-street parking provision on their front amenity area.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25/02/2025

EFFECTIVE DATE OF RECEIPT – 05/02/2025

COMMENTS DEADLINE – 26/02/2025

APPLICATION NO. (S)	2025/00071/FUL
LOCATION	College Fields Nursing Home, College Fields Close, Barry
WARD	Dyfan, Buttrills
APPLICANT	Bellavista
PROPOSED DEVELOPMENT	New 3-storey extension to existing care home with minimal structural modifications to main building to provide corridor links

BACKGROUND

From submitted D&A Statement:

College Fields Nursing Home is a privately-run nursing home providing palliative and nursing care for 68 residents.

The home has been running on the site since January 1989 and is registered to accommodate 68 residents.

The philosophy of care is:

“College Fields Nursing Home aims to provide its Residents with a secure, relaxed, and homely environment in which their care, wellbeing and comfort are of prime importance”. College Fields Nursing Home, Barry accommodates the building formerly known as Neuadd Forganwg. The building was built to as a Polytechnic College of Wales. 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.

The neighbouring building, Hengoleg is currently used by the Vale of Glamorgan Council and accommodates Social Worker functions and a training facility. The block furthest to the west is currently Spring Bank Nursing Home.

The building has been listed for its group value to C20 educational architecture. The listing states that it is “a wide symmetrical group of buildings on a spacious elevated site to North of the Town Centre”. Reference is made to the Queen Anne style, including the Symmetrical design of the front façade, which incorporates panelled brick pilasters Keyblock architraves and small-pane sash windows. The internal central staircase is also included in the listing description.

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 in to 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.

The building was constructed in 1913 and as a result is difficult to alter to make it comply with current requirements especially regarding access.

College Fields currently provides:

- 62 Single Bedrooms for residents.
- 3 Twin bedrooms for residents.
- Day rooms.
- Dining Rooms.
- Kitchens.
- Laundry.
- External gardens.

The building has been altered over the years to provide additional accommodation and facilities for the nursing home.

PROPOSAL

From submitted D&A Statement:

It is proposed to construct a three-storey extension to the north-west elevation.

This is to be constructed in part of the existing rear car park area and connect centrally, providing level access to the existing three floors.

The proposed extension is to provide:

Ground floor

- kitchens and cold storage area on the ground floor.
- An eight person lift to all floors.

First floor

- Six single en-suite bedrooms (complying with CSSIW) standards.
- A day room.

Second floor

- Six single en-suite bedrooms (complying with CSSIW) standards.
- A day room.

Need for the alterations

College Fields opened as a nursing home in January 1989 and has been operating as a nursing home ever since.

It is currently the second largest nursing home provider in the Vale of Glamorgan and at the time of this submission there are 23 people on the waiting list for nursing provision at College Fields.

There has been additional pressure placed on College Fields since the closure of other nursing care providers in the Vale, especially the closure of Waters Edge nursing home.

The Local Health Board's assessment is that "the Vale, only just has enough beds" available to meet the needs of the nursing requirements across the Vale.

As a result, the provision of an additional 12 beds goes towards addressing those needs.

College Fields is licensed to accommodate 68 residents with 62 residents in single rooms and 6 residents in double rooms, however, residents in these doubles only occupy rooms on a single basis and so the maximum capacity at present is 65 residents. The reason these rooms are occupied as singles is due to the complex nursing requirements of the residents occupying them.

Bed spaces

College Fields needs to increase the number of rooms so that it can accommodate additional residents.

The provision of an additional 12 bed spaces will take the provision for residents to 73 in total although the double room registration will be maintained in case couples with less demanding needs wish to share a room.

As a result, the additional bed spaces will go towards reducing the waiting list for nursing care at the home and across the Vale.

The bedrooms have been designed to provide accommodation for residents and circulation space for carers who will need access to both sides of beds. (The design has been determined to suit the needs of residents and so circulation space exceeds that required by building control).

The 12 bedrooms will all have en-suite facilities however; the use of these will depend on the specific resident's needs.

Kitchens

The existing kitchen is located in the south west wing on the ground floor and provide meals to residents. Meals are taken either in dining rooms, communal rooms or in the resident's bedrooms and so meals have to be cooked and then delivered in hot trollies to local kitchen areas on all floors.

However, since 1989 the demand on the kitchens and the requirements for meals has changed significantly.

There has been a change in the type of food required and the times that it is provided. There is a demand for “soft food”, food to be provided at all times throughout the day, and food that is catered for specific individual needs and dietary requirements.

As a result, the demand on the kitchens has changed. This has led to an increase in equipment required, times when the kitchen operates, and staff numbers within the kitchens. The kitchen requirements have outgrown the existing kitchen facility.

As a result, there is a demand for a new kitchen facility on the ground floor which will be able to respond to the changed catering requirements of College Fields’ residents. It should be noted that the College Fields has gained a 5* Gold Award for hygiene in the kitchens.

Lift and access

The main access to the building is the central staircase in the front entrance hall which is included in the listing specification of the building.

Part of the proposed extension is to provide an 8 person passenger lift to all floors. This is to be located near the kitchen so that food trolleys can be taken directly from the main kitchen to the localized kitchen/serving areas on each floor where food can then be distributed to residents.

The lift will also allow access to residents, staff and visitors and is close to the two dedicated disabled parking bays located at ground level, under the 1st floor of the proposed new extension.

Since the home first opened there has been a significant change in access requirements. For example, the average width of wheelchairs has increased, which reduces manoeuvrability and now most residents have wheelchairs that are manufactured to suit their specific requirements. As a result, there is no standard average wheelchair size. The turning circle space within each room has been designed to suit the needs of users which is 300 millimetres larger than the turning circle required by current building regulations.

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 main reason for the seeking of this consent and not enacting the two extant permissions (2014/00132/FUL & 2014/00131/LBC & 2020/01014/LBC) is there relationship with an existing DCWW sewer on site and their incompatibility with this.

Judging from previously approved schemes the principle of an extension/addition to this listed building is acceptable subject to design considerations.

The proposal has a strong rationale as laid out within the D&A statement undertaken by John Wotton Architects. Subject to close attention being paid to the proposed materials and finishes of the extension, it is likely not to be resisted on its impact upon the listed building.

The agent has also stated that they would happily consider the “Redesign of the rear yard and the central courtyard” as part of these proposals and are open to discussion.

There would be no impact upon residential amenity, parking provision or highway safety as a result of this application.

It is likely the delegated officer will engage with the applicant and agent in order to secure further benefits for the setting of the listed building and closely control the final appearance of the proposal.

No objection to the scheme is recommended.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25/02/2025

EFFECTIVE DATE OF RECEIPT – 07/02/2025

COMMENTS DEADLINE – 28/02/2025

APPLICATION NO. (S)	2025/00082/FUL
LOCATION	25 Clos Mancheldowne, Barry
WARD	Buttrills
APPLICANT	Hourahane
PROPOSED DEVELOPMENT	Retention of replacement outbuilding

BACKGROUND

The application site is located towards the end of the Clos Mancheldowne cul-de-sac and contains a two-storey end-of-terrace dwellinghouse.

As per submitted Planning Statement:

Planning permission was approved for this site of 125 dwellings in March 1998 with reference number 1997/01321/RES

A condition was implemented on the approval which states:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no building, structure or enclosure required for a purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected, or placed within the curtilage of the dwelling(s) hereby approved without the prior written consent of the Local Planning Authority.

There was previously a small outbuilding erected to the rear amenity area of the dwelling along the southern boundary with the adjoining terraced dwelling of 24 Clos Mancheldowne.

PROPOSAL

The applicant removed the existing outbuilding on site and replaced it with a similarly sized outbuilding, albeit of a larger footprint and more modern appearance. The outbuilding has been in use as a 'garden room'. The applicant seeks to regularise this development.

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

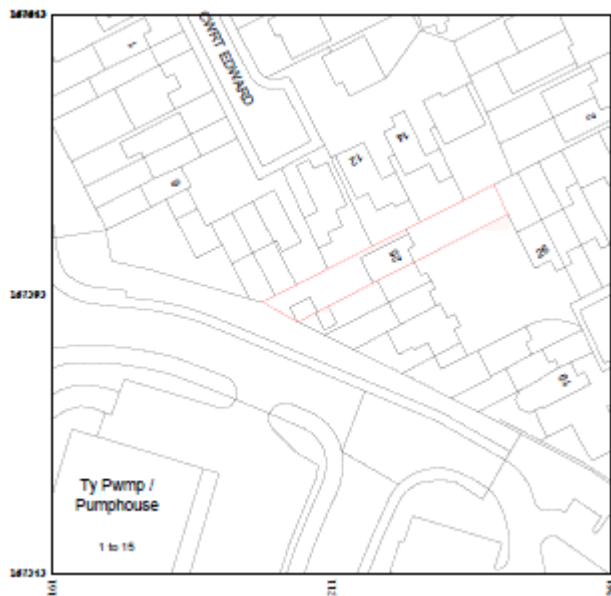
or populations of species, locally or nationally and must provide a net benefit for biodiversity.....". The Vale of Glamorgan have noted this requirement and now seek to ensure that all future proposals for development comply with PPW11 and result in a net benefit for biodiversity.

OBSERVATIONS

The proposal is for a residentially scaled outbuilding, in a residential garden, to be used by occupiers of a dwellinghouse. Despite the condition restricting development of outbuildings within this area, this proposal would not conflict with the purpose of that condition. It would not detrimentally impact upon visual or residential amenity. A suitable private amenity area is retained for use of occupiers of No. 25.

No objection to the proposal is recommended.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 25/02/2025

EFFECTIVE DATE OF RECEIPT – 07/02/2025

COMMENTS DEADLINE – 28/02/2025

APPLICATION NO. (S)	2025/00089/FUL
LOCATION	20 St Lythan's Road, Barry
WARD	Illtyd
APPLICANT	Tutton
PROPOSED DEVELOPMENT	Proposed single storey extension to part side and rear of existing domestic dwellinghouse, to replace detached garage.

BACKGROUND

The application site is located towards the south eastern side of St Lythan's Road and contains a semi-detached bungalow in use as a single dwellinghouse. The property benefits from a detached garage to the side/rear of the dwelling and has a small, ground floor rear extension in situ.

PROPOSAL

The applicant proposes a rear/side extension following on from the demolition of the existing detached garage on site. The proposal would extend beyond the side of the existing, ground floor rear extension and then protrude roughly a further 8 metres beyond into the rear garden. It would finish roughly in line with the rear elevation of the garage to be demolished. The proposal would be roughly 2.8 metres in height, featuring a flat roofing profile. Fenestrations are proposed to the front and rear facing elevations, as well as the south western facing side facing elevation, looking out over no.20's own rear garden. A set of patio doors in the existing rear extension is to be replaced with a larger set.

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.

A native fruit tree is proposed to be planted as part of this consent.

OBSERVATIONS

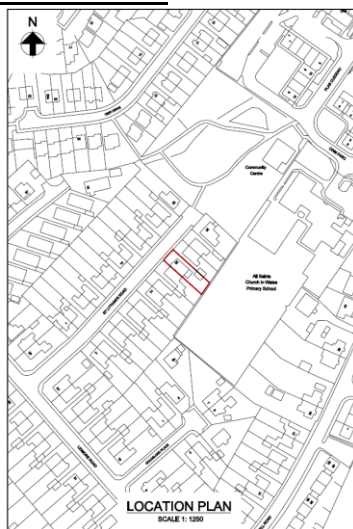
The proposal is likely to be seen as acceptable.

Whilst extending 10+ metres beyond the rear elevation of the host dwelling could be considered excessive, due to the footprint of the existing detached garage and rear extension, the proposal would only result in a slight increase of perceivable built form from anywhere beyond the garden of No.20 and the driveway of No. 22. It is of a reasonable height, in-keeping with existing development and would offer no greater views into private neighbouring areas over those currently existing between dwellings.

The proposal leaves adequate parking and amenity areas for occupiers of No.20.

No objection to the application is recommended.

SITE PLAN



Date/Dyddiad: 11 February 2025

Ask for/Gofynwch am:

Telephone/Rhif ffon:

My Ref/Cyf: P/DC/LMC/2024/00354/FUL

e-mail/e-bost:

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT
Tel: (01446) 700111



www.valeofglamorgan.gov.uk

Barry Town Council,
Mrs Emily Forbes
Town Clerk,
Town Hall,
Kings Square,
Holton Road,
Barry.
CF63 4RW

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - PLANNING APPEAL
AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION**

Council Reference: 2024/00354/FUL
PEDW Reference: CAS-04003-D1V0P2
Appeal Start Date: 4 February 2025
Site: Sunningdale, Victoria Park Road, Barry

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

Appeal by: Mrs Jacqueline Barnes

I refer to the above details and I am writing to let you know that an appeal has been made to Planning and Environment Decisions Wales (PEDW), formerly the Planning Inspectorate, following the Council's decision to the decision of this Council to refuse planning permission for the development described above.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Referred Applications and Appeals Procedure) (Wales) Regulations 2017.

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

If you wish to withdraw any representations you made on the application, you must make this request to PEDW within 4 weeks of the appeal start date given above either by email to PEDW.Casework@gov.wales or by writing to PEDW, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ.

If you wish to inspect any document in connection with this appeal, please use the following link:

<https://planningcasework.service.gov.wales/>

Date/Dyddiad:

Ask for/Gofynwch am:

Telephone/Rhif ffon:

My Ref/Cyf:

e-mail/e-bost:

P/DC/LMC/2024/00354/FUL

The Vale of Glamorgan Council
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www.valeofglamorgan.gov.uk

The Planning Inspectorate aims to deal with appeals following this procedure within 12 weeks of the appeal start date. When made, the decision will be published on the Planning Portal.

Yours faithfully

Vale of Glamorgan Council
(Local Planning Authority)

BARRY TOWN COUNCIL

PLANNING COMMITTEE	25 February 2025	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 is 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
2024/00861/FUL	Proposed single storey rear extension and Juliet balcony to first floor landing at Windrush, 8 Cold Knap Way, Barry	No Objection	Approved
2024/00887/FUL	Proposed conservatory and single storey rear extension to existing domestic dwelling at Treyarnon, 23 Trem Y Don, Barry	No Objection	Approved
2024/01092/FUL	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 at 41 Somerset Road, Barry	No Objection	Approved

2024/01095/FUL	Additional storey to side at 15 Blyth Close, Barry	No Objection	Approved
2024/00803/FUL	Proposed conversion of vacant property into 12 no. Flats at Ground Floor, 163 Holton Road, Barry	Objection	Refused