

No.

PLANNING COMMITTEE

Minutes of a remote meeting held on 21st July, 2021.

The Committee agenda is available [here](#).

The recording of the meeting is available [here](#).

Present: Councillor: J.C. Bird (Chairman); Councillor B.T. Gray (Vice-Chairman);
Councillors: Ms. R.M. Birch, Mrs. C.A. Cave, Mrs. P. Drake, V.P. Driscoll,
S.T. Edwards, N.P. Hodges, Dr. I.J. Johnson, G.C. Kemp, A.C. Parker,
L.O. Rowlands, N.C. Thomas, Mrs. M.R. Wilkinson, E. Williams and M.R. Wilson.

Also present: Councillors L. Burnett (Cabinet Member for Education and
Regeneration) and S.T. William.

Name of Speaker	Planning Application No. and Location	Reason for Speaking
***Mrs. A. Thomas (representative of Welsh St. Donats Community Council)	2016/00335/FUL – Castell Talyfan Farm, Ystradowen.	Objector to the application or their representative.
Mr. G. Sutton	2016/00335/FUL – Castell Talyfan Farm, Ystradowen.	The applicant or their representative.
Mr. M. Rosser	2021/00020/FUL – 3 White House, Barry, Vale of Glamorgan.	Objector to the application or their representative.
Mr. K. Protheroe	2021/00020/FUL – 3 White House, Barry, Vale of Glamorgan.	Objector to the application or their representative.

Councillor M.J.G. Morgan provided written representations on application 2016/00335/FUL – Castell Talyfan Farm, Ystradowen in his capacity as the Vale of Glamorgan Member for the Peterston-Super-Ely ward.

As Councillor Morgan was also unable to be present at the meeting, the Vice-Chairman, Councillor Gray, read Cllr Morgan's written representations aloud to the Committee on his behalf.

Councillor S.T. William spoke on application 2021/00020/FUL – 3 White House, Barry, Vale of Glamorgan in his capacity as the Vale of Glamorgan Member for the Baruc ward.

***Mrs. Thomas had registered to speak in advance of the meeting but was unable to attend the meeting itself at short notice. Therefore, the Democratic and Scrutiny Services Officer read Mrs. Thomas' written representations aloud to the Committee, as provided in advance of the meeting in case of any technical difficulties.

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267 ANNOUNCEMENT –

Prior to the commencement of the business of the Committee, the Chairman read the following statement:

“May I remind everyone present that the meeting will be live streamed as well as recorded via the internet and this recording archived for future viewing.”

268 APOLOGY FOR ABSENCE –

This was received from Councillor Ms. M. Wright.

269 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 24th June, 2021 be approved as a correct record.

270 DECLARATIONS OF INTEREST –

The following declarations were received:

Councillor N.P. Hodges	2021/00379/FUL – Land at Barry Waterfront.	Prejudicial interest – Councillor Hodges was a long-standing Governor for the school relocating to the application site; Ysgol Sant Baruc. Councillor Hodges withdrew from the meeting for the item.
Councillor Dr. I.J. Johnson	2021/00379/FUL – Land at Barry Waterfront.	Personal interest – Councillor Dr. Johnson was the Electoral Ward Member for the existing Ysgol Sant Baruc site and for part of the Barry Waterfront area which was in the catchment area for the school. In that role, he had participated in council consultations regarding the future of the school and the Pre-Application Consultation stage but had not pre-determined his decision on the submitted application. Councillor Dr. Johnson remained in the meeting to speak and vote on the item.

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Councillor M.R. Wilson	2021/00379/FUL – Land at Barry Waterfront.	Prejudicial interest – Councillor Wilson was an employee of Cardiff and Vale College that was a neighbour to the application site. Councillor Wilson withdrew from the meeting for the item.
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271 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS (HRP) –

RESOLVED –

- (1) T H A T the passed building regulation applications as listed in Section A of the report be noted.
- (2) T H A T the rejected building applications as listed in Section B of the report be noted.
- (3) T H A T the serving of Notices under Building (Approved Inspectors Etc.) Regulations 2000, as listed in Section C of the report, be noted.

272 PLANNING APPLICATIONS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS (HRP) –

RESOLVED – T H A T the applications as outlined within the report, on pages 9 through 31, under the above delegated powers be noted.

273 APPEALS (HRP) –

RESOLVED –

- (1) T H A T the appeals received following the refusal of the Council to grant planning permission as detailed in Section A of the report be noted.
- (2) T H A T it be noted that no Enforcement Appeals had received at the time of the meeting taking place.
- (3) T H A T the Planning Appeal decisions as detailed in Section C of the report be noted.
- (4) T H A T it be noted that no Enforcement Appeals Decisions had been received at the time of the meeting taking place.
- (5) T H A T the statistics relating to the appeals for the period April 2021 – March 2022 as detailed in Section E of the report be noted.

274 TREES (HRP) –

(i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 36 through 38, as determined by the Head of Regeneration and Planning under delegated powers be noted.

275 PLANNING APPLICATIONS (HRP) –

Having considered the applications for planning permission and, where necessary, the observations of interested parties, it was

RESOLVED – T H A T in pursuance of the powers delegated to the Committee, the following applications be determined as indicated and any other necessary action be taken.

2016/00335/FUL Received on 13 April 2021.

(P. 39)

APPLICANT: Mr. Nigel Randall c/o Agent.

AGENT: Mr. Gary Sutton DPP, Sophia House, 28, Cathedral Road, Cardiff, CF11 9LJ.

Castell Talyfan Farm, Ystradowen, CF71 7SX.

Retention of material change of use of land and buildings from agriculture to a mixed use comprising of agriculture and the storage, repair and sale of agricultural related plant and machinery together with ancillary office use.

APPROVED – Subject to the conditions as contained within the report.

Reason for decision

Having regard to the content of the report and discussions at the meeting.

2021/00020/FUL Received on 27 April 2021.

(P. 62)

APPLICANT: Mr and Mrs Markos and Markella Asprou, 3, White House, Barry, CF62 6FB.

AGENT: Mr Tasos Asprou, 1010 Architects, Studio 2, The Coach House, Stanwell Road, Penarth, CF64 3EU.

3, White House, Barry.

Amended plans and description: Single and two storey extensions to the front and rear of property to include annex; single storey extension to the side, including

No.

material and other alterations. Rear terrace and alterations to front boundary treatments. Internal alterations.

DEFERRED – to the Planning Committee meeting to be held on 1st September, 2021 to agree reasons for the Committee's refusal based on design, neighbour impact, parking and amenity space.

Reason for decision

Having regard to the content of the report and discussions at the meeting.

2021/00379/FUL Received on 20 April 2021.
(P. 78)

APPLICANT: Barry Waterfront Consortium, C/o Agent.

AGENT: Miss Llinos Hallett, Unit 9, Oak Tree Court, Cardiff Gate Business Park, Cardiff, CF23 8RS.

Land at Barry Waterfront.

The construction of a new primary school, access, car parking, landscaping and associated works.

APPROVED – Subject to the conditions as contained within the report.

Reason for decision

Having regard to the content of the report and discussions at the meeting.

2021/00449/FUL Received on 29 March 2021.
(P. 95)

APPLICANT: Mr. Tim Vaughan Pantwilkin Farm, Llanquian Road, Aberthin, CF71 7HE.

AGENT: Mr Brian Griffin, Brian Griffin P & C C Limited, The Cottage, Green Bottom, Littledean, Glos. GL14 3LH.

Pant Wilkin Stables, Llanquian Road, Aberthin.

Provision of new internal access road (retrospective) and new hedgerow.

APPROVED – Subject to the conditions as contained within the report.

Reason for decision

Having regard to the content of the report and discussions at the meeting.

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2021/00563/FUL Received on 20 April 2021.

(P. 114)

APPLICANT: Mr Gary Mickelsen 46, Clos Yr Wylan, Barry, CF62 5DB.

AGENT: Mr Gary Mickelsen 46, Clos Yr Wylan, Barry, CF62 5DB.

46, Clos Yr Wylan, Barry.

Retrospective application for a Garden Office outbuilding, located to the front of the property.

(1) PLANNING PERMISSION REFUSED - for the retention of the outbuilding.

(2) ENFORCEMENT ACTION AUTHORISED – for the Head of Legal Services to serve an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) to require the removal of the outbuilding and in the event of non-compliance with the Notice, to take such legal proceedings as may be required.

Reason for decision

Having regard to the contents of the report and discussions at the meeting.