

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 28 FEBRUARY, 2019

Page	Application	Location	Item No.	Description
P.30	2018/01358/FUL	The Goods Shed, Hood Road, Innovation Quarter, Barry	1	Comments of Barry Town Council
			2	Comments of Highways Development Officer
P.66	2018/01359/FUL	Land East of The Goods Shed, Hood Road, Innovation Quarter, Barry	3	Amendment to Condition 4 as requested by the applicants
			4	Updated parking survey provided by the agent
			5	Comments of Highway Development Officer
			6	Comments of Barry Town Council
P.96	2018/01108/FUL	Land at Subway Road, Barry	7	Comments from neighbouring properties
			8	Comments of agent requesting removal of condition 20

①

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 28 February 2019

Application No.: 2018/01358/FUL	Case Officer: Mr. I. Robinson
Location: The Goods Shed, Hood Road, The Innovation Quarter, Barry	
Proposal: Change of use, conversion and alterations to the Goods Sheds to provide a mixed use scheme comprising 11 live-work units (sui generis/ Class C3 use), restaurant (Class A3 use), technology hub/community workshop (Class A1, A2, B1 and/or D1 use) and flexible events space (Class A1, A2, A3 and/or D1 use), erection of entrepreneurial incubator business units not exceeding 68 units (converted shipping containers) (Class A1, A3, B1, D1 and/or D2 use), drive-thru coffee shop (Class A3), outdoor cinema (Class D2), farmers market/pop-up street food area (Class A1 and/or Class A3), children's playground (Class D2), access and servicing arrangements, car parking and associated works.	

From: Barry Town Council

Summary of Comments:

The parking report went to the Town Council's Planning Committee on Tuesday 18th February and it was resolved that:-

Barry Town Council reiterate their concerns as expressed in the letter dated 9th January 2019 and express strong reservations regarding the proposed development and the lack of off-street parking provision for residents and visitors.

Additionally the BTC Planning Committee wish to draw to the Vale of Glamorgan Planning department and Highways department the concerns of both local traders on Broad Street and local residents regarding the potential inevitable unsatisfactory overspill of vehicles due to this proposed development due to the lack of suitable parking provision.

It must also be noted that a new school is programmed locally and it is imperative that both the Vale of Glamorgan planning and Highways departments fully engage and understand the highway safety implications of the proposed development in relation to any local school projects.

Officer Response:

The parking need and provision is addressed in the officer's report.

Action required:

Members to note.

2

MATTERS ARISING FOR COMMITTEE

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From: Highway Development

Summary of Comments:

The Highways Engineer has concluded that the development would be reliant on street parking in addition to the proposed parking spaces within the site, and has requested the BSC car park be available to serve users of the development, and a condition to regulate parking on Hood Road.

Officer Response:

Condition 26 requires a parking regulation scheme to be submitted and agreed and it has been agreed that the Council's BSC2 car park can be made available in the evenings and at weekends. This would provide additional parking in very close proximity to the development and would ensure that the needs of the development can be met without adversely impacting upon highway safety.

In addition, Condition 23 requires details of a parking management plan to be submitted and approved, and this will govern all parking areas to serve the development, including the car park referred to above.

Action required:

Members to note.

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 28 February 2019

Application No.: 2018/01359/FUL	Case Officer: Mr. I. Robinson
Location: Land East of the Goodsheds, Hood Road, The Innovation Quarter, Barry	
Proposal: Erection of a five storey residential block to comprise 23 affordable and 19 market units with undercroft car parking and associated works	

From:

Jon Hurley- acting agent on behalf of WYG consultants

Summary of Comments:

The email requests that the affordable housing condition is amended in order to provide greater flexibility to Newydd Housing Association as it is indicated that there needs to be greater flexibility in order to allow funders to lend against the asset.

The agent has provided an alternative wording for the affordable housing condition.

Officer Response:

It is understood from the S106 officer is satisfied for the wording of the condition to be altered to provide greater flexibility but has provided a condition to be worded as follows: -

Prior to beneficial occupation of any of the dwellings, a scheme for the provision of affordable housing shall be submitted to and approved in writing by the local planning authority. The affordable housing shall be delivered by a Housing Association Partner (Hafod Housing, Newydd Housing, United Welsh Housing or Wales & West Housing) of the Vale of Glamorgan Council, and shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of the Welsh Government Technical Advice Note 2 on Affordable Housing, or any future guidance that replaces it. The scheme shall include:

- i) the arrangements for the management of the affordable housing;*
- ii) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- iii) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.*

Reason: To ensure that the development is kept in perpetuity as an affordable housing scheme, and to ensure compliance with PPW and TAN 2.

Action required:

The appropriate action would be to replace condition 4 with the alternative condition suggested by the S106 officer.

Howell, Morgan P

From: jon.hurley <jon.hurley@wyg.com>
Sent: 26 February 2019 15:56
To: Planning
Cc: Robinson, Ian; Howell, Morgan P
Subject: 2018/01359/FUL - Late Representation

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Hi

In relation to the above planning application which is being reported to planning committee on Thursday, we would like the following suggested change to the planning conditions to be considered.

Draft condition 4 reads as follows:

The affordable residential units hereby approved shall be delivered by a Housing Association Partner (Hafod Housing, Newydd Housing, United Welsh Housing or Wales & West Housing) of the Vale of Glamorgan Council and shall only be occupied as affordable housing that meets the definition of affordable housing in Annex B of the Welsh Government Technical Advice Note 2 on Affordable Housing, or any future guidance that replaces it. The affordable units shall comprise 18 x one bed social rented units and 5 x two bed social rented units.

Reason: In order to ensure that the site delivers appropriate provision of affordable housing to meet the identified need and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP4 (Affordable Housing Provisions), MG4 (Affordable Housing) and MD4 (Community Infrastructure and Planning Obligations) of the Local Development Plan.

Having spoken to Newydd Housing Association, they have advised that they have been in recent discussions with the Authority, about there needing to be flexibility in any affordable restriction – primarily to satisfy their lenders.

On this basis please could the condition be altered to read as follows:

Prior to beneficial occupation of any of the dwellings a scheme for the provision of affordable housing shall be submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in TAN 2, or any future guidance that replaces it. The scheme shall include:

- i) the arrangements for the management of the affordable housing;*
- ii) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- iii) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.*

Reason: To ensure that the development is kept in perpetuity as an affordable housing scheme, and to ensure compliance with PPW and TAN 2.

This will allow the 'scheme' that is submitted to be drafted in such away so that units will be affordable as managed and controlled by Newydd, but will flexibility to allow funders to lend against the asset.

We look forward to hearing from you

Thank you

Jon

Jon Hurley
Director

WYG
5th Floor, Longcross Court, 47 Newport Road, Cardiff, CF24 0AD
Tel: +44 2920 320 789
Mob: +44 7867 142 150

www.wyg.com

WYG Environment Planning Transport Limited. Registered in England number: 03050297.
Registered Office: Arndale Court, Otley Road, Headingley, Leeds, West Yorkshire LS6 2UJ. VAT No: 431-0326-08.



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MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 28 February 2019

Application No.: 2018/01359/FUL	Case Officer: Mr. I. Robinson
Location: Land East of the Goodsheds, Hood Road, The Innovation Quarter, Barry	
Proposal: Erection of a five storey residential block to comprise 23 affordable and 19 market units with undercroft car parking and associated works	

From: WYG Consultants- Planning agents for planning application

Summary of Comments:

Additional parking surveys from the applicant- carried out on 22nd February 2019 at 7:30. The parking survey indicates that the roads surveyed include Hood road and access road to the BSC building and Medical Centre. It concludes that 137 spaces would be available when considered in conjunction with Council owned parking areas. If the Council car park is excluded there would be 72 spaces available on the street.

Officer Response:

The parking issues have been assessed fully in the report, nevertheless it is considered that these surveys further support the stance that there is capacity on street in the area of the site to cater for need from the development

Action required:

No action required

The Goodsheds, Hood Road, Barry Car Parking Survey Note



Survey 22nd February 2019

Introduction

This additional car parking survey note has been prepared as a late representation to confirm the existing position in respect of on-street car parking at Hood Road Barry, in view of the current Phase 1 (ref: 2018/01358/FUL) and Phase 2 (ref: 2018/01359/FUL) planning applications.

WYG have surveyed the surrounding roads where operators/tenants, in theory, would be able to park (see **Attachment 1 – Car Parking Survey Plan**). The parking survey include the full extent of Hood Road, and the road to the north providing access to the Hotel, and BSC Building and Medical Centre. It is also understood that the Council have indicated that the BSC car park will be available in the future for public car parking during weekends and evenings

The car parking survey was undertaken at 7.30pm on Friday 22nd February 2019. It confirmed that just 23 spaces were occupied at the time of survey. This remained the case notwithstanding that the neighbouring Pump House appeared to have an event on at this time, whereby visitor levels would be higher than average.

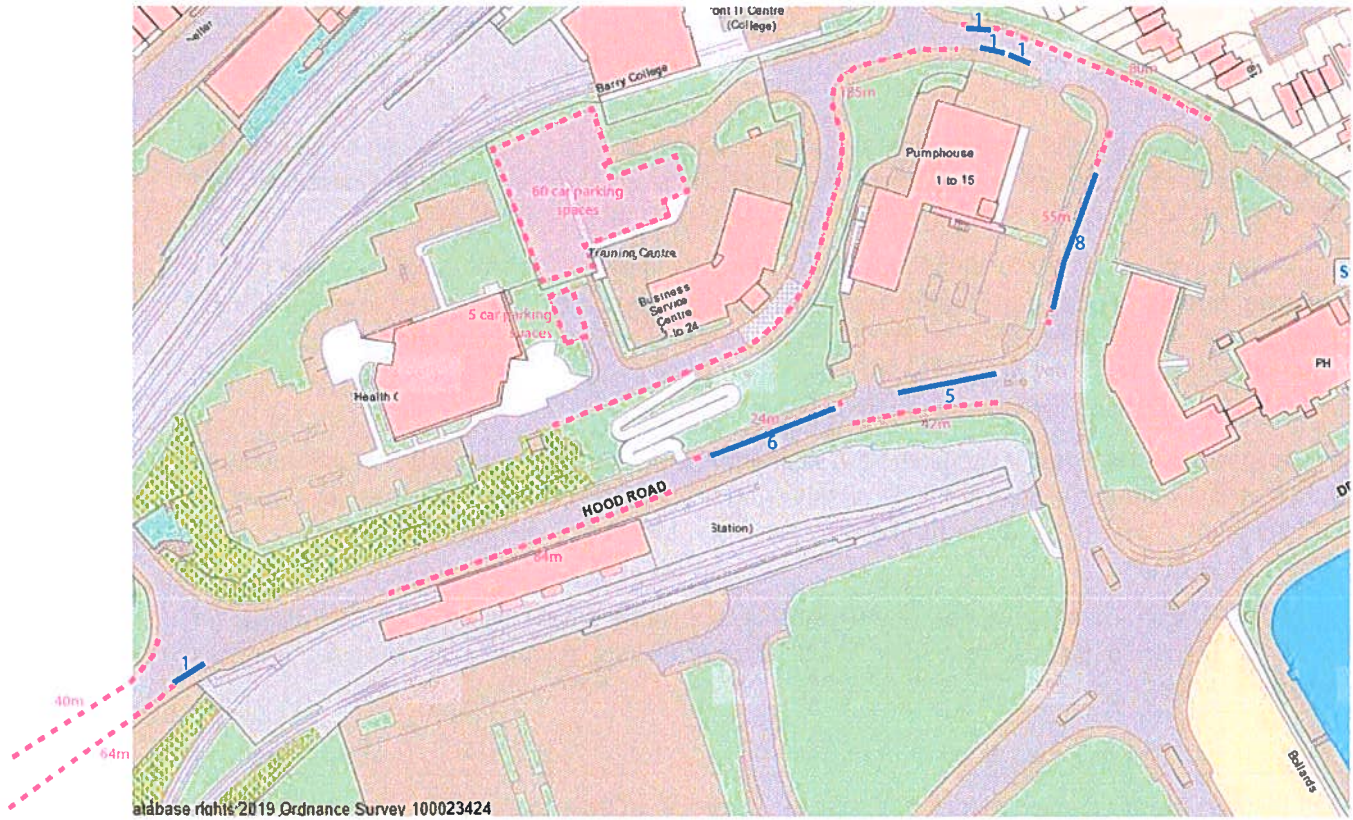
The table below provides an overview of the available car parking spaces, which would be available for use by the future Goodsheds scheme, and wider Waterfront Proposals, supplemented the provision proposed on-site.

574 metres of available on-street parking spaces (according to the areas available on Hood Road as set out in the committee report) / 6 metres per space =	95 spaces
Available spaces within Council owned car parking areas	65 spaces
Total	160 spaces
Minus 23 spaces occupied on Friday 22 nd February 2019 at 7.30pm	23 spaces
Total available on Friday 22nd February 2019 at 7.30pm	137 spaces

It is therefore clear from the above that ample spare capacity exists to accommodate additional on-street parking on Hood Road and the surrounding streets.



Attachment 1 - Hood Road, Barry



— Car Parking Spaces Occupied 22nd Feb 2019 at 7.30pm
- - - Areas Available for Parking

MATTERS ARISING FOR COMMITTEE

5

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Summary of Comments:

The Highways Engineer has concluded that the development would be reliant on street parking in addition to the proposed parking spaces within the site, and has requested the BSC car park be available to serve users of the development, and a condition to regulate parking on Hood Road.

Officer Response:

Condition 17 requires a parking regulation scheme to be submitted and agreed and it has been agreed that the Council's BSC2 car park can be made available in the evenings and at weekends. This would provide additional parking in very close proximity to the development and would ensure that the needs of the development can be met without adversely impacting upon highway safety.

In addition, Condition 16 requires details of a parking management plan to be submitted and approved, and this will govern all parking areas to serve the development, including the car park referred to above.

Action required:

Members to note.

MATTERS ARISING FOR COMMITTEE

6

COMMITTEE DATE : 28 February 2019

Application No.: 2018/01359/FUL	Case Officer: Mr. I. Robinson
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From: Barry Town Council

Summary of Comments:

The parking report went to the Town Council's Planning Committee on Tuesday 18th February and it was resolved that:-

Barry Town Council reiterate their concerns as expressed in the letter dated 9th January 2019 and express strong reservations regarding the proposed development and the lack of off-street parking provision for residents and visitors.

Additionally the BTC Planning Committee wish to draw to the Vale of Glamorgan Planning department and Highways department the concerns of both local traders on Broad Street and local residents regarding the potential inevitable unsatisfactory overspill of vehicles due to this proposed development due to the lack of suitable parking provision.

It must also be noted that a new school is programmed locally and it is imperative that both the Vale of Glamorgan planning and Highways departments fully engage and understand the highway safety implications of the proposed development in relation to any local school projects.

Officer Response:

The parking need and provision is addressed in the officer's report.

Action required:

Members to note.

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 28 February 2019

Application No.: 2018/01108/FUL	Case Officer: Mr. I. Robinson
Location: Land at Subway Road, Barry Proposal: Demolition of existing buildings and erection of 72 affordable housing units, cycle bicycle store, waste store, surface level car park and associated works.	

From:

Neighbouring residents from 14 Clos Tyniad Glo- 2 letters of representation

Summary of Comments:

The contents raise objections to the proposed scheme for a number of reasons including Effects on the character on the neighbourhood.

The potential noise and disturbances caused pre and post construction on the neighbourhood.

The potential negative visual impacts on the neighbourhood

The potential overlooking and loss of privacy on the neighbourhood

The potential impact on current property process on the neighbourhood (valuation pre and post construction to be sought).

No Environmental Impact Report has been provided.

The potential increase in vermin as refuse bins will be placed at the rear of the car park.

Some of the points included in the letter were not planning matters so they have been excluded from the list above.

Officer Response:

Some of the matters raised by the representations are not material planning considerations but all of the planning matters raised have been addressed in the officers report

Action required:

No Action required

31st December 2018

Dear Mr I Robinson,

RE: Formal Appeal: Application No. 2018/01108/FUL/IR

Thank you for the letter dated 24th December 2018. I wish to formally appeal the proposal (Application No. 2018/01108/FUL/IR) for a range of reasons.

The primary reasons I wish to challenge this proposal, relate to the following (in no particular order);

- 1 – No member of WYG has contacted me to provide me with an opportunity to challenge this proposal.
- 2 – The potential negative effects on the character on the neighbourhood.
- 3 – The potential noise and disturbances caused pre and post construction on the neighbourhood.
- 4 – The potential negative visual impacts on the neighbourhood
- 5 – The potential overlooking and loss of privacy on the neighbourhood
- 6 – The potential impact on current property process on the neighbourhood (valuation pre and post construction to be sought). Who is to financially compensate the current houses effected?
- 7 – No Environmental Impact Report has been provided. Bats currently exist in the area. Have Bat conservation trusts and other protected species been informed of such proposals? To include an appeals process?
- 8 – The potential increase in vermin (Rats) as refuge bins will be placed at the rear of the car park. This is a problem area, please contact the Vale of Glamorgan's environmental team, as reports have been made previously by myself and wife (within the past 6 months).
- 9 – Finally, who will own/rent these housing units? Are they to be privately sold or social housing? Will the residents (if housing association) be vetted (i.e. sexual offences, etc)? From the proposed plans it clearly demonstrates a view into my back garden, which provides a perfect opportunity for a resident with a sexual offences to have a front row seat to view into my garden.

Can I please be provided with an official appeals process (documents), to include stages of appeal and timeframes of internal investigation. Furthermore, if after all internal stages of internal investigation has expired, what independent/external organisations can be approached to investigate further.

In the mean time, I will endeavour to look into what other external organisations (Bat Conservation Trusts, Environmental Health, etc.) need to be informed about such proposals.

I look forward to your response regarding this matter,

Regards

Miss Ceri Abbott

31st December 2018

Dear Mr I Robinson,

RE: Formal Appeal: Application No. 2018/01108/FUL/IR

Thank you for the letter dated 24th December 2018. I wish to formally appeal the proposal (Application No. 2018/01108/FUL/IR) for a range of reasons.

The primary reasons I wish to challenge this proposal, relate to the following (in no particular order);

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In the mean time, I will endeavour to look into what other external organisations (Bat Conservation Trusts, Environmental Health, etc) need to be informed about such proposals.

I look forward to your response regarding this matter,

Regards

Mr Simon Phillips

8

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 28 February 2019

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Location: Land at Subway Road, Barry Proposal: Demolition of existing buildings and erection of 72 affordable housing units, cycle bicycle store, waste store, surface level car park and associated works.	

From:

Jon Hurley- acting agent on behalf of WYG consultants

Summary of Comments:

The email requests that affordable housing condition (Condition 20) is removed in order to provide greater flexibility to Newydd Housing in order to allow funders to lend against the asset.

Officer Response:

It is understood from the S106 officer that these matters could be dealt with via the S106 agreement and it is not essential to have the affordable housing condition attached to the permission.

Action required:

The appropriate action would be to delete the affordable housing condition and rely on the S106 agreement in this instance

Howell, Morgan P

From: jon.hurley <jon.hurley@wyg.com>
Sent: 26 February 2019 15:19
To: Planning
Cc: Robinson, Ian; Howell, Morgan P
Subject: 2018/01108/FUL

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Hi

In relation to the above planning application which is being reported to planning committee on Thursday, we would like the following suggested change to the planning conditions to be considered.

The HOTs for the S106, which are outlined on page 118 of the committee report, requires the legal agreement to secure the retention of the units as affordable housing. This is also duplicated by draft planning condition 20.

On the basis that the affordable housing restrictions can be adequately dealt with within the S106, please could draft condition 20 be removed from any planning permission that is issued?

Thank you

Jon

Jon Hurley
Director

WYG

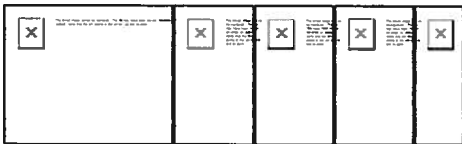
5th Floor, Longcross Court, 47 Newport Road, Cardiff, CF24 0AD

Tel: +44 2920 320 789

Mob: +44 7867 142 150

www.wyg.com

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Registered Office: Arndale Court, Otley Road, Headingley, Leeds, West Yorkshire LS6 2UJ. VAT No: 431-0326-08.



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