

**ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 25 JANUARY, 2024**

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ENFORCEMENT				
P.		(ii) LAND AND BUILDINGS AT LAND OFF REDWAY ROAD, PENDOYLAN	1.	Officer's update on breach
PLANNING APPLICATIONS				
P.	2023/00087/FUL	Crossway Methodist Church, Court Road, Barry	2.	Further comments from four residents have been received

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 25th January 2024

Enforcement File No.: ENF/2022/0368/PRO	Case Officer: Sarah Feist
Location: Land off Redway Road, Pendoylan Proposal: To issue an Enforcement Notice under section 172 of the Town and Country Planning Act 1990 (as amended) in respect of a new building erected in a field located off Redway Road.	

Update on Breach:

Following the preparation of the report, a further site inspection has confirmed that the new building that has been erected on the land is now being used to provide residential accommodation for the landowner and his family, however no planning application has been submitted relating to this building or its current use.

Officer Response:

At the time the report was prepared, officers were concerned that due to the nature of the building that has been constructed on the land and the landowner's stated intention to apply for a temporary agricultural dwelling, if the building were allowed to be retained, it was possible that it would be used for overnight accommodation and that an unauthorised residential dwelling could become established at the site. As a result of the recent visit, it has been confirmed that the unauthorised building is now being used for residential accommodation. In the absence of a suitable planning consent, it is considered that a building used for residential purposes in an unsustainable rural location would be contrary to planning policies and would be unacceptable.

Action required:

The recent confirmation that the new building is now being used for residential purposes reinforces officer's concerns about the retention of the building in this rural location and the current recommendation is therefore for an Enforcement Notice to be issued.

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 25 January 2024

Application No.: 2023/00087/FUL	Case Officer: Sarah Flower
Location: Crossway Methodist Church, Court Road, Barry	
Proposal: Proposed development of 15 no. affordable flats and associated works	

From: Neighbour Consultation Responses from [REDACTED], 36 Court Road and 17 Court Road and a 'Pyke Street Homeowner' (no exact address given)

Summary of Comments:

Further comments received from four residents raising the following concerns:

- The number of flats is excessive in an already overcrowded area.
- Overdevelopment of the site – no amenity space provided and does not meet design standards.
- Overlooking of the school play area.
- Type of units – one bedroom units in a predominantly family area.
- Cited anti-social behaviour allegedly arising from nearby flats and queried the demographic of prospective occupiers.
- There is insufficient on-street parking.
- The bike store would add to local petty crime and unrealistic to think the residents won't own cars because there is a bike shed on site.
- The communal recycling shed is unacceptable and likely to add to the ongoing litter problem and attracting vermin.

Officer Response:

The proposed development provides affordable housing to meet an identified need for one bedroom flats in the ward. The use proposed is residential within an established residential area and it is not considered that the introduction of units of this tenure would strictly give rise to anti-social behaviour issues. In any event, any such issues arising would be a Police matter and does not represent a reason to refuse planning permission.

The proposed bike store is considered to be suitably designed to allow for the secure storage of bicycles to provide occupiers as an alternative sustainable means of transport in accordance with the adopted parking standards. The external bin store allows for the required provision of waste and recycling facilities to serve the proposals, to prevent indiscriminate waste storage and vermin, and is a necessary part of the residential development.

With regard to the comments relating to the design of the development, amenity space provision, overlooking of the school, car ownership and parking matters, these have been addressed in detail within the officer report.

Action required: No further action.

From: [REDACTED]
Sent: 23 January 2024 15:55
To: Planning
Cc: Johnson, Ian (Cllr); Flower, Sarah
Subject: Crossway Methodist Church - Application ref 2023/00087FUL

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sirs,

I originally submitted a letter outlining my concerns on 17 February 2023 regarding the following;

SITE DEVELOPMENT –	Over development of the site
DESIGN –	Does not meet the “Welsh Development Quality Requirements”.
OCCUPANCY –	No details of final Site Managers or occupants
PARKING –	Major concern of many residents.

To summarise concerns stated above the proposals have almost doubled the original footprint of the building, design not meeting standards, no amenity space provided, single bed units in a predominately family residential area, overlooking a early years children’s school play area and no provision for parking in an already congested area.

The following are details of further contact with the Planning Department and their responses:

10 October 2023 – Request for update on the application. The Planning Officer advised that the applicant was preparing additional information for submission.

12 October 2023 – Requested more detail on what the applicant had been asked for, did not receive a response.

1 December 2023 – Requested a response to my previous email. Also queried the details of the Parking Survey submitted by the applicants consultant which did not meet the specific requirements requested by Highways Division or the requirements set out in the consultants own documentation.

1 December 2023 – Response from Planning Officer was that even though the survey was not carried out correctly this would not be taken into account.

Furthermore on 4 December 2023 I found out that the Planning Officer had concerns over the number of proposed units and the over development of the site. Nothing has come of this and the scheme remains exactly the same with no explanation given, although personally I think commercial viability for the developer sits at the bottom of this.

I would be grateful if you could review the above and my previous letter of concern and conclude that the development for this site is inappropriate and the application is refused.

Regards

[REDACTED]
 Resident
 6 Court Road

Sent from [Mail](#) for Windows

[REDACTED]

From: [REDACTED]
Sent: 24 January 2024 06:23
To: Planning
Subject: Re redevelopment of crossways methodist church

Hi,

I would like to object to these plans. There is no parking and the parking in the area is already awful particularly at night. I can see the research that has been done for parking capacity based on how many cars a community space would use but I don't see how you can compare community day time parking where there are car parks bear by and people in work to over night parking for residents. Parking in the area is bad at school times etc but it's the evenings where I am unable to park my car and usually park at least 10 houses away despite being disabled. A parking survey was requested and it seems a work around of comparisons was completed instead. I think you need to be realistic about how many cars a couple usually has and when the cars are most likely to be present all at the same time.

[REDACTED]
36 Court road

[REDACTED]

From: [REDACTED]
Sent: 24 January 2024 00:44
To: Planning
Subject: Planning application 2023/00087/FUL

FAO Sarah Flower

I am writing to you to submit my opposition to the conversion of the Church in the above planning application to 15 one bedroom flats.

I am a local resident living opposite the Church in question (17 Court Road) so will be directly affected by the decision of the proposed application.

Myself and my husband are completely against the plans firstly and foremost we cannot imagine how 15 flats can be squeezed into the space available whilst still meeting the minimum living standards required by law and if so who is going to be allocated these tiny flats, certainly not families, which brings the added concern of who then? Also impacting on and overlooking Holton Road Primary school and the children's play ground.

Secondly the parking is already a complete nightmare with spaces at a premium and continuing to get worse. The proposed flats would only add to the chaos and although I am a supporter of bike sheds in general and this forward thinking eco friendly approach to travel I'm afraid in this instance it is just more likely to add to local petty crime than anything else, and it's totally unrealistic to think the residents won't bother with a car because there's a bike shed on site.

Also although I am an avid supporter of recycling, in this instance I feel a communal recycling shed on the front of the building is totally unacceptable and very likely to add to the ongoing litter problem in the area as well as possibly attracting vermin due to 15 bins of food waste not being maintained.

These are just a few of our (and the surrounding residents) concerns, people who will be greatly impacted if these flats are given the go ahead.

I am very concerned that (money making) developers seem to be increasingly allowed to run roughshod over the wants and needs of existing long term residents, with seemingly total disregard for their health well being.

I trust our views will be put forward for consideration at the debate on Thursday 25th January.

Kind Regards

[REDACTED]
Sent from my iPhone

[REDACTED]

From: [REDACTED]
Sent: 23 January 2024 16:49
To: Planning
Subject: Crossway methodist church

Re.. Planning application 2023/00087/ful

15 flats in an already overcrowded area is ridiculous. Who will these flats be available to?not working families I'd imagine ? many of the flats above shops in nearby Holton road are now full of undesirables creating unruly behaviour and noise. The police are constantly in Holton Road for one reason or another. And as for parking there's already arguments in both ends of Pyke Street as the council do not provide enough spaces for the current residents..... 4 flats yes. 6 flats maybe..... but 15 flats is a definate no..... planners and landlords profiteering. Thank Pyke Street home owner...