

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 29 APRIL 2025 AT 7:00PM

PRESENT: Councillor S Hodges (Chair) together with Collins, E J Goodjohn, Hennessy and Thomas

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

PL356. **APOLOGIES FOR ABSENCE**

Councillors Ball, Davies-Powell and E S Goodjohn.

PL357. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**

None Received.

PL358. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL359.

TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8 APRIL 2025

RESOLVED: That the minutes of the Planning Committee's meeting held on 8 April 2025 be approved and signed as a correct record.

Councillor Thomas entered the meeting at 7:03pm

PL360.

TO CONSIDER PLANNING APPLICATIONS

a) Planning Application No. 2024/00409/FUL

Location: 21, Clement Place, Barry

Development: Alteration to front wall

The Chair commented that she sees no issues regarding the height of the wall however the walls of neighbouring properties are red brick and the wall on this property is rendered with a painted finish therefore is not in keeping with the character of the surrounding area

RESOLVED: No Objection in principle however, concerns were raised regarding the external wall finish, which appears out of character with the surrounding properties, where red brick is predominant.

b) Planning Application No. 2024/00951/FUL

Location : 28 Heol Eryr Mor, Barry

Development: Proposed Single Storey Side/Rear Extension, Porch Extension to Front and Garage Conversion

The Chair commented that the garage is part of a terrace of three, and the proposed alterations would cause it to appear noticeably different from the neighbouring garages. Aside from the loss of a parking space, the remainder of the application is considered acceptable.

RESOLVED: No Objection in principle to the proposed extension however, concerns were raised that the garage conversion may appear incongruous in relation to the adjoining garages.

c) Planning Application No. 2025/00184/FUL

Location: 65 Porth Y Castell, Barry

Development: Proposed single storey side extension, removal of conservatory to rear, changes to rear elevation at ground Level, and internal alterations

RESOLVED: No Objection.

d) Planning Application No. 2025/00238/FUL

Location: 8 Paget Road, Barry

Development: Variation of Conditions - Condition 2 (Approved Plans), 6 (Balconies), 7 (Parking Provision) of Planning Permission Ref. 2022/01185/FUL: Proposed change of use and conversion of the first and second floor and extension of The Merrie Friars building (8 and 9, Paget Road, Barry Island) to create six residential units (five additional)

RESOLVED: No Objection.

e) Planning Application No. 2025/00269/FUL

Location: 2 Hazledene Close, Barry

Development: Construct a detached flat roof garage, and new crossover.

RESOLVED: No objection, provided the Highway Authority are satisfied that the proposal will not have a detrimental impact on highway safety.

f) Planning Application No. 2025/00281/FUL

Location: Papa Johns, 46 Holton Road, Barry

Development: Proposed new shopfront, signage and extract of canopy to rear

Councillor Collins remarked that the proposed application seems to Similar replacement of what was previously on the site.

RESOLVED: No Objection.

g) Planning Application No. 2025/00286/FUL

Location: Fairhill, 53 Romilly Park Road, Barry

Development: Single storey rear /side extension and associated landscaping of the rear garden. Relocating first floor bathroom and enlarging the third bedroom

RESOLVED: No objection.

h) Planning Application No. 2025/00297/FUL

Location: 2 The Bungalow, Waycock Road, Barry

Development: Conversion of a detached double-garage/outbuilding to a non-permanent bed and breakfast holiday accommodation

RESOLVED: No objection, provided the case officer is satisfied that the proposal is not contrary to any policy considerations and restricted to holiday accommodation to ensure the conversion does not result in the creation of a new residential unit within the countryside.

i) Planning Application No. 2025/00303/FUL

Location: 10 Heol Dewi Sant, Barry

Development: Proposed first floor side extension over existing ground floor

Councillor Hennessy stated that the precedent had already been set within the area.

RESOLVED: No Objection.

j) Planning Application No. 2025/00306/FUL

Location: The Knoll, 112, Port Road East, Barry

Development: Convert existing bungalow into two storey dwelling with rear loft dormer conversion

The Acting Chief Officer presented the plans to the committee.

Councillor Hennessy stated that the proposed application suggests a significant increase in size in size and anything over two storeys may result in overlooking.

Councillor E J Goodjohn express her concerns that the proposed could be an over development that would cause overlooking to neighbouring properties.

RESOLVED: Objection raised due to concerns regarding the design of the proposed dormers to the front elevation and the high probability of overlooking from the proposed balcony.

k) Planning Application No. 2025/00313/FUL

Location: 59, Bron Awelon, Barry

Development: Solar panels to the principle elevation (within conservation area)

RESOLVED: No objection to the principle of providing solar panels to the front elevation, however it is recommended that the panels are set within the roof and do not project excessively from the roof slope.

l) Planning Application No. 2025/00289/FUL

Location: Little Island at 12 Paget Road, Barry

Development: Change of use. From A1 - Biker's clothing sales to A3 - Restaurant

RESOLVED: No Objection.

m) Planning Application No. 2025/00325/FUL

Location: 61, The Parade, Barry

Development: Conversion of a detached double-garage/outbuilding to a non-permanent bed and breakfast holiday accommodation

RESOLVED: No Objection.

n) Planning Application No. 2025/00318/FUL

Location: 26 Clos Y Fulfran, Barry

Development: Front balcony to replace original Juliet balcony detailed on planning Ref. 2017/01296/FUL

RESOLVED: No Objection.

o) Planning Application No. 2025/00346/FUL

Location: 28, Heol Eryr Mor, Barry

Development: Proposed First Floor Extension above Garage

RESOLVED: Objection due to concerns raised to the planning application for the conversion of the garage, based on the garage currently forming a terrace of garages and therefore it would appear out of character. There also appears to be limited off-street car parking serving the dwelling and therefore the conversion of the garage could result in increased on-street parking. In terms of the current application, the provision of a double extension is considered more appropriate within the street scene and the set down and width of the proposed extension results in the development appearing subservient to the main dwelling.

p) Planning Application No. 2025/00342/FUL

Location: 7 Heol Dewi Sant, Barry

Development: Amendments to previously granted planning application (2024/00472/FUL). Retrospective Amendments; slight raising of flat roof over dormer. First floor extension, addition of bifold doors at ground floor rear elevation, raised decking to rear of property with glass guardrail, additional window to side elevation at first floor, with addition of glass Juliet balcony to door

The acting Chief Officer presented the plans to the committee.

Councillor Hennessy expressed concern that the proposed development would result in overlooking into the majority of neighbouring gardens.

Councillor Collins agreed, adding that the design does not appear to be in keeping with the character of the surrounding area.

Councillor N. Hodges further noted that the original plans have not been adhered to, and suggested submitting a strong objection to the Vale of Glamorgan Council, with a recommendation that enforcement action be considered.

RESOLVED:

1) Objection raised due to concerns regarding overlooking into neighbouring gardens and the property's external finish not being in keeping with the character of the surrounding area.

2) That the Vale of Glamorgan Council be requested to consider enforcement action on the basis that the development does not comply with the originally approved plans.

PL361. **TO CONSIDER TABLED APPLICATIONS**

None received.

PL362. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL363. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None received.

PL364. **THE VALE OF GLAMORGAN COUNCIL (PROHIBITION AND RESTRICTION ENFORCEMENT) (AMENDMENT) (NO 2) ORDER 2025**

RESOLVED: That the Vale of Glamorgan Council (prohibition and restriction enforcement) (Amendment) (NO 2) order 2025 be received and noted.

PL365. **DATE OF NEXT MEETING**

RESOLVED: That the date of the next Planning Committee is scheduled for Tuesday 20 May 2025.

Meeting closed at 7.34pm.

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