



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 10 JUNE 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 20 May 2025**
(Pages 1556 - 1562)

Planning Issues

5. To consider Planning Applications:

(Pages 1563 - 1568)

- a) Planning Application No. 2025/00420/FUL – Installation of Video Assistant Referee (VAR) Infrastructure comprising the construction of 1no. timber kiosk (Video Operations Room) and associated development foundations at Jenner Park, Barry Town Association Football Club, Barry Road, Barry
- b) Planning Application No. 2025/00446/FUL – Change of use of ground floor from retail use to A3 use with fume extraction system at Roys Toys, 93 Main Street, Barry
- c) Planning Application No. 2025/00451/FUL – Single storey extension to the front, side and rear elevations at 53 Cwm Barry Way, Barry

6. To consider Tabled Applications

(To Follow)

- a) Planning Application No. 2025/00269/FUL– Proposed detached flat roof garden room at 2, Hazledene Close, Barry
- b) Planning Application No. 2025/00314/FUL– Double dormer loft conversion with 3 bedrooms and 1 bathroom at 13, Carmarthen Close, Barry
- c) Planning Application No. 2025/00472/FUL – Proposed single storey extension to rear of existing domestic dwellinghouse at 73 Colcot Road, Barry
- d) Planning Application No. 2024/00991/FUL/LF – Demolish existing front garage, construct new front & rear two storey extensions at St Nicholas, Romilly Park Road, Barry
- e) Planning Application No. 2025/00479/FUL– Proposed First Floor Extension to Side over Existing Living Room at 10, Melyn Y Gors, Barry
- f) Planning Application No. 2025/00440/FUL– Convert the existing vacant pet shop into 4No. one bedroom flats at first floor level, and 2No. commercial units on ground floor at Pets 'r' Us, 1A Regent Street, Barry
- g) Planning Application No. 2025/00471/FUL– Conversion of coach house to dwelling with alterations at 137 Woodlands Road, Barry

- h) Planning Application No. 2025/00441/FUL– Proposed new external insulated render system to the exterior of the building at Sea Point, Crosshill, Barry
- i) Planning Application No. 2025/00492/FUL– Loft conversion with rear dormer extension at 39, Gaen Street, Barry
- j) Planning Application No. 2025/00478/FUL– Build a driveway into the property from Crossfield Road which will require a pavement crossover. The driveway will be constructed using porous materials which will be either gravel or block paving. Re-work the existing porch at Carhullen, 6A Pontypridd Road, Barry

7. Local Planning Authority Decisions (Pages 1569 - 1570)

8. Notification of a Premises Licence Review
None received.

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 1 July 2025

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 20 MAY 2025 AT 7:00PM

PRESENT: Councillor S Hodges (Chairperson) plus Ball, Clarke (Town Mayor – Ex-Officio), Collins, Davies-Powell, E S Goodjohn, Hennessy and Thomas.

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

PL366. **APOLOGIES FOR ABSENCE**

Councillor E J Goodjohn.

PL367. **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.

PL368. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**
RESOLVED: That the Well-being for Future Generations (Wales) Act 2015 be received and noted.

PL369. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 29 APRIL 2025**
RESOLVED: That the minutes of the Planning Committee's meeting held on 29 April 2025 be approved and signed as a correct record.

PL370. **TO CONSIDER PLANNING APPLICATIONS**

a) Planning Application No. 2024/00840/FUL

Location: 33 Churchfields, Barry

Development: Replace existing 2m high wooden fence with metal fencing 2m in height

Councillor Davies-Powell commented that the proposed is not in keeping with the character of the surrounding area.

RESOLVED: Objection raised to the provision of a metal fence, which is considered visually unacceptable and uncharacteristic of the surrounding residential area

b) Planning Application No. 2025/00059/FUL

Location : 5 Beatty Close, Barry

Development: 500mm Raised ground with concrete brickwork retaining wall, erect 1.8m timber fencing

Councillor E S Goodjohn commented that the proposed isn't a huge change and doesn't appear to be overbearing, however understands this may be matter of opinion that will be decided by the case officer.

RESOLVED: No Objection subject to the Case Officer ensuring that the proposal will not have an overbearing impact on the neighbouring property.

c) Planning Application No. 2025/00072/LBC

Location: College Fields Nursing Home, College Fields Close, Barry

Development: New 3-storey extension to existing care home with minimal structural modifications to main building to provide corridor links

Councillor Johnson commented that there have previously been multiple applications from this applicant and reiterated the

importance of ensuring that any new proposals are in keeping with the character of the existing building, given its listed status.

RESOLVED: No objection subject to suitable materials being used that are in keeping with the existing features of the building.

d) Planning Application No. 2025/00231/FUL

Location: 124 Queen Street, Barry

Development: Demolition of internal chimney breast at ground floor level up to first floor level

RESOLVED: That Application 2025/00231/FUL be received and noted.

e) Planning Application No. 2025/00282/ADV

Location: Papa Johns, 46 Holton Road, Barry

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

RESOLVED: No Objection.

f) 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;

Councillor Hennessy commented that he is satisfied with the amendments that have been made.

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.

g) Planning Application No. 2025/00320/FUL

Location: 70 Lakin Drive, Barry

Development: Install bay windows to the first floor level of the front elevation

RESOLVED: No Objection.

h) Planning Application No. 2025/00329/FUL

Location: 21 Eweny Close, Barry

Development: Small front extension including a new entrance lobby. Single storey rear extension.

RESOLVED: That Application 2025/00329/FUL be received and noted.

i) Planning Application No. 2025/00357/FUL

Location: 6 Heol Gylfinr, Barry

Development: Erect a storm porch to the front elevation

RESOLVED: No Objection.

j) Planning Application No. 2025/00361/FUL

Location: 70 Holton Road, Barry

Development: Installation of security shutters to front of shop.

Councillor Collins commented that it would be positive to see the building brought back into use, as it is currently in a neglected state with broken windows.

RESOLVED: No Objection with the suggestion that the use perforated shutters is welcomed. In addition to the shutters being set within the shopfront and not projecting any further forward than the pilasters.

k) Planning Application No. 2025/00370/FUL

Location: 29 Dock View Road, Barry

Development: Residential Development of 3 no. flats on vacant site

Councillor Collins commented that the property has been empty and overgrown for a long period of time therefore would like to see it put back to use but went on to express slight concerns regarding parking issues.

RESOLVED: No objection in principle however concerns were raised in regards to potential parking issues.

l) Planning Application No. 2025/00385/FUL

Location: 102 Colcot Road, Barry

Development: Proposed single storey side and rear extensions to form granny annexe and to enlarge kitchen. Proposed roof conversion to form additional bedroom including hip to gable and rear dormer with Juliet balcony.

Councillor Hennessy requested to see the proposed plans.

The acting chief officer present the plans to the committee

Councillor Hennessy went on to add that the proposed development appears to be too high.

Councillor Thomas agreed, adding that the height is likely to result in overlooking issues.

RESOLVED: No objection, although the proposed dormer does appear to dominate the roof slope and it is recommended that the scale is reduced.

m) Planning Application No. 2025/00395/ADV

Location: Natwest Bank, 117 Holton Road, Barry

Development: ATM tablet signage

RESOLVED: No Objection.

n) Planning Application No. 2025/00413/FUL

Location: 149 Westward Rise, Barry

Development: Proposed first floor extension over existing garage.

The Chair expressed that her primary concern is the stairwell leading to the first floor, which protrudes noticeably and would become a dominant feature on the front of the property.

Councillor Davies-Powell commented that the proposal may be intended to create a self-contained unit within the property.

RESOLVED: Objection raised due to the proposed stairwell not being in keeping with the front of the property.

o) Planning Application No. 2025/00419/FUL

Location: 10 Millwood Rise, Barry

Development: Proposed first floor side extension over the existing single storey lean-to extension.

Councillor Ball stated that he sees no problems with the proposed application as a precedent has already been set within the area.

RESOLVED: No Objection.

p) Planning Application No. 2025/00424/FUL

Location: 44 Pontypridd Road, Barry

Development: Single storey extension to rear of existing domestic bungalow.

RESOLVED: No Objection.

PL371. **TO CONSIDER TABLED APPLICATIONS**

None received.

PL372. **LOCAL PLANNING AUTHORITY DECISIONS**

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

The chair moved agenda items numbers 8 and 9 to the last items.

PL373. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None received.

PL374. **DATE OF NEXT MEETING**

RESOLVED: That the date of the next Planning Committee is scheduled for Tuesday 10 June 2025.

Councillors E S Goodjohn and Hennessy left the meeting at 7:29pm

PL375. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

Application for a Premises Licence – Coastal Coffee, 2 Paget Road, Barry, CF62 5TQ

RESOLVED: That the application for a Premises Licence – Coastal Coffee, 2 Paget Road, Barry, CF62 5TQ be received and noted.

Application for a Premises Licence – Greek Island, 202 Holton Road, Barry

Councillor Collins commented that concerns had been raised previously regarding the sale of alcohol taking place directly opposite a primary school, however as the school is typically closed by 4oclock she doesn't see this being an issue.

Councillor Johnson agreed, adding that there are already nearby establishments licensed to sell alcohol.

RESOLVED: No Objection.

PL376. **DOMOMINOS 15 – 17 HOLTON ROAD, BARRY CF63 4HA
PREMISES LICENCE APPLICATION - HEARING DECISION &
AGREED CONDITIONS**

Councillor Johnson informed the Committee that he had attended the Licensing Sub-Committee in his capacity as a Vale of Glamorgan Member. He provided a brief update, noting that Barry Town Council's Planning Committee had raised points and concerns similar to those expressed by others. He reported that the first four licensing conditions had been requested by the police, while two additional conditions were proposed by Barry Town Council's Planning Committee. Councillor Johnson added that any complaints regarding non-compliance with these conditions would be addressed through the appropriate channels.

The Chair informed the committee that she had viewed the proceedings of the Licensing Sub-Committee and found the session to be highly informative and had gained valuable insight

RESOLVED: That the report and verbal update be noted.

Meeting closed at 7.38pm.

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

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 10 June 2025

EFFECTIVE DATE OF RECEIPT – 14 May 2025

COMMENTS DEADLINE – 4 June 2025

APPLICATION NO. (S)	2025/00420/FUL
LOCATION	Jenner Park, Barry Town Association Football Club, Barry Road, Barry
WARD	Buttrills
APPLICANT	Mr Phil Thomas, Football Association of Wales
PROPOSED DEVELOPMENT	Installation of Video Assistant Referee (VAR) Infrastructure comprising the construction of 1no. timber kiosk (Video Operations Room) and associated development foundations.

BACKGROUND

The application site is situated at Jenner Park, Barry Town Association Football Club, which is within the settlement of Barry. The site is bound by Gladstone Road to the south and Barry Road to the north. A car park is situated to the west gaining access from Devon Avenue.

PROPOSAL

Planning permission is sought for the installation of Video Assistant Referee (VAR) infrastructure. VAR cameras are proposed within the west stand. A kiosk building is proposed as a video operation room. The building is constructed of timber, measuring 3 metres in width, by 2.4 metres in depth and consists of a slight monopitch roof 2.5 metres at its apex. The proposed building will be sited on an existing hardstanding to the south of the western stand.

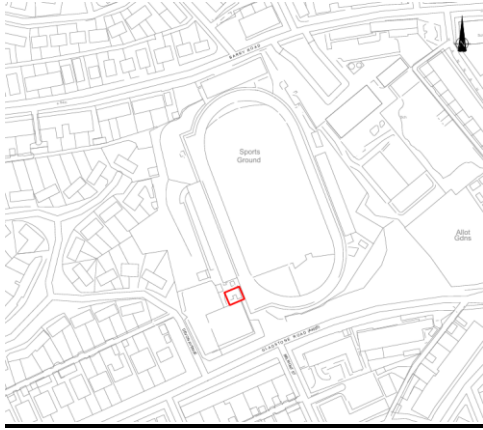
BIODIVERSITY

Paragraph 6.4.5 of Planning Policy Wales (Edition 12, 2024) 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 PPW12 and result in a net benefit for biodiversity.

RECOMMENDATION

No objection.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 10 June 2025

EFFECTIVE DATE OF RECEIPT – 16 May 2025

COMMENTS DEADLINE – 6 June 2025

APPLICATION NO. (S)	2025/00446/FUL
LOCATION	Roys Toys, 93 Main Street, Barry
WARD	Cadoc
APPLICANT	Mr Imran Ali
PROPOSED DEVELOPMENT	Change of use of ground floor from retail use to A3 use with fume extraction system.

BACKGROUND

The application site relates to a three storey, terraced property situated at 93 Main Street, within the settlement of Barry and within the Cadoxton Neighbourhood Centre. The property fronts directly onto the pavement and the rear of the site adjoins a lane. The property is currently vacant, however was last used as a retail unit known as 'Roys Toys'. The upper floors are used as residential units. The street consists of a mixture of residential and commercial properties.

PROPOSAL

Planning permission is sought to change the use of the property at ground floor level from a retail unit to an A3 use. The proposed use will provide a seating area, kitchen storage area and WC. The proposed opening hours are 10.00 to 22.00 hours Monday to Saturday and 11.00 to 09.00 Sunday. A flue is proposed to be installed to the rear elevation, extracting above the eaves. Cycle and bin storage is proposed within the rear garden.

The supporting information submitted with the application states that the property has been vacant for over a year and the applicant has been marketing to seek a suitable commercial use for the ground floor of the property. From the marketing there has been a good response for an A3 use.

BIODIVERSITY

Paragraph 6.4.5 of Planning Policy Wales (Edition 12, 2024 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.

RECOMMENDATION

It is noted that a planning application has recently been refused at the application site, reference 2023/00026/FUL. The refused application was for a ground floor extension and conversion to 5 flats. The application was refused for the following reason:

The proposal fails to demonstrate that the unit has been appropriately marketed for alternative uses on the ground floor and that the proposal would have an acceptable impact on the vibrancy and vitality of the defined retail centre. The proposal is

therefore contrary to policy MG15 - Non-Retail Uses within Local & Neighbourhood Retail Centres of the Vale of Glamorgan Local Development Plan 2011-2026.

Policy MG15 (Non-A1 Retail uses within Local & Neighbourhood Retail Centres) is applicable to this application. The policy states that; "Within local retail centres, proposals for non-A1 retail uses will be permitted where:

1. They would not result in excess of 50% non-A1 retail uses;
2. It is demonstrated through active and appropriate marketing that the existing use is no longer economically viable; and
3. The proposal would not result in an over concentration of non-A1 uses that would be detrimental to the vitality, attractiveness and viability of the local centre.

The provision of an A3 use within this location would appear to be contrary to Policy MG15. A statement has been submitted advising that the property has been marketed and there has been interest for an A3 use, although it doesn't appear that any supporting information has been submitted from an Estate Agent.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 10 June 2025

EFFECTIVE DATE OF RECEIPT – 19 May 2025

COMMENTS DEADLINE – 09 June 2025

APPLICATION NO. (S)	2025/00451/FUL
LOCATION	53 Cwm Barry Way, Barry
WARD	Illtyd
APPLICANT	Mr Charles Hunter
PROPOSED DEVELOPMENT	Single storey extension to the front, side and rear elevations.

BACKGROUND

The application site is situated at 53 Cwm Barry Way, within the settlement of Barry. The site relates to a split level dwelling which due to the differences in levels within the site extends from a two storey to a three storey dwelling when viewed from the front. The dwelling consists of an enclosed front garden, with a parking area to the front at the lower level. The rear and side of the site adjoin open space.

PROPOSAL

Planning permission is sought for the erection of a single storey extension, to be situated to the front, rear and side of the dwelling. The proposed extension consists of a flat roof to the rear elevation, with a monopitch roof to the front and side. Proposed materials are facing brickwork, with a concrete tiled roof and a render finish to the side and rear. Rooflights are proposed to the side roof slope.

BIODIVERSITY

Paragraph 6.4.5 of Planning Policy Wales (Edition 12, 2024) 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 PPW12 and result in a net benefit for biodiversity.

RECOMMENDATION

No objection.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE	10 June 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
2025/00303/FUL	Proposed first floor side extension over existing ground floor at 10 Heol Dewi Sant, Barry	No Objection	Approved
2025/00329/FUL	Small front extension including a new entrance lobby. Single storey rear extension at 21 Ewenny Close, Barry	No Comments Submitted	Approved
2025/00089/FUL	Proposed single storey extension to part side and rear of existing domestic dwellinghouse, to replace detached garage at 20 St Lythan's Road, Barry	No Objection	Approved
2024/01220/FUL	Proposed single storey rear extension and internal alterations at 3 Minster Close, Barry	No Objection	Approved
2025/00318/FUL	Front balcony to replace original Juliet balcony detailed on planning Ref. 2017/01296/FUL at 26 Clos Y Fulfran, Barry	No Objection	Approved

2025/00082/FUL	Retention of replacement outbuilding at 25 Clos Mancheldowne, Barry	No Objection	Approved
2025/00158/FUL	Two storey extension to side and single storey extension to rear of existing domestic dwellinghouse at 7, Dyffryn Place, Barry	No Objection	Approved
2025/00342/FUL	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 at 7 Heol Dewi Sant, Barry	Objection	Refused