

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 1 JULY 2025 AT 7:00PM**

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

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

PL387. **APOLOGIES FOR ABSENCE**

Councillors Davies-Powell and Thomas.

PL388. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE  
COUNCIL'S CODE OF CONDUCT**

None received.

Councillor Johnson entered the meeting at 7:02pm

PL389. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL390. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE  
MEETING HELD ON 10 JUNE 2025**

**RESOLVED:** That the minutes of the Planning Committee's meeting held on 10 June 2025 be approved and signed as a correct record.

**TO CONSIDER PLANNING APPLICATIONS**

**a) Planning Application No. 2025/00361/FUL**

**Location:** 70, Holton Road, Barry

**Development:** Alteration of shopfront

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

**b) Planning Application No. 2025/00503/FUL**

**Location :** Unit 1, Thompson Street, Barry

**Development:** Proposed change of use of existing Retail Unit from Use Class A1 to Use Class D1 to provide Day Care Facility

**RESOLVED: No objection.**

**c) Planning Application No. 2025/00517/FUL**

**Location:** O'Neils Car Sales, Cardiff Road, Barry

**Development:** To extend an existing vehicle crossover/dropped kerb on a classified roadway

**RESOLVED: No objection.**

**d) Planning Application No. 2025/00537/FUL**

**Location:** 154 Colcot Road, Barry

**Development:** Replace existing side single storey garage structure with two storey side extension and single storey rear extension, to include facade changes to existing rear and front elevations. Alterations to fenestration and replacement roof to existing rear single storey extension, together with all associated external works

The Chair commented that nothing in the proposed application appears to be controversial therefore sees no issues.

**RESOLVED: No objection.**

**e) Planning Application No. 2025/00540/FUL**

**Location:** Flat 1, 102, Kingsland Crescent, Barry

**Development:** Rationalisation of the existing apartments to create 4.no two-bedroom apartments, including the removal of one window on the rear elevation

Councillor Collins commented that although she had never been inside the property she does have concerns over the size of living

space being too small from the proposed developments, and she requested to see the plans.

The Acting Chief Officer presented the plans to the committee.

Councillor Collins added that similar developments have been carried out in the area.

Councillor Johnson raised reservations about whether the proposed living space sizes were acceptable. He suggested that the top-floor flat might be more suitable as a one-bedroom unit rather than two-bedroom flat. He stated that it would ultimately be for the committee to decide if the proposal constitutes an overdevelopment.

The Chair remarked that she was pleased to see that each proposed flat would have its own windows, should the development proceed.

**RESOLVED: No objection in principle to the proposed development. However, it is requested that the Vale of Glamorgan Council carefully consider whether the proposal constitutes as an overdevelopment.**

**Concerns were also expressed regarding the amount of space within the top floor flat to accommodate two bedrooms, and whether it would be more appropriate as a one bed unit.**

**In addition, the committee highlighted the importance of ensuring that the amenity space is maintained to a high standard and kept in good order.**

**f) Planning Application No. 2025/00542/FUL**

**Location:** 25 Afal Sur, Barry

**Development:** installation of air source heat pump to side of property

The Chair commented that there doesn't appear to be much space at the side of the property.

Councillor E S Goodjohn stated that he does not oppose the proposal and sees no reason to object in principle. However, he suggested that attention should be focused on addressing the issue of noise mitigation.

Councillor E J Goodjohn agreed, adding that there should be stronger legislation in place requiring companies to comply with noise mitigation standards.

**RESOLVED: No objection to the principle of installing an air source heat pump, however the submitted noise assessment**

has illustrated that the air source heat pump has failed due to the pump exceeding the recommended noise levels therefore would seek for the Vale of Glamorgan Council to work with the applicant to mitigate the noise issue.

**g) Planning Application No. 2025/00527/FUL**

**Location:** 1, Westward Rise, Barry

**Development:** Proposed Single Storey Rear Extension, Loft Conversion and Dormer, Garage Conversion, Alterations to Fenestration and Associated Works

The Chair commented that there are various types of developments in the surrounding area and, therefore, raised no concerns providing that the proposed is in keeping with its surroundings and adheres to relevant conservation guidelines.

**RESOLVED: No objection, subject to the proposal being in keeping with the surrounding area and complying with relevant conservation guidelines.**

**h) Planning Application No. 2025/00548/FUL**

**Location:** Baobab, Highlight Lane, Barry

**Development:** Variation of Condition 2 (Approved Drawings) of Planning Permission 2024/00358/FUL: Proposed First and Second Floor Extensions with Juliet balconies to the rear and Internal Alterations

**RESOLVED: No objection.**

**i) Planning Application No. 2025/00059/FUL**

**Location:** 5, Beatty Close, Barry

**Development:** Raising of ground levels by 1.3m, construction of 1.9m high brickwork retaining wall and the erection of 2m timber fencing above retaining wall

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

**j) Planning Application No. 2025/00554/FUL**

**Location:** 20 Westward Rise, Barry

**Development:** Proposed two-storey extension to the rear and new porch to existing domestic dwelling house

**RESOLVED: No objection, subject to the proposed having an appropriate finish and complying with relevant conservation guidelines.**

PL392. **TO CONSIDER TABLED APPLICATIONS**

None received

PL393. **LOCAL PLANNING AUTHORITY DECISIONS**

The committee noted that some of their decisions differed from that of the Vale of Glamorgan Council and requested for some more information on applications 2025/00113/ADV, 2025/00346/FUL and 2025/00306/FUL.

**RESOLVED:**

- 1. That the Local Planning Authority Decisions be received and noted.**
- 2. That the committee are provided with more information on the decisions made on applications 2025/00113/ADV, 2025/00346/FUL and 2025/00306/FUL.**

PL394. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

None Received.

PL395. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None received.

PL396. **REPLACEMENT LOCAL DEVELOPMENT PLAN (2021 – 2036) CONSULTATION ON HOUSING GROWTH IN BARRY**

The Chair commented that she has no objection to the provision of affordable housing. However, she raised concerns about the location of the proposed entrance. She noted that Barry Town Council had previously had a similar proposal and the concerns raised at that time remain relevant particularly the increased vehicle use if the proposed number of houses are built.

Councillor Clarke agreed, acknowledging that while many concerns have been addressed, issues related to traffic remain. He added that traffic pressures in the area are expected to worsen once the new college near the airport is finished.

Councillor E S Goodjohn noted that during the previous proposal for the site, it had been mentioned that funding would be made available to improve local services. He suggested that this could potentially be the case again. He also remarked that, although the proposed development lies on the boundary, it is likely to become part of Barry in the future.

The Chair added that she had hoped the proposed development would be centred around the railway line; however, this does not appear to be the case.

**RESOLVED: The committee raised the following concerns regarding the proposed development:**

1. The site lies outside the current settlement boundary.
2. Potential overdevelopment of the area.
3. Loss of valuable green space.
4. Significant increase in traffic.
5. Concerns regarding the suitability of the proposed location.

PL397. **THE VALE OF GLAMORGAN COUNCIL (PROHIBITION AND RESTRICTION OF WAITING AND LOADING AND PARKING) (CIVIL ENFORCEMENT) (AMENDMENT AND REVOCATION) (NO. 5) ORDER 2025**

**RESOLVED: The committee support the plans.**

PL398. **PRE-APPLICATION CONSULTATION (PAC) FOR PROPOSED DEVELOPMENT AT LAND AT THE FORMER BARRY POWER STATION**

Councillor Johnson commented that more detailed information would be available if a full application was received, although on the border of the town this is still very relevant to the committee.

Councillor Clarke informed the committee that with the paper there is a link directing you to the company website containing lots of information.

**RESOLVED: No objection in principle, based on the information provided within the agenda.**

PL399. **PROPOSALS TO IMPROVE THE ADMINISTRATION AND ENFORCEMENT OF COUNCIL TAX IN WALES**

The Chair informed the committee that no responses had been received from councillors regarding the consultation. However, she expressed the view that any initiative aimed at assisting residents with their Council Tax should be seen as a positive step.

**RESOLVED: That the committee agree with the proposals.**

PL400. **PRE-REVIEW OF ELECTORAL ARRANGEMENTS FOR THE VALE OF GLAMORGAN**

The Chair commented that Barry Town Council should align with the Vale of Glamorgan Council in terms of representation to help minimise the impact on rural areas..

Councillor E S Goodjohn noted that during the recent community review, the same point was raised regarding the number of Barry Town Councillors being brought in line with the Vale of Glamorgan's.

Both the Chair and Councillor Johnson agreed stating that it makes sense.

**RESOLVED: That the committee supports the proposal for the number of Barry Town Councillors to reflect and align with the representation of the Vale of Glamorgan Council**

PL401.

**DATE OF NEXT MEETING**

**RESOLVED: That the date of the next Planning Committee is scheduled for Tuesday 29 July 2025.**

Meeting closed at 7.44pm.

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