



**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 14 OCTOBER 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

Rachel Honey-Jones
Chief Officer (Town Clerk)

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.
4. **To approve the minutes of the Planning Committee's Meeting held on 23 September 2025**
(Pages 1760 - 1767)

Planning Issues

5. **To consider Planning Applications:**
(Pages 1768 - 1790)
 - a) Planning Application No. 2025/00600/FUL – Retrospective works to basement and ground floor including change of use of basement from storage associated with amusement arcade to A3 bar/restaurant; change of use of part of ground floor from amusement arcade to A3 takeaway food kiosk and access to A3 bar/restaurant below; external alterations including creation of new shopfront and installation of ventilation equipment to rear elevation; and proposed creation of beer garden to rear at 5 Paget Road, Barry
 - b) Planning Application No. 2025/00874/FUL – Change of use from A1 to mixed use to include hairdresser, nail technician, contrast therapy, massage therapy and community room at 10 High Street, Barry
 - c) Planning Application No. 2025/00889/FUL – New industrial building to provide 10no units (planning use class B1, B2 and B8) to replace existing industrial units burned down in October 2023 at Unit 12a Part 2, Atlantic Trading Estate, Barry
 - d) Planning Application No 2025/00915/FUL – Proposed granny annex in the garden at 3 Cawley Place, Barry

- e) Planning Application No. 2025/00921/FUL – Installation of an air source heat pump and bee hotel to support biodiversity net gain at 26 Carn Yr Ebol, Barry
- f) Planning Application No. 2025/00924/FUL – Change of use, proposed permission to locate our established catering trailer in the back garden for delivery service only at 14 Borough Avenue, Barry
- g) Planning Application No. 2025/00926/FUL – Construction of two new boundary wall and fence sections at Cole Farm, 9 Cold Knap Way, Barry
- h) Planning Application No. 2025/00929/FUL – Garage extension and conversion to workshop with sitting room/office above and balcony to the rear at 66 Clos Yr Wylan, Barry
- i) Planning Application No. 2025/00931/ADV – Advertisement board to support a digital poster (D-poster) to the North facing elevation over entrance. Illuminated signage to Box Office at Memorial Hall Theatre, Gladstone Road, Barry
- j) Planning Application No. 2025/00952/FUL – External material alterations to the north and east entrance doors, including associated canopy. Window replacements as identified. Advertisement board to north facing elevation over entrance at Memorial Hall Theatre, Gladstone Road, Barry
- k) Planning Application No. 2025/00957/FUL – Proposed single storey extension to rear and proposed dormer loft conversion to rear of existing domestic dwelling house at 19 Cwm Barry Way, Barry
- l) Planning Application No. 2025/00968/FUL – Change of use from veterinary surgery to a residential dwelling with single storey rear extension at Petherton Veterinary Surgery, 26 Broad Street, Barry

- 6. **To consider Tabled Applications** **(None Received)**
None received.
- 7. **Local Planning Authority Decisions** **(Page 1791-1792)**
- 8. **Notification of a Premises Licence Review** **(Page 1793-1797)**

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 4 November 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 23 SEPTEMBER 2025 AT 7:05PM

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

ALSO PRESENT: Rachel Honey-Jones – Chief Officer
Courtney Parker – Administrator
Councillor N Hodges – Observer
Elin Blakemore – Observer

PL414. **APOLOGIES FOR ABSENCE**

Councillor Ball.

PL415. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**

The Chief Officer declared an interest in agenda item 11 due to past employment so would leave the meeting for this item.

Councillor E J Goodjohn declared an interest in agenda item 11 due to being a board representative for Newydd so would leave the meeting for this item.

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.

PL416. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**
RESOLVED: That the Well-being for Future Generations (Wales) Act 2015 be received and noted.

PL417. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 2 SEPTEMBER 2025**
RESOLVED: That the minutes of the Planning Committee's meeting held on 2 September 2025 be approved and signed as a correct record.

PL418. **TO CONSIDER PLANNING APPLICATIONS**

The Chair brought Agenda item 5I forward.

Both the Chief Officer and Councillor E J Goodjohn left the meeting at 7:09pm.

i) Planning Application No. 2025/00823/FUL

Location: Castle Hotel, Jewel Street, Barry

Development: Retention of 14 no. apartments (Use Class C3) within the existing public house (Use Class A3) and 2-storey side extension (all approved under LPA Ref: 2019/1062/FUL), together with change of use of ground floor and remainder of first floor of existing public house (Use Class A3) to provide 8 no. apartments (Use Class C3), external alterations, repositioned vehicular access, provision of 15 no. car parking spaces, cycle storage, bin storage, drainage and ancillary works.

Elin Blakemore, a local resident, expressed her concern over Newydd Housing's current development proposal, advocating for the preservation and adaptive reuse of a heritage building in Castleland/Barry Dock. She emphasised the opportunity to link regeneration funding and the Barry Plan for Neighbourhoods to cultural and community-based uses. She proposed a compromise, suggesting a reduced number of flats alongside the creation of a modest, multi-purpose community space that could support local heritage, music, language, and social activities. She highlighted a lack of cultural venues in Barry and stressed the importance of celebrating the town's maritime history and diverse identity. The need

for genuine support from developers and public bodies was also noted.

Councillor Collins agreed with the concerns raised, noting that the ward has lost many pubs in recent years, which has been a significant loss for the local community. She expressed strong support for retaining the building as a community hub, as originally agreed, and stated that it would be wrong to go back on the original planning conditions.

Both councillors Hennessy and Thomas agreed.

Councillor Thomas added that she does not support the proposed plans and believes they should be halted. She raised concerns regarding potential overcrowding and parking issues.

Councillor Clarke stated that he opposes the proposed plans, noting that local public comments do not support the changes and that the original planning conditions required the retention of the pub. He emphasised that it is critical the Vale of Glamorgan Council upholds its previous commitment to retain the pub and questioned how the current proposal could be considered in light of those conditions.

He also raised concerns about the reported poor condition of the downstairs area of the property, including dry rot, and stated that the necessary repair work is the responsibility of the Vale of Glamorgan Council. He urged the Vale of Glamorgan Council to revisit the original plans and accept that this issue is their burden to resolve.

Additionally, Councillor Clarke requested clarification on how, when, and where the property had been advertised, noting rumours that it was only marketed in London.

Councillor Collins reported that she had spoken with a neighbouring family who raised concerns about the proposed flats overlooking their back garden. She noted that the previous application was approved on the basis that the property would be retained as a pub or community hub. Councillor Collins suggested that Newydd should engage with local community groups to explore options for shared use and support for the space.

Elin Blakemore said there is so much potential however any community group approached to take it on would require proper support and nurturing to succeed.

Councillor N Hodges added that the original intention was clearly to retain the building for A3 use, and stated that the Vale of Glamorgan Council should enforce this condition.

RESOLVED: Strong objection due to;
1) the loss of public space as raised in 2023.

- 2) Further concerns regarding the legitimacy of the attempts of the developer to secure a tenant for the originally proposed use as raised in 2023.
- 3) Over development.
- 4) The Committee stated they are strongly disappointed that the proposed plans are failing to meet critical conditions of the original application.
- 5) Objection raised as the critical conditions of the property being retained for A3 use still applies.
- 6) Suggestion that The Vale of Glamorgan Council are to enforce the original planning conditions and protect this important community asset.

Elin Blakemore left the meeting at 7:32pm

Both the Chief Officer and Councillor E J Goodjohn rejoined the meeting at 7:33pm

a) Planning Application No. 2025/00304/LBC

Location: 9 Cold Knap Way, Barry

Development: Listed Building consent for bathroom reconfiguration, addition of rooflights, replacement/repairs to bedroom ceiling, replacement of windows and replacement of cementitious external render to a lime render.

RESOLVED: No objection, provided the Conservation Officer is satisfied that the proposal will not have a detrimental impact on the character or appearance of the listed building.

b) Planning Application No. 2025/00323/FUL

Location : 36 Colcot Road, Barry

Development: Modular build extension to side of property. Extension will consist of a bedroom and a shower room.

RESOLVED: No objection.

c) Planning Application No. 2025/00478/FUL

Location: Carhullen, 6A Pontypridd Road, Barry

Development: Create a new driveway to front of property for car parking. Also, provide access to rear garden to securely park motorcycles. Finally, replace existing boundary walls and fencing with Crossfield Road with new brick built walls

RESOLVED: Objection raised as it is unclear why the application has been amended and an additional driveway is proposed to the front, however this results in an additional opening in the

boundary wall and two entrances from Crossfield Road. The provision of a single access would be preferred and the previous comments in relation to highway safety remain.

d) Planning Application No. 2025/00673/FUL

Location: 92-94 Ground Floor Shop, Holton Road, Barry

Development: Residential Development to convert commercial shop premises into 7No. Flats and 2No Studios Apartments

Councillor Collins said that while single person accommodation is needed in The Vale of Glamorgan, she doesn't feel this is the best way to provide it. She would prefer to see the ground floor kept as A1 use, with flats above. She also raised concerns about whether there would be adequate parking for the number of flats proposed.

RESOLVED: Objection raised due to

- 1) The proposal appears to be an overdevelopment of the site.**
- 2) The ground floor should be retained for A1 use.**
- 3) There is no objection to the proposed rear elevation alterations, including the addition of dormers, provided the case officer is satisfied there will be no unacceptable overlooking.**
- 4) The Committee also expressed a desire to see disabled access included for the proposed properties.**

e) Planning Application No. 2025/00741/FUL

Location: 16 Meadow Vale, Barry

Development: First floor extension over existing living room at the rear of property, approx 20 sqm.

RESOLVED: No objection.

f) Planning Application No. 2025/00796/FUL

Location: 4 Peterswell Road, Barry

Development: Demolition of existing garage and lean-to and construction of wrap around side and rear extension. Additional bedroom to first floor with 1No. dormer window to front elevation.

RESOLVED: Objection raised due to concerns surrounding the proposed development. The proposal consists of a relatively large extent of roof, with the first floor accommodation being provided through the provision of dormers to the front and rear elevations. Dormers are not considered to be characteristic of

the street-scene and it is considered that a traditional two storey extension, which is set down from the ridge, in from the sides and set in from the side boundary, would be preferred.

g) Planning Application No. 2025/00811/FUL

Location: 39 Dudley Place, Barry

Development: Installation of an Air Source Heat Pump to be installed to the property. Planning permission is being sought as the heat pump is within 3m of the property boundary

RESOLVED: No objection is raised in principle, provided that appropriate noise mitigation measures are implemented where possible.

h) Planning Application No. 2025/00812/FUL

Location: 7 St Fagans Avenue, Barry

Development: Demolition of exiting conservatories. Proposed 2 storey side extension with Juliet balcony to rear elevation, rear single storey extension and porch to front elevation.

RESOLVED: No objection.

j) Planning Application No. 2025/00861/FUL

Location: 41 Atlantic Business Park, Hayes Lane, Sully

Development: Change of Use for B2 use in order to operate a brewery on the premises.

RESOLVED: No objection.

k) Planning Application No. 2025/00867/FUL

Location: Land at Hayes Road, Sully

Development: Residential development comprising of 13.no dwellings and 6.no flats, including associated works

RESOLVED: An objection is raised as the application site is located within open countryside, where residential development is considered unacceptable in principle. The proposal also raises concerns in relation to biodiversity.

l) Planning Application No. 2025/00876/FUL

Location: 83 Jenner Road, Barry

Development: Single storey rear extension to mirror the footprint of the existing lean-to extension

RESOLVED: No objection.

m) Planning Application No. 2025/00897/LBC

Location: Bay 2 & 6 The Promenade, Barry Island, Friars Road, Barry

Development: Excavation of promenade and bay 2 & 6 to lay water pipe and reinstatement / installation of showers

RESOLVED: No objection is raised in principle; however, the Committee would prefer that the works be carried out during off-peak periods to minimise disruption during tourist season.

n) Planning Application No. 2025/00899/FUL

Location: 52 Ffordd Cwm Cidi, Barry

Development: Erect a storm porch to the front elevation

Councillor Hennessy requested to view the proposed plans.

The Chief Officer presented the plans to the Committee.

RESOLVED: No objection.

o) Planning Application No. 2025/00904/FUL

Location: 15 Ivor Street, Barry

Development: Proposed first floor side extension and loft conversion

RESOLVED: No objection.

p) Pre-Application

Location: Plot 8, Atlantic Trading Estate, Barry

Development: Proposed fleet parking for council vehicles and associated works

RESOLVED: No objection is raised. In line with Paragraph 6.4.5 of Planning Policy Wales (Edition 12, 2024), which requires development to maintain and enhance biodiversity and deliver a net benefit, the Committee notes that future proposals must comply with this policy and that The Vale of Glamorgan is committed to ensuring all developments result in a measurable net gain for biodiversity.

PL419.

TO CONSIDER TABLED APPLICATIONS

None received

PL420. **LOCAL PLANNING AUTHORITY DECISIONS**

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

The Chair moved agenda item 8 the last item.

PL421. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None received.

PL422. **DATE OF NEXT MEETING**

RESOLVED: That the date of the next Planning Committee is scheduled for Tuesday 14 October 2025.

Councillor Hennessy left the meeting at 8:02pm

PL423. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

Application for a Variation of Premises Licence – Unit 2 Nells Point, Barry, CF62 5AJ (Loungers)

RESOLVED: That the application for a Variation of Premises Licence – Unit 2 Nells Point, Barry, CF62 5AJ (Loungers) be received and noted.

Meeting closed at 8.04pm.

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

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 14 October 2025

EFFECTIVE DATE OF RECEIPT – 22 September 2025

COMMENTS DEADLINE – 13 October 2025

APPLICATION NO. (S)	2025/00600/FUL
LOCATION	5 Paget Road, Barry
WARD	Baruc
APPLICANT	James Corle
PROPOSED DEVELOPMENT	Retrospective works to basement and ground floor including change of use of basement from storage associated with amusement arcade to A3 bar/restaurant; change of use of part of ground floor from amusement arcade to A3 takeaway food kiosk and access to A3 bar/restaurant below; external alterations including creation of new shopfront and installation of ventilation equipment to rear elevation; and proposed creation of beer garden to rear.

BACKGROUND

The application site is located at 5 Paget Road, within the settlement of Barry. The site relates to a three storey property which fronts directly onto Paget Road. Due to a differences in levels within the site, the property is four storey at the rear. The site is also within the Barry Marine Conservation Area.

PROPOSAL

Planning permission is sought for to change the use of the basement from storage associated with the amusement arcade at ground floor level to an A3 bar/restaurant. Planning permission is also sought for the change of use of part of the ground floor from an amusement arcade to an A3 takeaway kiosk. The works were completed in May 2024 and therefore the application is retrospective. The proposal includes alterations to the shopfront, to accommodate the additional use. The proposed shopfront consists of a new sign with an artificial hedge. Roller shutters are proposed to the shopfront. The amenity space to the rear is to be used for off street car parking. A flue is also proposed to the rear elevation.

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

No objection, provided the case officer is satisfied with the new shopfront and the provision of roller shutters

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 14 October 2025

EFFECTIVE DATE OF RECEIPT – 25 September 2025

COMMENTS DEADLINE – 16 October 2025

APPLICATION NO. (S)	2025/00874/FUL
LOCATION	10 High Street, Barry
WARD	Illtyd
APPLICANT	Mr & Mrs Ian & Helen George, Health Hwb LTD
PROPOSED DEVELOPMENT	Change of use from A1 to mixed use to include hairdresser, nail technician, contrast therapy, massage therapy and community room

BACKGROUND

The application site relates to a two storey, terraced property located at 10 High Street, within the settlement of Barry. The property fronts directly onto the pavement and adjoins a lane to the rear. The site is also within the High Street/Broad Street District Centre.

PROPOSAL

Planning permission is sought for the change the use of the existing A1 use to a mixed use. The proposed ground floor will provide a reception area, changing cubicles, sauna and spa area. The first floor will provide a lounge/therapy room, hair and nail bar, therapy room, massage room, waiting area and WC and store room. There does not appear to be any external alterations. Works commenced in June 2025, however have not been completed. There are 2 full time employees and 4 part time employees proposed. The hours of opening are Monday to Friday 06.00 to 20.00 hours and Sundays/Bank Holidays 06.00 to 08.00 hours for the contrast therapy. Monday to Saturday 09.00 to 18.00 hours for the hairdresser and Monday to Saturday 09.00 to 18.00 hours for the nail technician.

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

The site is within the High Street/Broad Street District Retail Centre. The proposal is for a mixed use, however includes a hairdresser which falls within an A1 use class.

Policy MG14 of the Local Development Plan (LDP) states:

NON-A1 RETAIL USES WITHIN TOWN AND DISTRICT RETAIL CENTRES

Proposals for non-A1 retail uses at ground floor level within the town and the district centres will be permitted where:

- 1. They would not result in more than 35% of non-A1 retail uses within the primary shopping frontage;*
- 2. They would not result in more than 50% of non-A1 retail uses within the secondary shopping frontage;*
- 3. They would not create an over concentration of non-A1 retail uses within the centre;*
- 4. They complement the character of the existing centre, benefit the daytime economy and maintain an attractive shop frontage; and*
- 5. They would not prevent the beneficial use or reuse of upper floors.*

Within the town and district retail centre boundaries, proposals for the conversion of a ground floor existing A1 unit to a non-A1 use will only be permitted where it can be demonstrated that the unit has been appropriately marketed and that the proposed use would have no unacceptable impact on the role and function of the retail centre.

The case officer will need to ensure that the proposal complies with Policy MG14 of the LDP, however the proposed change of use appears acceptable based on part of the property being with A1 and the other uses being complementary to the A1 use.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 14 October 2025

EFFECTIVE DATE OF RECEIPT – 18 September 2025

COMMENTS DEADLINE – 09 October 2025

APPLICATION NO. (S)	2025/00889/FUL
LOCATION	Unit 12a Part 2, Atlantic Trading Estate, Barry
WARD	Castleland
APPLICANT	Mansbridge, Forklift Specialist
PROPOSED DEVELOPMENT	New industrial building to provide 10no units (planning use class B1, B2 and B8) to replace existing industrial units burned down in October 2023.

BACKGROUND

The application site is situated within the Atlantic Trading Estate and is bound by highways to the north and west. Access to the site is gained from the north. The site is enclosed with fencing. The industrial units which previously occupied the site were destroyed in a fire in 2023.

PROPOSAL

Planning permission is sought for the erection of an industrial building. The proposed building will provide 10 units, to be used within use class B1, B2 and B8. The design of the building proposes a pitched roof, with solar panels to the front and rear roof slope. Each unit will provide a roller shutter door and a pedestrian door to the front elevation and a pedestrian door to the rear elevation. Proposed materials are metal cladding sheets in dark grey and a green roof. Access is as existing from the north and car parking is provided to the east (front) of the units. Each unit is allocated 2 parking spaces.

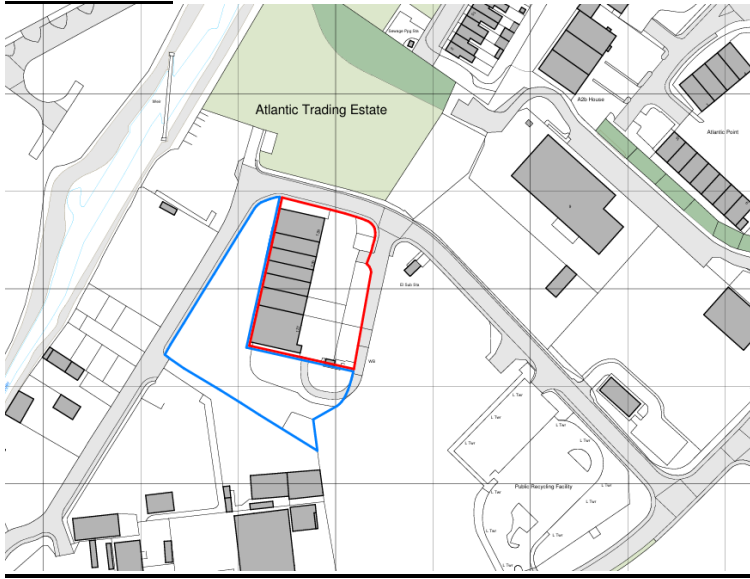
BIODIVERSITY

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

No objection.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 14 October 2025

EFFECTIVE DATE OF RECEIPT – 16 September 2025

COMMENTS DEADLINE – 07 October 2025

APPLICATION NO. (S)	2025/00915/FUL
LOCATION	3 Cawley Place, Barry
WARD	Court
APPLICANT	Mr Chris Read
PROPOSED DEVELOPMENT	Proposed granny annex in the garden

BACKGROUND

The application site relates to a two storey, semi-detached dwelling, which is situated at 3 Cawley Place, within the settlement of Barry. The dwelling provides off-street car parking to the front. The rear of the site adjoins open space. The streetscene consists of semi-detached dwellings.

PROPOSAL

Planning permission is sought for the erection of a detached outbuilding, to be situated to the rear of 5 Cawley Place. It appears that the existing boundary fence to the rear of 5 Cawley Place is to be removed and a new fence erected segregating the garden areas. The outbuilding is proposed to be used as a granny annex, providing a living/kitchen area, bedroom and shower. The proposed outbuilding consists of a slight monopitch roof. Proposed materials are grey cladding boards.

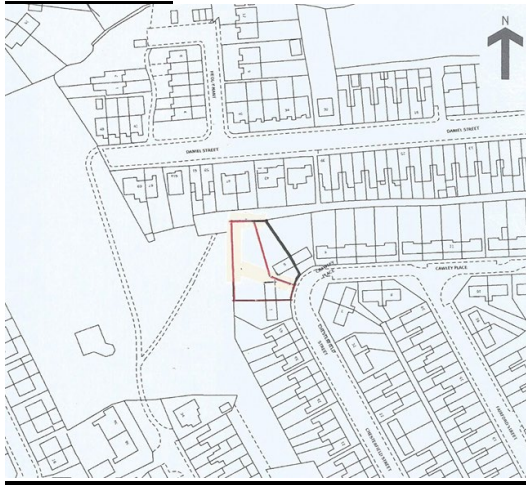
BIODIVERSITY

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 – 14 October 2025

EFFECTIVE DATE OF RECEIPT – 16 September 2025

COMMENTS DEADLINE – 07 October 2025

APPLICATION NO. (S)	2025/00921/FUL
LOCATION	26 Carn Yr Ebol, Barry
WARD	Cadoc
APPLICANT	Jason Aspinall
PROPOSED DEVELOPMENT	Installation of an air source heat pump and bee hotel to support biodiversity net gain

BACKGROUND

The application site relates to a two storey, detached dwelling, which is situated at 26 Carn Yr Ebol, within the settlement of Barry. The dwelling is situated within a relatively new residential development.

PROPOSAL

Planning permission is sought for the installation of an air source heat pump. There is currently a projection to the front of the main dwelling. The proposed air source heat pump is to be situated to the rear elevation of the front projection. The pump is situated approximately 2.3 metres from the boundary with the adjoining dwelling. The supporting information submitted with the application states that the pump passed the Manual Sound Calculator. A bee hotel is also proposed along the rear boundary.

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 – 14 October 2025

EFFECTIVE DATE OF RECEIPT – 25 September 2025

COMMENTS DEADLINE – 16 October 2025

APPLICATION NO. (S)	2025/00924/FUL
LOCATION	14 Borough Avenue, Barry
WARD	Dyfan
APPLICANT	Mr Michael Collins, Flamin Moody Cow
PROPOSED DEVELOPMENT	Change of use, proposed permission to locate our established catering trailer in the back garden for delivery service only.

BACKGROUND

The application site relates to a two storey, semi-detached dwelling, which is situated at 14 Borough Avenue, within the settlement of Barry. The dwelling is situated within a relatively spacious plot and adjoins dwellings at Harlech Gardens to the rear. A driveway is situated to the front/side of the dwelling.

PROPOSAL

Planning permission is sought for the siting of a catering trailer, in the rear garden of the property. The trailer would employ the applicant and his wife and it would operate as a delivery only service, with no collections available to customers. The proposed hours of operation are 4/5 days, between the hours of 16.45 and 22.00 hours.

It is noted that comments have been received from the Estates Department objecting to the proposal on the following grounds:

This property is a council owned property. There has been no discussion with the landlord about a change of use and the tenancy agreement prohibits use of council homes for business 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 PPW12 and result in a net benefit for biodiversity.

RECOMMENDATION

Concerns are raised to the proposal. The surrounding area is residential and therefore the proposed use does not appear appropriate for the area. It is possible that the proposed use will cause disturbance in terms of noise and odours to the neighbouring properties.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 14 October 2025

EFFECTIVE DATE OF RECEIPT – 17 September 2025

COMMENTS DEADLINE – 08 October 2025

APPLICATION NO. (S)	2025/00926/FUL
LOCATION	Cole Farm, 9 Cold Knap Way, Barry
WARD	Baruc
APPLICANT	Ms Caroline Beer
PROPOSED DEVELOPMENT	Construction of two new boundary wall and fence sections

BACKGROUND

The application site relates to a two storey, detached property, situated at Cole Farm, 9 Cold Knap Way. The property is a Grade II* listed building and is situated within a particularly large plot.

PROPOSAL

Planning permission is sought for the erection of new boundary enclosures. The proposal consists of a new 2 metre high natural stone boundary wall to the south west of the dwelling. Proposed materials are local lias stone with lime mortar and cock and hen detail as capping. The existing north eastern boundary consists of 0.8 metre high masonry wall, with a 1.2 metre high timber fence and 3 metre high gymnastic rails. The timber fence is proposed to be replaced with 2.4 metre high timber slat panels along the north east garden boundary.

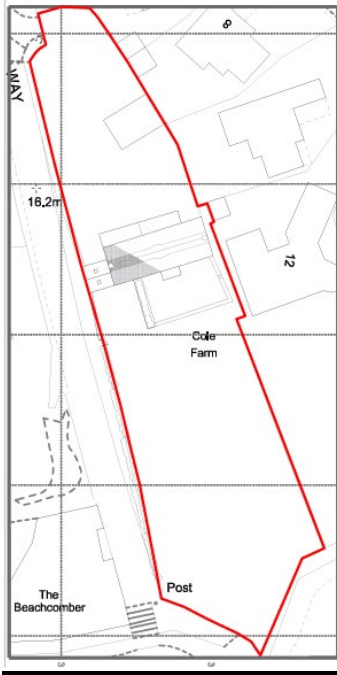
BIODIVERSITY

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, provided the Conservation Officer is satisfied that the proposal will not have a detrimental impact on the character or appearance of the listed building.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 14 October 2025

EFFECTIVE DATE OF RECEIPT – 19 September 2025

COMMENTS DEADLINE – 10 October 2025

APPLICATION NO. (S)	2025/00929/FUL
LOCATION	66 Clos Yr Wylan, Barry
WARD	Baruc
APPLICANT	Mr Andrew Ullyott
PROPOSED DEVELOPMENT	Garage extension and conversion to workshop with sitting room/office above and balcony to the rear

BACKGROUND

The application site relates to a two storey, semi-detached dwelling, which is situated at 66 Clos Yr Wylan, within the settlement of Barry. An attached garage adjoins the side of the dwelling, with a driveway to the front of the garage. The dwelling is situated within a relatively new residential development.

PROPOSAL

Planning permission is sought for the extension of the existing garage. The garage is proposed to be extended to the side and rear and is proposed to be used as a workshop. The height of the garage is also proposed to be increased with a sitting room/office provided within the roof slope. A window is proposed to the front elevation at ground floor level and a window and door to the rear elevation. Rooflights are proposed to the front roof slope and a pitched roof dormer to the rear elevation. The dormer consists of a doorway gaining access to a balcony area. The balcony is to be enclosed with a glass balustrading. Proposed materials are render and concrete tiles to match the existing dwelling.

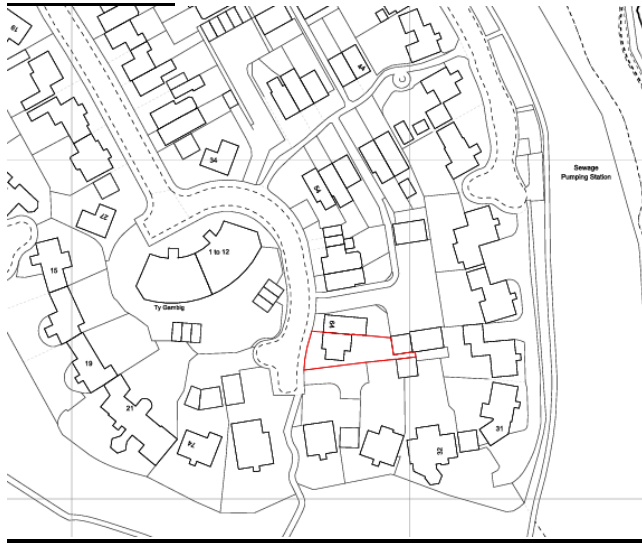
BIODIVERSITY

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, provided the case officer is satisfied with the level of overlooking from the proposed balcony.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 14 October 2025

EFFECTIVE DATE OF RECEIPT – 01 October 2025

COMMENTS DEADLINE – 22 October 2025

APPLICATION NO. (S)	2025/00931/ADV
LOCATION	Memorial Hall Theatre, Gladstone Road, Barry
WARD	Buttrills
APPLICANT	Kate Long, The Memo Art Centre
PROPOSED DEVELOPMENT	Advertisement board to support a digital poster (D-poster) to the North facing elevation over entrance. Illuminated signage to Box Office

BACKGROUND

The application site relates to a detached property, situated at the Memorial Hall Theatre, Gladstone Road, within the settlement of Barry. The site occupies a corner plot bound by St Pauls Avenue to the north west and Gladstone Road to the east. College Road is situated to the south of the site. The current use of the property is as a theatre and cinema.

PROPOSAL

Advertisement consent is sought for the installation of an electronic illuminated advertisement screen within a black aluminium frame. The screen will provide a 48 sheet advert to support a digital poster. The advert is sited approximately 2.2 metres from ground level measuring 6.3 metres (height), by 0.9 metres (width), by 0.3 metres (depth). A flat roof steel canopy is also proposed to the south elevation with 'Box Office' lettering. The lettering proposes internal lighting.

A separate planning application has been submitted for planning permission for external alterations to the building, reference 2025/00952/FUL and is currently under consideration.

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

The case officer will need to be satisfied that the proposed advertisement screen will not have a detrimental impact on the character of the existing building.

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 14 October 2025

EFFECTIVE DATE OF RECEIPT – 24 September 2025

COMMENTS DEADLINE – 15 October 2025

APPLICATION NO. (S)	2025/00952/FUL
LOCATION	Memorial Hall Theatre, Gladstone Road, Barry
WARD	Buttrills
APPLICANT	Kate Long, The Memo Art Centre
PROPOSED DEVELOPMENT	External material alterations to the north and east entrance doors, including associated canopy. Window replacements as identified. Advertisement board to north facing elevation over entrance.

BACKGROUND

The application site relates to a detached property, situated at the Memorial Hall Theatre, Gladstone Road, within the settlement of Barry. The site occupies a corner plot bound by St Pauls Avenue to the north west and Gladstone Road to the east. College Road is situated to the south of the site. The current use of the property is as a theatre and cinema.

PROPOSAL

Planning permission is sought for alterations to the entrance to the north elevation. The proposed new entrance replaces the traditional doors with black aluminium doors and also includes restoring the stone and feature surround. An electronic illuminated advertisement screen is proposed above the entrance doors. The existing windows (6 in total) at ground floor to the east (Gladstone Road) elevation are proposed to be replaced with slimline aluminium frame windows. A flat roof steel canopy is also proposed to the south elevation with 'Box Office' lettering. The lettering proposes internal lighting. The finish of the canopy is powder coated aluminium in black.

A separate planning application has been submitted for advertisement consent and is currently under consideration, reference 2025/00931/ADV.

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

The case officer will need to be satisfied that the proposal does not have a detrimental impact on the character of the existing building, considering its traditional appearance.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 14 October 2025

EFFECTIVE DATE OF RECEIPT – 25 September 2025

COMMENTS DEADLINE – 16 October 2025

APPLICATION NO. (S)	2025/00957/FUL
LOCATION	19 Cwm Barry Way, Barry
WARD	Illtyd
APPLICANT	Mr Ben Sewell
PROPOSED DEVELOPMENT	Proposed single storey extension to rear and proposed dormer loft conversion to rear of existing domestic dwellinghouse

BACKGROUND

The application site relates to a two storey, semi-detached dwelling situated at 19 Cwm Barry Way, within the settlement of Barry. The dwelling is set back from the road frontage, with an enclosed front garden and a driveway to the front/side. The rear of the site adjoins dwellings at Parkland Walk. The dwellings within the streetscene are fairly similar in appearance.

PROPOSAL

Planning permission is sought for the erection of a single storey extension, to be situated to the rear of the dwelling. The proposed extension will provide a dining room and consists of a flat roof, with a glazed lantern which projects above the flat roof.

Planning permission is also sought for the erection of a flat roof dormer to the rear roof slope and the replacement of the hipped roof of the dwelling with a gable to the side elevation. Two bedrooms and a bathroom are proposed to be accommodated within the roof slope. The proposed dormer is set up from the eaves, down from the ridge and in from the sides, which is welcomed. Windows are proposed to the rear elevation. Proposed materials are hanging roof tiles. A new window is proposed to the side elevation of the gable at second floor level and rooflights are proposed to the front elevation.

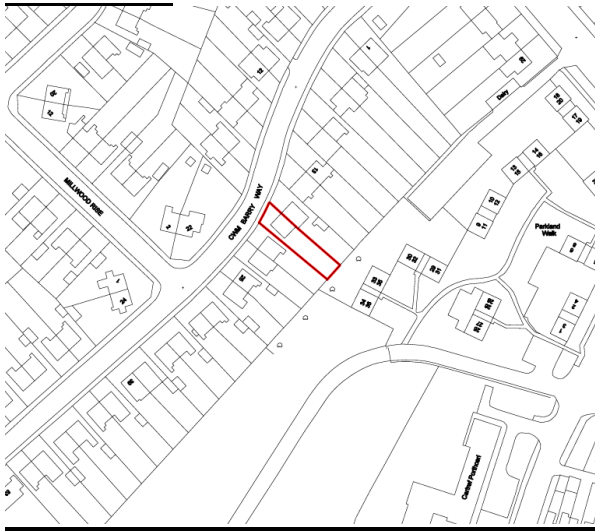
BIODIVERSITY

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. Although the streetscene consists of hipped roof dwellings, the proposed hip to gable extension is likely to be permitted development and therefore not need planning permission.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 14 October 2025

EFFECTIVE DATE OF RECEIPT – 02 October 2025

COMMENTS DEADLINE – 23 October 2025

APPLICATION NO. (S)	2025/00968/FUL
LOCATION	Petherton Veterinary Surgery, 26 Broad Street, Barry
WARD	Illtyd
APPLICANT	Mr Andrew John Thomas
PROPOSED DEVELOPMENT	Change of use from veterinary surgery to a dwelling with single storey rear extension.

BACKGROUND

The application site relates to a two storey, end of terrace property, which is situated at Petherton Veterinary Surgery, 26 Broad Street, within the settlement of Barry. The property is slightly set back from the road frontage, with an enclosed front garden. A lane adjoins the rear of the site. The properties within the streetscene to the north east appear to be in residential use and are also similar in terms of their scale, design, materials and set back. The properties to the south west are commercial and differ in appearance. The property is currently vacant, however its last known use was as a veterinary surgery. The site is within the High Street/Broad Street District Shopping Centre.

PROPOSAL

Planning permission is sought to change the use of the veterinary surgery to a single dwelling. The ground floor will provide a living/dining room, study/office room, kitchen and shower room. The first floor is proposed to provide 3 bedrooms and a bathroom. A small extension is proposed to the rear elevation at ground floor level to accommodate a shower. The extension proposes a flat green roof and render. A new window is proposed to the rear elevation at first floor, which matches the design and emphasis of the existing first floor window. A new obscurely glazed window is also proposed to the side elevation at first floor level. It appears that the existing outbuilding is proposed to be increased in footprint, providing cycle storage and a bin storage.

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

The site is within the High Street/Broad Street District Shopping Centre. Whilst it is noted that the property was previously in residential use and there are a large number of residential properties to the north east of the application site, Policy MG14 of the Local Development Plan (LDP) states:

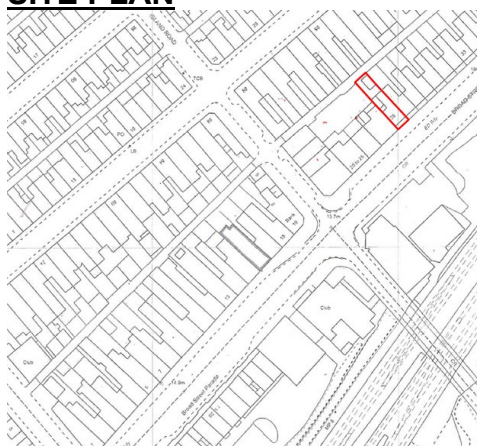
NON-A1 RETAIL USES WITHIN TOWN AND DISTRICT RETAIL CENTRES
Proposals for non-A1 retail uses at ground floor level within the town and the district centres will be permitted where:

- 1. They would not result in more than 35% of non-A1 retail uses within the primary shopping frontage;*
- 2. They would not result in more than 50% of non-A1 retail uses within the secondary shopping frontage;*
- 3. They would not create an over concentration of non-A1 retail uses within the centre;*
- 4. They complement the character of the existing centre, benefit the daytime economy and maintain an attractive shop frontage; and*
- 5. They would not prevent the beneficial use or reuse of upper floors.*

Within the town and district retail centre boundaries, proposals for the conversion of a ground floor existing A1 unit to a non-A1 use will only be permitted where it can be demonstrated that the unit has been appropriately marketed and that the proposed use would have no unacceptable impact on the role and function of the retail centre.

It doesn't appear that any marketing evidence has been submitted to support the application. It is noted that the property is not currently in A1 use. Nonetheless, the case officer will need to ensure that the proposal complies with Policy MG14 of the LDP.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE	14 October 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
2025/00899/FUL	Erect a storm porch to the front elevation at 52 Ffordd Cwm Cidi, Barry	No Objection	Approved
2025/00741/FUL	First floor extension over existing living room at the rear of property, approx 20 sqm at 16 Meadow Vale, Barry	No Objection	Approved
2025/00791/FUL	Proposed front & side single storey extension at 50, Greenacres, Barry	No Objection	Approved
2025/00784/FUL	Amendments to previously granted planning application (2024/00472/FUL). Minor amendments required to dormer for technical reasons, including raised dormer roof and side wall moving over to be supported on structural wall and to allow space for building regulation compliant stairs. Additional side window to first floor extension. Roof verge extension to give clear break between gable end and dormer. Materials amended to match the existing house. at 7 Heol Dewi Sant, Barry	Objection	Approved

Application No.	Address and Development Proposed	Barry Town Councils Observation	LPA's Decision
2025/00783/FUL	We propose to use this property to run a nail beauty salon. The property is including a ground floor and basement. at 60 Ground Floor Shop, Holton Road, Barry	No Objection	Approved
2025/00308/FUL	Retain Existing Coach House Conversion at 1, Spencer Street, Barry	No Objection	Approved
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	No Objection	Approved
2025/00021/FUL	A larger driveway at the front of property at 108, Pontypridd Road, Barry	No Objection	Approved
2025/00790/FUL	Front Entrance Access & Public Footway Crossover at 351 Barry Road, Barry	No Objection	Approved

Application for a Premises Licence – Caprino’s, Unit 3, Thompson Street, Barry CF63 4JL

The Licensing Act 2003

This Department has received an application for a Premises Licence for the above-named premises under the Licensing Act 2003. This form was received by my office on 26th September 2025.

The application seeks permission for.

The provision of Late-Night Refreshment OFF the Premises

Monday to Thursday 23:00 to 02:00

Friday to Sunday 23:00 to 03:00

Deliveries only at these times.

Application for Variation of a Premises Licence – USA Chicken, 210 Holton Road, Barry

This Department has received an application for a Premises Licence for the above-named premises under the Licensing Act 2003. This form was received by my office on 25th September 2025.

The application seeks permission for;

Late Night Refreshment Monday to Sunday until 02:00 hours

Any observations in respect of this application must therefore be made in writing to the Licensing Department by 23rd October 2025 to be taken into consideration.

**Licensing Act 2003 - Public Notice of Application
Application for Variation of a Premises Licence (under Section 34)**

Name of Applicant: Bar Enzo Limited

Name and Postal address of Premises:

Bar Enzo
7 Paget Road
Barry
Vale of Glamorgan
CF62 5TQ

Proposed variation:

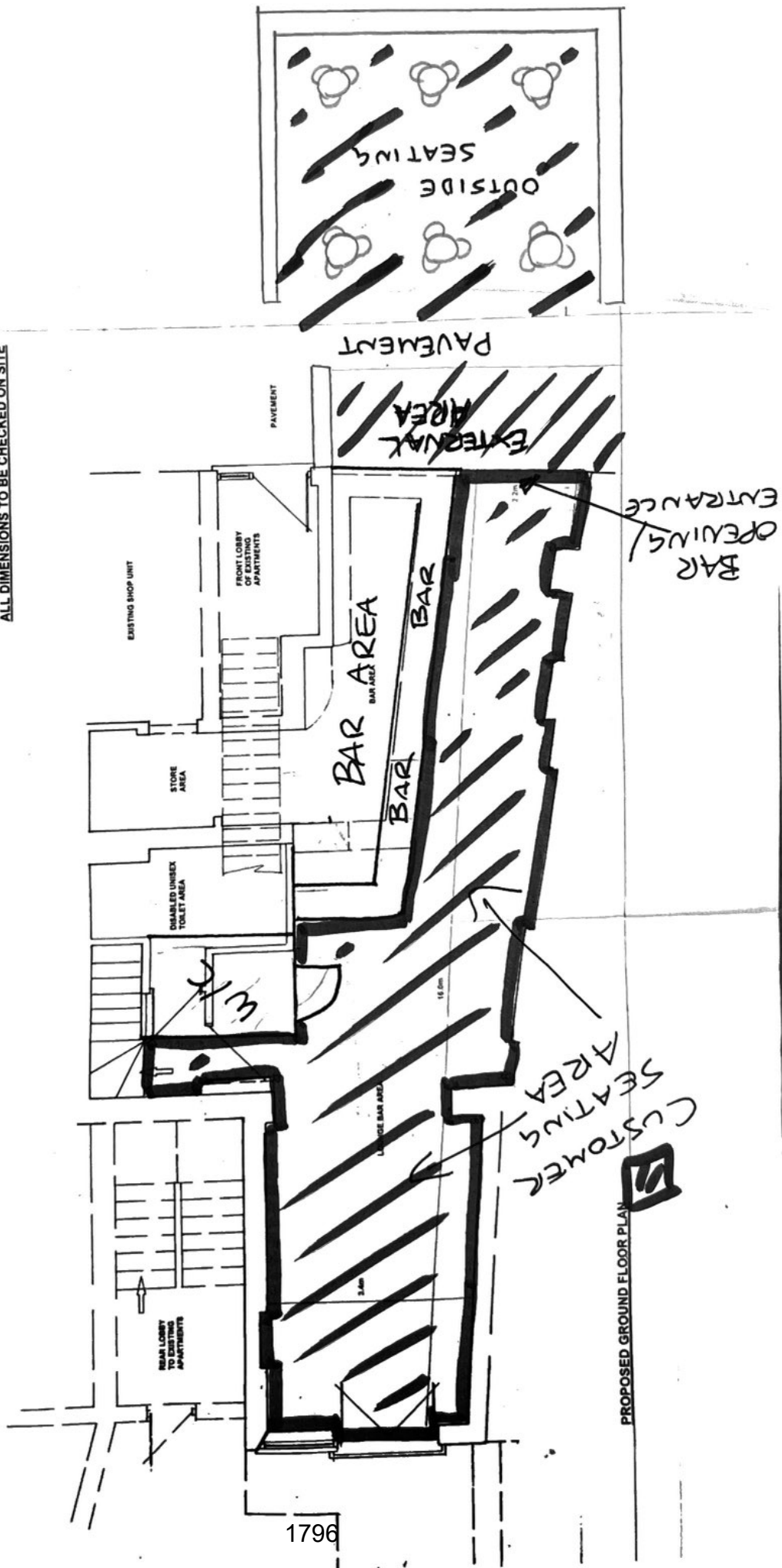
The variation is to extend and make alterations to the premises, as per the provided plan.

The Licensing Register may be inspected at the Licensing Section, The Vale of Glamorgan Council, Civic Offices, Holton Road, Barry CF63 4RU between 9.00 am and 4.00 pm (Monday to Friday except public holidays).

Any representations must be made in writing to the above address or via e-mail at licensing@valeofglamorgan.gov.uk by 24 October 2025.

It is an offence knowingly or recklessly to make a false statement in connection with an application punishable on summary conviction by an unlimited fine.

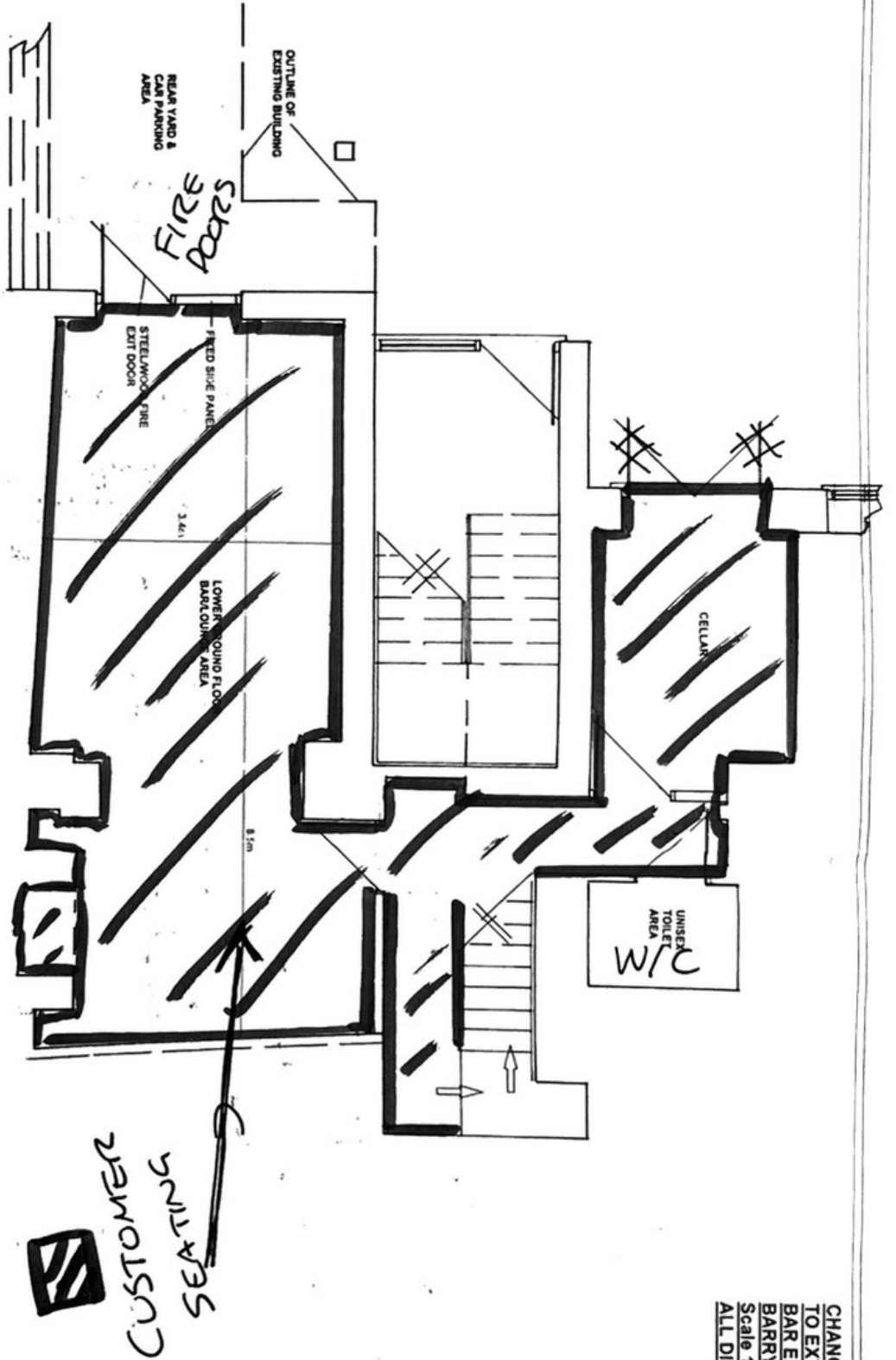
CHANGE OF USE OF EXISTING APARTMENT
 TO EXTEND THE BAR/CAFE AREA OF
 BAR ENZO, 7 PAGET ROAD
 BARRY ISLAND, CF62 5TQ
 Scale 1:50 Dwg 02
 ALL DIMENSIONS TO BE CHECKED ON SITE



PROPOSED GROUND FLOOR PLAN

PROPOSED LOWER GROUND FLOOR PLAN

DOWNSTAIRS



CHANGE OF USE OF EXISTING APARTMENT
TO EXTEND THE BAR/CAFE AREA OF
BAR ENZO, 7 PAGET ROAD
BARRY ISLAND, CF62 5TQ
Scale 1:50 Dwg 04 A
ALL DIMENSIONS TO BE CHECKED ON SITE