

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 25 NOVEMBER 2025 AT 7:00PM

PRESENT: Councillor S Hodges (Chairperson) together with Councillors Ball (Vice-Chair), Collins, E S Goodjohn, Hennessy and Thomas.

ALSO PRESENT: Chris Mason – Interim Deputy Chief Officer
Courtney Parker – Administrator
Councillor N Hodges – Observer
Councillor Johnson – Observer
Mrs K Medhurst – Observer

The Chair made all committee members and observers aware of Standing Order 3(o) reading:

The use of cameras, camcorders and other recording devices in all Council, Committee and Sub-Committee meetings is expressly forbidden, with the exception of any formal recording of proceedings in accordance with the Council's policy, should the Council instigate such a policy.

PL435. **APOLOGIES FOR ABSENCE**

Councillors Davies – Powell and E J Goodjohn.

PL436. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**

None Received.

PL437. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**
RESOLVED: That the Well-being for Future Generations (Wales) Act 2015 be received and noted.

PL438. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 4 NOVEMBER 2025**

The Interim Deputy Chief Officer informed the committee that comments had been received from Mrs K Medhurst in regards to the Planning committee meeting minutes from 4th November 2025.

The Chair requested that the comments be circulated to members.

RESOLVED: That the minutes of the Planning Committee's meeting held on 4 November 2025 be approved and signed as a correct record.

PL439. **TO CONSIDER PLANNING APPLICATIONS**

a) **Planning Application No. 2024/00773/LBC**

Location: College Fields Nursing Home, College Fields Close, Barry
Development: Retain fire barriers installed in loft space and works to close dumbwaiter lift doors.

The Chair noted that the committee had previously raised no objection and invited the local member, Councillor Johnson, to speak.

Councillor Johnson indicated that he was content with the committee's position of no objection, subject to the Vale of Glamorgan Conservation Officer being satisfied with the proposal.

RESOLVED: That the Planning Committee has previously considered the proposal and raised no objection, and that this position be reaffirmed, subject to the Vale of Glamorgan Conservation Officer being satisfied with the proposal.

b) **Planning Application No. 2025/00600/FUL**

Location : 5 Paget Road, Barry

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.

RESOLVED: No objection, providing the case officer is satisfied with the new shopfront and the provision of roller shutters.

c) Planning Application No. 2025/00625/FUL

Location: 5-6 Paget Road, Barry

Development: Proposed works to ground floor and first floor including change of use of first floor from storage associated with amusement arcade to bar and dance/function space; new staircase at ground floor in existing amusement arcade to provide access to first floor and installation of internal roller shutters; replacement fire escape to rear including extension to first floor platform to provide seating area and retention of replacement windows to first floor front elevation.

The Chair commented that, although she saw no reason to object, she would like the applicant to be mindful of accessibility issues.

Councillor Thomas agreed, noting that the poor access should be highlighted.

RESOLVED: That the Committee raises no objection to the proposal, but urges the Vale of Glamorgan Council to encourage improvements regarding accessibility.

d) Planning Application No. 2025/00996/FUL

Location: 20 Westward Rise, Barry

Development: Solar Panel installation (16no) to South & West Facing of property

The Chair requested to view the plans for the proposed application, noting that, while she would usually have no objection to solar panels, she had some concerns as the property is located within a conservation area.

The Interim Deputy Chief Officer presented the plans to the Committee.

The Chair added that no other properties in the suburb have solar panels on the front, but she would be happy for them to be installed at the rear of the property, where they would be less visible.

Councillor E S Goodjohn wished to make a point that someone has to lead by example and personally raised no objection to the proposal, noting that he did not believe it would have a negative visual impact and that it could set a precedent for others to follow.

Councillor Thomas commented that she would want the proposal to include appropriate bird guards to prevent any injury or harm to wildlife.

Councillor Hennessy agreed, noting that he did not believe these were compulsory, depending on the method of installation.

RESOLVED: That the Committee raises no objection, subject to the Conservation Officer being satisfied and the correct installation being implemented to prevent any harm to wildlife.

e) Planning Application No. 2025/01028/FUL

Location: 17 Rutland Close, Barry

Development: Variation of Condition 2 (Plan Specification) for planning ref 2021/00177/FUL Proposed single storey side and rear extension for garage, utility, enlarged kitchen and living area.

Councillor Thomas commented that sees no reason to object, providing that the plans are adhered to, as the proposed development does appear to be large.

The Interim Deputy Chief Officer presented the proposed plans to the Committee.

The Chair noted that neighbouring properties have carried out similar developments, but observed that the proposed wrap-around extension does appear to be a substantial size.

RESOLVED: That the Committee raises no objection in principle, but expresses concerns regarding the size of the proposed development.

f) Planning Application No. 2025/01031/FUL

Location: Halifax, 91 Holton Road, Barry

Development: Proposed conversion of the upper floors of 91 Holton Road to provide 4no. residential flats, including proposed internal and external alterations and associated works.

Councillor Johnson commented that the proposed property is the former Halifax building, with the application proposing four flats across the large building. He noted that the principle of flats on the upper floor is already established. Councillor Johnson stated that he sees no reason to object in principle to housing in this location, providing that the relevant officers are satisfied and that the retail space remains usable.

RESOLVED: That the Committee raises no objection in principle, providing that the retail unit remains commercially

viable and the Highways Department is satisfied with the parking provisions.

g) Planning Application No. 2025/01050/FUL

Location: 89 Porth Y Castell, Barry

Development: Proposed second storey side extension over existing single storey garage, and rear two storey infill extension and internal remodelling all finished to match existing

RESOLVED: No objection to the principle of the proposed development, although the bulk of the extension appears particularly large when viewed from the rear and it could be beneficial for there to be a visual break between the existing dwelling and proposed extension. The level of off-street car parking is proposed to be reduced through the conversion of the garage, however there appears to be sufficient parking on the driveway.

h) Planning Application No. 2025/01058/FUL

Location: 31 Trem Y Don, Barry

Development: Proposed 1st storey extension above existing ground floor with internal alterations at existing domestic dwellinghouse.

RESOLVED: No objection to the principle of the proposed development, however it is recommended that the first floor element is set back from the front elevation and the design and scale of the proposed window to the front elevation reflects the existing first floor windows.

i) Planning Application No. 2025/01059/FUL

Location: 31 Colcot Road, Barry

Development: Proposed single storey extension to rear of existing dwellinghouse

RESOLVED: No objection.

j) Planning Application No. 2025/01060/FUL

Location: 91 Lakin Drive, Barry

Development: Proposed increase in ridge height to permit a rear dormer with internal changes to existing domestic bungalow.

RESOLVED: No objection to the principle of the proposed development, however concerns are raised to the use of brown cladding to the proposed dormer not being in keeping with the surrounding area.

k) Planning Application No. 2025/01065/FUL

Location: 44 to 48 Holton Road, Barry

Development: Conversion of First floor of 48 and Second floors of 44, 46 & 48, all to living accommodation with consequential alterations to parts of Ground floor.

Councillor Collins commented that a precedent has already been set for housing above retail units and stated that she sees no issues, providing that the Highways Department is satisfied with the parking provisions.

RESOLVED: That the Committee raises no objection in principle, providing that the retail unit remains commercially viable and the Highways Department is satisfied with the parking provisions.

l) Planning Application No. 2025/01066/FUL

Location: 82 & 84, 82 Holton Road, Barry

Development: Conversion of upper floors to 3 separate residential units

RESOLVED: That the Committee raises no objection in principle, providing that the retail unit remains commercially viable and the Highways Department is satisfied with the parking provisions.

m) Planning Application No. 2025/01067/FUL

Location: 24 Holton Road, Barry

Development: Change of use of derelict upper floors to two residential units.

RESOLVED: That the Committee raises no objection in principle, providing that the retail unit remains commercially viable and the Highways Department is satisfied with the parking provisions.

n) Planning Application No. 2025/01092/FUL

Location: 9 McQuade Place, Barry

Development: Installation of air source heat pump.

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

o) Planning Application No. 2025/01100/FUL

Location: 48 Pontypridd Road, Barry

Development: An extension to the side and rear of the existing dwelling

Councillor Ball commented that he saw no issues with the proposal, noting that the property is detached.

The Chair added that many houses in the area have varying appearances.

RESOLVED: No objection.

- p) **Planning Application No. 2025/01103/FUL**
Location: Danesacre, Claude Road West, Barry
Development: Erection of garden shed.

The Chair commented that surrounding neighbouring properties appear to have undertaken similar developments.

RESOLVED: No objection.

PL440. **TO CONSIDER TABLED APPLICATIONS**

None received

PL441. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL442. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

None received.

PL443. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None received.

PL444. **THE VALE OF GLAMORGAN COUNCIL (PROHIBITION AND RESTRICTION OF WAITING AND LOADING AND PARKING) (CIVIL ENFORCEMENT) (AMENDMENT) (No8) ORDER 2025**

RESOLVED: That Vale of Glamorgan Council (Prohibition and Restriction of Waiting and Loading and Parking) (Civil Enforcement) (Amendment) (No8) Order 2025 be received and noted.

PL445.

ALDI STORES LTD SITE NOTICE PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

Councillor Collins expressed concerns regarding traffic, noting that the proposal is located alongside a very busy road. She would eventually like confirmation that the Highways Department has assessed safety for both the highway and pedestrians.

Councillor N Hodges suggested a firm Section 106 agreement to help fund any necessary highway improvements should the proposal be approved.

Councillor E S Goodjohn stated that he only wishes to comment once he has viewed the full application.

RESOLVED:

- 1) That the Aldi Stores Ltd site notice publicity and consultation before applying for planning permission notice under Articles 2C and 2D be received and noted.
- 2) The committee seek confirmation that the Highways Department is satisfied with highway and pedestrian safety, and that a Section 106 agreement is considered to fund any necessary highway improvements.

PL446.

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION LAND TO THE SOUTH OF HAYESWOOD ROAD, BARRY, VALE OF GLAMORGAN, CF64 5AG

Councillor Collins expressed concerns regarding the lack of facilities in the area, including community spaces, shops, and reliable transport links, and noted that she has already raised these with the Vale of Glamorgan Council. However, has no objection to the proposed housing.

The Chair agreed with Councillor Collins' concerns about local facilities, but welcomed the proposed housing.

RESOLVED: That the Committee raises no objection to the proposed housing, which is welcomed however, attention is drawn to the need for improved community facilities and reliable transport links.

PL447.

DATE OF NEXT MEETING

RESOLVED: That the date of the next Planning Committee is scheduled for Tuesday 16 December 2025.

Meeting closed at 7:37pm.

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