

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 3 FEBRUARY 2026 AT 7:00PM

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

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

PL.468 **APOLOGIES FOR ABSENCE**
Councillors Hennessy and Davies-Powell.

PL469. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**
None Received.

PL470. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**
RESOLVED: That the Well-being for Future Generations (Wales) Act 2015 be received and noted.

PL471. **STANDING ORDER 3(o)**
RESOLVED: That Standing Order 3(o) be received and noted.

PL472. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13 JANUARY 2026**

RESOLVED: That the minutes of the Planning Committee's meeting held on 13 January 2026 be approved and signed as a correct record.

PL473. **TO CONSIDER PLANNING APPLICATIONS**

a) Planning Application No. 2025/01121/FUL

Location: Lloyds Pharmacy, 99 Holton Road, Barry

Development: Ground floor to remain as current usage (Pharmacy). Change of use of first and second floors from storage to residential flats.

The Chair shared that she had spoken with local members, who expressed no concerns.

Councillor Thomas raised concerns that the requirements of the 2010 access legislation have not been incorporated into the proposed development.

Councillor Collins also noted that resident parking arrangements will need to be considered, potentially including parking permits.

RESOLVED: No objection in principle, with concerns raised regarding accessibility and resident parking.

b) Planning Application No. 2025/01205/RG3

Location : Plot 8, Atlantic Trading Estate, Barry

Development: Proposed fleet parking for Council vehicles and associated works including office facility.

The Chair commented that Welsh Water has submitted a holding objection to the development, as water mains run through the site and require 24/7 access.

RESOLVED: No objection, subject to Welsh Water's access requirements being met.

c) Planning Application No. 2025/01291/FUL

Location: 215 Barry Road, Barry

Development: Garage conversion and extension. Proposed new drop kerb to the front elevation.

The Chief Officer presented the plans to the committee

The chair commented that the proposed doesn't look controversial.

Councillor Collins added that the precedent has already been set in the area.

RESOLVED: No objection.

d) Planning Application No. 2025/01296/FUL

Location: Former Gas Holder Site, Cardiff Road (A4055), Barry

Development: Proposed development of a discount retail foodstore (Use Class A1), together with access, car parking, external lighting, landscaping, drainage, and other associated site works

The Chair noted that the proposal had previously been considered and highway concerns were raised.

Councillor Collins stated that members of the public have also expressed concerns regarding traffic safety and suggested that traffic lights may alleviate these concerns.

RESOLVED: No objection, subject to The Vale of Glamorgan highways being satisfied that the proposal can be accessed safely.

e) Planning Application No. 2025/01307/FUL

Location: 62 Cornwall Rise, Barry

Development: Variation of Condition 2 (Approved Plans) of Planning Permission 2024/01166/FUL: Proposed rear conservatory extension and associated works

RESOLVED: No objection.

f) Planning Application No. 2026/00016/FUL

Location: Hawthorns, Highlight Lane, Barry

Development: Assisted living for applicants parents in an ancillary accommodation chalet in the rear garden

The Chief Officer stated that the application is retrospective and expressed ongoing concern regarding the volume of retrospective applications but acknowledged that more accessible accommodation is greatly needed.

RESOLVED: No objection.

g) Planning Application No. 2026/00026/LBC

Location: Former Public Conveniences, Friars Road, Nells Point, Barry

Development: Listed building consent for installation of new awnings to ground floor windows on south-east and south-west elevations

RESOLVED: No objection.

h) Planning Application No. 2026/00027/FUL

Location: Former Public Conveniences, Friars Road, Nells Point, Barry

Development: Installation of new awnings to ground floor windows on south-east and south-west elevations

RESOLVED: No objection.

i) Planning Application No. 2026/00034/FUL

Location: 39 Bramble Avenue, Barry

Development: Demolition of existing store to front elevation and the construction of a single storey lounge extension and porch to the front elevation in lieu with integral toilet facilities to side elevation

Councillor Ball commented that he sees no issues with the proposed development and noted that a precedent has already been established.

RESOLVED: No objection.

PL474. **TO CONSIDER TABLED APPLICATIONS**

None received.

PL475. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL476. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

None received.

PL477. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None received.

PL478. **VALE OF GLAMORGAN REPLACEMENT LOCAL DEVELOPMENT PLAN 2021 – 2036: DEPOSIT PLAN CONSULTATION**

RESOLVED:

- 1) The Chair deferred this item to the next Planning Committee, scheduled for 24 February 2026.
- 2) It was agreed that a digital invitation be made available to the public, allowing them to comment on the Replacement Local Development.

PL479. **DATE OF NEXT MEETING**

RESOLVED: That the date of the next Planning Committee is scheduled for Tuesday 24 February 2026.

Meeting closed at 7:21pm.

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