



**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 24 FEBRUARY 2026 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](mailto: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. **Standing Order 3(o)** **(To Note)**

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.

5. **To approve the minutes of the Planning Committee's Meeting held on 3 February 2026** **(Pages 2013 - 2017)**

### Planning Issues

6. **To consider Planning Applications:** **(Pages 2018 - 2036)**
  - a) Planning Application No. 2025/01292/FUL – Erect a conservatory to the rear garden at 2 Ffordd Y Glannau, Barry
  - b) Planning Application No. 2025/01304/FUL –Retrospective change of use from Use Class C3 to Use Class C4 at 7 Pyke Street, Barry
  - c) Planning Application No. 2026/00025/FUL – Erection of a single-storey rear extension at 21 Montgomery Road, Barry
  - d) Planning Application No 2026/00048/FUL – Change of use from single dwelling to home of multiple occupation at 26 Wynd Street, Barry
  - e) Planning Application No. 2026/00055/FUL – Conversion and extension of the garage to the rear at ground and first floor with gable. New dormer to the rear and general remodelling. Installation of PV panels and Air Source Heat Pump at 3 Cold Knap Way, Barry

- f) Planning Application No. 2026/00064/FUL – Erection of vertical timber fencing at 33 Churchfields, Barry
- g) Planning Application No. 2026/00095/FUL – Removal of existing detached prefabricated garage & construction of new single storey extension to the rear of property at 22 Lidmore Road, Barry
- h) Planning Application No. 2026/00096/FUL – Proposed single storey, flat roof, rear extension (previously approved) second storey side extension over existing structure (amended design) at 50 Brookfield Avenue, Barry
- i) Planning Application No. 2025/01111/FUL – Proposed rooflights to rear roofslopes, replacement windows including existing rooflights, replacement roof and internal remodelling. Proposal also includes the replacement of the doors to the front balcony with sliding doors. The external rear staircase would also be removed at 35 The Parade, Barry
- j) Planning Application No. 2026/00083/FUL – Proposal of a new porch to the front elevation at 34 St Andrews Road, Barry
- k) Planning Application No. 2026/00056/FUL – Full planning application for proposed residential development and associated works at Land to the south of Hayeswood Road, Barry
- l) Informal Pre-Application Engagement – Rooftop upgraded communications installation for Vodafone LTD at Cellnex Barry Ate, Dock View Road, Barry

- 7. **To consider Tabled Applications** **(None Received)**  
None received.
- 8. **Local Planning Authority Decisions** **(Pages 2037 - 2042)**
- 9. **Notification of a Premises Licence Review** **(None)**
- 10. **Applications Dealt with Under Delegated Powers – For information only** **(None)**

11. **Planning Appeal Consultation CAS-02641-G8G7M5 Land at Model Farm, Port Road, Rhose** (Page 2043)
  
12. **Vale of Glamorgan Replacement Local Development Plan 2021 – 2036: Deposit Plan Consultation** (Pages 2044 -2046)
  
13. **Date of Next Meeting**  
  
The date of the next Planning Committee is scheduled for Tuesday 17 March 2026
  
14. **Exclusion of the Press & Public**  
  
In accordance with section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the press and public are excluded from the remainder of the meeting
  
15. **Barry Placemaking Plan** (Pages 2047-2097)

### **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](http://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 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.....

## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 24 February 2026

EFFECTIVE DATE OF RECEIPT – 12 February 2026

COMMENTS DEADLINE – 05 March 2026

<b>APPLICATION NO. (S)</b>	2025/01292/FUL
<b>LOCATION</b>	2 Ffordd Y Glannau, Barry
<b>WARD</b>	Baruc
<b>APPLICANT</b>	Mr Stephens
<b>PROPOSED DEVELOPMENT</b>	Erect a conservatory to the rear garden

### **BACKGROUND**

The application site relates to a two storey, mid-terrace dwelling which is situated at 2 Ffordd Y Glannau, within the settlement of Barry. The dwelling is set back from the highway and segregated by a footpath and vegetation/railing enclosure. The rear of the site adjoins a cul-de-sac.

### **PROPOSAL**

Planning permission is sought for the erection of a conservatory, to be situated to the rear of the dwelling. The proposed conservatory consists of a monopitch roof and is set in from the side boundaries. Doors are proposed to the rear elevation.

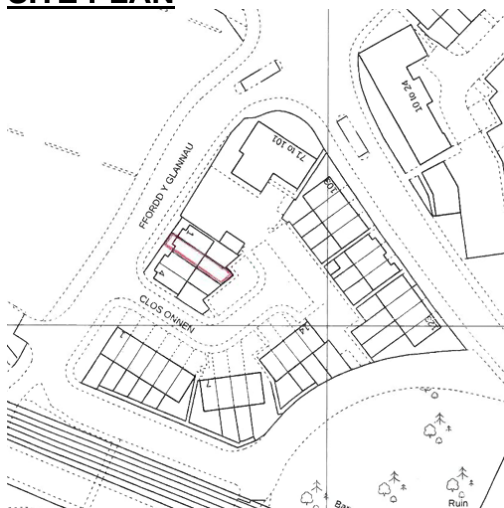
### **BIODIVERSITY**

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 PPW12 and result in a net benefit for biodiversity.

### **RECOMMENDATION**

No objection.

### **SITE PLAN**



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 24 February 2026

EFFECTIVE DATE OF RECEIPT – 10 February 2026

COMMENTS DEADLINE – 03 March 2026

<b>APPLICATION NO. (S)</b>	2025/01304/FUL
<b>LOCATION</b>	7 Pyke Street, Barry
<b>WARD</b>	Buttrills
<b>APPLICANT</b>	c/o Agent
<b>PROPOSED DEVELOPMENT</b>	Retrospective change of use from Use Class C3 to Use Class C4

### **BACKGROUND**

The application site relates to a two storey, mid-terrace property, situated at 7 Pyke Street, within the settlement boundary of Barry. The property is slightly set back from the pavement, with an enclosed front garden. The rear of the site adjoins a lane. There is no off-street car parking within the site.

### **PROPOSAL**

Planning permission is sought to change the use of the property from a C3 use (dwelling) to a C4 use. The proposed use is as a House of Multiple Occupation (HMO). The internal layout will provide a living room, bedroom, dining room and kitchen at ground floor and 3 bedrooms and a WC at first floor. The property will be occupied by 4 unrelated individuals as their main residence. A bike shed is proposed within the rear garden.

The change of use was completed in November 2025 and therefore the application is retrospective.

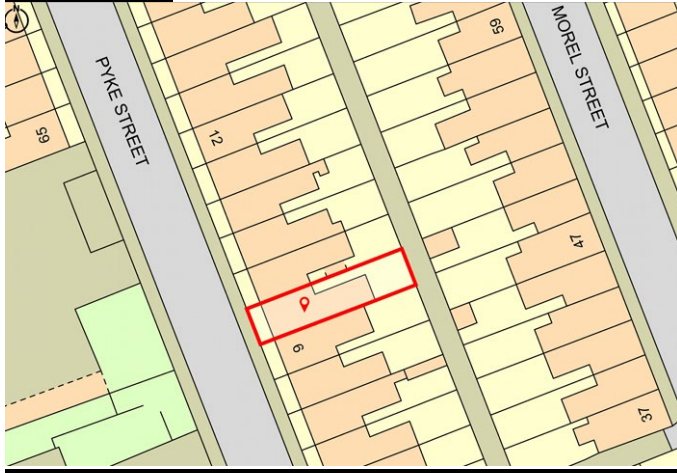
### **BIODIVERSITY**

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. The use of the property for 4 individuals is not considered excessive. There is no off-street car parking to serve the proposed use and therefore the Highways Officer should be satisfied with the proposal.

# SITE PLAN



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 24 February 2026

EFFECTIVE DATE OF RECEIPT – 12 February 2026

COMMENTS DEADLINE – 05 March 2026

<b>APPLICATION NO. (S)</b>	2026/00025/FUL
<b>LOCATION</b>	21 Montgomery Road, Barry
<b>WARD</b>	Buttrills
<b>APPLICANT</b>	Georgia Roberts
<b>PROPOSED DEVELOPMENT</b>	Erection of a single-storey rear extension.

### **BACKGROUND**

The application site relates to a two storey, semi-detached property, situated at 21 Montgomery Road, within the settlement boundary of Barry. The property is served by a modest size front garden and adjoins the primary school to the rear. The site reduces in level towards the rear.

### **PROPOSAL**

Planning permission is sought for the erection of a single storey extension, to be situated to the rear of the existing dwelling. The proposed extension measures approximately 6.2 metres in width, by 3.5 metres in depth, with a pitched roof. The extension will provide a kitchen and living area. A Juliet balcony is proposed to the rear elevation. Proposed materials are brick and roof tiles to match the existing dwelling.

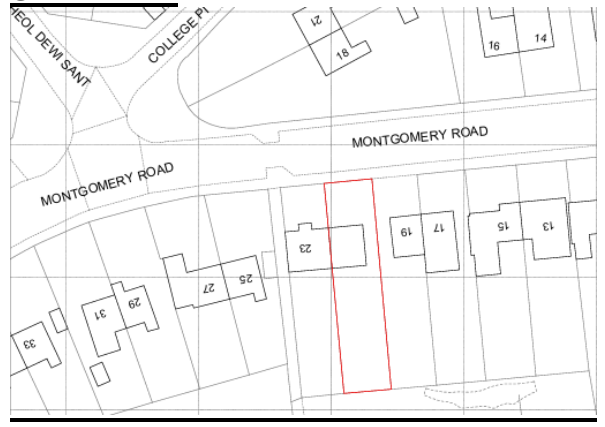
### **BIODIVERSITY**

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.

# SITE PLAN



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 24 February 2026

EFFECTIVE DATE OF RECEIPT – 28 January 2026

COMMENTS DEADLINE – 18 February 2026

<b>APPLICATION NO. (S)</b>	2026/00048/FUL
<b>LOCATION</b>	26 Wynd Street, Barry
<b>WARD</b>	Court
<b>APPLICANT</b>	Mr Stephen Rees
<b>PROPOSED DEVELOPMENT</b>	Change of use from single dwelling to home of multiple occupation

### **BACKGROUND**

The application site relates to a two storey, mid-terrace dwelling situated at 26 Wynd Street, within the settlement of Barry. The dwelling is slightly set back from the pavement, with a small enclosed front garden. The rear of the site adjoins a lane.

### **PROPOSAL**

Planning permission is sought for the change of use of the single dwelling to a house of multiple occupation. The ground floor is proposed to provide an en-suite bedroom and kitchen/diner. The first floor will provide 2 en-suite bedrooms. A communal garden area is situated to the rear of the property. No external alterations are proposed.

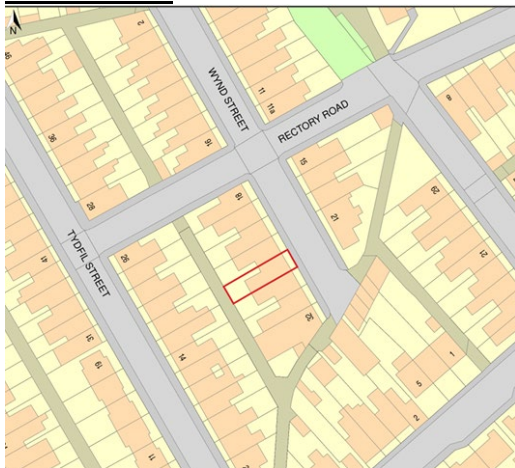
### **BIODIVERSITY**

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 – 24 February 2026

EFFECTIVE DATE OF RECEIPT – 29 January 2026

COMMENTS DEADLINE – 19 February 2026

<b>APPLICATION NO. (S)</b>	2026/00055/FUL
<b>LOCATION</b>	3 Cold Knap Way, Barry
<b>WARD</b>	Baruc
<b>APPLICANT</b>	Mr Nathan Jones
<b>PROPOSED DEVELOPMENT</b>	Conversion and extension of the garage to the rear at ground and first floor with gable. New dormer to the rear and general remodelling. Installation of PV panels and Air Source Heat Pump.

### **BACKGROUND**

The application site relates to a two storey, semi-detached property, situated at 3 Cold Knap Way, within the settlement boundary of Barry. Off-street car parking is provided to the front. The property is situated within a particularly large plot and is also within the Barry Marine Conservation Area.

### **PROPOSAL**

Planning permission is sought for the erection of a double storey extension, to the side of the dwelling incorporating the existing garage and bedroom above. The proposed extension will provide an office, utility room and kitchen/diner at ground floor level and a bedroom, shower room and snug at first floor. A gable is proposed to the front and rear elevations of the extension, including a Juliet balcony to the rear. Planning permission is also sought for the erection of a dormer to the rear elevation. The proposed dormer will provide an extension to 2 existing bedrooms and consists of a flat roof with a gentle slope. Juliet balconies are also proposed to the rear elevation of the dormer. The existing pitched roof dormer is to be removed. Alterations are also proposed to the windows and includes the installation of solar panels to the side elevation.

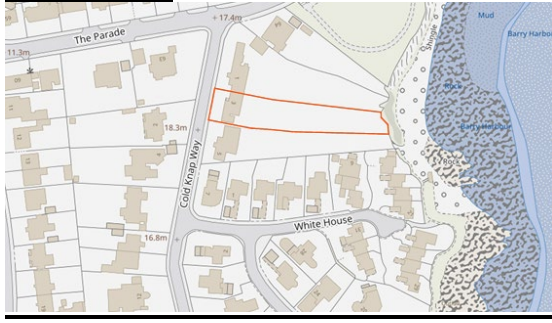
### **BIODIVERSITY**

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.

# SITE PLAN



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 24 February 2026

EFFECTIVE DATE OF RECEIPT – 29 January 2026

COMMENTS DEADLINE – 19 February 2026

<b>APPLICATION NO. (S)</b>	2026/00064/FUL
<b>LOCATION</b>	33 Churchfields, Barry
<b>WARD</b>	Cadoc
<b>APPLICANT</b>	Mr Kamaludin Bostany
<b>PROPOSED DEVELOPMENT</b>	Erection of vertical timber fencing

### **BACKGROUND**

The application site relates to a two storey, detached dwelling situated at 33 Churchfields, within the settlement of Barry. The site occupies a corner plot bound by highways to the front and side (south east). The rear of the site adjoins dwellings. A driveway is situated to the front of the dwelling, with an open frontage.

### **PROPOSAL**

Planning permission is sought for the erection of a vertical timber fence, to be situated along the side (south eastern) boundary and a small section along the rear boundary.

A retrospective planning application was submitted for the replacement of the existing timber fence with a 2 metre high metal fence (reference 2024/00840/FUL). Barry Town Council objected to the application on the grounds of the fence being visually unacceptable and uncharacteristic of the surrounding area. The application was refused for the following reason:

*By virtue of its design, materials, siting and scale, the fence appears as a visually harmful and incongruous form of development, which is damaging to the appearance and character of the site and the wider street scene. Therefore, the retention of the fence is considered unacceptable and contrary to the requirements of policies SP1 Delivering the Strategy, MD2 Design of New Development, MD5 Development within Settlement Boundaries of the Local Development Plan, as well as guidance contained within Technical Advice Note 12 Design and Planning Policy Wales 12.*

### **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. The provision of a timber fence is much more acceptable than the existing metal fence.

# SITE PLAN



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## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 24 February 2026

EFFECTIVE DATE OF RECEIPT – 09 February 2026

COMMENTS DEADLINE – 02 March 2026

<b>APPLICATION NO. (S)</b>	2026/00095/FUL
<b>LOCATION</b>	22 Lidmore Road, Barry
<b>WARD</b>	Illtyd
<b>APPLICANT</b>	Mr Hadyn Stait
<b>PROPOSED DEVELOPMENT</b>	Removal of existing detached prefabricated garage & construction of new single storey extension to the rear of property.

### **BACKGROUND**

The application site relates to a single storey, semi-detached dwelling, situated at 22 Lidmore Road, within the settlement boundary of Barry. The dwelling is set back from the road frontage with an enclosed front garden and a driveway to the side gaining access to a detached garage.

### **PROPOSAL**

Planning permission is sought for the erection of a single storey extension, to the rear of the existing dwelling. The proposed extension consists of a flat roof and will be used as a living room and store room. The extension is proposed to replace the existing detached garage. Proposed materials are white painted render.

### **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 – 24 February 2026

EFFECTIVE DATE OF RECEIPT – 10 February 2026

COMMENTS DEADLINE – 03 March 2026

<b>APPLICATION NO. (S)</b>	2026/00096/FUL
<b>LOCATION</b>	50 Brookfield Avenue, Barry
<b>WARD</b>	Cadoc
<b>APPLICANT</b>	Mr Simon Stratton
<b>PROPOSED DEVELOPMENT</b>	Proposed single storey, flat roof, rear extension (previously approved) second storey side extension over existing structure (amended design)

### **BACKGROUND**

The application site relates to a two storey, detached property, situated at 50 Brookfield Avenue within the settlement boundary of Barry. The dwelling is set back from the road frontage, with a large off-street car parking area to the front. The rear of the site adjoins neighbouring dwellings.

### **PROPOSAL**

Planning permission is sought for the erection of a double storey extension, to be situated to the side of the dwelling and a single storey rear extension. The proposed extension will be used as a garage/store to the side at ground floor level and open plan living space to the rear and an en-suite bathroom and dressing room at first floor. The proposed side extension consists of an asymmetrical gable to the side elevation and is set a lower height than the existing dwelling. Due to the shape of the roof, a rooflight is proposed to the front elevation to serve the first floor accommodation. The proposed single rear extension consists of a flat roof, with a lantern which projects above. Proposed materials are facing brickwork and roof tiles to match the existing dwelling.

It is noted that there has previously been a planning application approved at the application site for a single storey rear extension and first floor side extension (reference 2021/01131/FUL). The current proposal results in a larger extension to the side.

### **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 – 24 February 2026

EFFECTIVE DATE OF RECEIPT – 04 February 2026

COMMENTS DEADLINE – 25 February 2026

<b>APPLICATION NO. (S)</b>	2025/011111/FUL
<b>LOCATION</b>	35 The Parade, Barry
<b>WARD</b>	Baruc
<b>APPLICANT</b>	Mr Richard Beard
<b>PROPOSED DEVELOPMENT</b>	Proposed rooflights to rear roofslopes, replacement windows including existing rooflights, replacement roof and internal remodelling. Proposal also includes the replacement of the doors to the front balcony with sliding doors. The external rear staircase would also be removed.

### **BACKGROUND**

The application site relates to a three storey, end of terrace dwelling situated at 35 The Parade, within the settlement of Barry. The dwelling is set back from the road frontage with an enclosed front garden. The site occupies a corner plot bound by Southesk Place to the side. The rear of the site adjoins a lane. The site is also within the Barry Marine Conservation Area.

### **PROPOSAL**

Planning permission is sought for the installation of a balcony to the front elevation. The front elevation currently consists of a monopitch roof, with a glazed projection, which is proposed to be replaced with full height glazing, bi-folding doors and a glazed balustrade. The monopitch roof is also proposed to be replaced. The proposal includes the installation of rooflights to the front and side elevations. The description states that rooflights are proposed to the rear elevation and the removal of the external staircase, however no details have been submitted.

This application has previously been considered by Barry Town Council. The original submission proposed the replacement of the windows at second floor level with doors and a balcony, however this element of the proposal has been removed.

### **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 amendments are considered an improvement to the original submission. The streetscene currently consists of dwellings which are fairly uniform, including a glazed projection with a monopitch roof at first floor level and windows at second floor. The retention of the monopitch roof and windows at second floor level is welcomed.

# SITE PLAN



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 24 February 2026

EFFECTIVE DATE OF RECEIPT – 05 February 2026

COMMENTS DEADLINE – 26 February 2026

<b>APPLICATION NO. (S)</b>	2026/00083/FUL
<b>LOCATION</b>	34 St Andrews Road, Barry
<b>WARD</b>	Dyfan
<b>APPLICANT</b>	Sue & Dave Rogers
<b>PROPOSED DEVELOPMENT</b>	Proposal of a new porch to the front elevation.

### **BACKGROUND**

The application site relates to a two storey, semi-detached property, situated at 34 St Andrews Road, within the settlement boundary of Barry. The rear of the site adjoins open space.

### **PROPOSAL**

Planning permission is sought for the erection of a porch to the front elevation. The proposed porch consists of a monopitch roof, with a window and door to the front elevation and a window to the side elevation. Proposed materials are 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.

### **SITE PLAN**



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 24 February 2026

EFFECTIVE DATE OF RECEIPT – 30 January 2026

COMMENTS DEADLINE – 20 February 2026

<b>APPLICATION NO. (S)</b>	2026/00056/FUL
<b>LOCATION</b>	Land to the south of Hayeswood Road, Barry
<b>WARD</b>	Castleland, Sully
<b>APPLICANT</b>	C/O Agent, Lovell (on behalf of Vale of Glamorgan Council)
<b>PROPOSED DEVELOPMENT</b>	Full planning application for proposed residential development and associated works

### **BACKGROUND**

The application site relates to a parcel of land, situated to the south of the residential development Rhos Noriaidd. The site adjoins the roundabout at Hayes Road and extends to the south west to Hayes Lane. Undeveloped land adjoins the south and east of the site, in addition to the Gatekeepers Lodge to the east. The site is allocated for B1 and B8 employment use within the adopted Local Development Plan and is also outside the settlement boundary.

### **PROPOSAL**

Planning permission is sought for the provision of residential development, consisting of 70 residential units. The proposed development includes two storey dwellings (semi-detached and terraced) and three storey apartment blocks. A single access is proposed into the site from Hayeswood Road to the north west. Internally, the road runs through the centre of the site, with turning heads at either end. The properties to the north of the internal access road would front Hayeswood Road, which is welcomed to avoid an inward looking development. Car parking is provided to the front of the units, consisting of 2 spaces each, in addition to a communal parking area. The design of the dwellings propose a pitched roof and are finished in red brick, with blue/black fibre cement roof slates. The apartment blocks are also red facing brick, however propose a flat roof.

The proposal includes a LEAP (Local Equipped Area for Play) to the north east of the site and community amenity space.

It is noted that pre-application advice has been sought for the proposed development, no response has been received however there were discussions during the pre-application meeting. The supporting information submitted with the application states that the discussions were that the applicant would need to demonstrate extenuating circumstances for the provision of the residential development, which is contrary to the allocation for an employment use.

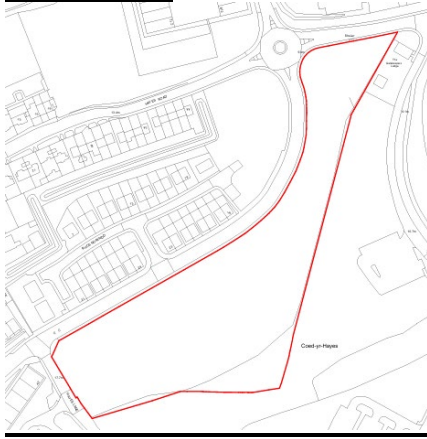
### **BIODIVERSITY**

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. 2034

**RECOMMENDATION**

No objection, provided the case officer is satisfied with the justification for allowing residential development on a site which has been allocated for an employment use and therefore is contrary to policy.

**SITE PLAN**



## **BARRY TOWN COUNCIL**

PLANNING COMMITTEE – 24 February 2026

EFFECTIVE DATE OF RECEIPT – 11 February 2026

<b>APPLICATION NO. (S)</b>	Informal Pre-Application Engagement
<b>LOCATION</b>	Cellnex Barry Ate, Dock View Road, Barry
<b>WARD</b>	
<b>APPLICANT</b>	Caitlyn Richmond, WHP Telecoms on behalf of Cellnex
<b>PROPOSED DEVELOPMENT</b>	Rooftop upgraded communications installation for Vodafone LTD

### **BACKGROUND**

The documents submitted to Barry Town Council state the following:

*To get a fully enabled 5G network and connectivity for the area, the operators need to build the infrastructure that supports that.*

*At this site the work will consist of:*

- *Proposed 6no. antennas to be removed*
- *Proposed 6no. antennas to be added*
- *Proposed 1no. GPS module*
- *Proposed 2no. cabinets to be refreshed*
- *Reserved 2no. cabinets*
- *Ancillary upgrades thereto to the existing rooftop apparatus*

*The installation as currently proposed constitutes “permitted development” which does not require planning permission or prior approval from the planning authority. Nevertheless, Cellnex is committed to keeping local communities informed of its plans.*

### **RECOMMENDATION**

As the works are permitted development and the proposal is being sent for information purposes only, there are no comments to make.

## BARRY TOWN COUNCIL

<b>PLANNING COMMITTEE</b>	<b>24 February 2026</b>	<b>AGENDA ITEM: 8</b>
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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.

<b>Application No.</b>	<b>Address and Development Proposed</b>	<b>Barry Town Councils Observation</b>	<b>LPA's Decision</b>
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	No Objection	Approved
2025/01100/FUL	An extension to the side and rear of the existing dwelling at 48 Pontypridd Road, Barry	No Objection	Approved
2025/01169/FUL	Demolition of existing side extension and replacement with two storey side extension. Front and rear dormers. Modernisation and alterations to existing dwelling at The Dales, Little Brynhill Lane, Barry	Objection	Approved
2025/01204/FUL	Proposed two storey rear extension in place of single storey extension at 102 Broad Street, Barry	No Objection	Approved
2025/01195/FUL	Proposed single-storey front and side extension at 31 Bedlington Terrace, Barry	No Objection	Approved

<b>Application No.</b>	<b>Address and Development Proposed</b>	<b>Barry Town Councils Observation</b>	<b>LPA's Decision</b>
2025/01277/FUL	Single storey rear extension at 3 Charles Place, Barry	No Objection	Approved
2026/00034/FUL	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 at 39 Bramble Avenue, Barry	No Objection	Approved

**THE VALE OF GLAMORGAN COUNCIL**

Town and Country Planning Act 1990  
Planning and Compulsory Purchase Act 2004  
The Town and Country Planning (Development Management Procedure) (Wales)  
Order 2012

**FULL PLANNING PERMISSION**

Agent:  
Mr Matthew Arnold  
Yard Architecture Ltd  
41 Parkers Road  
Sheffield  
S10 1BN

Applicant:  
Mr Matthew Arnold  
Unit C4  
Centenary Works  
150 Little London Road  
S8 0UJ

**Demolition of existing side extension and replacement with two storey side extension. Front and rear dormers.  
Modernisation and alterations to existing dwelling  
at The Dales, Little Brynhill Lane, Barry**

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans registered by the Council on 21 November 2025 subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Location Plan  
Proposed Ground Floor Plan  
Proposed First Floor Plan  
Elevations 1  
Elevations 2

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. The biodiversity enhancement measures set out in document ref: Biodiversity Statement shall be carried out in full prior to the first beneficial occupation or use of the development and thereafter retained in accordance with the approved details whilst the development remains in existence.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

#### Reason for Granting Planning Permission

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Policies SP1-Delivering the Strategy, SP9-Minerals, MG17-Special Landscape Areas, MG22-Development in Minerals Safeguarding Areas, MD2-Design of New Development and MD12-Dwellings in the Countryside of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance on Residential and Householder Development, Design in the Landscape and national guidance contained in Planning Policy Wales, and TAN12-Design, it is considered that the proposal represents an acceptable form of extension and alterations to an existing dwelling that should have no adverse impact on the character, appearance of the dwelling or the wider countryside of the Special Landscape Area. In addition the proposal would not cause any significant detriment to neighbouring or the general amenity of the area. It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Having regard to the Council's duties under the Equality Act 2010 the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

**NOTE:**

**Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.**

**In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).**

**The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.**

**Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.**

Dated: 30 January 2026

Ian Robinson

*I Robinson*

Head of Sustainable Development

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES  
ATTACHED TO THIS FORM**

NOTES

Notification to be sent to an applicant when a Local Planning Authority refuse planning permission or grant it subject to conditions.

Appeals to the Welsh Government:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from PEDW, Crown Buildings, Cathays Park, Cardiff CF10 3NQ or you can access their website here: <https://gov.wales/planning-appeals>
- The Welsh Government can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Welsh Government need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Welsh Government does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS – email [buildingcontrol@valeofglamorgan.gov.uk](mailto:buildingcontrol@valeofglamorgan.gov.uk) or visit [https://www.valeofglamorgan.gov.uk/en/living/planning\\_and\\_building\\_control/building\\_control/Making-an-Application.aspx](https://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/building_control/Making-an-Application.aspx)

LISTED BUILDING LEGISLATION  
HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

Date/Dyddiad: 28 January 2026

Ask for/Gofynwch am: Planning

Telephone/Rhif ffon:

My Ref/Cyf:

e-mail/e-bost: [Planning@valeofglamorgan.gov.uk](mailto:Planning@valeofglamorgan.gov.uk)

**The Vale of Glamorgan Council**  
Civic Office, Holton Road, Barry CF63 4RU  
Tel: (01446) 700111

**Cyngor Bro Morgannwg**  
Swyddfeydd Dinesig, Heol Holton, Barri, Y Barri CF63 4RU  
Ffôn: (01446) 700111

[www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)



Barry Town Council,  
Town Clerk,  
Town Hall,  
Kings Square,  
Holton Road,  
Barry.  
CF63 4RW

Dear Sir/Madam

### **Town and Country Planning Act 1990 (As Amended) - Section 78 Appeal**

**Council Reference:** 2019/00871/OUT  
**Planning Inspectorate Reference:** CAS-02641-G8G7M5  
**Appeal Start Date:** 11 November 2024  
**Site:** Land at Model Farm, Port Road, Rhoose, CF62 3BT  
**Proposal:** Hybrid application comprising an outline application for the demolition of existing buildings and erection of 44.75ha Class B1/B2/B8 Business Park, car parking, landscaping, drainage infrastructure, ecological mitigation and ancillary works (all matters reserved aside from access) within Area A and a full application for change of use from agricultural land to country park (Use Class D2) within Area B.  
**Appeal by:** Legal & General (Strategic Land) Ltd

Further to my previous letter regarding the Public Inquiry, which was held on 1 April 2025, I am writing to inform you that the **Public Inquiry** has been re-scheduled to take place in the Cosmeston Room, Civic Offices, Holton Road, Barry, CF63 4RU on **24 March 2026** beginning at 10.00 a.m. We anticipate the Inquiry will last for 4 days (24 to 27 March 2026). The closing statements session is anticipated to start at 10:00 on 31 March 2026 in the Cosmeston Room, Civic Offices, Holton Road, Barry, CF63 4RU.

You are invited to attend the Inquiry, and may give your views verbally, at the discretion of the Inspector. If you wish to observe or take an active part in the inquiry, please register your interest to [PEDW.Casework@gov.wales](mailto:PEDW.Casework@gov.wales) quoting the reference CAS-02641-G8G7M5 and state your language preference, by no later than 2 weeks before the inquiry date. Participation in the Welsh language is welcomed.

Disabled facilities are available within the building and access to the building is via a ramp to the front of the Civic Offices. Disabled parking spaces are available within the car park.

If you wish to inspect any document in connection with this appeal these are available to view online at <https://planningcasework.service.gov.wales/>

PEDW will send a copy of the decision letter only to those who ask for one in writing.

Yours faithfully

## **Vale of Glamorgan Replacement Local Development Plan 2021 – 2036: Deposit Plan Consultation**

You have previously requested to be kept advised of progress on the Vale of Glamorgan Local Development Plan 2021 - 2036. I write to advise you that the public consultation on the Deposit Plan for the Vale of Glamorgan Replacement Local Development Plan (RLDP) has now commenced.

The Deposit Plan is the next formal stage in the development plan preparation process. It expands on the Preferred Strategy, which we asked for your views on between December 2023 and February 2024.

The Deposit Plan is the full, draft version of the RLDP covering the Vale of Glamorgan during the period 2021-2036. The Deposit Plan details the overall Strategy, development policies, areas to be protected, and specific land allocations for development (including new housing, employment) over the 15-year period. It has been informed by an extensive evidence base, including a series of background papers and supporting reports, as well as an Integrated Sustainability Appraisal (ISA) and Habitats Regulations Assessment (HRA).

Comments are invited on the Deposit Plan and the associated ISA and HRA, as well as the Draft Green Infrastructure Strategy and Healthy Placemaking Supplementary Planning Guidance. The Vale of Glamorgan Council is holding a six-week public consultation for the between **Wednesday 28<sup>th</sup> January 2026 and Wednesday 11<sup>th</sup> March 2026**.

The Deposit LDP and all relevant background documents are available to view on the Council's consultation portal (<https://valeofglamorgan.oc2.uk/>) and at the following Deposit locations during normal opening hours:

- Civic Offices, Holton Road, Barry, CF63 4RU
- All Council-run libraries

The Council will also be holding a series of drop-in engagement sessions where information on the Deposit Plan and how to make comments will be available. The dates for these events are as follows:

- Penarth – Belle Vue Community Centre – Friday 30th January 2026 – 15:30-18:30
- Barry - Barry Memo Arts Centre – Monday 2nd February 2026 - 15:30-18:30
- Rhoose - Celtic Way Community Centre – Wednesday 4th February 2026 - 15:30-18:30
- Dinas Powys - Murchfield Community Centre – Friday 6th February 2026 - 15:30-18:30

- Cowbridge - Cowbridge Town Hall – Tuesday 10th February 2026 - 15:30-18:30
- St Athan - Paul Lewis St Athan Community Centre – Wednesday 11th February 2026 - 15:30-18:30
- Llantwit Major - CF61 Centre – Friday 13th February 2026 – 14:00-17:00

These sessions will be held during February 2026. Information on the date, time and location of these sessions is available on the council's web page at:

<https://participate.valeofglamorgan.gov.uk/>

If you wish to comment on the consultation documents, please complete the relevant representation forms. The Council encourages comments to be submitted electronically via its online consultation portal at <https://valeofglamorgan.oc2.uk/>, however comment forms submitted via post or email will also be accepted. Comment forms can be downloaded from the Council's website or are available at the above locations. Completed forms can be emailed to [ldp@valeofglamorgan.gov.uk](mailto:ldp@valeofglamorgan.gov.uk) or posted to Planning Policy, Vale of Glamorgan Council, Civic Offices, Holton Road, Barry, Vale of Glamorgan, CF63 4RU.

All representations must be **received by 23:55 on Wednesday 11th March 2026**. Any representations received after this time will not be considered. Representations that are duly made and submitted within the specified consultation period will be acknowledged and reported in the appropriate manner to Council for its consideration.

Further information on the RLDP process is available on the Council's planning and consultation webpages at <https://www.valeofglamorgan.gov.uk/ldp> and <https://participate.valeofglamorgan.gov.uk/rldp-consultation>

If you have any queries regarding the above or no longer wish to be kept informed of progress on the LDP, please contact the LDP team on 01446 704681 or via e mail:

[ldp@valeofglamorgan.gov.uk](mailto:ldp@valeofglamorgan.gov.uk)

Yours faithfully,

Planning Policy Team

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**From:** LDP <LDP@valeofglamorgan.gov.uk>

**Sent:** 09 February 2026 16:24

**To:** Courtney Parker <courtney.parker@barrytowncouncil.gov.uk>

**Subject:** RE: Vale of Glamorgan Replacement Local Development Plan 2021 – 2036: Deposit Plan Consultation / Cynllun Datblygu Lleol Newydd Bro Morgannwg 2021-2036: Ymgynghoriad ar y Cynllun Adneuo

Hi Courtney,

Thank you for your email.

The event that was held by the Planning Policy team on 02/02/2026 in the Memo Arts Centre, Barry was a drop-in session for the public to raise or clarify any points they had regarding the six-week consultation on the Deposit RLDP and therefore, no minutes were taken. However, we have compiled some key points that were raised by attendees during the session:

- Traffic Congestion and Road Safety- what improvement will be made to Weycock Cross
- Impact on Cardiff Airport and Emergency Services
- Improve public transport to Cardiff Airport
- Impact on House Prices
- Loss of Views
- Impact on nature
- Lack of School Places currently
- Additional Demand for Health Service
- What are the next steps of the plan
- When will the development at Weycock Cross start if approved
- Changes to settlement boundaries
- No clear links to placemaking principles
- What is the process after the six-week consultation
- Amount and location of social housing
- Proximity of the site to the station
- Frequency and reliability of public transport
- Flooding and Drainage
- Housing development too close to existing houses at St James Crescent, Nant Talwg Way and Pontypridd Road. Residents raised that they would like more of a buffer between their houses and the new development
- Concerns with amendments to Green Wedge
- One resident raised that he would like a more accessible meeting schedule so residents can better track when councillors are voting on different stages of the plan
- While some complained at the loss of greenfield land, others also welcomed the gain of public open space at this site, noting the benefit of transitioning from private fields to public access
- Aside from North West Barry, limited concern was raised about other allocated sites in the RLDP

Once the consultation closes on Wednesday the 11<sup>th</sup> of March 2026, the Council will carefully consider the responses received and prepare a Consultation Report which will set out who was consulted, the issues raised and how the Council considers each representation should be addressed. The Plan and its supporting documentation, including the Consultation Report, will be considered by Full Council for approval to submit it to the Welsh Government, who will arrange for an independent Planning Inspector to be appointed to examine the plan.

I hope this is helpful but let me know if you require anything further.

Kind regards,  
Chloe

Chloe Horner  
Planner (Planning Policy) / Cynllunydd (Polisi Cynllunio)  
Regeneration and Planning / Adfywio a Chynllunio  
Vale of Glamorgan Council / Cyngor Bro Morgannwg  
tel / ffôn:  
mob / sym:  
e-mail / e-bost: [chorner@valeofglamorgan.gov.uk](mailto:chorner@valeofglamorgan.gov.uk)

*Consider the environment. Please don't print this e-mail unless you really need to.  
Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)  
Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)