

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 24 FEBRUARY 2026 AT 7:00PM

PRESENT: Councillor S Hodges (Chairperson) together with Councillors Ball (Vice-Chair), Clarke (Town Mayor – Ex-Officio), Collins, E J Goodjohn, E S Goodjohn, Hennessy and Thomas.

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

PL480. **APOLOGIES FOR ABSENCE**

None Received.

PL481. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**

None Received.

PL482. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL483. **STANDING ORDER 3(o)**

RESOLVED: That Standing Order 3(o) be received and noted.

PL484. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 3 FEBRUARY 2026**

RESOLVED: That the minutes of the Planning Committee's meeting held on 3 February 2026 be approved and signed as a correct record.

PL485. **TO CONSIDER PLANNING APPLICATIONS**

a) **Planning Application No.** 2025/01292/FUL

Location: 2 Ffordd Y Glannau, Barry

Development: Erect a conservatory to the rear garden

The Chair stated that there had currently been no comments from Natural Resources Wales on the planning register.

RESOLVED: No objection.

b) **Planning Application No.** 2025/01304/FUL

Location : 7 Pyke Street, Barry

Development: Retrospective change of use from Use Class C3 to Use Class C4

Councillor Johnson commented that the property is located opposite Holton Road Primary School. Councillor Johnson noted that The Vale of Glamorgan Council had taken enforcement action last year when works were carried out at the property following complaints from local residents.

Councillor Johnson added that the proposal could result in increased traffic in the vicinity of the school gates and also expressed concern about the suitability of a HMO given the location of the home.

Councillor Clarke expressed his disappointment that the application had been submitted retrospectively and raised concerns regarding the nature of the occupants to be housed at the property, given its close proximity to the school.

The Chair concurred with the concerns raised regarding the retrospective nature of the application. She also highlighted issues relating to parking and highway safety, and the potential impact these could have on residential amenity.

The Chair further noted that the area is predominantly residential and family-oriented, and expressed concern that the proposed development as a HMO could cause disruption to both the local community and the nearby school.

RESOLVED: Objection raised due to parking and highway safety issues, potential noise and disruption impact on residential amenity, and the property's proximity to the school.

Councillor Thomas left the meeting at 7:06pm

- c) **Planning Application No.** 2026/00025/FUL
Location: 21 Montgomery Road, Barry
Development: Erection of a single storey rear extension

RESOLVED: No objection.

- d) **Planning Application No.** 2026/00048/FUL
Location: 26 Wynd Street, Barry
Development: Change of use from single dwelling to home of multiple occupation

Councillor E J Goodjohn commented that there appear to be no external alterations proposed to the property. However, she noted that the application does not clearly specify how many individuals would be residing there.

RESOLVED: No objection.

Councillor Thomas rejoined the meeting at 7:13pm

- e) **Planning Application No.** 2026/00055/FUL
Location: 3 Cold Knap Way, Barry
Development: 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

RESOLVED: No objection in principle subject to the conservation officer being satisfied.

- f) **Planning Application No.** 2026/00064/FUL
Location: 33 Churchfields, Barry
Development: Erection of vertical timber fencing

RESOLVED: No objection. The provision of a timber fence is more acceptable than the existing metal fence.

- g) Planning Application No. 2026/00095/FUL**
Location: 22 Lidmore Road, Barry
Development: Removal of existing detached prefabricated garage & construction of new single storey extension to the rear of property

RESOLVED: No objection.

- h) Planning Application No. 2026/00096/FUL**
Location: 50 Brookfield Avenue, Barry
Development: Proposed single storey, flat roof, rear extension (previously approved) second storey side extension over existing structure (amended design)

RESOLVED: No objection.

- i) Planning Application No. 2025/01111/FUL**
Location: 35 The Parade, Barry
Development: Proposed rooflights to rear roof slopes, 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

The Chair commented that the application had previously been considered in December, at which time concerns were raised regarding the removal of certain original features of the property. The Chair noted that the plans have since been amended to ensure the retention of those features, including the monopitch roof.

RESOLVED: The amendments are considered an improvement to the original submission. The street scene 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.

- j) Planning Application No. 2026/00083/FUL**
Location: 34 St Andrews Road, Barry
Development: Proposal of a new porch to the front elevation

RESOLVED: No objection.

- k) Planning Application No. 2026/00056/FUL**
Location: Land to the south of Hayeswood Road, Barry
Development: Full planning application for proposed residential development and associated works

The Chair shared comments received from a member of the public, who raised concerns that the proposed Hayes Lane development, comprising 22 buildings, roads, and landscaping, would encroach on sensitive woodland, including areas designated as Ancient Woodland and subject to Tree Preservation Orders, as well as mature trees outside these protections. They highlighted that the plans breach Vale of Glamorgan Councils guidelines requiring a 15-metre buffer from woodland edges, posing a risk to trees and habitats, and potentially leading to residents pruning or removing trees for light in their own properties which the developer could not stop from happening. The member of the public recommended that the proposals be withdrawn and revised to restrict buildings to the northern side of the grassland to protect the woodland and its ecological value.

Councillor Collins informed the Committee that she had attended a consultation on the proposal. While acknowledging the need for additional housing, Councillor Collins expressed concerns regarding the lack of infrastructure in the area. She also noted that an environmental assessment may be necessary to determine the potential environmental impact, and stated that she would be satisfied if an assessment were carried out.

Councillor E S Goodjohn agreed that housing is needed but highlighted valid concerns regarding the woodland, biodiversity, and the need for effective mitigation to protect the woodland's environment.

Councillor Johnson expressed concerns regarding the community impact of the proposed development. Councillor Johnson noted that this is a second stage development with infrequent bus services and very limited local facilities. Councillor Johnson added that he would like assurance from The Vale of Glamorgan Council that no planning guidelines are breached.

Councillor Thomas expressed her disappointment with the accessibility provisions, noting that features such as the wet rooms were very small, and would not be large enough to accommodate a wheelchair, and therefore inadequate from a DDA compliance perspective

RESOLVED: That no objection be raised in principle to the proposed housing, provided that The Vale of Glamorgan Council is satisfied that the proposals comply with guidelines relating to Ancient Woodland. The Committee also expressed concerns regarding the design of accessibility provisions, and sewerage capacity of the development.

l) Planning Application No. Informal Pre-Application Engagement

Location: Cellnex Barry Ate, Dock View Road, Barry
Development: Rooftop upgraded communications installation for Vodafone LTD

RESOLVED: That the Informal Pre-Application Engagement be received and noted.

PL486. **TO CONSIDER TABLED APPLICATIONS**

None received.

PL487. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL488. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

None received.

PL489. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None received.

PL490. **PLANNING APPEAL CONSULTATION CAS-02641-G8G7M5 LAND AT MODEL FARM, PORT ROAD, RHOOSE**

The Chair informed the Committee that the item had been included on the agenda following a request from the Committee to be notified. The Chair advised that the previous concerns raised by Barry Town Council remained unchanged.

The Chair proposed that the item be deferred to the Planning for Barry Sub-Committee for further discussion.

Councillor E S Goodjohn agreed with this proposal.

Councillor Clarke stated that he would be happy to attend the enquiry.

Councillor Thomas commented that the college has been successfully located there for many years and questioned why so much wildlife would be disturbed or destroyed as part of the proposal.

Councillor Hennessy joined the meeting at 7:35pm

Councillor Johnson stated that the proposal has been ongoing for the past seven years. Councillor Johnson noted that The Vale of Glamorgan Council had rejected the proposal and that the subsequent independent appeal had effectively left the Council with no formal position on the matter.

Councillor Hennessy stated that residents of Rhoose had been opposing the proposal for a considerable length of time. Councillor Hennessy highlighted numerous highway concerns, including access issues on Port Road, where congestion is already severe. Councillor Hennessy suggested that the item would be better discussed in greater detail at a meeting of the Planning for Barry Sub-Committee.

The Chair agreed that the best course of action would be to defer the matter to the Planning for Barry Sub-Committee, noting that this would need to take place by 9th March. The Chair advised that there were three possible outcomes: the submission of a letter, no further action, or requesting attendance by a representative at the appeal with Main Party Status.

RESOLVED:

- 1) **That the Planning Appeal Consultation CAS-02641-G8G7M5 in respect of Land at Model Farm, Port Road, Rhoose be deferred to the Planning for Barry Sub-Committee for further consideration, with a meeting to be held by 9th March 2026.**
- 2) **That the Sub-Committee be delegated authority to determine whether to submit a letter of representation, take no further action, or request and arrange for a representative to attend the appeal with Main Party Status on behalf of Main Party Status**

PL491.

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

The Chair advised the Committee that there are alternative ways for members or residents to submit individual comments or representations should they wish to do so.

The Chair also stated that, although the proposed Weycock Cross development lies outside the current settlement boundary, Barry Town Council has previously raised concerns regarding the potential impact on historic buildings, impact on Barry residents and particularly traffic concerns.

Barry Town Council has previously expressed a preference for the historic buildings to be preserved and enhanced rather than demolished. Concerns have also been raised about protecting the woodland and the Site of Importance for Nature Conservation (SINC), as well as the potential impact on traffic and congestion in the area.

Councillor Hennessy commented that traffic conditions have continued to worsen over time and suggested that the proposed development would further increase congestion, noting that the average household now owns approximately two cars. Councillor Hennessy also stated that it can already take up to 45 minutes due to current congestion for

residents of Rhose to get to Barry or visa versa if there is road works being carried out, this would be further exasperated if the new development was to proceed.

Councillor E J Goodjohn stated that she finds the proposal challenging, given the significant need for housing and the limited availability of suitable sites for large-scale development. Councillor E J Goodjohn acknowledged that many people are currently living in unsuitable accommodation and emphasised the urgency of addressing this need. However, added that if the proposal were to proceed, she would hope that additional facilities and infrastructure would be provided alongside the development.

Councillor E S Goodjohn stated that he believed the original plan, which included a significant proportion of housing, was the strongest option. Councillor E S Goodjohn noted that this plan had since been reduced in scope. Councillor E S Goodjohn expressed the view that the current proposal represents a positive development. While acknowledging that it may increase congestion and that additional train services may be required, Councillor E S Goodjohn emphasised that there is a substantial need for more housing and as this is the only development currently proposed to meet that need, therefore intends to support it.

Councillor Hennessy commented that he did not believe anyone would object to the provision of social housing and acknowledged the significant number of people currently on housing waiting lists. However, raised concerns that there is no confirmed funding available from the NHS for additional GP surgeries or health services, nor from Transport for Wales for enhanced transport links. Councillor Hennessy therefore stated that it cannot be assumed that services and facilities would automatically follow if the development were to be implemented.

Councillor E J Goodjohn stated that the matter was being discussed in her capacity as a Barry Town Councillor, not as a Vale of Glamorgan Councillor. Councillor E J Goodjohn emphasised that she was representing the residents of Court Ward and noted that existing facilities in Barry are already overstretched. Councillor E J Goodjohn added that many people are already living within the town, but in inadequate accommodation and concluded by stating that there is a housing crisis that needs to be addressed.

Councillor Collins commented that little appears to have changed since 2015. Although acknowledging the urgent need for housing, Councillor Collins stated that she does not understand why this particular location has been selected for the proposed development.

Councillor Thomas stated that she is aware of the need for housing, particularly accessible housing. However, noted that Weycock Cross has significant historic and scientific interest, which must be carefully considered. Councillor Thomas added that, if infrastructure

improvements are planned for the area, further information is required regarding how and when these would be implemented. Councillor Thomas concluded that she has serious concerns about the proposed development at Weycock Cross.

Councillor E J Goodjohn stated that there is a lack of available sites suitable for carrying out a development of a similar scale. Councillor E J Goodjohn noted that Colcot Sports Centre, for example, would not be large enough to accommodate such a proposal and added that any site would need to be substantial in size, given the significant number of people currently on the housing waiting list.

Councillor E S Goodjohn said the issue is not about money and that any development proposed in or around Barry would likely face opposition from local residents. However, emphasised that the key issue is that thousands of people currently need housing.

Councillor Hennessy requested a recorded vote for the resolution.

The Chair asked the Committee to vote for or against a strong objection to the Weycock Cross housing development. The Chief Officer undertook a rollcall for each Member of the Committees vote:

Councillor Ball: For

Councillor S Hodges: For

Councillor Hennessy: For

Councillor E J Goodjohn: Abstained

Councillor Thomas: For

Councillor E S Goodjohn: Against

Councillor Collins: For

The Chair proposed that the committee respond to include expressing strong support for social housing. The Chair noted that, historically, the committee had already made a decision on this matter and that there have been no changes to the proposal since then. Based on the previous decision, the committee agreed to continue raising a strong objection.

Councillor Johnson stated that it is not to be forgotten that there are also other sites such as the Waterfront and Bendricks on the Local Redevelopment Plan.

RESOLVED: That a strong objection is raised due to;

- 1) The development of the Weycock Cross site would result in a development outside the established and proposed residential settlement boundary.**

- 2) Traffic studies undertaken by the Vale Council as background preparation indicate clearly that developments at this location would further exacerbate the traffic congestion in the surrounding areas, particularly along Port Road would be overloaded by the increased traffic generated by such a development would lead to an unacceptable environment for existing residents of the area.
- 3) The Town Council believes that the development would result in increased traffic movements to enable the new population of the site to access local services. As the area is currently severely congested with vehicular traffic further development in this area would add to increased and unacceptable traffic congestion and pollution thereby resulting in an increasingly poor living environment for local residents.
- 4) The development would result in the loss of fertile agricultural land, drainage problems, increased local flood risk and would seriously damage areas of nature conservation and archaeological interest within and adjacent to the site.

PL492. **DATE OF NEXT MEETING**

RESOLVED: That the date of the next Planning Committee is scheduled for Tuesday 17 March 2026.

PL493. **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

PL494. **BARRY PLACEMAKING PLAN**

The Committee considered a placemaking proposal from a planning perspective, with discussion focusing on the importance of protecting the town centre. Members acknowledged that the area has two historic town centre locations which should both be recognised within future planning approaches. It was suggested that new retail or office development should prioritise town centre premises where possible, with justification required where alternative locations are proposed. Members also highlighted the value of smaller local hubs that provide important services to nearby communities and noted that these should continue to be recognised and supported alongside the town centre.

RESOLVED:

- 1. That the Committee agreed, in principle, with the proposed approach to supporting appropriate locations for future development.**
- 2. That the Committee highlighted the importance of recognising and supporting local community facilities.**

Meeting closed at 8:21pm.

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