



**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 FOR BARRY SUB-COMMITTEE WILL BE HELD ON A HYBRID BASIS IN THE COUNCIL CHAMBER, TOWN HALL, KING SQUARE, BARRY, CF63 4RW AND REMOTELY ON THURSDAY 5 MARCH 2026 COMMENCING AT 12:30 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

A handwritten signature in black ink, appearing to read 'Taif Ball'.

**Taif Ball  
(Chair)**

## 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 for Barry Sub-Committee's Meeting held on 10 June 2025**  
(Pages 488 - 490)
6. **Planning Appeal Consultation CAS-02641-G8G7M5 Land at Model Farm, Port Road, Rhoose**  
(Page 491)
7. **Date of Next Meeting**

The date of the next Planning Committee is scheduled for Tuesday 17 March 2026

### 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 PLANNING FOR BARRY SUB-COMMITTEE HELD ON TUESDAY 10 JUNE 2025 AT 6:11PM**

**PRESENT:** Councillor Ball (Chair) together with Councillors Thomas and Hennessy

**ALSO PRESENT:** Mark Sims – Acting Chief Officer  
Courtney Parker – Administrator  
Councillor S Hodges – Observer

23. **APOLOGIES FOR ABSENCE**

None Received.

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

None Received.

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

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

26. **TO APPROVE THE MINUTES OF THE PLANNING FOR BARRY SUB-COMMITTEE'S MEETING HELD ON 15 OCTOBER 2024**

**RESOLVED:** That the minutes of the Planning for Barry Sub-Committee's meeting held on 15 October 2024 be approved and signed as a correct record.

27. **ELECTION OF CHAIRPERSON FOR 2025/26 MUNICIPAL YEAR**

Councillor Hennessy nominated Councillor Ball as Chair of Planning for Barry Sub-Committee. Councillor Thomas seconded the nomination.

**RESOLVED: Councillor Ball was appointed as Chairperson of Planning for Barry Sub-Committee.**

28. **ELECTION OF VICE-CHAIRPERSON FOR 2025/26 MUNICIPAL YEAR**

Councillor Ball nominated Councillor Hennessy as Vice-Chair of Planning for Barry Sub-Committee. Councillor Hennessy seconded the nomination.

**RESOLVED: Councillor Hennessy was appointed as Vice-Chairperson of Planning for Barry Sub-Committee.**

29. **TO NOTE THE PLANNING FOR BARRY SUB-COMMITTEE'S TERMS OF REFERENCE**

**RESOLVED: That the Planning for Barry Sub-Committees Terms of Reference be received and noted.**

30. **TO CONSIDER CONSULTATIONS**

a) **Proposals to improve the administration and enforcement of Council Tax in Wales**

The Acting Chief Officer provided a brief summary of the report.

Councillor Hennessy requested that the report be circulated to all councillors.

**RECOMMENDED:**

1) **That the Acting Chief Officer circulates the report to all councillors.**

2) **That consideration of the Welsh Government's proposals to improve the administration and enforcement of Council Tax in Wales be deferred to the Planning Committee meeting on 1st July 2025.**

**b) Review of Electoral Arrangements of The Vale of Glamorgan**

Councillor Hennessy commented that the boundary changes would result in the creation of a new ward and therefore expressed that all councillors should be given the opportunity to comment.

**RECOMMENDED:**

**1) That the Acting Chief Officer circulates the report to all councillors.**

**2) That consideration of the report on the review of electoral arrangements for the Vale of Glamorgan be deferred to the Planning Committee meeting on 1st July 2025.**

**31. DATE OF NEXT MEETING**

The date of the next Planning for Barry Sub-Committee is scheduled for Tuesday 23 September 2025 at 6pm

Meeting closed at 6:19 pm.

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

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 VOG Council