



**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 TUESDAY 17 MARCH 2026 COMMENCING AT 6:30 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 cursive script that reads "Rachel Honey-Jones". The signature is written in black ink and is positioned above a horizontal line.

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

**(To Note)**

5. **To approve the minutes of the Extraordinary Planning For Barry Sub -Committee Meeting held on 5<sup>th</sup> March 2026**  
**(Pages 488 - 491)**
6. **Date of Next Meeting**

**RESOLVED: that the next meeting of the Planning For Barry Sub-Committee will be agreed at the Annual Meeting on Tuesday 12 May 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 EXTRAORDINARY MEETING OF THE PLANNING FOR BARRY SUB-COMMITTEE HELD ON THURSDAY 5 MARCH 2026 AT 12:30PM**

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

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

32. **APOLOGIES FOR ABSENCE**

None Received.

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

None Received.

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

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

35. **TO APPROVE THE MINUTES OF THE PLANNING FOR BARRY SUB-COMMITTEE'S MEETING HELD ON 10 JUNE 2025**

**RESOLVED:** That the minutes of the Planning for Barry Sub-Committee's meeting held on 10 June 2025 be approved and signed as a correct record.

36.

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

Councillor N Hodges commented that the Vale of Glamorgan Council had fulfilled its role by initially raising an objection. Councillor N Hodges suggested that the Town Council also submit a strong written objection to the proposal, outlining concerns relating to traffic congestion and access, drainage, and the potential environmental and agricultural impacts.

Councillor Thomas noted that Friends of the Earth had already made the Committee aware of their concerns as part of their objection, including that the correct environmental assessment had not been carried out. Councillor Thomas further highlighted concerns regarding limited sewage capacity in the Porthkerry and Rhoose area. Councillor Thomas also commented that, with many businesses now operating online, there appeared to be less need for additional office space, and added that previous objections remained relevant.

Councillor Clarke commented that there is currently no information available to assess the true risks or potential pollution impacts of the proposal. Councillor Clarke stated that the Environmental Impact Assessment, as it stands, does not provide details of what is intended, and this information must be made available to clarify the proposed actions. Councillor Clarke also noted that a sewage inspection had reportedly been carried out, but any findings must be included as part of the Environmental Impact Assessment process. Councillor Clarke added that Welsh Water has confirmed they do not have the capacity to support the proposed development.

Councillor Clarke added that the Vale of Glamorgan Council originally granted planning permission, creating a complex situation, as the Council was present at the previous enquiry and must remain neutral to participate. Councillor Clarke noted that, to date, no correspondence has been received from the Planning and Environment Decisions Wales (PEDW) and emphasised the importance of Barry Town Council having physical representation at the inquiry.

Councillor Thomas agreed on the importance of having a physical representative attend the enquiry.

Councillor Clarke stated that the sewage research document does not appear to be available on the Vale of Glamorgan Council's website. Councillor Clarke added that the original Environmental Impact Statement was inadequate and noted that Barry Town Council would need to request "main party" representation in order to represent the largest town in Wales. Councillor Clarke further observed that, as far as he is aware, the Vale of Glamorgan Council does not intend to participate and will remain neutral.

The Chief Officer added that having both physical and written representation would help to reinforce a strong objection.

Councillor Clarke commented that he would be willing to attend the enquiry in a non-political capacity to represent Barry Town Council.

The Chair stated that it would be great to have Councillor Clarke represent Barry Town Council at the enquiry.

Councillor S Hodges noted that the Committee had faced a similar situation in the past with the incinerator inquiry occurring around an election period and emphasised that the Committee's role is to represent the views of Barry residents regardless of elections. Councillor S Hodges added that Councillor Clarke has extensive knowledge and feels Councillor Clarke would be an excellent choice to represent Barry Town Council.

Councillor Clarke stated that he has over 120 pages of notes, which can be condensed to 4-5 pages.

The Chief Officer requested that once the notes are condensed, they be provided to her to circulate to the Committee and councillors to prepare a written statement.

Councillor Hennessy formally suggested that Councillor Clarke represent Barry Town Council at the enquiry.

Both the Chair and Councillor Thomas agreed.

**RESOLVED:**

- 1) That the Committee noted the concerns raised regarding the proposed development at Model Farm, including traffic, access, drainage, environmental, and sewage capacity issues.**
- 2) That the Committee acknowledged the inadequacy of the existing Environmental Impact Assessment and the importance of ensuring all relevant information is available for review.**
- 3) That Barry Town Council seeks "main party" status to ensure representation at the enquiry and that physical and written representation be prepared to support a strong objection.**
- 4) That Councillor Clarke be designated to attend the enquiry in a non-political capacity to represent Barry Town Council, with the support of the Committee.**
- 5) Councillor Clarke to condense over 120 pages of notes into 4–5 pages for circulation.**
- 6) The Chief Officer to circulate the condensed notes to Committee members to enable preparation of a written statement.**
- 7) Barry Town Council to formally request "main party" representation for the enquiry.**

**8) Physical and written representations to be submitted to reinforce Barry Town Council's position and objections.**

37. **DATE OF NEXT MEETING**

The date of the next Planning for Barry Sub-Committee is scheduled for Tuesday 17 March 2026 at 6:00pm

Meeting closed at 13:04pm.

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