

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 17 MARCH 2026 AT 7:00PM

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

ALSO PRESENT: Chris Mason – Head of Community Services and Facilities
Courtney Parker – Administrator
Councillor N Hodges – Observer

PL495. **APOLOGIES FOR ABSENCE**

Councillors Collins and Hennessy.

PL496. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**

Councillor E S Goodjohn declared an interest in regards to any Premises Licence Applications received due to being a member of the Vale of Glamorgan Council's Licencing Committee.

PL497. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL498. **STANDING ORDER 3(o)**

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

PL499. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 24 FEBRUARY 2026**

RESOLVED: That the minutes of the Planning Committee's meeting held on 24 February 2026 be approved and signed as a correct record.

The Chair brought Agenda item 9 forward

Councillor Thomas entered the meeting at 7:03pm

Councillor E S Goodjohn left the meeting at 7:03pm

PL500. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

Application for a Grant of Premises Licence – Front Room Unit B The Pumphouse, Hood Road, Barry

The Chair noted that a planning application to extend the outdoor seating area had previously been considered by the committee.

RESOLVED: No objection.

Councillor E S Goodjohn rejoined the meeting at 7:04pm

PL501. **TO CONSIDER PLANNING APPLICATIONS**

a) Planning Application No. 2024/00991/FUL

Location: St Nicholas, Romilly Park Road, Barry

Development: Demolish existing front garage and construct new front one and two storey extension with associated works

The Chair commented that its replacement would enhance the street scene.

RESOLVED: No objection.

b) Planning Application No. 2026/00085/FUL

Location : 128, Colcot Road, Barry

Development: Change of use to a residential care home (C2) providing 16 bedrooms for older persons/dementia care. Proposal includes a double-storey extensions to provide communal facilities, accessible WC/assisted bathing, and a secure external garden. Vehicular access will be retained from Colcot Road with on-site parking and a designated drop-off/ambulance bay

The Chair noted that the Planning Officer had recommended an objection and requested to review the proposed plans.

The Head of Community Services and Facilities presented the plans to the Committee.

Councillor Thomas commented that many residents are unhappy with the proposal, adding that she agreed with the Planning Officer's recommended objection, as it appears to be a significant overdevelopment.

RESOLVED: Strong Objection raised. While the principle of the proposed change of use is considered acceptable, the level of accommodation is deemed excessive. The proposed extension is also considered to dominate the original dwelling due to its large scale, is poorly designed, and would have a detrimental impact on the character of the existing dwelling and the surrounding area and result in concerns regarding the obstruction of views.

c) Planning Application No. 2026/00143/FUL

Location: 38 Rhodfa Felin, Barry

Development: Conversion of existing integral garage to a habitable room, including removal of garage door, installation of a 2.30m wide window, and internal alterations including formation of a utility room.

Councillor Ball commented that he had no concerns, noting that the proposal is located in a small cul-de-sac with ample parking space available.

RESOLVED: No objection.

d) Planning Application No. 2026/00147/FUL

Location: 3 Ffordd Y Dociau, Barry

Development: Lean to conservatory to the rear of the dwelling

RESOLVED: No objection.

e) Planning Application No. 2026/00170/FUL

Location: Castle Farm, 39 Peterswell Road, Barry

Development: Ground and First floor extension to corner of existing 3-bedroom house to create a 4-bedroom with 1 en-suite, open-plan kitchen dining room, and utility/washroom

RESOLVED: No objection.

PL502. **TO CONSIDER TABLED APPLICATIONS**

None received.

PL503. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL504. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None received.

PL505. **DATE OF NEXT MEETING**

RESOLVED: That the date of the next Planning Committee is scheduled for Tuesday 14 April 2026.

PL506. **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

PL507. **PLANNING CONSULTANCY REPORT**

The Head of Community Services and Facilities provided a brief update on the agenda item.

The Chair asked the Committee whether they felt that using an external body was effective.

The Committee agreed that the arrangement had been working well.

The Chair commented that she also felt the current arrangement had been working well and asked whether the agreement would be reviewed.

The Head of Community Services and Facilities confirmed that the arrangement would be reviewed however, an annual review may be excessive, and suggested a three-year review period.

The Committee agreed.

RESOLVED:

- 1) That members received and noted the report.
- 2) That members recommend to the meeting of the Finance, Policy & General Purposes Committee being held on 20 April

2026 to approve entering into a contract for Planning Consultancy Support with Prospero.

- 3) That members note that the expenditure for this support will be met from the 'Planning / Other Professional Fees' budget.**
- 4) That a review of the contract is carried out in 3 years' time.**

Meeting closed at 7:17pm.

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