



**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 17 MARCH 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 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 24 February 2026** **(Pages 2098 - 2108)**

Planning Issues

6. **To consider Planning Applications:** **(Pages 2109 - 2117)**
 - a) Planning Application No. 2024/00991/FUL – Demolish existing front garage and construct new front one and two storey extension with associated works at St Nicholas, Romilly Park Road, Barry
 - b) Planning Application No. 2026/00085/FUL – 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 at 128, Colcot Road, Barry
 - c) Planning Application No. 2026/00143/FUL– 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 at 38 Rhodfa Felin, Barry

d) Planning Application No. 2026/00147/FUL – Lean to conservatory to the rear of the dwelling at 3 Ffordd Y Dociau, Barry

e) Planning Application No. 2026/00170/FUL – 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 at Castle Farm, 39 Peterswell Road, Barry

7. To consider Tabled Applications (None Received)

None received.

8. Local Planning Authority Decisions (Pages 2118 - 2123)

9. Notification of a Premises Licence Review (Page 2124)

10. Applications Dealt with Under Delegated Powers – For information only (None)

11. Date of Next Meeting

The date of the next Planning Committee is scheduled for Tuesday 14 April 2026

12. 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

13. Planning Consultancy Report (Pages 2125 - 2126)

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

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 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.

I) 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.....

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 2026

EFFECTIVE DATE OF RECEIPT – 24 February 2026

COMMENTS DEADLINE – 17 March 2026

APPLICATION NO. (S)	2024/00991/FUL
LOCATION	St Nicholas, Romilly Park Road, Barry
WARD	Baruc
APPLICANT	Mr Andrew Triggs
PROPOSED DEVELOPMENT	Demolish existing front garage and construct new front one and two storey extension with associated works

BACKGROUND

The application site relates to a two storey, detached dwelling which is situated at a higher level than the highway to the front. As a result of the differences in levels, a garage is provided at lower ground floor level which projects to the front. There are a variety of different house types within the streetscene, however they predominantly consist of hipped roofs.

PROPOSAL

Planning permission is sought for the erection of a double storey extension, to be situated to the rear of the existing dwelling. The proposed extension will provide a living room and dining room at ground floor and a bedroom at first floor. A roof terrace is also proposed to the front elevation. The roof terrace is proposed to be enclosed with a glazed balustrading and a 1.8 metre high obscurely glazed privacy screen to the side boundary. The existing garage is proposed to be replaced with a double garage. The design of the front extension consists of a hipped roof. Bio-folding doors and a Juliet balcony are also proposed to the front elevation at ground floor level. Proposed materials are render, with grey roof tiles.

This is an amended application, which has recently been considered by Barry Town Council. It appears that the first amendments include the provision of privacy screens to the side elevations of the front balcony at first floor and along the side boundary at ground floor level. The further amendments appear to include the removal of the rear extension.

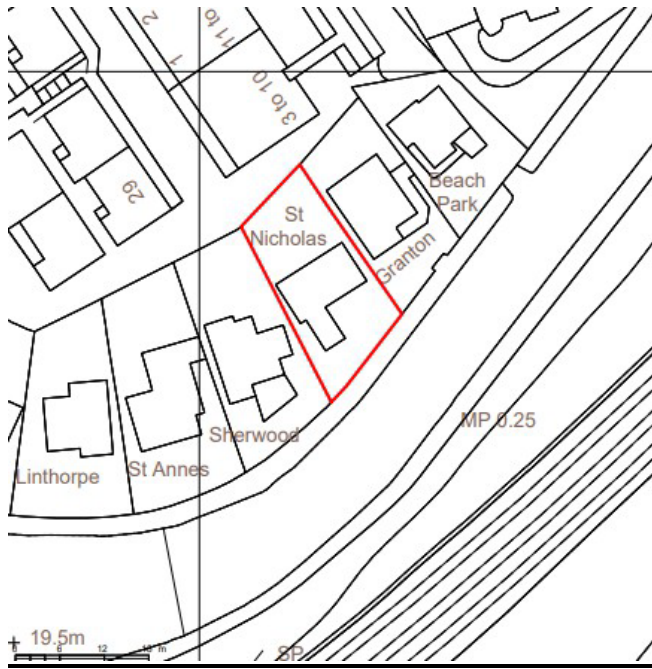
BIODIVERSITY

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 – 17 March 2026

EFFECTIVE DATE OF RECEIPT – 25 February 2026

COMMENTS DEADLINE – 18 March 2026

APPLICATION NO. (S)	2026/00085/FUL
LOCATION	128 Colcot Road, Barry
WARD	Dyfan
APPLICANT	Mr Abdul Mohammed, C.E Healthcare Ltd.
PROPOSED 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.

BACKGROUND

The application site relates to a single storey, detached dwelling situated at 128 Colcot Road, within the settlement 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 to change the use of the existing property to a residential care home (C2 use). The proposed use will provide care for older adults with mobility impairments, dementia, acquired brain injury and mild learning disabilities. Staff are proposed to be on site 24 hours a day (4 full time employees in total). Visiting hours are 10.00 to 16.00 hours every day.

The proposal includes the erection of a single storey extension to the side of the dwelling and a double storey extension to the rear. The development will provide a total of 16 bedrooms. The ground floor provides a front lounge, reception, 7 en-suite rooms, a rear lounge/dining room, kitchen/staff room, office/store and WC. The first floor provides 9 en-suite rooms, a laundry and lounge/lobby. An internal staircase and lift are proposed. The single side extension consists of a monopitch roof, however the double storey rear extension consists of a flat roof. Proposed materials are render at ground floor and cladding at first floor. Solar panels are proposed to the flat roof. Externally, the proposed development includes the provision of a bin and cycle store within the rear garden.

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

Objection – whilst the principle of the proposed change of use is considered acceptable, the level of accommodation is considered excessive. The proposed extension is also considered to dominate the original dwelling due to its large scale, is poorly designed and has a detrimental impact on the character of the existing dwelling and the surrounding area.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 17 March 2026

EFFECTIVE DATE OF RECEIPT – 03 March 2026

COMMENTS DEADLINE – 24 March 2026

APPLICATION NO. (S)	2026/00143/FUL
LOCATION	38 Rhodfa Felin, Barry
WARD	Illtyd
APPLICANT	Mr David O'Sullivan
PROPOSED 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.

BACKGROUND

The application site relates to a two storey, detached dwelling which is situated at 38 Rhodfa Felin, within the settlement of Barry. The dwelling is within a cul-de-sac and is set back from the highway with a driveway to the front of the dwelling. There is an existing integral garage.

PROPOSAL

Planning permission is sought for the conversion of the existing garage. The garage door to the front elevation is proposed to be replaced with a window, proposing facing brickwork to match the existing dwelling. It appears that works commenced on the development in January 2026, however have not yet been completed.

It is worth noting that a planning application was recently submitted for a Lawful Development Certificate (LDC) relating to the conversion of the garage (reference 2025/01252/LAW). The LDC was refused for the following reason:

1. *A certificate of Lawful Development cannot be granted due to permitted development rights for garages being removed by Condition 9 of 1999/01009/RES which states:*

Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order, 1995 or any Order revoking or re-enacting that Order with or without modification the garages hereby approved shall not be amended or altered to any other use incidental to the enjoyment of a dwelling but shall be made available for the parking of private motor vehicles at all times.

The LDC solely considers whether the works are permitted development and not the merits of the proposed development.

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. 2113

RECOMMENDATION

No objection.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 17 March 2026

EFFECTIVE DATE OF RECEIPT – 26 February 2026

COMMENTS DEADLINE – 19 March 2026

APPLICATION NO. (S)	2026/00147/FUL
LOCATION	3 Ffordd Y Dociau, Barry
WARD	Baruc
APPLICANT	Mr Teague
PROPOSED DEVELOPMENT	Lean to conservatory to the rear of the dwelling

BACKGROUND

The application site relates to a two storey, semi-detached dwelling situated at 3 Ffordd Y Dociau, within the settlement of Barry. The dwelling is slightly set back from the pavement with an open front garden. The rear of the site adjoins a communal car parking area. The site forms part of a relatively new residential development.

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, with rooflights. Windows and doors are proposed to the rear elevation. Proposed materials are red facing brick to the side elevations, with white uPVC windows and doors and a slate grey roof.

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 – 17 March 2026

EFFECTIVE DATE OF RECEIPT – 06 March 2026

COMMENTS DEADLINE – 27 March 2026

APPLICATION NO. (S)	2026/00170/FUL
LOCATION	Castle Farm, 39 Peterswell Road, Barry
WARD	Illtyd
APPLICANT	Mrs Sarah Vaughan
PROPOSED 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.

BACKGROUND

The application site relates to a two storey, semi-detached dwelling situated at Castle Farm, 39 Peterswell Road, within the settlement of Barry. The dwelling is set back from the road frontage with an enclosed front and side garden and includes a reasonably large side and rear garden.

PROPOSAL

Planning permission is sought for the erection of a double storey extension, to be situated to the rear of the existing dwelling. The proposed extension will provide a kitchen/living/dining room at ground floor level replacing the existing kitchen/dining room and bathroom and a bedroom and en-suite bathroom at first floor. The extension proposes a hipped roof. Proposed materials are render, with a slate roof to match the existing. A window is proposed to the side elevation of the extension at first floor and a new window to the side elevation of the existing dwelling. Both windows serve bathrooms.

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	17 MARCH 2026	AGENDA ITEM: 8
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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.

Application No.	Address and Development Proposed	Barry Town Councils Observation	LPA's Decision
2025/00503/FUL	Proposed change of use of existing Retail Unit from Use Class A1 to Use Class D1 to provide Day Care Facility at Unit 1, Thompson Street, Barry	No Objection	Approved
2025/01031/FUL	Proposed conversion of the upper floors of 91 Holton Road to provide 4no. residential flats, including proposed internal and external alterations and associated works at Halifax, 91 Holton Road, Barry	No Objection	Refused
2025/01163/FUL	Rear ground floor and first floor extensions at 29 Dunraven Street, Barry	No Objection	Approved
2025/01202/FUL	Ground floor extension to front elevation, single storey first floor extension to side and rear and associated works at 1 Coedllys, 86C Pontypridd Road, Barry	No Objection	Approved
2025/01244/FUL	Alteration to existing front facade to add bay window extension within the front garden of the property at 129 Port Road East, Barry	No Objection	Approved

Application No.	Address and Development Proposed	Barry Town Councils Observation	LPA's Decision
2025/01247/ADV	External signage at Lloyds Tsb Bank, 140B Holton Road, Barry	No Objection	Approved
2025/01307/FUL	Variation of Condition 2 (Approved Plans) of Planning Permission 2024/01166/FUL: Proposed rear conservatory extension and associated works at 62 Cornwall Rise, Barry	No Objection	Approved
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	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

REFUSAL OF PLANNING PERMISSION

Agent:
Mr Max Cruse
Asbri Planning Ltd.
Unit 9 Oaktree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Applicant:
c/o agent
91 Holton Road
Barry
CF63 4HG

Proposed conversion of the upper floors of 91 Holton Road to provide 4no. residential flats, including proposed internal and external alterations and associated works. at Halifax, 91 Holton Road, Barry

In accordance with the application and plans registered on 17 October 2025 the Council in pursuance of its powers under the above mentioned Act and Order hereby **REFUSES TO PERMIT** the proposed development for the following reason(s):

1. The window opening serving the ground floor habitable rooms of Flats 1 would result in direct, close quarter views from the limited amenity space into the habitable rooms, providing little to no privacy to the future occupiers of the development and unacceptably impacting upon their living conditions and privacy. The proposal is therefore considered to be contrary to Policy MD2 of the Vale of Glamorgan Local Development Plan 2011-2026 and the guidance set out in the Council's approved Supplementary Planning Guidance on Residential and Householder Development.
2. The gross external amenity area of the proposed flats would provide substandard amenity for occupiers of the flats. The proposed development would therefore result in an overdevelopment of the site that fails to meet the basic amenity requirements of future occupiers, and would impact upon their future well-being. The development is therefore contrary to Policies SP1 - Delivering the Strategy and criteria 8 and 9 of MD2 - Design of New Development of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, as well as advice in the Council's approved Supplementary Planning Guidance on Residential and Householder Development (para 10.1 and Design Standard 5) and national guidance found in Planning Policy Wales (12th Edition).

3. The proposed development relies on access to the flats taken from the rear lane, which is of a poor standard in terms of lighting, surveillance and overall residential quality, resulting in an environment that is perceived as unsafe and unattractive environment for users. The constrained nature and low levels of illumination of the lane would provide little to no opportunity for safe pedestrian movement, unacceptably impacting upon the accessibility, usability and overall quality of the development for future occupiers. The proposal is therefore considered to be contrary to Policy MD2 of the Vale of Glamorgan Local Development Plan 2011–2026 and the guidance set out in the Council’s approved Supplementary Planning Guidance on Residential and Householder Development.

NOTE:

The decision to refuse 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 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.

Dated: 4 March 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 the statutory period using a form which you can get from Planning and Environment Decisions Wales (PEDW), Crown Buildings, Cathays Park, Cardiff CF10 3NQ or you can access their website here: <https://www.gov.wales/planning-and-environment-decisions-wales>. The statutory period for appeal submissions are dependent on the type of appeal and the circumstances, detailed below.
- Appeals in respect of the;
 - Householder and 'minor commercial' development must be received within **12 weeks** from the date of the decision notice;
 - Advertisement consent applications must be received within **8 weeks** from the date of the decision notice; and,
 - Other types of planning application must be received within **6 months** from the date of the decision notice.
- 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 - call 01446 704842 or visit

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

Please quote the application number in all correspondence

**Licensing Act 2003 - Public Notice of Application
Application for Variation of a Premises Licence (under Section 34)**

Name of Applicant: David Wigley

Name and Postal address of Premises:

Front Room
Unit B The Pumphouse
Hood Road
Barry
Vale of Glamorgan
CF62 5BE

Proposed variation:

The variation is to increase the external serving area for food and alcohol in front of the restaurant, as per the plan provided.

The Licensing Register may be inspected at the Licensing Section, The Vale of Glamorgan Council, Civic Offices, Holton Road, Barry CF63 4RU between 9.00 am and 4.00 pm (Monday to Friday except public holidays).

Any representations must be made in writing to the above address or via e-mail at licensing@valeofglamorgan.gov.uk by 3 APRIL 2026.

It is an offence knowingly or recklessly to make a false statement in connection with an application punishable on summary conviction by an unlimited fine.