

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 28TH APRIL 2026 AT 7:00PM

PRESENT: Councillor S Hodges (Chair) together with Councillors Clarke (Town Mayor – Ex-Officio), Collins, Davies-Powell, E Goodjohn, E S Goodjohn, Hennessy and Thomas

ALSO PRESENT: Rachel Honey-Jones – Chief Officer
Lyndsey Thomas – Administrator
Councillor Johnson – Observer

PL520. **APOLOGIES FOR ABSENCE**

Councillor Ball

PL521. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE
COUNCIL'S CODE OF CONDUCT**

Councillor Davies-Powell declared a personal interest in item 7L

PL522. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL523. **STANDING ORDER 3(O)**

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

PL524. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14 APRIL 2026**

The Chair stated that the minutes were accurate but she would like them updated to provide more context as to the reasons for objection.

RESOLVED: That the minutes of the Planning Committees meeting held on 14 April 2026 be approved and signed as a correct record

PL525. **COMMITTEE MINUTES**

RESOLVED: That the report is received and the amendments for the minutes of the Planning Committee on 4 November 2025 are approved

PL526. **TO CONSIDER PLANNING APPLICATIONS**

a) Planning Application No. 2025/01276/FUL

Location: Barry Rugby Football Club, Merthyr Dyfan Road, Barry
Development: Clubhouse extensions, new gymnasium structure including renovations with material alterations, vehicular entrance alterations, and multi-use overspill car parking facility

RESOLVED: No objection

b) Planning Application No. 2026/00056/FUL

Location: Hayeswood Road, Barry
Development: Full planning application for proposed residential development and associated works at Land to the south

Councillor Collins commented that there was no denying that more housing is needed in the town. However, she was not convinced this was the right place for it. She remarked that there would be problems with public transport, making it a car dependent neighbourhood, as well as there being no infrastructure such as doctors or shopping facilities in place.

The Chair noted that comments have been made previously regarding the adjacent woodland.

Councillor Thomas agreed that without the required infrastructure this would be an inadequate site.

The Chief Officer reminded the Committee as to the comments submitted for this application previously

The Committee agreed the concerns still exist and they do not believe these are being designed as lifetime homes and the wet rooms provisions are not sufficient for disabled access.

RESOLVED: No objection to housing in principle but Barry Town Council has large concerns regarding the effect on the nearby Ancient Woodland, and the lack of accessibility provisions in the properties

c) Planning Application No. 2026/00114/FUL

Location: 36 Park Road, Barry

Development: Installation of conservation-style flush rooflight windows

RESOLVED: No objection

d) Planning Application No. 2026/00119/FUL

Location: 15 Borough Avenue, Barry

Development: Placing a static home on the current hard standing as additional accommodation for family members/ visitors

Councillor Hennessy stated that the precedent was already set as someone had already done the same on the corner of Winston Road

Councillor Thomas expressed concerns that it may lead other residents to follow suit and she felt that being on the drive it would invade the street scene, effecting the character of the street.

RESOLVED: No objection to the principle of providing an outbuilding to be used ancillary to the existing dwelling, however concerns would be raised to the use of the building for independent residential accommodation. Furthermore, the proposed siting of the development to the front of the existing dwelling is considered unacceptable, due to it being highly visible and detrimentally affecting the character of the street scene.

e) Planning Application No. 2026/00226/FUL

Location: Land to the r/o Hilda Street, Barry

Development: Proposed demolition of existing buildings, construction of a 2 storey block of 4 no. one bed self-contained walk up apartments.

Councillor Johnson commented that this is third application for housing on this site, becoming progressively smaller as the applicant attempts to meet planning guidance and expectations. He highlighted that the main concerns are that it is a backyard development behind an alley gate which is used by people with cars.

RESOLVED: Objection due to the siting of the development, access along a rear lane and lack of parking provision

f) Planning Application No. 2026/00227/ADV

Location: Business Service Centre, Hood Road, Barry

Development: 5 No. Signs

RESOLVED: No objection

g) Planning Application No. 2026/00229/FUL

Location: Cold Knap Sewage Pumping Station, Lakeside, Barry

Development: Variation of Condition 1. (Approved Plans) on 2024/00499/FUL - to allow increase of one container from 20ft to 30ft, increase the space available for our welfare unit and members changing facilities

RESOLVED: No objection

h) Planning Application No. 2026/00231/FUL

Location: 49 Pontypridd Road, Barry

Development: Retrospective application for the retention and completion of a domestic outbuilding

RESOLVED: No objection

i) Planning Application No. 2026/00244/FUL

Location: 59 Marine Drive, Barry

Development: Proposed conversion of existing double garage to habitable room

RESOLVED: No objection

j) Planning Application No. 2026/00207/FUL

Location: The Buck, 62-66 Holton Road, Barry

Development: Variation of Condition 1 (Time Limit) - Renewal of Planning Approval 2021/01790/FUL - Proposed conversion of existing upper floors into 14 hotel style bedrooms with ensuite bathrooms. Small lounge area, office and laundry room. New internal fire escape stair (from upper floor to first) and externally from first floor to ground floor

Councillor Collins acknowledged that the application was to extend the existing planning permissions, but expressed that her concerns regarding parking and access remained the same

RESOLVED: No objection but Barry Town Council have concerns over parking and disabled access to upper floors

k) Planning Application No. 2026/00256/FUL

Location: 44 to 48 Holton Road, Barry

Development: Conversion of First floor of 48 and Second floors of 44,46 & 48, all to living accommodation with consequential alterations to parts of Ground floor

RESOLVED: No objection in principle, providing that the retail unit remains commercially viable and the Highways Department is satisfied with the parking provisions

Councillor Davies-Powell left meeting 7:53

l) Planning Application No. 2026/00261/FUL

Location: 4 Coleridge Crescent, Barry

Development: Disability accessible ground floor toilet & shower in new porch

RESOLVED: No objection

Councillor Davies-Powell rejoined 7:54

m) Planning Application No. 2026/00075/FUL

Location: 8 Beaumont Close, Barry

Development: To construct new two storey extension to side of dwelling & single storey extension to rear. To retile new & existing roof and render new & existing wall

RESOLVED: No objection

n) Planning Application No. 2026/00252/FUL

Location: Business Service Centre, Hood Road, Barry

Development: Installation of PV array on one roof of BSC

RESOLVED: No objection

o) Planning Application No. 2026/00254/FUL

Location: 24 Holton Road, Barry

Development: Change of use of derelict upper floors to two residential units

RESOLVED: No objection in principle, providing that the retail unit remains commercially viable and the Highways Department is satisfied with the parking provisions

p) Planning Application No. 2026/00255/FUL

Location: 82 & 84 Holton Road, Barry

Development: Conversion of upper floors to 3 separate residential units

RESOLVED: No objection in principle, providing that the retail unit remains commercially viable and the Highways Department is satisfied with the parking provisions

q) Planning Application No. 2026/00266/FUL

Location: 53 Port Road East, Barry

Development: Second storey extension to side with single storey rear extension. Roof altered over porch

The Committee members discussed how other properties in the street already have extensions but the proposed size was a concern.

RESOLVED: No objection to the principle of providing a first floor and single extension to the rear, however the scale of the first floor extension is particularly large. The Case Officer will need to ensure that the scale is acceptable from a visual aspect and in terms of being overbearing on the neighbouring occupiers. It is also recommended that the ridge of the side extension is set down from the ridge of the main dwelling and set back from the front elevation at first floor.

PL527. **TO CONSIDER TABLED APPLICATIONS**

None Received.

PL528. **LOCAL PLANNING AUTHORITY DECISIONS**

The Committee expressed disappointment with the Local Authority's decision regarding the change of use at Pike Street.

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

PL529. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

None Received.

PL530. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None Received.

PL531. **PRE PLANNING CONSULTATION LETTER FOR TVG010 BARRY FIRE TOWER**

RESOLVED: That the Pre Planning Consultation Letter for TVG010 Barry Fire Tower be received and noted.

PL532. **PROPOSED NEW AND REMOVAL OF DISABLED PERSONS PARKING PLACES**

The Chair informed the Committee that there is approximately a five year application period for disabled parking bays. She suggested the Committee write to the Local Authority to request a copy of their policy for granting bays, to allow the Committee to better understand the process

RESOLVED:

- 1) That the report is received and noted**
- 2) That a request is sent to the Vale of Glamorgan Council requesting data in relation to the number of parking spaces that have been granted, adapted and removed over the last five year period and also a copy of the process used for approving applications**

PL533.

PUBLIC FOOTPATHS, MERTHYR DYFAN RECREATION GROUND

Councillor E S Goodjohn said that he was aware a number of residents that would be disappointed with the changes. However, from his point of view the situation was not sustainable and the proposal seemed like a good solution

Councillor Thomas expressed concern that Path B-C was the only area of cement access that wheelchair users can use. She said that if the path was barriered off, making residents use point E then wheelchairs would not have accessibility

Councillor Hennessy commented that he could see the reasoning behind the proposal is to stop children and dog users from using the space

Councillor E S Goodjohn pointed out that access is not what the green space is designed for and there are plenty of other parks more suited to wheelchair users. He added that he was not sure that the proposal would solve the problem but the whole purpose is to prevent usage for dog walkers

The Chief Officer stated that the paths would be public rights of way which means they need to be accessible. She suggested that the Committee comments that they are happy with the proposed changes but object to use of any bollards or barriers that would block any wheelchair or mobility users

The Chair added that the Council want to encourage development of rugby club and enhance the amenity value. She suggested the Committee encourage the Vale of Glamorgan Council to make it an amenity space to all members of the Vale

RESOLVED: No objection to the footpaths in principle, but Barry Town Council would object to use of any bollards or barriers that would block any wheelchair or mobility users

PL534. **DATE OF NEXT MEETING**

The date of the next Planning Committee is scheduled for Tuesday 19
May 2026.

Meeting closed at 8.29 pm.

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