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 9TH JUNE 2026 AT 7:00PM

PRESENT: Councillor S Hodges (Chair) together with Councillors Aviet, Ball, Collins, Davies-Powell, E Goodjohn, E S Goodjohn and Hennessy

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

PL549. **APOLOGIES FOR ABSENCE**
None received

PL550. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

None received

PL551. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL552. **STANDING ORDER 3(O)**

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

PL553. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19 MAY 2026**

RESOLVED: That the minutes of the Planning Committee meeting held on 19 May 2026 be approved and signed as a correct record

PL554. **TO CONSIDER PLANNING APPLICATIONS**

a) Planning Application No. 2025/01283/FUL

Location: 32, Merthyr Dyfan Road, Barry
Development: Proposed first storey side extension over existing ground floor integral garage of existing domestic dwellinghouse

Councillor Hennessy stated that the precedent had already been set in the area.

The Chair noted that the design was in-keeping and in-proportion with the rest of the street.

RESOLVED: No objection

b) Planning Application No. 2023/00051/HYB

Location: No.1 Dock and The Mole, Neptune Road, Barry Waterfront, Barry

Development: The proposals for the site are the subject of a hybrid application comprising: 1. Full planning permission for engineering works to raise the existing ground levels of the Mole site to a minimum of 9.00m AOD to mitigate against potential future flood risk. 2. Outline planning permission for the development of a watersports centre, associated college/education facility and café on the eastern part of the site. 3. Outline planning permission for residential development of up to 100 dwellings. 4. Outline planning permission for ancillary works, including access, parking, landscaping, public open space and other associated infrastructure.

The Chair informed committee that there had been major changes made from the original application; the number of dwellings had been increased to 100, including 4 storey flats. The incubator element that was suggested to help new businesses had also been removed.

Councillor Hennessy expressed concern regarding access for heavy duty machinery during the building phase.

The Chair pointed out that the Watersports Centre would be in conjunction with the college. She said that the transport plan

anticipates coach loads of students attending which the Mole is not equipped for.

The Chair was concerned about the lack of information provided in the application and absence of plans showing what the dwellings would look like. She also noted concerns regarding maintaining the heritage of the site.

Councillors Collins, Ball and Hennessy agreed with the points raised by the Chair.

Councillor E S Goodjohn commented that Councillor Hennessy's note regarding the entrance point to get materials on to the Mole was valid, however he felt that the Watersports Centre would be an asset to the town. He felt it would be unlikely that the amount of students in coaches would be high enough to have an impact.

Councillor Aviet suggested that coaches could use the coach station at the Dock View Offices.

Councillor E Goodjohn said that the Watersports Centre would be a fantastic benefit to the community and the town needed more housing.

Councillor Hennessy agreed that the Watersports Centre would be fantastic but said that he had concerns regarding the access.

Councillor Clarke told the Committee that consultees have raised issues regarding the design. He said that the fire service have also raised concerns regarding the water pressure available on the Mole.

The Chief Officer informed committee that the application states a total of 28 townhouses and 72 apartments are to be built, split over two 4-storey blocks. She noted that as it was a joint application between Lovell and Vale of Glamorgan Council, it would be likely that the housing would be sold by Lovell and the apartments taken by the Vale of Glamorgan as affordable housing.

The Chief Officer suggested that without visuals of what the buildings were going to look like, the committee might want to ask for more information.

Committee members agreed that they would like to ask someone from the Vale of Glamorgan Council to come to discuss the plans with them to ease some concerns regarding the lack of information provided.

RESOLVED: Deferred until the next meeting of the Planning Committee where the Vale of Glamorgan Council will be invited to provide more information on the application

c) Planning Application No. 2026/00316/FUL

Location: 36 Baruc Way, Barry
Development: Installation of a roof-mounted solar photovoltaic (PV) system and associated battery storage

RESOLVED: No objection

d) Planning Application No. 2026/00356/FUL

Location: 20 Birch Grove, Barry
Development: Retrospective permission for two rooflights and proposed installation of an air source heat pump

The Chair expressed there was no issue with the rooflights as they were discreet and small, however the heat pump was within three metres of the boundary and therefore required a sound assessment.

RESOLVED: No objection on the proviso that a sound assessment is carried out and deemed acceptable

e) Planning Application No. 2025/01249/FUL

Location: 12 Min-y-mor, Barry
Development: Proposed dormer loft conversion

The Committee agreed to proceed with the Officer's recommendations.

RESOLVED: No objection to the proposed rear dormer, however concerns are raised to the extension to the existing dormers to the front, which is considered to detrimentally affect the character of the dwelling.

f) Planning Application No. 2026/00363/FUL

Location: 5 Romilly Park Road, Barry
Development: New boundary walls and garden room in rear garden

The Chair stated that there was no objection to the wall in principle, but there were concerns that the garden room might cause overlooking into neighbouring properties.

RESOLVED: No objection to the proposed garden room in principle, however there are concerns that the placement may cause potential overlooking into neighbouring properties. The proposed boundary walls are higher than the existing boundary

walls and therefore the Case Officer will need to ensure there is not an overbearing impact on the neighbouring occupiers.

g) Planning Application No. 2026/00390/FUL

Location: 23, Borough Avenue, Barry
Development: The proposal includes a small single storey extension at rear, a two-storey extension to the side elevation (to replace existing conservatory), a porch to the front elevation a new garden room at the rear of the garden and extension of the existing dropped kerbs on the driveway

Councillors Hennessy and Collins noted that the precedent had already been set in the area.

RESOLVED: No objection

PL555. **TO CONSIDER TABLED APPLICATIONS**

None Received.

PL556. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL557. **NOTIFICATION OF PREMISES LICENCE APPLICATIONS**

None Received.

PL558. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None Received.

PL559. **DATE OF NEXT MEETING**

The date of the next Planning Committee is scheduled for Tuesday 30 June 2026.

Meeting closed at 7:44 pm.

Signed……..(Chairperson) Dated……..