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 seven 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 WEDNESDAY 2 SEPTEMBER 2026 AT 7:00PM

PRESENT: Councillor S Hodges (Chair) together with Councillors Ball, Collins, and Hennessy

ALSO PRESENT: Rachel Honey-Jones – Chief Officer
Kathryn Thomas – Executive Support Lead
Councillor Clarke – Observer
Councillor N Hodges – Observer
Councillor Johnson – Observer
Mr Colin Locke – Member of Public

PL584. **APOLOGIES FOR ABSENCE**

Apologies received from Councillor EJ Goodjohn

PL585. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

None received

PL586. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL587. **STANDING ORDER 3(O)**

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

PL588. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 28 JULY 2026**

RESOLVED: That the minutes of the Planning Committee meetings held on 28 July 2026 be approved and signed as a correct record.

PL589. **TO CONSIDER PLANNING APPLICATIONS**

a) Planning Application No. 2026/00545/FUL
Location: 232 Holton Road, Barry
Development: Change of use of Flat 1 from office space back into a residential flat as before. There will be no structural changes to the property.

Councillor S Hodges thanked Mr Colin Locke who attended the meeting as a member of the public regarding this property. Councillor S Hodges asked Mr Locke to address the committee in relation to this application.

Mr Locke currently lives at 35 Lower Morel Street, Barry and has resided there for the past 6 and a half years. He would like to strongly object to the plans as they have a direct line of sight into his kitchen and backdoor / outdoor space.

Mr Locke showed councillors detailed photographs showing the lack of privacy if the planning application was granted. It is already having a detrimental effect on his and his family's health, should the plans be approved, this would significantly worsen if the proposals were approved and the property was tenanted 24 hours a day. Mr Locke pointed out how overlooked his home is, with the ability to see directly into his kitchen from the back of the proposal. Further, the back door of the proposals is currently being used as a fire escape but owing to lack of outdoor space the flat room would undoubtably be used by tenants as outdoor space therefore directly above Mr Locke's kitchen and own outdoor space.

Councillor S Hodges thanked Mr Locke for coming and asked the Chief Officer to present the plans to the Committee on screen.

Councillor Collins supported Mr Lockes concerns and stated that we should consider the privacy issues.

Councillor S Hodges stated that the plans as submitted to the Vale of Glamorgan Council do not reflect the realistic nature of property in the plans. The plans submitted are misleading owing to the size of the windows therefore are not to scale.

Councillor Johnson noted that the overlooking of the property onto Mr Locke's home. Further, Councillor Johnson is concerned at the lack of amenities space afforded to a residential dwelling.

The Chief Officer commented that as the planning use is currently for office space that the Vale of Glamorgan's consideration could potentially be that Mr Locke's property is already overlooked, as there are no structural changes taking place just a change of use application.

Councillor S Hodges concluded that Committee could appreciate the difficulties that Mr Locke is having. Councillor S Hodges reiterated that the submitted plans do not seem accurate, and thanks Mr Locke for

providing comprehensive photographs to highlight the reality of the issue. Councillor S Hodges also noted that Councillor Johnson has made a strong point regarding the lack of amenities.

RESOLVED: Strong objection, due to the lack of amenities space, the lack of privacy and the lack of parking.

b) **Planning Application No. 2026/00297/FUL**
Location: 20 Coed Bach, Barry.
Development: Ground floor rear and side extension

RESOLVED: No Objection

c) **Planning Application No. 2026/00485/FUL**
Location: The Old Chapel, College Fields Place, Barry
Development: Replace the current unstable garden/driveway wall to match existing appearance using red imperial bricks. Resurface the current asphalt driveway with a permeable resin-bound surface.

RESOLVED: No objection however, as it is a Grade II listed building, expect the building work to be of an extremely high standard finish with suitable Heritage trades company undertaking the work.

d) **Planning Application No. 2026/00507/FUL**
Location: 2 The Parade, Barry
Development: Installation of roof windows

RESOLVED: No objection

e) **Planning Application No. 2026/00515/FUL**
Location: 56 Port Road East, Barry
Development: Roof to existing is to be removed and replaced with new extension at first floor level. A new two storey extension is to be constructed to the rear of the property. Existing detached garage to be removed from rear garden and existing soft/hard landscape areas to be re-configured with inclusion of new swimming pool.

The Chief Officer presented the plans to the Committee.

Councillor Hennessy expressed concerns regarding the size and scale of the proposed development, commenting that it appeared excessively large and out of keeping with its surroundings.

Councillor Collins stated that the proposed two-storey development was excessive.

Councillor S. Hodges asked whether Members minded changing the committee's position from no objection to objection. Members agreed.

RESOLVED: Objection on the proposed scale of the extension.

f) **Planning Application No. 2026/00552/FUL**
Location: Land at Pencoedtre Park, St Brides Way, Barry
Development: Construction of toilet block and associated works

RESOLVED: No objection.

g) **Planning Application No. 2026/00557/FUL**
Location: 20 Sycamore Crescent, Barry
Development: Demolition of the existing porch and removal of the hedgerow, with a new porch and extension of the existing hardstanding to the front of the property. Demolition of existing conservatory to the rear of the property. Replacement doors and windows throughout the property.

RESOLVED: No objection but would like the hedgerow to be retained due to 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……".

h) **Planning Application No. 2026/00542/FUL**
Location: 21 St Andrews Road, Barry
Development: Proposed single storey, flat roof porch to front, and two storey, pitched roof, side extension all finished to match existing.

RESOLVED: No objection.

i) **Planning Application No. 2026/00187/FUL**
Location: 9 Plymouth Road, Barry
Development: Roof terrace to existing structure

RESOLVED: No objection in principle however committee has concerns about privacy.

j) **Planning Application No. 2026/00581/FUL**
Location: 28 Baruc Way, Barry
Development: Conversion of existing integral garage to habitable room. Garage door replaced with window

RESOLVED: **No objection.**

k) **Planning Application No. 2026/00594/FUL**
Location: 25 Westward Rise, Barry
Development: First floor extension at rear of the property sitting on a previous ground floor extension, to provide additional bedroom space

RESOLVED: No objection.

l) **Planning Application No: 2026/00597/FUL**
Location: 190 Colcot Road, Barry
Development: Demolish existing rear conservatory, construct new single storey, pitched roof kitchen extension. Construct a new garage and garden room on site of existing (previously demolished) garage.

RESOLVED: No objection

m) **Planning Application No: 2026/00481/HAZ**
Location: Dow Corning, Cardiff Road, Barry
Development: Changes in the substances stored on site and the quantities present within existing storage infrastructure

Councillor S. Hodges noted that the Committee had previously considered the application and had requested further information. Councillor S Hodges advised that this information had not been provided and that the reason for the current application related to a change in the storage area used by Dow, rather than any new considerations.

Councillor Clarke stated that, having reviewed the relevant regulations, he found the application process and associated documentation somewhat unclear. He expressed concerns regarding the limited information provided and advised that Members were unable to comment fully on the proposal without the necessary technical expertise.

Councillor S. Hodges reiterated that additional information was required before Members could make an informed assessment of the application.

Councillor Clarke advised that his response would include reference to information available on the applicant's website relating to the chemicals involved and noted that Health and Safety officers were also considering the preparation of a report. He further commented that the potential effects of hazardous chemicals appeared to be considered by the Health and Safety Executive primarily in relation to workers on site and raised concerns regarding the potential impact on residents living in the surrounding area in the event of an accident.

Councillor N. Hodges suggested that if Members had legitimate concerns regarding the proposal, they should consider submitting an objection to enable the Vale of Glamorgan Council to undertake further consideration of those concerns.

The Chief Officer highlighted the importance of ensuring the safety of Barry residents and sought clarification as to whether any

environmental assessments had been undertaken as part of the application process.

RESOLVED: Strong objection was raised based on the lack of information and lack of answers. We are also concerned about the safety of residents and the local environment.

PL590. **TO CONSIDER TABLED APPLICATIONS**

None Received.

PL591. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL592. **NOTIFICATION OF A PREMISES LICENCE REVIEW**

None Received.

PL593. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None Received.

PL594. **DATE OF NEXT MEETING**

The date of the next Planning Committee is scheduled for Tuesday 22 September 2026.

Meeting closed at 7:56 pm.

Signed……. (Chairperson) Dated……...