CYNGOR TREF Y BARRI
BARRY TOWN COUNCIL

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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 22 SEPTMEBER 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)

ADDITIONAL AGENDA

Planning Issues

6. **To consider Planning Applications:**

i) Planning Application No. 2026/00618/FUL– The proposal is for the change of use from class A1 to class A3. To create a café with Customer Seating Area to the front facing the High Street, a Servery Area, a Food Preparation area and Kitchen at 75 High Street, Barry

(Pages 2424 - 2425)

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.

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 22 September 2026

EFFECTIVE DATE OF RECEIPT – 25 August 2026

COMMENTS DEADLINE – 15 September 2026

APPLICATION NO. (S)	2026/00618/FUL
LOCATION	75 High Street, Barry
WARD	Illtyd
APPLICANT	Carey Jones, JJ & F Ltd.
PROPOSED DEVELOPMENT	The proposal is for the change of use from class A1 to class A3. To create a café with Customer Seating Area to the front facing the High Street, a Servery Area, a Food Preparation area and Kitchen.

BACKGROUND

The application site relates to a mid-terrace property located at 75 High Street, within the settlement of Barry. The property fronts directly onto the pavement and adjoins a lane to the rear. The property is currently vacant at ground floor and has been since February 2026, however was last used as a dog groomers. The upper floors are in residential use. The site is also within the High Street/Broad Street District Centre.

PROPOSAL

Planning Consent is sought for the change the use of the ground floor and basement to an A3 use providing a café. The proposed internal layout will provide a customer seating area, a servery, food preparation area and kitchen. The proposal includes alterations to the existing shopfront, although no plans have been submitted. Hours of opening or number of employees have not been provided.

The supporting information submitted with the application states that since the dog groomers left the premises there have been no enquiries to use the property for an A1 use, despite marketing. There has been an interest in using the property as a café.

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

The site is within the High Street/Broad Street District Retail Centre.

Policy MG14 of the Local Development Plan (LDP) states:

NON-A1 RETAIL USES WITHIN TOWN AND DISTRICT RETAIL CENTRES
Proposals for non-A1 retail uses at ground floor level within the town and the district centres will be permitted where:
1. They would not result in more than 35% of non-A1 retail uses within the primary shopping frontage;
2. They would not result in more than 50% of non-A1 retail uses within the secondary shopping frontage;
3. They would not create an over concentration of non-A1 retail uses within the centre;
4. They complement the character of the existing centre, benefit the daytime economy and maintain an attractive shop frontage; and
5. They would not prevent the beneficial use or reuse of upper floors.

Within the town and district retail centre boundaries, proposals for the conversion of a ground floor existing A1 unit to a non-A1 use will only be permitted where it can be demonstrated that the unit has been appropriately marketed and that the proposed use would have no unacceptable impact on the role and function of the retail centre.

The case officer will need to ensure that the proposal complies with Policy MG14 of the LDP.

SITE PLAN