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)

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's held on 2 September 2026.**
(Pages 2402 - 2407)

Planning Issues

6. **To consider Planning Applications:**
(Pages 2408 - 2422)

a) Planning Application No. 2026/00447/FUL – Retrospective application to replace existing slate roof in poor condition and install 13 no. solar panels, integrated into new slate roofing, panels to be situated on front and rear pitched roof surfaces at 26 Wynd Street, Barry

b) Planning Application No. 2026/00559/LBC – Replace modern rooflights; roof weathering improvements; roof access improvements; localised window renewals; minor localised internal layout alterations; partial mechanical, electrical & (above ground) plumbing (MEP) renewal; new PV installation to inner roofs; fire safety upgrading works; replacement of defective window lintels to WC Block and investigation of a Main Block window head; other/associated minor alterations as part of the refurbishment of the building and the site at Docks Office, Subway Road, Barry

c) Planning Application No. 2026/00588/HAZ – Application to vary the Hazardous Substance Consent for Navigator Terminals Windmill (1997/01187/HAZ) at Navigator Terminals Windmill, Hayes Road, Barry

d) Planning Application No. 2026/00607/FUL – Mixed-use conversion retaining a ground-floor commercial unit, creating one C3 studio and one four-person C4 HMO with new rear dormer and external staircase at 117 High Street, Barry

e) Planning Application No. 2026/00615/FUL – Proposed single-storey rear extension with internal alterations, replacing existing conservatory at 82 Woodlands Road, Barry

f) Planning Application No. 2026/00627/FUL – Demolition of the existing garage and the construction of an additional floor above the existing ground floor accommodation to create a two storey family dwelling at 128 Colcot Road, Barry

g) Planning Application No. 2026/00645/FUL – Single Storey rear extension, double storey side extension & single storey front extension at 77 Port Road East, Barry

h) Planning Application No. 2026/00611/FUL – Construction of a granny flat to replace existing garage at 57 Buttrills Road, Barry

i) **(To Follow)** 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

7. **To consider Tabled Applications** **(None Received)**

None received.

8. **Local Planning Authority Decisions** **(Page 2423)**

9. **Notification of a Premises Licence Review** **(None)**

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 6 October 2026.

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 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……...

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 22 September 2026

EFFECTIVE DATE OF RECEIPT – 20 August 2026

COMMENTS DEADLINE – 10 September 2026

APPLICATION NO. (S)	2026/00447/FUL
LOCATION	26 Wynd Street, Barry
WARD	Court
APPLICANT	Mr Stephen Rees
PROPOSED DEVELOPMENT	Retrospective application to replace existing slate roof in poor condition and install 13 no. solar panels, integrated into new slate roofing, panels to be situated on front and rear pitched roof surfaces

BACKGROUND

The application site relates to a two storey, mid-terrace dwelling situated at 26 Wynd Street, within the settlement of Barry. The dwelling is slightly set back from the pavement, with a small enclosed front garden. The rear of the site adjoins a lane.

PROPOSAL

Planning permission is sought for the replacement of the existing roof and the installation of 13 solar panels. The existing roof is described as being in a poor state of repair and is proposed to be replaced with a grey slate roof. The proposed solar panels are situated to the front and rear roof slope of the dwelling; 8 to the front and 5 to the rear. The works were completed in May 2026 and therefore the application is retrospective.

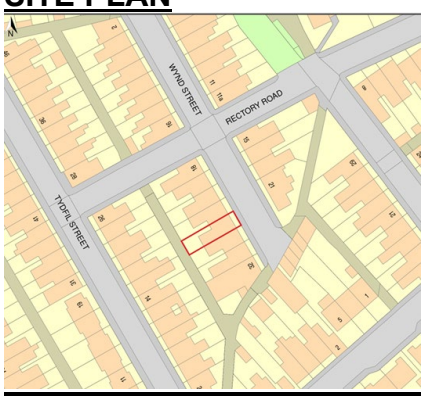
BIODIVERSITY

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 – 22 September 2026

EFFECTIVE DATE OF RECEIPT – 09 September 2026

COMMENTS DEADLINE – 30 September 2026

APPLICATION NO. (S)	2026/00559/LBC
LOCATION	Docks Office, Subway Road, Barry
WARD	Casteland
APPLICANT	c/o Mr Paul Cook, Vale of Glamorgan Council (Corporate Landlord Section)
PROPOSED DEVELOPMENT	Replace modern rooflights; roof weathering improvements; roof access improvements; localised window renewals; minor localised internal layout alterations; partial mechanical, electrical & (above ground) plumbing (MEP) renewal; new PV installation to inner roofs; fire safety upgrading works; replacement of defective window lintels to WC Block and investigation of a Main Block window head; other/associated minor alterations as part of the refurbishment of the building and the site.

BACKGROUND

The application site is situated at Docks Office, which is situated within the settlement boundary of Barry. The site relates to a three storey, detached property. Ffordd Y Mileniwm is situated to the south of the site, Subway Road to the west and the railway track to the north. Access is gained from Ffordd Y Mileniwm. The property is a Grade II Listed Building.

PROPOSAL

Listed Building Consent is sought for the following works:

- Replace rooflights and renew rooflight to main stair. The rooflights are in need of repair and are to be single and double glazed.
- Roof repairs and weathering improvements. Roof access improvements (including alterations to 3 dormers to provide perimeter gutter access / egress doors, replacement of existing modern roof access doors, new guarding installation to WC Block roof and replace 2 existing modern external timber steps / landings from Clock Tower.
- Window repairs, redecoration, overhaul (including new sash window restrictors where they are poor, hazardous or missing, new weatherstripping & new chords) and localised modern window renewals (pending close-up access / inspection) where repair would be uneconomical or leave poor detailing. Historic glass is to be retained insitu
- Add safety film to board room french windows
- Localised masonry (brick & stone) repairs / repointing. Match original mortar colour/appearance
- Remove existing modern blinds & (provisionally) install new blinds
- Remove modern floor coverings / linings & their renewal (including new non-slip vinyl for wet areas
- Remove modern partitions and associated suspended ceilings from upper ground floor offices at south eastern corner
- Construct new stud partition to subdivide room 2/010 on second floor

- Complete redecoration of all internal walls / partitions, ceilings, previously painted metalwork and previously painted joinery
- Re-finish all unpainted internal joinery
- Refurbishment of all Kitchenettes, WCs (retaining all historic fixtures & fittings), Cleaner's Rooms and WC Lobbies
- Conversion of former caretaker's Bathroom and associated Lobby into Cleaner's Room
- Partial mechanical, electrical and (above ground) plumbing (MEP) renewal plus specialist overhaul, repairs and improvements to existing lightning conductor installation
- Repairs and redecoration of external SVPs, rainwater goods and associated hoppers to match existing
- Specialist repair of Entrance Lobby mosaic tiled floor
- Install Photovoltaics to inner roofs
- Fire safety works, including:
  1. Replacing some isolated modern doorsets and associated modern partitions.
  2. Upgrading fire resistance of some isolated existing doors and their frames
  3. Adding isolated fire curtains
  4. Adding isolated internal secondary (fire-rated) glazing
  5. New fire doors and associated partitions to be installed to divide east and west corridors and to protect rear external fire escape route
- Improvement of 2 internal access ladders to perimeter roofs within clock tower
- Localised specialist cleaning of external elevation stonework
- Replacing defective lintels and locally repointing facing brickwork within WC block
- Temporary removal and reinstatement of timber panelling to head of window W/F/W13 in F13 to enable investigation of cause(s) of cracking / movement above.
- Removal of open drainage channel around perimeter of building and replacement with new proprietary drainage channel

Barry Town Council have recently considered this application and it appears that the reason for the re-consultation is due to the submission of amended plans. The amended plans relate to new existing plans clarifying the materials of the existing windows and details in relation to repointing, mortar and copings. Additional plans in relation to the existing and proposed internal layouts have also been submitted.

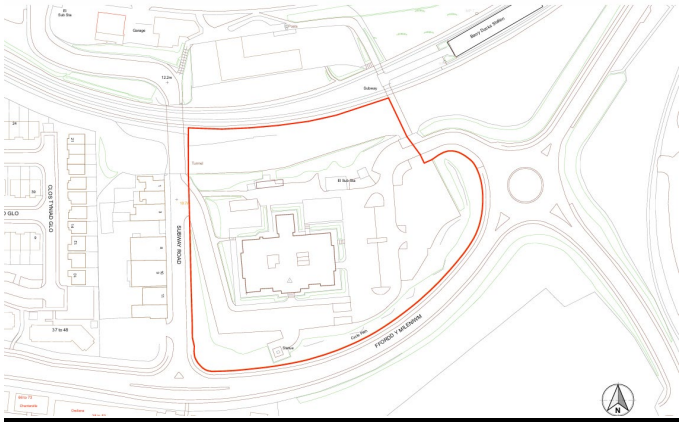
BIODIVERSITY

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

The comments remain the same as previously: No objection, provided the Conservation Officer is satisfied that the proposal will not detrimentally affect the character or appearance of the listed building.

SITE PLAN


Sub Sta
Garage
Subway
Sub-Sta
Tunnel
Sub-Sta
SUMMIT ROAD
Cycle Stall
FFORDD Y MYNYDDMAM
Parking
N

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 22 September 2026

EFFECTIVE DATE OF RECEIPT – 20 August 2026

COMMENTS DEADLINE – 10 September 2026

APPLICATION NO. (S)	2026/00588/HAZ
LOCATION	Navigator Terminals Windmill, Hayes Road, Barry
WARD	Castleland / Sully
APPLICANT	Simon Pritchard
PROPOSED DEVELOPMENT	Application to vary the Hazardous Substance Consent for Navigator Terminals Windmill (1997/01187/HAZ)

BACKGROUND

The application site is situated at Navigator Terminals Windmill, which forms part of the Barry chemical complex, offering bulk liquid storage. The site is bound by Hayes Road to the south and is accessed from the west. The site is outside the settlement boundary and is within an allocated existing employment site.

PROPOSAL

This application is for Hazardous Substances Consent. The supporting information submitted with the application states that the *application is submitted to enable the company to preserve the future of the terminal following a reduction in activities by the main customer of the site, Dow Chemical. The application is a variation to the existing consent – of which we wish to retain, to allow the existing contractual supply of Methanol to Dow to be maintained during the transition period. The additional substances applied for in table A of the application form are at the maximum permitted by "The Planning (Hazardous Substances) Regulations 2015 Schedule 1, Part 1, Column 2" for each category. It is recognised that the total tonnage applied for in this application exceeds that of the total storage capacity of the terminal, however it is applied for on the basis that the terminal will be capable of and modified to allow safe storage of each applied category, up to the amount listed, with an aggregate tonnage of all products less than the existing capacity.*

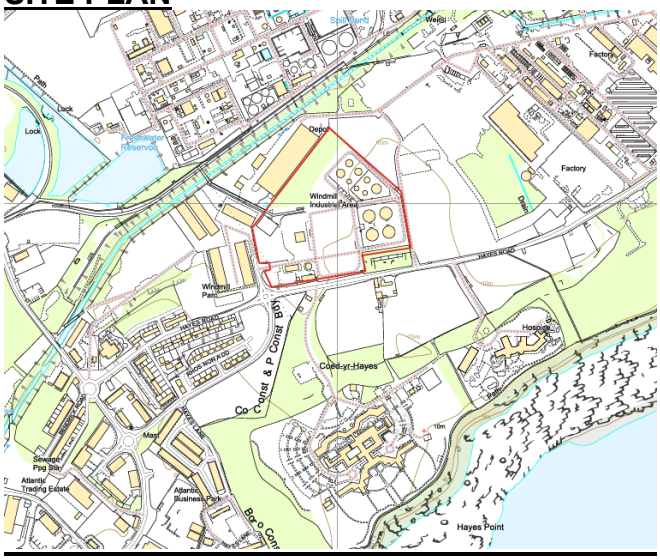
BIODIVERSITY

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


Depot
Windmill Industrial Area
Factory
Factory
Hayes Road
Windmill Park
Coed-yr-Hayes
Hospital
Hayes Point
Atlantic Trading Estate
Atlantic Business Park
Sewage Pig Site
Mast
Path
Lock
Drain

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 22 September 2026

EFFECTIVE DATE OF RECEIPT – 20 August 2026

COMMENTS DEADLINE – 10 September 2026

APPLICATION NO. (S)	2026/00607/FUL
LOCATION	117 High Street, Barry
WARD	Illtyd
APPLICANT	Y. Hafiz, HGPM Ltd
PROPOSED DEVELOPMENT	Mixed-use conversion retaining a ground-floor commercial unit, creating one C3 studio and one four-person C4 HMO with new rear dormer and external staircase

BACKGROUND

The application site relates to a mid-terrace property located at 117 High Street, within the settlement of Barry. The property fronts directly onto the pavement and adjoins a lane to the rear. The ground floor of the property is in commercial use, however is currently vacant. The upper floors are in residential use.

PROPOSAL

Planning consent is sought for the refurbishment of the existing commercial unit at ground floor, the creation of a self contained residential unit at ground floor and a House of Multiple Occupation (HMO) to the first and second floors.

The ground floor provides the commercial unit, a WC, kitchen area and access to the bin store and amenity space to the rear. A separate pedestrian entrance to the front elevation gains access to the proposed ground floor residential unit and the proposed HMO. The ground floor unit consists of a living/kitchen/dining area, bedroom and bathroom. The first floor is proposed to provide a kitchen/lounge and 2 en-suite bedrooms and the second floor provides 2 en-suite bedrooms. The proposal includes the erection of a dormer, to the rear elevation. The proposed flat roof dormer will replace an existing pitched roof dormer. Proposed materials are roof slates to match the existing. Rooflights are also proposed to the rear elevation. The proposal includes the installation of an external staircase to the rear elevation and amendments to windows and doors. All the residential units have access to the amenity space to the rear.

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 proposal is rather intensive, creating 5 residential units within a terraced property, although it is noted that the existing property is relatively large. A dormer is proposed to the rear elevation, however the proposal doesn't include significant extensions. No concerns are raised to the proposed dormer. The case officer needs to ensure that the external staircase is acceptable in terms of providing access to the upper floors, its visual impact and affect on residential amenity.

SITE PLAN

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 22 September 2026

EFFECTIVE DATE OF RECEIPT – 28 August 2026

COMMENTS DEADLINE – 18 September 2026

APPLICATION NO. (S)	2026/00615/FUL
LOCATION	82 Woodlands Road, Barry
WARD	Buttrills
APPLICANT	Mr & Mrs Marshall
PROPOSED DEVELOPMENT	Proposed single-storey rear extension with internal alterations, replacing existing conservatory

BACKGROUND

The application site relates to a two storey, end of terrace dwelling, which is situated at 82 Woodlands Road, within the settlement of Barry. The site adjoins a gated lane to the side and rear and increases in level towards the rear of the site.

PROPOSAL

Planning permission is sought for the erection of a single storey extension, to be situated to the rear of the dwelling. The proposed extension will provide a dining room/snug and will replace the existing conservatory. The extension proposes a monopitch roof. Rooflights are proposed to the rear roof slope.

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 – 22 September 2026

EFFECTIVE DATE OF RECEIPT – 27 August 2026

COMMENTS DEADLINE – 17 September 2026

APPLICATION NO. (S)	2026/00627/FUL
LOCATION	128 Colcot Road, Barry
WARD	Dyfan
APPLICANT	Mr Mohammed
PROPOSED DEVELOPMENT	Demolition of the existing garage and the construction of an additional floor above the existing ground floor accommodation to create a two storey family dwelling.

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. The dwelling is served by a relatively large rear garden.

PROPOSAL

Planning permission is sought for the erection of a first floor extension to the existing dwelling, including the erection of a single storey rear extension. The proposed ground floor will provide a lounge, TV room, WC, utility, shower room and kitchen/dining/living room. The first floor will provide 4 bedrooms, 2 en-suite bathrooms and a main bathroom. The proposal includes the removal of the existing detached. The design of the proposed development consists of a hipped roof to the first floor extension and the single extension. The proposed use of the property is described as a family dwelling.

A planning application has recently been submitted at the application site, reference 2026/00085/FUL, for '*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'.* Barry Town Council objected to this application and it was subsequently withdrawn.

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 – it is noted that the application site currently adjoins a two storey dwelling. The proposal is also not excessively large in scale and reflects the design of the existing dwelling.

SITE PLAN

86.3m
134
Dyffryn Place
Colcot Road
103
126
Colcot Road
Buttrills Playing Fields
87.2m
Coronation Gardens
N
NW
NE
W
SW
S

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 22 September 2026

EFFECTIVE DATE OF RECEIPT – 08 September 2026

COMMENTS DEADLINE – 29 September 2026

APPLICATION NO. (S)	2026/00645/FUL
LOCATION	77 Port Road East, Barry
WARD	Dyfan
APPLICANT	Mrs Jamila Akhtar
PROPOSED DEVELOPMENT	Single Storey rear extension, double storey side extension & single storey front extension.

BACKGROUND

The application site relates to a two storey, semi-detached dwelling situated at 77 Port Road East, within the settlement of Barry. The dwelling is set back from the road frontage with off street car parking to the front of the dwelling. The rear of the site adjoins dwellings at Hinchsliff Avenue.

PROPOSAL

Planning permission is sought for the erection of single storey extensions to the front and rear of the existing dwelling and a double storey extension to the side. The proposed extension will provide a snug, lounge, kitchen/dining/living area at ground floor level and 2 bedrooms and a bathroom at first floor. The double side extension is set back from the front elevation of the main dwelling by approximately 0.3 metres. The design of the extension consists of a hipped roof to the double storey element, which is set down from the ridge of the dwelling. A hipped roof is also proposed to the single front extension. A flat roof is proposed to the single rear extension. Proposed materials are to match the existing dwelling.

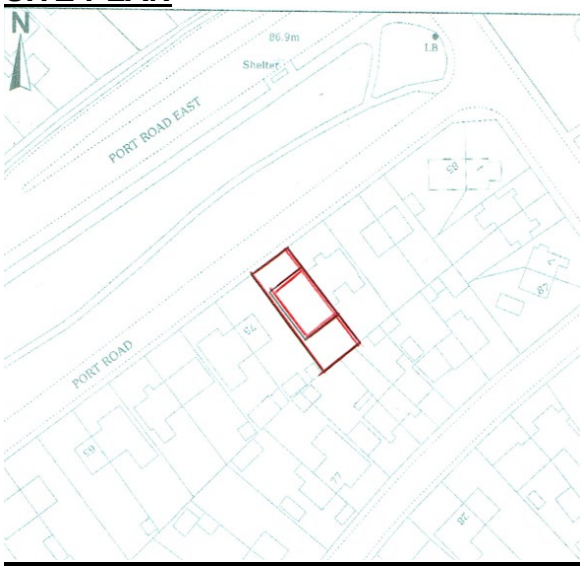
BIODIVERSITY

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

The proposal results in significant extensions to the existing dwelling. Nonetheless, the set down and set back of the double storey side extension from the main dwelling is welcomed, providing the extension with a subservient appearance. It is also noted that the adjoining dwelling consists of a relatively large double storey side extension.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 22 September 2026

EFFECTIVE DATE OF RECEIPT – 19 August 2026

COMMENTS DEADLINE – 09 September 2026

APPLICATION NO. (S)	2026/00611/FUL
LOCATION	57 Buttrills Road, Barry
WARD	Buttrills
APPLICANT	Mr Jacob George, Bellavista Properties Development Ltd
PROPOSED DEVELOPMENT	Construction of a granny flat to replace existing garage

BACKGROUND

The application site relates to a two storey, detached dwelling situated at 57 Buttrills Road, within the settlement boundary of Barry. The dwelling is served by a relatively large amenity space to either side of the dwelling. Existing garages are situated to the side (north and south) of the dwelling. The rear of the site adjoins dwellings at Walker Road.

PROPOSAL

Planning permission is sought for the erection of a detached single storey outbuilding, to the north of the existing dwelling, replacing an existing garage. The proposed outbuilding will provide a living room, kitchen/dining room, shower room and bedroom and will be used as a 'granny annex'. The outbuilding consists of a pitched roof with a gable projection to the front and a projection to the side. A decking area and balcony are proposed to the side (south) of the outbuilding. Proposed materials are render, with a dark grey slate 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 PPW11 and result in a net benefit for biodiversity.

RECOMMENDATION

No objection.

SITE PLAN

BARRY TOWN COUNCIL

PLANNING COMMITTEE	22 September 2026	AGENDA ITEM: 8

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
2026/00300/FUL	Change of use of redundant offices on the second and third floors into one residential unit at 74 Holton Road, Barry	Objection	Approved
2026/00255/FUL	Conversion of upper floors to 3 separate residential units at 82 & 84 Holton Road, Barry	No Objection in principle	Approved