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 TUESDAY 22 SEPTEMBER 2026 AT 7:00PM

PRESENT: Councillor S Hodges (Chair) together with Councillors Ball, EJ Goodjohn, ES Goodjohn and Hennessy.

ALSO PRESENT: Rachel Honey-Jones – Chief Officer
Courtney Parker – Administrator
Councillor N Hodges – Observer
Michael Goode – Member of the Public

PL595. **APOLOGIES FOR ABSENCE**

Apologies received from Councillor Collins.

PL596. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

None received

PL597. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL598. **STANDING ORDER 3(O)**

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

PL599. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 2 SEPTEMBER 2026**

RESOLVED: That the minutes of the Planning Committee meeting held on 2 September 2026 be approved and signed as a correct record.

PL600. **TO CONSIDER PLANNING APPLICATIONS**

The Chair brought agenda item 6f forward.

f) Planning Application No. 2026/00627/FUL
Location: 128 Colcot Road, Barry
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.

Mr Goode who lives at 130 Colcot Road raised concerns regarding the scale and massing of the proposed two-storey dwelling, which he considered overbearing and out of keeping with neighbouring properties. He referred to potential overshadowing, loss of daylight and overlooking of neighbouring gardens and driveways and noted that no neighbourhood survey had been submitted.

Mr Goode questioned whether the proposed four-bedroom dwelling, with its number of bathrooms and facilities, could place additional pressure on existing water and sewage infrastructure owing to the current dwelling servicing a two-bedroom, one-bathroom bungalow therefore the infrastructure could be overwhelmed; and asked whether Welsh Water had been consulted.

Mr Goode also raised concerns regarding the removal of the garage, the increase in the property's footprint and the potential impact on neighbouring properties. Mr Goode referenced a previous application for a sixteen-bed care home from the same applicant for the same site, expressing concern that the current proposal could subsequently be converted to a care home noting the applicant already has another care home in the vicinity. He requested that consideration be given to restricting any future change of use. He also raised concerns regarding additional parking and congestion on Colcot Road.

Mr Goode also expressed concerns regarding the lack of information relating to bats and other protected species within the Green Infrastructure Statement. He noted the absence of a bat survey or ecological assessment and questioned whether a preliminary roost assessment and appropriate mitigation measures should be undertaken.

Mr Goode also presented objections on behalf of Sue and Bill Thomas, residents of 126 Colcot Road, reading out a statement they had prepared. Mr & Mrs Thomas raised concerns regarding the impact of the proposed two-storey dwelling on their bungalow, noting that the property was approximately 4.5 metres from their front door and driveway. They considered the development would create a more enclosed and imposing environment and have a significant impact on their outlook and privacy.

They highlighted that their lounge, dining room and conservatory face the proposed development and asked that consideration be given to

daylight, sunlight, overshadowing, access and privacy, rather than treating the proposal simply as an additional storey.

They also raised concerns regarding the scale and intensity of the development, noting the provision of four bedrooms, five bathrooms, a separate TV room and substantial living and dining accommodation. They considered the proposal out of character with the immediate residential area and larger than nearby two-storey properties, particularly as the existing bungalow forms the end of a row of bungalows before the character of Colcot Road changes to two-storey housing.

Mr Goode further highlighted that the proposed development was having an impact on Sue and Bill Thomas, who are already living with serious health conditions. They expressed concern that the potential loss of privacy, increased sense of enclosure, overshadowing and changes to their outlook could have a detrimental effect on their health and wellbeing.

The Chair requested the to see the proposed plans.

The Chief Officer presented the plans to the committee.

Councillor Hennessy informed the Committee that he had already spoken with neighbouring residents who had raised concerns regarding the proposed development. He summarised the concerns raised, including the size and appearance of the proposed dwelling, which was considered not to be in keeping with the character of the area, privacy concerns, including overlooking of neighbouring properties, potential impacts on bats and other wildlife, parking concerns and drainage and sewage concerns.

Councillor Hennessy also raised concerns regarding whether Welsh Water had been consulted in relation to the increased capacity that would result from the proposed development.

On these grounds, Councillor Hennessy wished to raise a strong objection to the application.

The Chair commented that the scale and internal arrangement of the proposed development appeared more appropriate for a C2 use rather than a C3 use.

The Chief Officer stated that she agreed with the concerns raised by Councillor Hennessy, adding that sewage capacity was a significant concern.

Councillor N Hodges commented that, if the application were to be approved, it should be remembered that the development should not be used as a means of creating a care home.

RESOLVED: Strong objection, due to the scale and appearance of the proposed development being out of keeping with the character of the area, privacy and overlooking concerns, potential impacts on bats and wildlife, inadequate parking provision, drainage and sewage concerns, and concerns regarding whether Welsh Water has been consulted in relation to the increased capacity required by the development. Members also expressed concern that, if approved, the development could potentially facilitate a future change of use or expansion into a care home, and that this could amount to the development being progressed by "stealth" without the full implications of such a use being properly considered through the planning process.

The Chair paused the meeting.

The Chief Officer, Administrator and Mr Goode left the meeting at 7:19pm.

The Chief Officer and Administrator rejoined the meeting at 7:22pm.

The Chair resumed the meeting.

a) **Planning Application No. 2026/00447/FUL**
Location: 26 Wynd Street, Barry
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

RESOLVED: No Objection.

b) **Planning Application No. 2026/00559/LBC**
Location: Docks Office, Subway Road, Barry
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.

The Chief Officer presented the plans to the Committee.

The Chair commented that the Committee had previously raised no objection to the application, subject to the appearance being satisfactory.

Councillor Hennessy commented that a modern appearance should be avoided due to the building being listed, as modern alterations could negatively impact and detract from the character of the building.

The Chair suggested strengthening the Committee's previous comments to emphasise that the proposed materials and alterations should be in keeping with the listed building, with a suitable finish and appropriate materials.

RESOLVED: No objection, subject to the Conservation Officer being satisfied that the proposed materials, finishes and alterations are in keeping with the character of the listed building and that suitable and appropriate materials are used throughout.

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

RESOLVED: The Town Council has considered application 2026/00588/HAZ. Given the specialist nature of hazardous substance consents, the Council would ask that the application is considered in accordance with the advice of the relevant statutory consultees, particularly the Health and Safety Executive and Natural Resources Wales, and that any concerns they identify are fully addressed before consent is granted.

d) Planning Application No. 2026/00607/FUL
Location: 117 High Street, Barry
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.

The Chair commented that there appeared to be limited visual change to the front of the property, with the majority of the proposed development being to the rear.

Councillor Ball commented that it would be positive to see the property brought into use, however, has concerns regarding the scale of the proposed development compared to the size of the property, as well as parking provisions
.
Councillor Hennessy stated that he had concerns regarding potential overlooking of neighbouring properties to the rear.

The Chief Officer also raised concerns regarding the accessibility of the proposed development.

RESOLVED: Objection, due to concerns regarding overlooking of neighbouring properties, the overbearing nature and scale of the proposed development, parking provision, the proposed external staircase, potential drainage issues, the visual impact of the development, and concerns regarding accessibility and the potential implications for persons with protected characteristics under the Equality Act 2010.

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

RESOLVED: No objection.

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

Councillor Hennessy requested to see the proposed plans, noting that the proposed extension appeared to be large in scale.

The Chief Officer presented the plans to the Committee.

The Chair commented that she has concerns regarding the scale of the proposed development.

The Chief Officer informed the Committee that some neighbouring properties had historically undertaken similar extensions.

RESOLVED: No objection in principle to the proposal of an extension however, the Committee wishes to raise concerns regarding the large scale of the proposed development.

h) **Planning Application No: 2026/00611/FUL**
Location: 57 Buttrills Road, Barry
Development: Construction of a granny flat to replace existing garage

RESOLVED: No objection.

i) **Planning Application No. 2026/00618/FUL**
Location: 75 High Street, Barry
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.

RESOLVED: No objection, subject to the Case Officer ensuring that the proposal complies with Policy MG14 of the LDP.

PL601. **TO CONSIDER TABLED APPLICATIONS**

None Received.

PL602. **LOCAL PLANNING AUTHORITY DECISIONS**

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

PL603. **NOTIFICATION OF A PREMISES LICENCE REVIEW**

None Received.

PL604. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None Received.

PL605. **DATE OF NEXT MEETING**

The date of the next Planning Committee is scheduled for Tuesday 6 October 2026.

Meeting closed at 7:51 pm.

Signed……. (Chairperson) Dated……...