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 WEDNESDAY 28 OCTOBER 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 22 September and 6 October 2026.**

   (Pages 2445 - 2455)

Planning Issues

6. **To consider Planning Applications:**

   (Pages 2456 - 2481)

   a) Planning Application No. 2026/00419/FUL – Remove existing main terracotta clay tiled roof and replace with slate tiles. Replace patio doors in lounge with wider sliding doors. Cover entire existing fibreglass flat extension roof with rubber covering and replacement of fascia at 59 Tydfil Street, Barry

   b) Planning Application No. 2026/00591/FUL – Development of 4no. houses at Land to the west of Woodham Park, Barry

   c) Planning Application No. 2026/00619/FUL – Conversion of existing un-used office space over first and second floors to provide 3no. apartments with rooftop amenity space at Lloyds Pharmacy, 99 Holton Road, Barry

d) Planning Application No. 2026/00703/RG3 – Change of use to events space for a period of 12 months at Former Wilkinson, 59-71 Holton Road, Barry

e) Planning Application No. 2026/00704/FUL – Single storey rear extension and first floor rear dormer extension at 3 Wessex Place, Barry

f) Planning Application No. 2026/00708/FUL – Single storey extension to the front and side elevation at 38 Caradoc Avenue, Barry

g) Planning Application No. 2026/00719/FUL – Proposed garage conversion, with window to replace garage door, to existing domestic dwellinghouse at 34 Clos Y Rheilffordd, Barry

h) Planning Application No. 2026/00750/FUL – Single storey, pitched roof, rear infill extension. All finishes to match existing at 40 Marine Drive, Barry

i) Planning Application No. 2026/00763/FUL – Proposed rear dormer loft conversion extension with hip to gable and existing detached garage converted to garden room, gym, shower room and storage to existing domestic dwellinghouse at 31 Colcot Road, Barry

j) Pre Planning Application – Removal of existing 17.65m high P8 pole supporting H3G equipment and replacement with a 20m high P7.3 pole supporting H3G & VMO2 equipment, removal and replacement of wraparound cabinet, installation of half bowler cabinet, installation of AAOB cabinet, internal cabinet works at Church Road, Barry, CF631LL

k) Planning Application No. 2026/00119/FUL PEDW Reference: CAS-05314-D1L1C7 **(Appeal)** – Placing a static home on the current hard standing as additional accommodation for family members/ visitors at 15 Borough Avenue, Barry CF62 9UW **(To note)**

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

8. **Local Planning Authority Decisions (Page 2482- 2483)**

9. **Notification of a Premises Licence Review**

(Page 2484)

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 17 November 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 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……...

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—
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(c)any decision taken at the meeting, including the outcomes of any votes.
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BARRY TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 06 OCTOBER 2026 AT 7:01PM

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

ALSO PRESENT: Rachel Honey-Jones – Chief Officer
Courtney Parker – Administrator

PL606. **APOLOGIES FOR ABSENCE**

Apologies received from Councillors Ball and EJ Goodjohn.

PL607. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

Councillor Hennessy stated he did not wish to declare an interest regarding item 9 Premises Licence Application to Barry Town Council. He would alternatively declare an interest to The Vale of Glamorgan Council due to being a member of the Vale of Glamorgan Council's Licencing Committee.

PL608. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL609. **STANDING ORDER 3(O)**

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

PL610. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 22 SEPTEMBER 2026**

RESOLVED: That the minutes of the Planning Committee meeting held on 22 September 2026 be deferred, as the minutes included on the agenda were incorrect. The corrected minutes will be presented for approval at the next meeting on 28 October 2026.

PL611. **TO CONSIDER PLANNING APPLICATIONS**

a) **Planning Application No. 2026/00470/FUL**
Location: Broad Island House, 21, 22, 24 and 25 Broad Street, Barry
Development: Change Of Use, 21, 22, 24 and 25 Broad Street, Barry, CF62 7AD of existing Retail Units from assumed Use Class A1 to Use Class D1 to provide Day Care Facility

RESOLVED: Objection maintained due to concerns regarding overlooking, noise pollution and accessibility issues. The Committee's previous comments remain unchanged, as it is not considered that the submitted amendments or additional information alter the original comments.

b) **Planning Application No. 2026/00553/FUL**
Location: 11 Baruc Way, Barry
Development: Proposed installation of roof-mounted solar photovoltaic (PV) system and associated battery storage

RESOLVED: No objection.

c) **Planning Application No. 2026/00658/FUL**
Location: 12 Birch Grove, Barry
Development: Refurbishment and alterations to dwelling with new patio to rear garden.

The Chair commented that the property is set back from the public highway and that the footprint of the property remains unchanged. The Chair therefore did not consider that there were any issues with the proposal.

RESOLVED: No objection.

d) **Planning Application No. 2026/00690/FUL**
Location: 12 Heol Tapscott, Barry
Development: Conversion of garage to habitable room complete with new window to front

The Chair explained that a previous application had been brought before the Committee, as the legal notice had been issued and the application was not retrospective. She noted that neighbouring properties around the corner had carried out similar works. She also stated that the proposal would still leave two parking spaces available, so she had no concerns regarding parking provisions.

RESOLVED: No objection.

PL612. **TO CONSIDER TABLED APPLICATIONS**

a) **Planning Application No. 2026/00673/FUL**
Location: 51 Harbour Walk, Barry

Development: Loft conversion with a rear dormer roof extension

RESOLVED: No Objection.

b) Planning Application No. 2026/00598/FUL
Location: Brynhill Golf Club, Little Brynhill Lane, Barry
Development: Earthworks to create a landscaped grass bund immediately in front of and adjoining the existing practice facility. to create a permanent grassed landform. The practice-area bund is to provide shelter from the wind

The Chief Officer presented the plans to the Committee.

Councillor Hennessy commented that he did not consider the proposal acceptable and stated that residents had expressed concerns regarding the obstruction of their views.

The Chair noted that concerns could also be raised regarding the potential for individuals to climb onto the proposed structure, creating potential privacy issues for neighbouring gardens and properties.

RESOLVED: Objection raised due to concerns regarding the visual impact of the proposal, with its length and scale considered overbearing to neighbouring properties.

PL613. **LOCAL PLANNING AUTHORITY DECISIONS**

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

The Chair put to a vote whether Councillor Hennessy could remain in the meeting during Item 9.

Members unanimously agreed.

The meeting was paused at 7:42 pm while the Chief Officer left the meeting.

The Chief Officer rejoined the meeting at 7:48 pm, and the meeting resumed.

PL614. **NOTIFICATION OF A PREMISES LICENCE REVIEW**

Application for a Grant of Premises Licence – The Holton Store, 148 Holton Road, Barry, CF63 4HL

Councillor Collins expressed concerns about the proposed alcohol sales hours due to a significant rise in anti-social behaviour in the area. She suggested that the permitted hours should align with those of other nearby premises.

RESOLVED: No objection, subject to the permitted alcohol sales hours being consistent with those of other nearby premises.

PL615. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None Received.

PL616. **DATE OF NEXT MEETING**

The date of the next Planning Committee is scheduled for Wednesday 28 October 2026.

Meeting closed at 7:52 pm.

Signed……. (Chairperson) Dated……...

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 28 October 2026

EFFECTIVE DATE OF RECEIPT – 16 October 2026

COMMENTS DEADLINE – 06 November 2026

APPLICATION NO. (S)	2026/00419/FUL
LOCATION	59 Tydfil Street, Barry
WARD	Court
APPLICANT	
PROPOSED DEVELOPMENT	Remove existing main terracotta clay tiled roof and replace with slate tiles. Replace patio doors in lounge with wider sliding doors. Cover entire existing fibreglass flat extension roof with rubber covering and replacement of fascia.

BACKGROUND

The application site relates to a two storey, end of terrace dwelling which is situated at 59 Tydfil Street, within the settlement of Barry. The dwelling is slightly set back from the road frontage 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 terracotta clay roof tiles with a slate roof and the installation of a rubber covering to the existing single storey flat roof. The proposal also includes increasing the size of the opening to the rear elevation at ground floor and the installation of new double doors.

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 – 28 October 2026

EFFECTIVE DATE OF RECEIPT – 29 September 2026

COMMENTS DEADLINE – 20 October 2026

APPLICATION NO. (S)	2026/00591/FUL
LOCATION	Land to the west of Woodham Park, Barry
WARD	Dyfan
APPLICANT	Emma Davies-Powell
PROPOSED DEVELOPMENT	Development of 4no. houses

BACKGROUND

The application site relates to a parcel of land bound by Woodham Park to the east, undeveloped land to the south, dwellings at Colcot Road to the west and a pedestrian access/public right of way and dwellings to the north. The site is situated within the settlement boundary of Barry. Access to the site is from Woodham Park.

PROPOSAL

Planning permission is sought for the erection of 4 dwellings, comprised of 2 pairs of semi-detached dwellings. The proposed dwellings are set back from the road frontage consisting of a front garden area and off-street car parking to the front of the dwelling and private amenity space to the rear. Plots 3 and 4 will provide a kitchen, dining room, lounge, utility room and WC at ground floor, 3 bedrooms, an en-suite and a bathroom at first floor and an office and WC within the roof space. Plots 1 and 2 will provide the same, however consist of 2 bedrooms rather than 3 bedrooms. The design of the dwellings propose a gable projection to the front, with rooflights within the front roof slope. Proposed materials are stone and render, with a fibre cement roof.

A planning application has previously been submitted at the application site, reference 2021/01439/FUL, for the erection of 4 dwellings. The 2021 planning application was refused for the following reasons:

1. The proposals fail to make the necessary affordable housing provision (a unit on site and a contribution) and they are therefore contrary to policy MG4 and policy MD4 of the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Supplementary Planning Guidance for 'Affordable Housing', as well as contrary to the design and ‘Placemaking’ principles of Planning Policy Wales 11th Edition, specifically at paragraphs 3.7, 4.2.22.

2. The development fails to make the necessary provision for public open space, either on the application site or as a financial contribution. The proposals would therefore be contrary to the aims of Policies MD2 and MD4 of the Vale of Glamorgan Adopted Local Development Plan 20112026 and the Council's 'Planning Obligations' Supplementary Planning Guidance.

3. By virtue of the relationship of the dwellings to the street and the adjoining land, the direct overlooking of the adjoining land and the proportion of the site frontage which would be dominated by car parking, the proposed development fails to have due regard to its context and would adversely affect the character of the area. The proposal is therefore contrary to Policies MD2 (Design of New Development) and MD5 (Development within Settlement

Boundaries) of the Vale of Glamorgan adopted Local Development Plan 2011-2026 and the Vale of Glamorgan Residential and Householder Development Supplementary Planning Guidance (2018) and TAN 12 Design.

An appeal was also submitted to Planning and Environment Decisions Wales (PEDW) against the refusal. The appeal was dismissed.

The differences between the refused application and the current application relate to the siting of the dwellings. The current proposal has re-sited the dwellings at Plot 3 and 4 an angle so they no longer align with Plot 1 and 2. Plot 2 was also previously set back from Plot 1. The design remains similar. Furthermore, the refused application proposed 2 off street car parking spaces to the front of the dwellings, this has been reduced to 1 space with the provision of a front garden.

It is unclear whether reasons for refusal 1 and 2 have been addressed. The reduction in off street car parking to the front has attempted to address reason 3 by providing landscaping to the front of the dwelling.

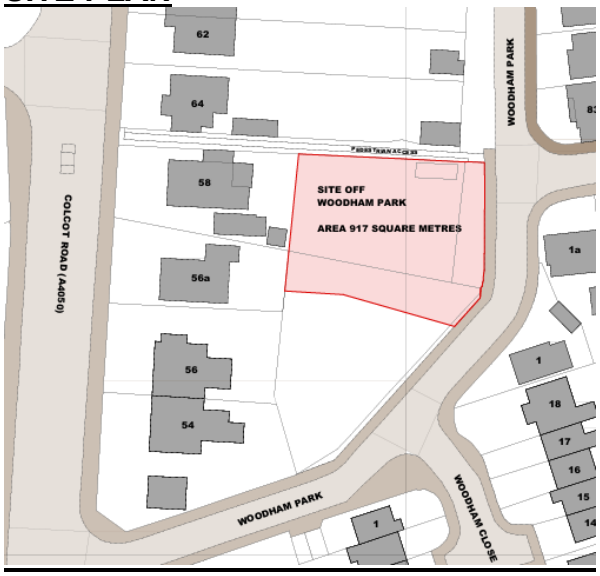
BIODIVERSITY

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 PPW11 and result in a net benefit for biodiversity.

RECOMMENDATION

It is recognised that there is no objection to the principle of residential development within the site. It is unclear whether the application has addressed reasons for refusal 1 and 2. The reduction in off street car parking to the front has attempted to address reason 3 by providing landscaping to the front of the dwelling. The Case Officer will need to be satisfied that the current proposal has overcome the reasons for refusing the previous planning application and for PEDW dismissing the appeal.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 28 October 2026

EFFECTIVE DATE OF RECEIPT – 29 September 2026

COMMENTS DEADLINE – 20 October 2026

APPLICATION NO. (S)	2026/00619/FUL
LOCATION	Lloyds Pharmacy, 99 Holton Road, Barry
WARD	Buttrills
APPLICANT	Ms Emily Cunningham, Allied Pharmacies
PROPOSED DEVELOPMENT	Conversion of existing un-used office space over first and second floors to provide 3no. apartments with rooftop amenity space.

BACKGROUND

The application site relates to a three storey, mid-terrace property, which is situated at 99 Holton Road, within the settlement of Barry. The front of the property directly adjoins the pavement and the rear of the site adjoins a courtyard and a lane. The ground floor is currently in use as 'Lloyds Pharmacy' and the upper floors as office space. The site is also within the District Shopping Centre.

PROPOSAL

Planning permission is sought for the change of use of the first and second floors of the property, which are currently used for storage/office space. The first floor is proposed to provide 2 residential units each consisting of a kitchen/living room, bedroom and bathroom. The second floor will provide a kitchen/living room, bedroom and a bathroom. The ground floor use is proposed to remain. In terms of external alterations, new windows are proposed to the rear elevation at first floor level and doors/windows at ground floor. The existing air conditioning units are to be relocated and covered with a timber lean-to to the rear elevation. A large roof terrace is proposed to the rear elevation at second floor level serving each residential unit. The roof terrace is proposed to be enclosed with an obscurely glazed balustrading. A bin store is proposed within the rear courtyard.

A number of planning applications have previously been submitted at the application site, reference 2026/00424/FUL and 2025/01121/FUL. Both these applications were withdrawn. It is unclear of the reason for withdrawing the application, however the most recent application proposed the provision of 4 apartments and didn't include a roof terrace.

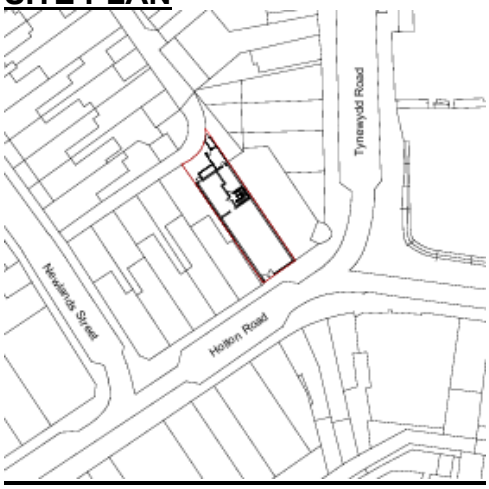
BIODIVERSITY

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 to the proposed change of use. The reduction in the number of units and the provision of amenity space is welcomed, however the case officer will need to ensure they are satisfied with the proposed roof terrace in terms of its visual impact.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 28 October 2026

EFFECTIVE DATE OF RECEIPT – 05 October 2026

COMMENTS DEADLINE – 26 October 2026

APPLICATION NO. (S)	2026/00703/RG3
LOCATION	Former Wilkinson, 59-71 Holton Road, Barry
WARD	Buttrills
APPLICANT	Vale of Glamorgan Council
PROPOSED DEVELOPMENT	Change of use to events space for a period of 12 months.

BACKGROUND

The application site occupies a corner plot bound by Holton Road to the front, Richard Street and Evans Street to each side and a lane to the rear. The site was previously used as a retail store 'Wilkinsons' however is currently vacant. The site is within the District Shopping Centre.

PROPOSAL

Planning permission is sought for the change of use of the existing property to an events space, for a temporary period of 12 months. The Vale of Glamorgan Council purchased the site in January 2026. Proposed employees vary depending on the event. Hours of operation are 08.00 to 20.00 hours Monday to Thursday, 08.00 to 23.00 hours Saturday and 10.00 to 18.00 hours Sunday and Bank Holidays. There are no designated off street car parking spaces, however the site is within a sustainable location served by public transport links. The application is supported by a marketing report, which confirms there has been little interest in the unit in the 3 years it was marketed.

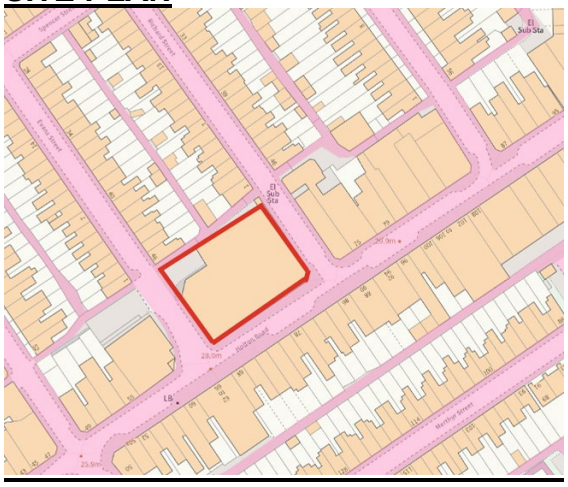
BIODIVERSITY

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RECOMMENDATION

No objection.

SITE PLAN


Holton Road
Merthyr Street
Evans Street
Richard Street
Spencer Street
28.0m
25.9m
LB
El Sub Sta

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 28 October 2026

EFFECTIVE DATE OF RECEIPT – 05 October 2026

COMMENTS DEADLINE – 26 October 2026

APPLICATION NO. (S)	2026/00704/FUL
LOCATION	3 Wessex Place, Barry
WARD	Baruc
APPLICANT	Mr & Mrs Sam Bowen
PROPOSED DEVELOPMENT	Single storey rear extension and first floor rear dormer extension

BACKGROUND

The application site relates to a semi-detached dwelling which is situated at 3 Wessex Place, within the settlement of Barry. The dwelling is set back from the road frontage with a modest size front garden. The dwelling is served by a relatively large rear garden. The site is also within the Barry Marine Conservation Area.

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 kitchen, extending the existing living room to the side. A flat roof is proposed. Planning permission is also sought for the erection of a rear dormer. The dormer provides a bedroom, en-suite bathroom and main bathroom. The dormer consists of a flat roof, which is set down from the ridge of the main dwelling, however extends to both sides and meets the eaves of the dwelling. The proposal includes the provision of a roof terrace, gaining access from the proposed dormer. The roof terrace is enclosed with balustrading, is set in from the south, however adjoins the boundary to the north. A privacy screen is proposed along the northern boundary.

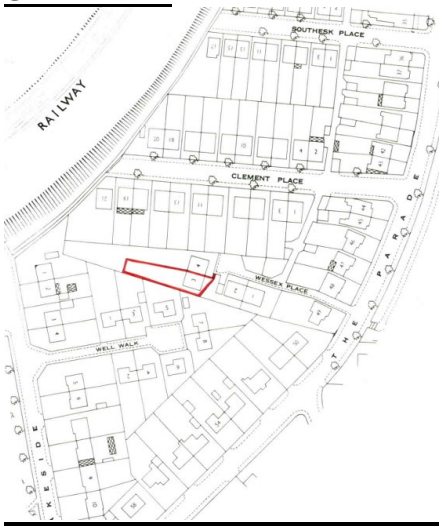
BIODIVERSITY

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RECOMMENDATION

No objection is raised to the proposed single extension. Concerns are raised to the design, scale and siting of the proposed dormer. It is recommended that dormers are set up from the eaves of the dwelling, however it is noted that the adjoining dwelling consists of a similar dormer. It also appears that the proposed roof terrace could result in overlooking of the neighbouring dwelling.

SITE PLAN


RAILWAY
SOUTHESK PLACE
CLEMENT PLACE
WESSEX PLACE
WELL WALK
THE PARADE
WEST SIDE

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 28 October 2026

EFFECTIVE DATE OF RECEIPT – 06 October 2026

COMMENTS DEADLINE – 27 October 2026

APPLICATION NO. (S)	2026/00708/FUL
LOCATION	38 Caradoc Avenue, Barry
WARD	Court
APPLICANT	Mr Craig Jones
PROPOSED DEVELOPMENT	Single storey extension to the front and side elevation

BACKGROUND

The application site relates to a two storey, semi-detached dwelling situated at 38 Caradoc Avenue, which is within the settlement of Barry. The dwelling is set back, with off street car parking provided to the front. The dwelling is served by a reasonable size rear garden.

PROPOSAL

Planning permission is sought for the erection of a single storey extension, to be situated to the front and side of the existing dwelling. The proposed extension will provide a shower room and an extension to the lounge and hallway. The extension proposes a continuation of the existing monopitch roof along the front, with a pitched roof and a gable to the side. Proposed materials are render, with a slate roof. The proposal also includes a ramped access to the front elevation.

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 – 28 October 2026

EFFECTIVE DATE OF RECEIPT – 06 October 2026

COMMENTS DEADLINE – 27 October 2026

APPLICATION NO. (S)	2026/00719/FUL
LOCATION	34 Clos Y Rheilffordd, Barry
WARD	Baruc
APPLICANT	Mr Mike Powell
PROPOSED DEVELOPMENT	Proposed garage conversion, with window to replace garage door, to existing domestic dwellinghouse

BACKGROUND

The application site relates to a three storey, end of terrace dwelling situated at 34 Clos Y Rheilffordd, within the settlement of Barry. The dwelling includes an integral garage and is set back from the road frontage with off street car parking to the front of the dwelling. The rear of the site adjoins a public car park.

PROPOSAL

Planning permission is sought for the conversion of the existing integral garage. The garage is proposed to be converted to a study and includes the replacement of the existing garage door with a window. The window is to be uPVC in anthracite grey to match the existing.

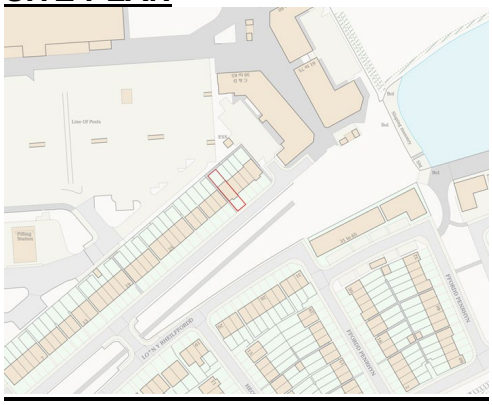
BIODIVERSITY

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RECOMMENDATION

No objection.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 28 October 2026

EFFECTIVE DATE OF RECEIPT – 13 October 2026

COMMENTS DEADLINE – 03 November 2026

APPLICATION NO. (S)	2026/00750/FUL
LOCATION	40 Marine Drive, Barry
WARD	Baruc
APPLICANT	Mrs Mary Murphy
PROPOSED DEVELOPMENT	Single storey, pitched roof, rear infill extension. All finishes to match existing

BACKGROUND

The application site relates to a two storey, detached dwelling situated at 40 Marine Drive, within the settlement of Barry. The front of the dwelling provides amenity space and off street car parking. The rear of the site adjoins dwellings at Trem Y Don. A pedestrian path is sited to the side of the site.

PROPOSAL

Planning permission is sought for the erection of a single storey extension, to be situated to the rear of the existing dwelling. The proposal will provide an extension to the side of the existing kitchen. The extension proposes a pitched roof, with a gable to the rear. 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

No objection.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 28 October 2026

EFFECTIVE DATE OF RECEIPT – 15 October 2026

COMMENTS DEADLINE – 05 November 2025

APPLICATION NO. (S)	2026/00763/FUL
LOCATION	31 Colcot Road, Barry
WARD	Dyfan
APPLICANT	Mr Chris Pyke
PROPOSED DEVELOPMENT	Proposed rear dormer loft conversion extension with hip to gable and existing detached garage converted to garden room, gym, shower room and storage to existing domestic dwellinghouse

BACKGROUND

The application site relates to a two storey, semi-detached dwelling situated at 31 Colcot Road, within the settlement of Barry. The dwelling is set back from the road frontage with off street car parking provided to the front and a driveway to the side gaining access to a detached garage. The dwelling is served by a large rear garden. The immediate streetscene consists of dwellings which are fairly uniform in terms of their scale and design.

PROPOSAL

Planning permission is sought for a hip to gable extension to the side of the dwelling and the erection of a dormer to the rear elevation. The proposed dormer consists of a flat roof and is set down from the ridge of the main dwelling, set in from the sides and up from the eaves. Proposed materials are concrete hanging tiles. Rooflights are proposed to the front elevation. Planning permission is also sought for the conversion of the existing garage, including an extension to the front. The garage is proposed to be used as a garden room, shower room, gym and store. The extension is set down from the ridge of the existing garage. Proposed materials are to match the existing garage.

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

By Email: info@barrytowncouncil.gov.uk

Date 9th October 2026 Our Ref: TVG079/1694289

Dear Town Council,

PERMITTED DEVELOPMENT – HUTCHISON 3G UK LIMITED

NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS

UPGRADE OF EXISTING TELECOMMUNICATIONS BASE STATION AT:

CHURCH ROAD, BARRY, VALE OF GLAMORGAN, CF63 1LL

NGR: E: 312888 N: 169172

On behalf of Hutchison 3G UK Limited (Three UK) we wish to advise you on the proposed upgrade to the existing base station at the above location.

The proposed works is as follows:

REMOVAL OF EXISTING 17.65M HIGH P8 POLE SUPPORTING H3G EQUIPMENT AND REPLACEMENT WITH A 20M HIGH P7.3 POLE SUPPORTING H3G & VMO2 EQUIPMENT, REMOVAL AND REPLACEMENT OF WRAPAROUND CABINET, INSTALLATION OF HALF BOWLER CABINET, INSTALLATION OF AAOB CABINET, INTERNAL CABINET WORKS

Hutchison 3G UK Limited intends to utilise its permitted development rights as identified in Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (Wales), as amended. The proposals constitute permitted development and is not subject to a planning application. It will be a Licence Notification ("Notice") and there will not be further opportunity for consultation

Hutchison 3G UK Limited remains committed to early engagement with local planning and highway authorities and the local community in accordance with planning policy guidance and Best Practice Commitments.

The purpose of this letter is to advise you that a Licence Notification Submission will be made shortly.

We have consulted with The Vale of Glamorgan Council, Cadoxton Primary School, Cadoc Ward Councillors Ewan Goodjohn, Helen Payne, Gareth Ball and Catherine Iannucci-Williams before the formal Licence Notification is submitted.

Yours faithfully,

Damian Hosker

Damian Hosker BA (Hons) MA MRTPI
WHP Telecoms Ltd

For and on behalf of Hutchison 3G UK Limited
Enc. Planning Drawings

V 2.0

SITE LOCATION



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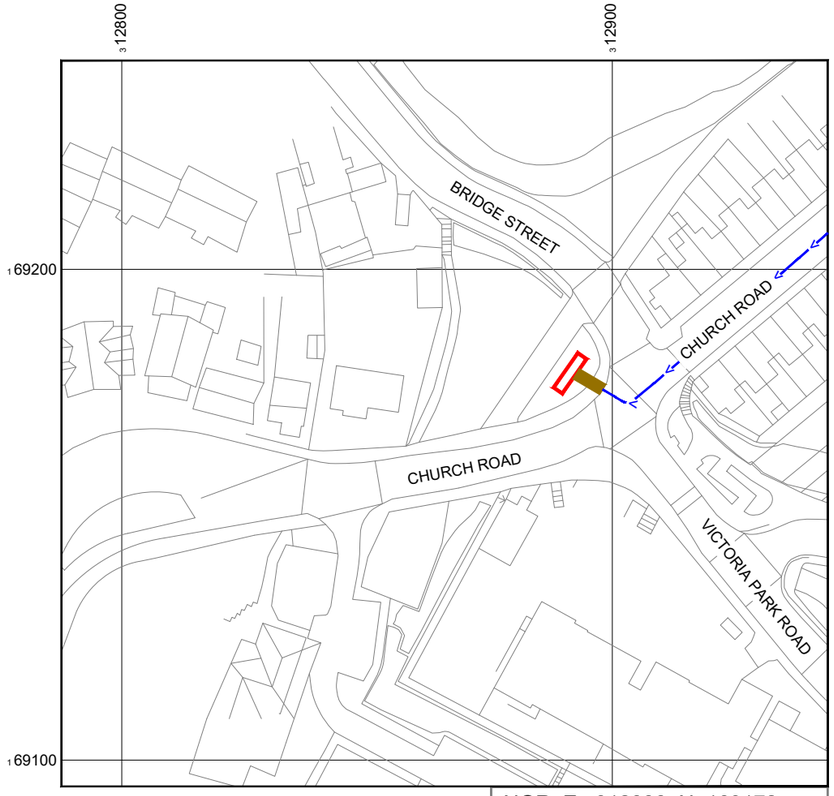
SITE AREA PLAN

0 1:50,000 1km 2



SITE PHOTOGRAPH

N



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NGR E: 312888 N: 169172

W3W: clips.slim.spell

SITE LOCATION PLAN

0 1:1250 25m 50

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Demise:

Access Route To Site:

Access Route:

JVCO ID - V3056244P

Master:	Project:	Purpose of Issue:	Issue:
M001	Churchill	Detailed Design	A1

Date:	16.09.2026	Revision / Upgrade Description:
Drawn:	PPN	Detailed Design
Checked:	EL	
Approved:	AF	

Hutchison 3G UK Limited
Green Park, 450 Longwater Avenue
Reading, RG30 3UR
Tel: 01628 765 000
Fax: 01628 765 001

H3G Base Station Information line:
0845 6043000
Available 8am-8pm Monday to Friday

Design Consultant:

WHP Telecoms
Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH

Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name:
CHURCH ROAD

Site ID:
1694289

Address:
CHURCH ROAD
BARRY
VALE OF GLAMORGAN
CF63 1LL

Title:
002 SITE LOCATION PLAN

Project:
CHURCHILL

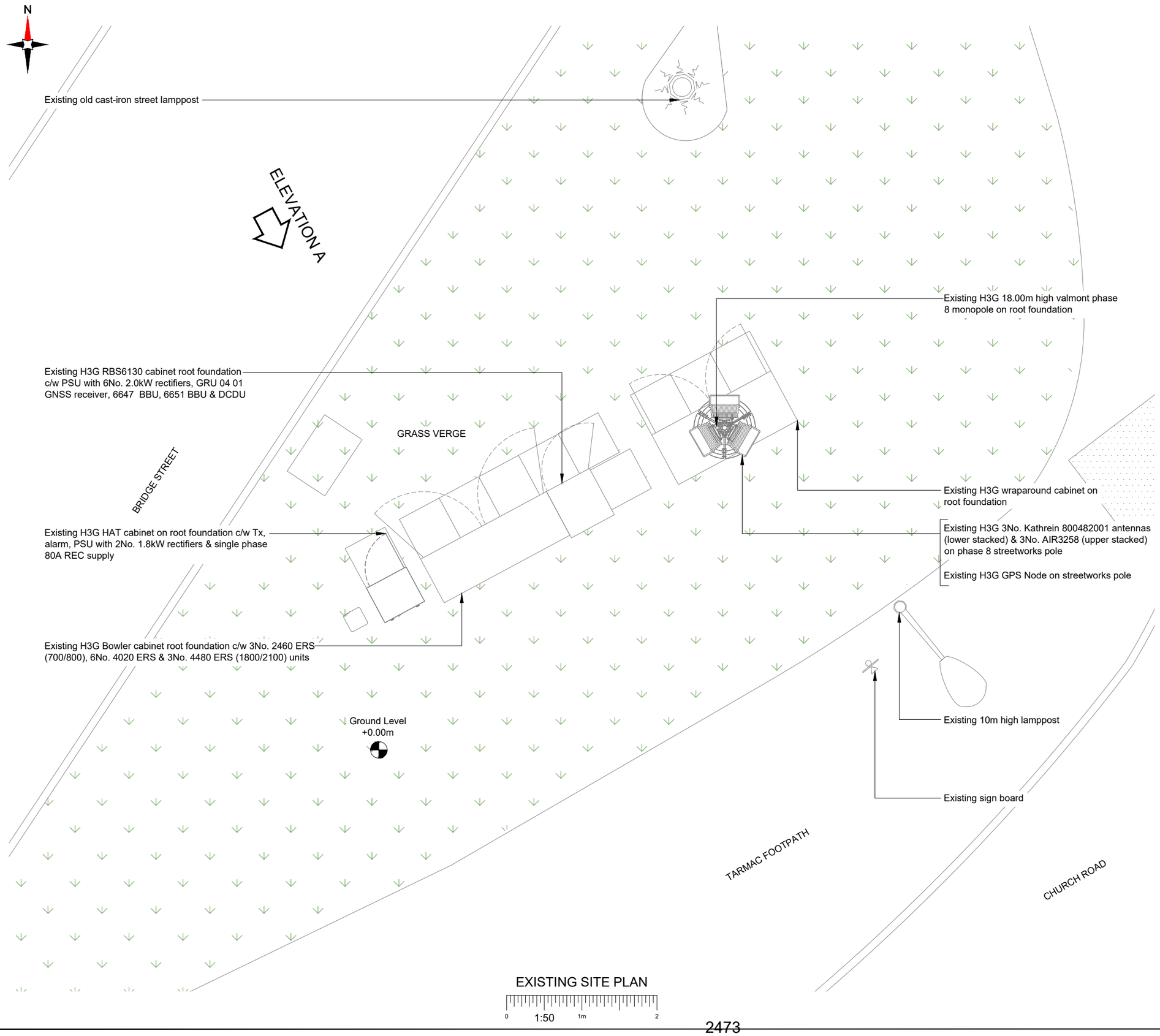
Purpose of Issue:
DETAILED DESIGN

EE Cell ID:	MBNL Cell ID:	H3G Cell ID:
89602	TVG079	CF1114

File name:
TVG079_89602_CF1114_H3G_NNS_DDD_A1

100mm
50mm
10mm

V 2.0



EXISTING SITE PLAN

0 1:50 1m 2

100mm
50mm
10mm

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

JVCO ID - V3056244P

Master:	Project:	Purpose of Issue:	Issue:
M001	Churchill	Detailed Design	A1

Date:	16.09.2026
Drawn:	PPN
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Approved:	AF

Revision / Upgrade Description: Detailed Design

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Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name: CHURCH ROAD

Site ID: 1694289

Address:
CHURCH ROAD
BARRY
VALE OF GLAMORGAN
CF63 1LL

Title: 100 EXISTING SITE PLAN

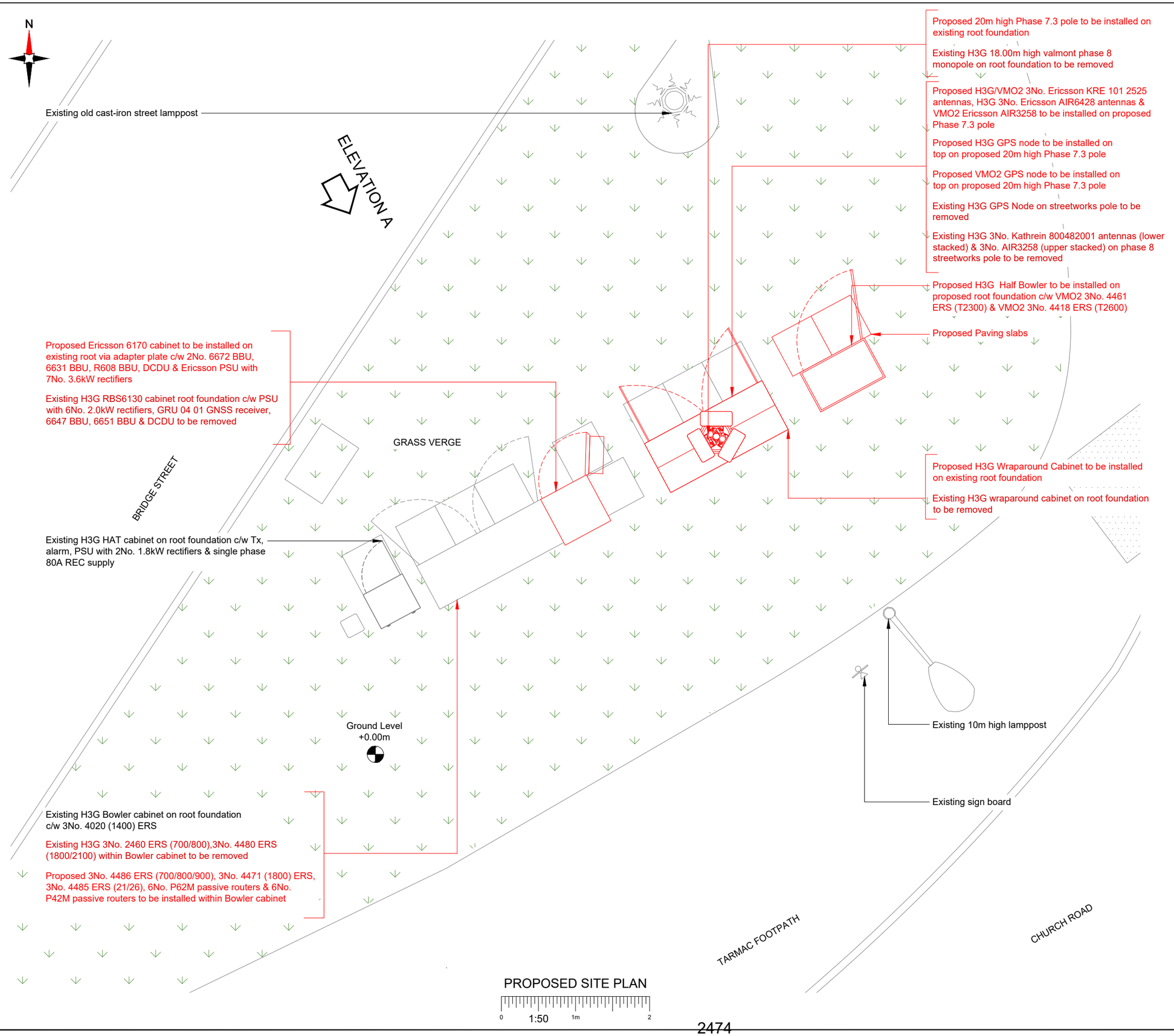
Project: CHURCHILL

Purpose of Issue: DETAILED DESIGN

EE Cell ID:	MBNL Cell ID:	H3G Cell ID:
89602	TVG079	CF1114

File name: TVG079_89602_CF1114_H3G_NNS_DDD_A1

V 2.0



PROPOSED SITE PLAN

0 1:50 1m 2

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Note:
Proposed H3G/VMO2 3No. Ericsson KRE 101 2525 antennas and H3G 3No. Ericsson AIR6428 antennas to be wrapped to match pole colour of RAL 6009

JVCO ID - V3056244P

Master:	Project:	Purpose of Issue:	Issue:
M001	Churchill	Detailed Design	A1

Date:	16.09.2026
Drawn:	PPN
Checked:	EL
Approved:	AF

Revision / Upgrade Description:
Detailed Design

Hutchison 3G UK Limited
Green Park, 450 Longwater Avenue
Reading, RG30 3UR
Tel: 01628 765 000
Fax: 01628 765 001

H3G Base Station Information line:
0845 6043000
Available 8am-8pm Monday to Friday

Design Consultant:
WHP Telecoms
Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH

Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name:
CHURCH ROAD

Site ID:
1694289

Address:
CHURCH ROAD
BARRY
VALE OF GLAMORGAN
CF63 1LL

Title:
150 PROPOSED SITE PLAN

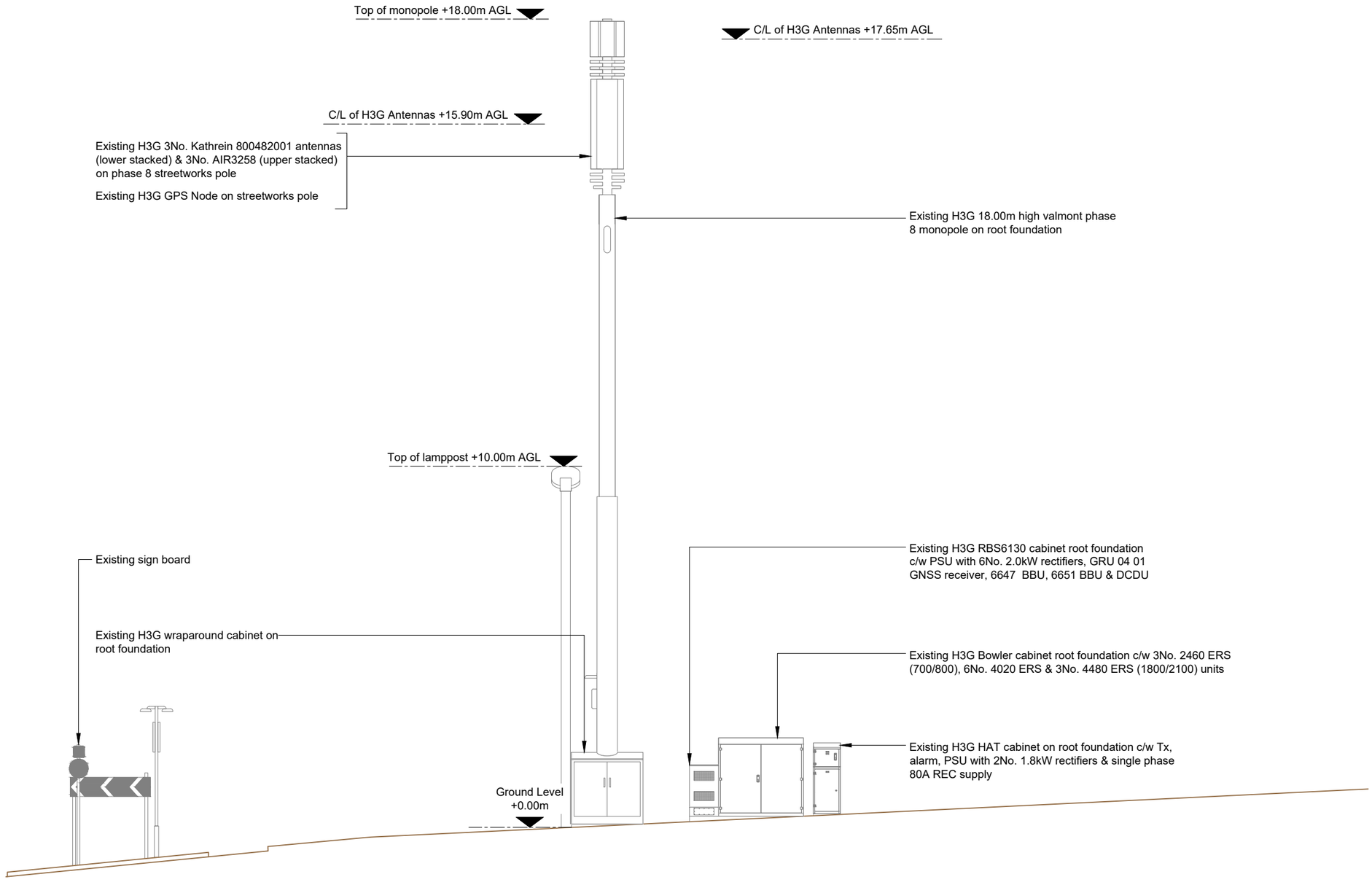
Project:
CHURCHILL

Purpose of Issue:
DETAILED DESIGN

EE Cell ID:	MBNL Cell ID:	H3G Cell ID:
89602	TVG079	CF1114

File name:
TVG079_89602_CF1114_H3G_NNS_DDD_A1

V 2.0



EXISTING SITE ELEVATION A

1:100 (0, 2m, 4)

2475

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

JVCO ID - V3056244P

Master:	Project:	Purpose of Issue:	Issue:
M001	Churchill	Detailed Design	A1

Date:	16.09.2026
Drawn:	PPN
Checked:	EL
Approved:	AF

Revision / Upgrade Description: Detailed Design

Hutchison 3G UK Limited
Green Park, 450 Longwater Avenue
Reading, RG30 3UR
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LS12 6HH

Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name: CHURCH ROAD

Site ID: 1694289

Address:
CHURCH ROAD
BARRY
VALE OF GLAMORGAN
CF63 1LL

Title: 200 EXISTING SITE ELEVATION

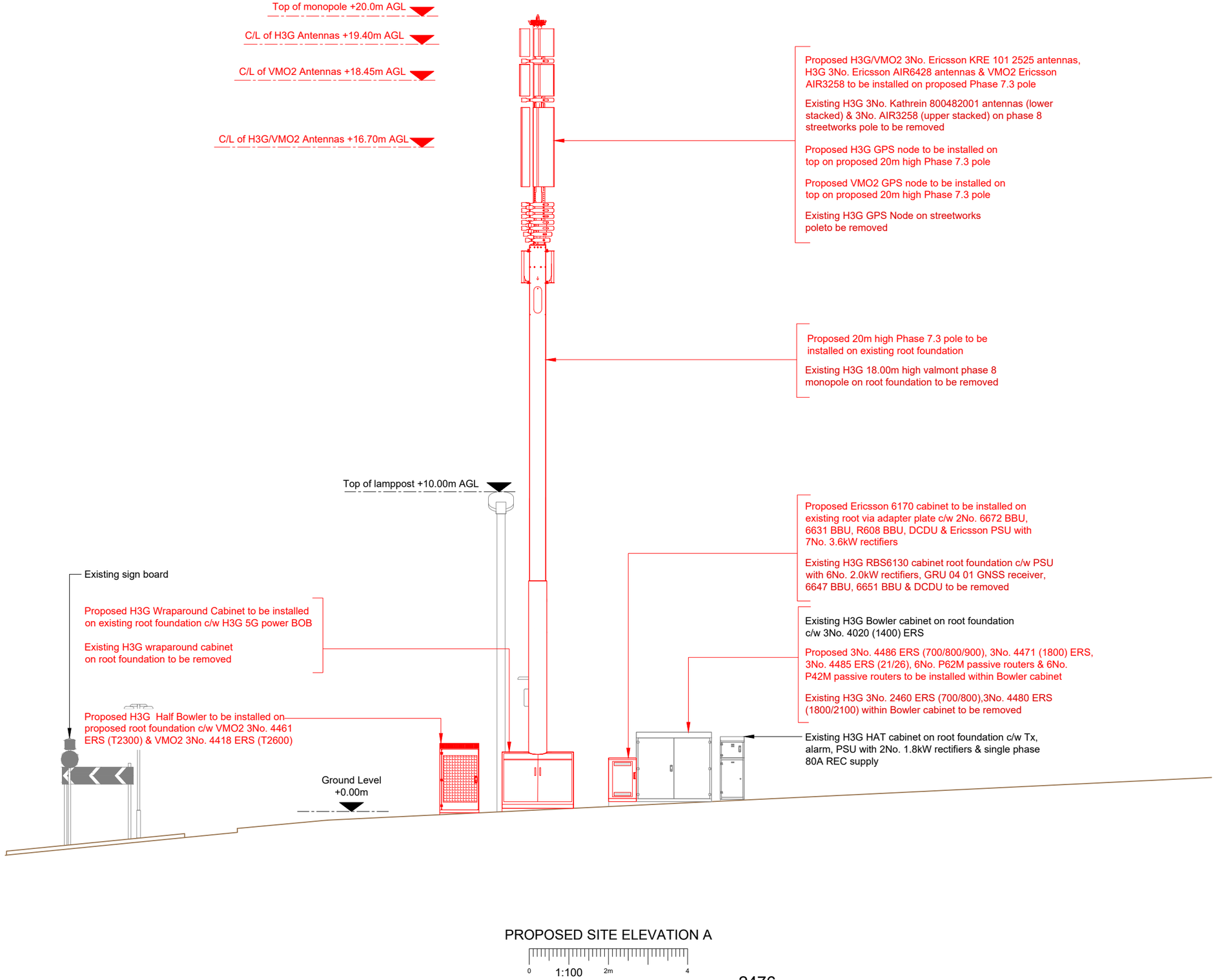
Project: CHURCHILL

Purpose of Issue: DETAILED DESIGN

EE Cell ID:	MBNL Cell ID:	H3G Cell ID:
89602	TVG079	CF1114

File name: TVG079_89602_CF1114_H3G_NNS_DDD_A1

V 2.0



PROPOSED SITE ELEVATION A

1:100 (0, 2m, 4)

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Note:
Proposed H3G/VMO2 3No. Ericsson KRE 101 2525 antennas and H3G 3No. Ericsson AIR6428 antennas to be wrapped to match pole colour of RAL 6009

JVCO ID - V3056244P

Master:	Project:	Purpose of Issue:	Issue:
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Date:	16.09.2026	Revision / Upgrade Description:
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Site Name: CHURCH ROAD

Site ID: 1694289

Address:
CHURCH ROAD
BARRY
VALE OF GLAMORGAN
CF63 1LL

Title: 250 PROPOSED SITE ELEVATION

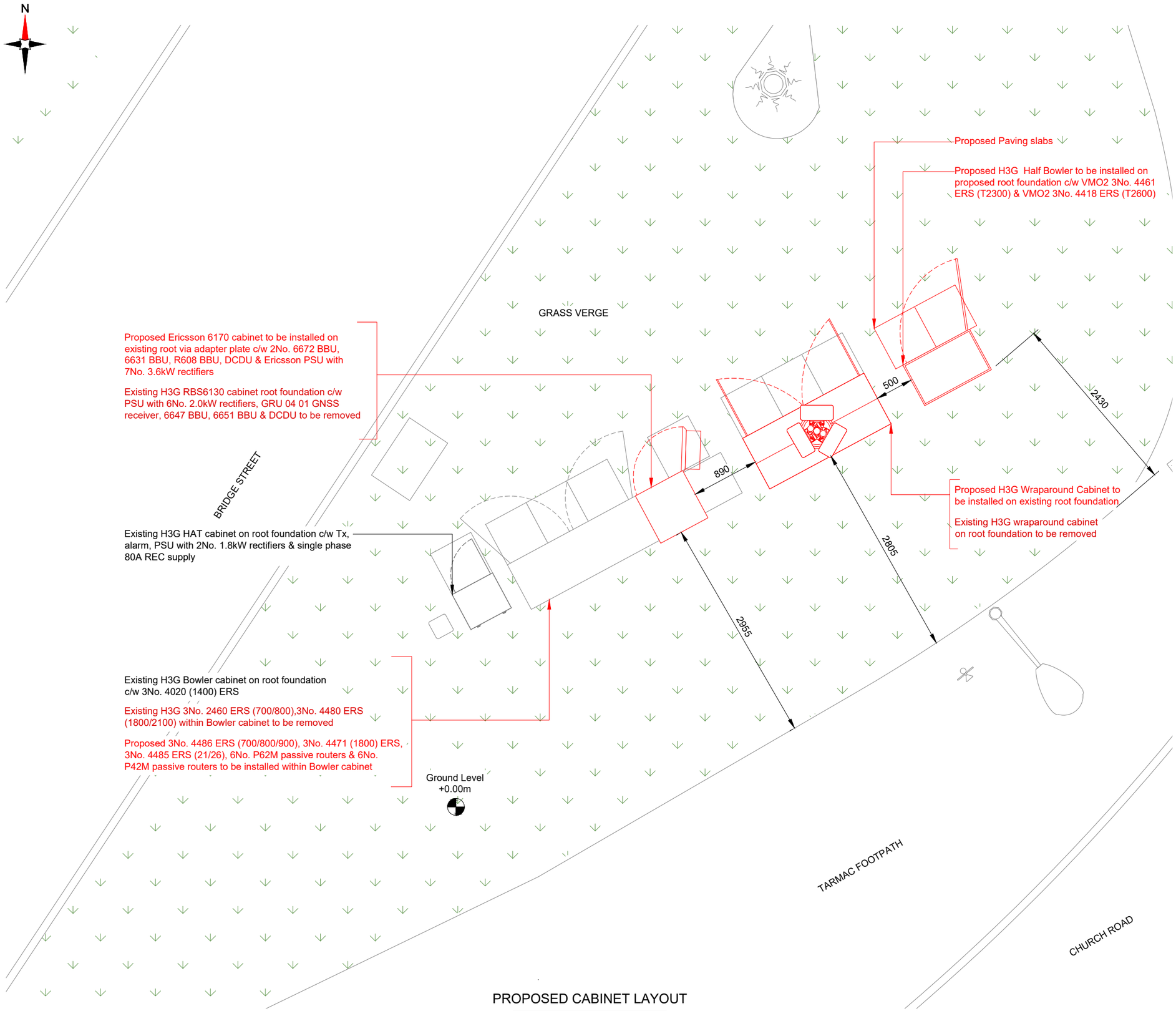
Project: CHURCHILL

Purpose of Issue: DETAILED DESIGN

EE Cell ID:	MBNL Cell ID:	H3G Cell ID:
89602	TVG079	CF1114

File name: TVG079_89602_CF1114_H3G_NNS_DDD_A1

V 2.0



PROPOSED CABINET LAYOUT

0 1:50 1m 2

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

JVCO ID - V3056244P

Master:	Project:	Purpose of Issue:	Issue:
M001	Churchill	Detailed Design	A1

Date:	16.09.2026
Drawn:	PPN
Checked:	EL
Approved:	AF

Revision / Upgrade Description: Detailed Design

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Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name: CHURCH ROAD

Site ID: 1694289

Address:
CHURCH ROAD
BARRY
VALE OF GLAMORGAN
CF63 1LL

Title: 300 PROPOSED CABINET LAYOUT

Project: CHURCHILL

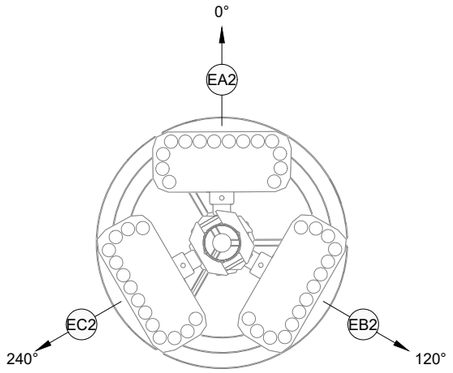
Purpose of Issue: DETAILED DESIGN

EE Cell ID:	MBNL Cell ID:	H3G Cell ID:
89602	TVG079	CF1114

File name: TVG079_89602_CF1114_H3G_NNS_DDD_A1

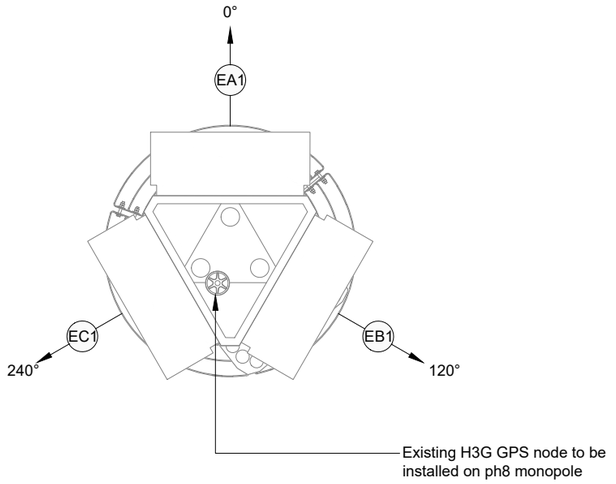
V 2.0





EXISTING ANTENNA PLAN @ 15.90m AGL

1:20



EXISTING ANTENNA PLAN @ 17.65m AGL

1:20

ANTENNAS			
Antenna ID	Antenna Manufacturer & Type	Antenna AGL (m) TOP C/L U/S	Antenna Bearing (°)
EA1	Ericsson AIR 3258	17.95 17.65 17.35	0°
EA2	KATHREIN 800482001	16.65 15.90 15.15	0°
EB1	Ericsson AIR 3258	17.95 17.65 17.35	120°
EB2	KATHREIN 800482001	16.65 15.90 15.15	120°
EC1	Ericsson AIR 3258	17.95 17.65 17.35	240°
EC2	KATHREIN 800482001	16.65 15.90 15.15	240°

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

JVCO ID - V3056244P

Master:	Project:	Purpose of Issue:	Issue:
M001	Churchill	Detailed Design	A1

Date:	16.09.2026
Drawn:	PPN
Checked:	EL
Approved:	AF

Revision / Upgrade Description:
Detailed Design

Hutchison 3G UK Limited
Green Park, 450 Longwater Avenue
Reading, RG30 3UR
Tel: 01628 765 000
Fax: 01628 765 001

H3G Base Station Information line:
0845 6043000
Available 8am-8pm Monday to Friday

Design Consultant:
WHP Telecoms
Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH

Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name:
CHURCH ROAD

Site ID:
1694289

Address:
CHURCH ROAD
BARRY
VALE OF GLAMORGAN
CF63 1LL

Title:
310 EXISTING ANTENNA & SUPPORT STRUCTURE PLAN

Project:
CHURCHILL

Purpose of Issue:
DETAILED DESIGN

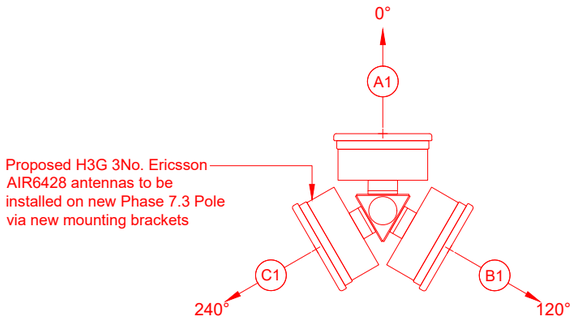
EE Cell ID:	MBNL Cell ID:	H3G Cell ID:
89602	TVG079	CF1114

File name:
TVG079_89602_CF1114_H3G_NNS_DDD_A1

100mm
50mm
10mm

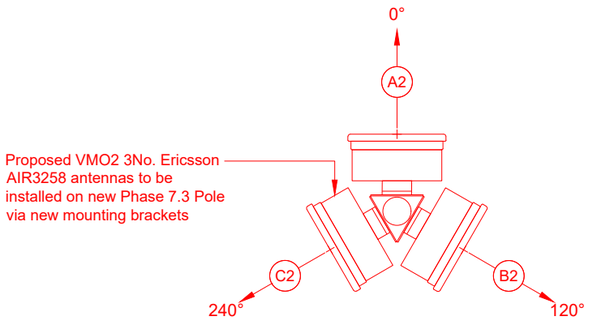
V 2.0





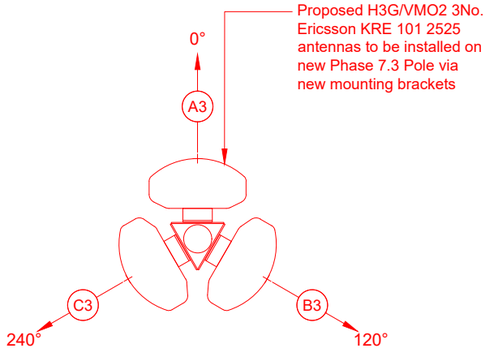
PROPOSED H3G ANTENNA PLAN @19.40m C/L AGL

0 1:25 0.5m 1



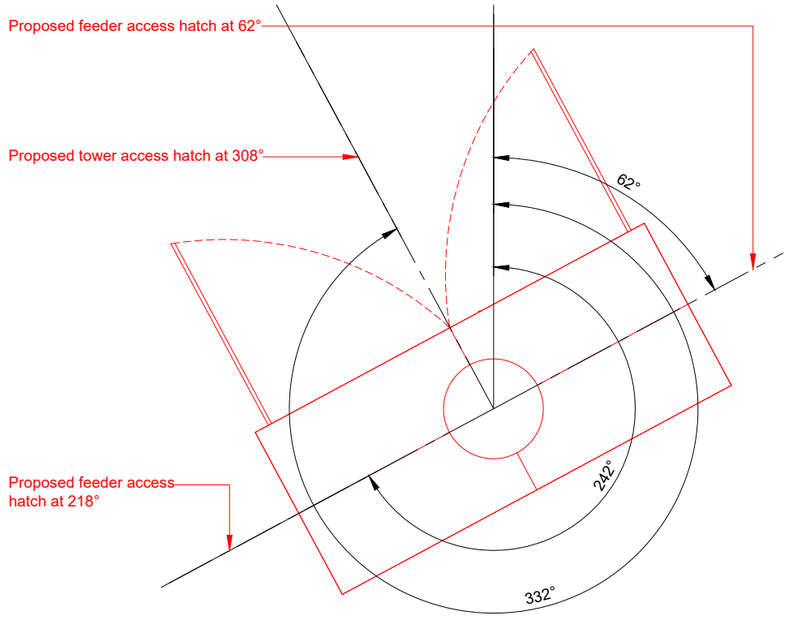
PROPOSED VMO2 ANTENNA PLAN @18.45m C/L AGL

0 1:25 0.5m 1



PROPOSED H3G/TEF ANTENNA PLAN @16.70m C/L AGL

0 1:25 0.5m 1



PROPOSED HATCH ORIENTATION

0 1:50 1m 2

100mm
50mm
10mm

ANTENNAS			
Antenna ID	Antenna Manufacturer & Type	Antenna AGL (m) TOP C/L U/S	Antenna Bearing (°)
A1	Ericsson AIR6428	19.75 19.40 19.05	0°
A2	Ericsson AIR3258	18.85 18.45 18.05	0°
A3	Ericsson KRE 101 2525	17.70 16.70 15.70	0°
B1	Ericsson AIR6428	19.75 19.40 19.05	120°
B2	Ericsson AIR3258	18.85 18.45 18.05	120°
B3	Ericsson KRE 101 2525	17.70 16.70 15.70	120°
C1	Ericsson AIR6428	19.75 19.40 19.05	240°
C2	Ericsson AIR3258	18.85 18.45 18.05	240°
C3	Ericsson KRE 101 2525	17.70 16.70 15.70	240°

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Note:
Proposed H3G/VMO2 3No. Ericsson KRE 101 2525 antennas and H3G 3No. Ericsson AIR6428 antennas to be wrapped to match pole colour of RAL 6009

JVCO ID - V3056244P

Master:	Project:	Purpose of Issue:	Issue:
M001	Churchill	Detailed Design	A1

Date:	16.09.2026
Drawn:	PPN
Checked:	EL
Approved:	AF

Revision / Upgrade Description: Detailed Design

Hutchison 3G UK Limited
Green Park, 450 Longwater Avenue
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Tel: 01628 765 000
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Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH

Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name: CHURCH ROAD

Site ID: 1694289

Address:
CHURCH ROAD
BARRY
VALE OF GLAMORGAN
CF63 1LL

Title: 315 PROPOSED ANTENNA & SUPPORT STRUCTURE PLAN

Project: CHURCHILL

Purpose of Issue: DETAILED DESIGN

EE Cell ID:	MBNL Cell ID:	H3G Cell ID:
89602	TVG079	CF1114

File name: TVG079_89602_CF1114_H3G_NNS_DDD_A1

Date/Dyddiad: 8 October 2026
Ask for/Gofynwch am: Mrs. Lisa Chichester
Telephone/Rhif ffon: (01446) 704691
My Ref/Cyf: P/DC/LMC/2026/00119/FUL
e-mail/e-bost: LMChichester@valeofglamorgan.gov.uk

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT
Tel: (01446) 700111

Cyngor Bro Morgannwg
Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT
Ffôn: (01446) 700111

www.valeofglamorgan.gov.uk

Barry Town Council,
Town Clerk,
Town Hall,
Kings Square,
Holton Road,
Barry.
CF63 4RW

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION

Council Reference: 2026/00119/FUL
PEDW Reference: CAS-05314-D1L1C7
Appeal Start Date: 5 October 2026
Site: 15, Borough Avenue, Barry, CF62 9UW
Proposal: Placing a static home on the current hard standing as additional accommodation for family members/ visitors.
Appeal by: Mrs Karen Hatter

I refer to the above details and I am writing to let you know that an appeal has been made to Planning and Environment Decisions Wales (PEDW), formerly the Planning Inspectorate, following the Council's decision to the decision of this Council to refuse planning permission for the development described above.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Referred Applications and Appeals Procedure) (Wales) Regulations 2017.

As this appeal is a **Householder Appeal**, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspector at PEDW and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to PEDW within 4 weeks of the appeal start date given above either by email to PEDW.Casework@gov.wales or by writing to PEDW, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ.

If you wish to inspect any document in connection with this appeal, please use the following link:

https://planningcasework.service.gov.wales/

PEDW aims to deal with appeals following this procedure within 12 weeks of the appeal start date. When made, the decision will be published on the Planning Portal.

Date/Dyddiad: 8 October 2026
Ask for/Gofynwch am: Mrs. Lisa Chichester
Telephone/Rhif ffon: (01446) 704691
My Ref/Cyf: P/DC/LMC/2026/00119/FUL
e-mail/e-bost: LMChichester@valeofglamorgan.gov.uk

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT
Tel: (01446) 700111

Cyngor Bro Morgannwg
Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT
Ffôn: (01446) 700111

www.valeofglamorgan.gov.uk

Yours faithfully

Vale of Glamorgan Council
(Local Planning Authority)

BARRY TOWN COUNCIL

PLANNING COMMITTEE	28 October 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
2026/00447/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	No Objection	Approved
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	Objection	Approved
2026/00581/FUL	Conversion of existing integral garage to habitable room. Garage door replaced at 28 Baruc Way, Barry	No Objection	Approved
2026/00542/FUL	Proposed single storey, flat roof porch to front and two storey, pitched roof, side extension all finished to match existing at 21 St Andrews Road, Barry	No Objection	Approved
2026/00485/FUL	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 at The Old Chapel, College Fields Close, Barry	No Objection	Approved

Application No.	Address and Development Proposed	Barry Town Councils Observation	LPA's Decision
2026/00485/FUL	Ground floor rear and side extension at 20 Coed Bach, Barry	No Objection	Approved
2026/00443/FUL	Retrospective planning for rear dormer loft conversion at 1 St Oswald's Road, Barry	No Objection	Approved
2025/01297/FUL	Provision of new veranda fronting football pitch, to provide viewing platform for supporters & community functions at Barry Town Association Football Club, Jenner Park, Barry Road, Barry	No Objection	Approved
2026/00611/FUL	Construction of a granny flat to replace existing garage at 57 Buttrills Road, Barry	No Objection	Approved

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg.

Licensing Act 2003 - Public Notice of Application
Application for a Premises Licence (under section 17)

Notice is given that

an application has been made to the Vale of Glamorgan Council (the Licensing Authority) for a **Premises Licence**

Name of Applicant: Morden's Bakery & Café Ltd

Name and Postal address of Premises:
Morden's Bakery & Café
8 High Street
Barry
CF62 7DZ

Statement of Relevant Licensable Activities which it is proposed will be carried on or from the premises together with the relevant times:

> The Sale by Retail of alcohol for consumption ON the premises - Tuesday to Saturday 11:00 to 23:00 hours

The Licensing Register may be inspected at the Licensing Section, The Vale of Glamorgan Council, Civic Offices, Holton Road, Barry CF63 4RU between 9.00 am and 4.00 pm (Monday to Friday except public holidays). Any representations must be made in writing to the above address or via e-mail at licensing@valeofglamorgan.gov.uk by 2nd **November 2026.** It is an offence knowingly or recklessly to make a false statement in connection with an application punishable on summary conviction by an unlimited fine.