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 28 OCTOBER 2026 AT 7:00PM

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

ALSO PRESENT: Chief Officer
Administrator
Councillor N Hodges – Observer
Councillor Johnson – Observer

PL617. **APOLOGIES FOR ABSENCE**

Apologies received from Councillor EJ Goodjohn.

PL618. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE COUNCIL'S CODE OF CONDUCT**

Councillor Hennessy declared a declaration of interest in regard to item 9, Premises Licence Applications received due to being a member of the Vale of Glamorgan Council's Licencing Committee.

The Chair requested clarification from the Chief Officer regarding the applicant for Item 6(b), who is a Barry Town Council Councillor.

The Chief Officer confirmed that, as the Councillor concerned was not present at the meeting, therefore was no prejudicial interest.

PL619. **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

PL620. **STANDING ORDER 3(O)**

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

PL621. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETINGS HELD ON 22 SEPTEMBER AND 6 OCTOBER 2026**

RESOLVED: That the minutes of the Planning Committee meetings held on 22 September and 6 October 2026 be approved and signed as a correct record.

PL622. **TO CONSIDER PLANNING APPLICATIONS**

a) Planning Application No. 2026/00419/FUL
Location: 59 Tydfil Street, Barry
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.

RESOLVED: No objection.

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

The Chair commented that the application had a lengthy planning history and requested that the plans be presented to Members, along with an overview of the proposed development.

The Chief Officer presented the existing plans and the proposed development plans to the committee.

Councillor Hennessy informed Members that he was aware of one resident who had raised an objection to the proposal.

The Chair commented that the plans differed from those submitted as part of previous applications.

Councillor Hennessy stated that he would be happy to follow the Officer's recommendation and raised no concerns regarding the proposal.

RESOLVED: That the Committee raises no objection to the proposed development in principle, noting that it is unclear whether the application has fully addressed Reasons for Refusal 1 and 2 from the previous planning application. The Committee further notes that the reduction in front off-street parking and the introduction of landscaping seek to address Reason for Refusal 3. The Case Officer is requested to satisfy themselves that the current proposal has adequately overcome the previous reasons for refusal and the reasons for which the appeal was dismissed by PEDW.

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

The Chair stated that she has concerns regarding the rooftop amenity space therefore requested to see the proposed plans.

The Chief Officer presented the plans to the committee.

Councillor Johnson informed the Committee that a decision had already been determined by the Vale of Glamorgan Council.

The Chief Officer agreed with the Vale of Glamorgan Council's comments regarding safety concerns associated with the lighting at the entrance to the property.

RESOLVED: That the Committee raises no objection to the application, subject to the Case Officer being satisfied that the concerns raised regarding the proposed access arrangements, including adequate lighting, natural surveillance and the safety of residents and visitors, have been appropriately addressed.

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

Councillor Johnson informed the Committee that a variation had since been submitted to extend the period of use to 18 months and that he is happy to welcome the proposed.

RESOLVED: No objection.

e) **Planning Application No. 2026/00704/FUL**
Location: 3 Wessex Place, Barry
Development: Single storey rear extension and first floor rear dormer extension

The Chair requested that the proposed plans be presented to Members for consideration.

The Chief Officer presented the plans.

The Chair acknowledged the Planning Officer's concerns regarding potential overlooking but commented that it would be difficult to raise an objection given that neighbouring properties have done similar.

The Chair confirmed that she would be happy about the Planning Officers concerns regarding overlooking to be formally submitted.

RESOLVED: That the Committee raises no objection to the proposed extension in principle; however, concerns are raised regarding the potential for overlooking of the neighbouring property from the proposed roof terrace. The Case Officer is requested to consider these concerns when determining the application.

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

RESOLVED: No objection.

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

RESOLVED: No objection.

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

RESOLVED: No objection.

i) Planning Application No. 2026/00763/FUL
Location: 31 Colcot Road, Barry
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

Councillor Hennessy commented that, given the scale of the property and that similar developments have been done at neighbouring properties, he did not consider there to be any issues with the proposed development.

RESOLVED: No objection.

j) Pre Planning Application
Location: Church Road, Barry, CF631LL
Development: 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

The Chair commented that a mast was already in place in the same area and that the current proposal appeared to be an upgraded version, with an increase in height and overall size. The Chair suggested that the proposed mast be painted green, as is the existing mast, to help it blend in with the surrounding area.

RESOLVED: That the Committee raises no objection to the proposal, subject to the mast being painted green to help it blend in with the surrounding area.

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

RESOLVED: That Members received and noted the appeal.

PL623. **TO CONSIDER TABLED APPLICATIONS**

None received.

PL624. **LOCAL PLANNING AUTHORITY DECISIONS**

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

Councillor Hennessy left the meeting at 7:27pm

PL625. **NOTIFICATION OF A PREMISES LICENCE REVIEW**

Application for a Grant of Premises Licence – Morden's Bakery & Café Ltd

Councillor Ball commented that the café looks nice and modern and that others on the street have done similar.

The Chair commented that the application was likely intended to allow the premises to offer afternoon teas, including prosecco.

Councillor Collins agreed, adding that the premises would also be able to offer private hire and host evening events

RESOLVED: No objection.

PL626. **APPLICATIONS DEALT WITH UNDER DELEGATED POWERS – FOR INFORMATION ONLY**

None Received.

PL627. **DATE OF NEXT MEETING**

The date of the next Planning Committee is scheduled for Tuesday 17 November 2026.

Meeting closed at 7:30 pm.

Signed……. (Chairperson) Dated……...