

PLANNING COMMITTEE

Minutes of a Hybrid meeting held on 8th October 2026.

The meeting papers are available [here](#).

The recording of the meeting is available in [English](#) or [English and Welsh](#).

To view the presentation and subsequent discussion for any Part I agenda item, please click the hyperlink contained in its title below.

Present: Councillor N.C. Thomas (Chair); Councillor M.R. Wilson (Vice-Chair);
Councillors: J. Aviet, G. Bruce, I.R. Buckley, C.A. Cave, J.E. Charles, C.M. Cowpe,
P. Drake, A.M. Ernest, W. Gilligan, N.P. Hodges, Dr. I.J. Johnson, H.M. Payne,
I.A.N. Perry, C. Stallard and E. Williams.

Also present: Councillors A.M. Collins, G. John (Cabinet Member for Leisure, Sport and Wellbeing), J.M. Norman and R. Sivagnanam (Cabinet Member for Community Engagement, Equalities, and Regulatory Services).

Name of Speaker	Application No. and Details	Reason for Speaking
Mr. R. Jones	2025/01296/FUL – Former Gas Site, Barry (Aldi)	The applicant or their representative

Councillor A.M. Collins spoke in relation to Planning Application No. 2025/00823/FUL – Castle Hotel, Jewel Street, Barry, as the local Ward Member.

Councillor J.M. Norman spoke in relation to Planning Application No. 2025/01091/FUL – Llantwit Major Football Club, as the local Ward Member.

288 [ANNOUNCEMENT](#) –

Prior to the commencement of the business of the Committee, the Chair read the following statement: “May I remind everyone present that the meeting will be live streamed as well as recorded via the internet and this recording archived for future viewing”.

289 [DECLARATIONS OF INTEREST](#) –

Councillor M.R. Wilson declared that, in relation to Application No. 2025/01091/FUL – Llantwit Major Football Club, and his role as a Cabinet Member for the Vale of Glamorgan Council, he had sought legal advice and there was no conflict or declaration of interest to be made by him in relation to this application and therefore he was clear to speak and vote on this planning application.

290 [MINUTES](#) –

RESOLVED – T H A T the minutes of the meeting held on 17th September 2026 be approved as a correct record.

291 [SITE INSPECTION](#) (CX) –

RESOLVED –

(1) T H A T the attendance of the following Councillors at the site visit to 17 Rutland Close, Barry, held on 17th September 2026, be noted: Councillor N.C. Thomas (Chair), Councillors J. Aviet, I.R. Buckley, J.E. Charles, N.P. Hodges, Dr. I.J. Johnson, H.M. Payne, I.A.N. Perry and C. Stallard.

(2) T H A T apologies from the following Councillors to the above site visit held on 17th September 2026 be noted: Councillor M.R. Wilson (Vice-Chair); Councillors A.M. Ernest, G. Bruce, C.M. Cowpe and E. Williams

292 [BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS \(HSD\)](#) –

RESOLVED –

(1) T H A T the passed building regulation applications, as listed in Section (a) of the report, be noted.

(2) T H A T it be noted that no rejected building applications had been received at the time of the meeting taking place.

(3) T H A T the serving of Notices under The Building (Approved Inspectors Etc.) Regulations 2000, as listed in Section (c) of the report, be noted.

293 [PLANNING APPLICATIONS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS \(HSD\)](#) –

RESOLVED – T H A T the applications as outlined within the report, on pages 8 through 18, under the above delegated powers, be noted.

294 [TREES \(HSD\)](#) –(i) [Delegated Powers](#) –

RESOLVED – T H A T the applications as outlined within the report, on pages 19 to 21, as determined by the Head of Sustainable Development under delegated powers, be noted.

295 [PLANNING APPLICATIONS \(HSD\)](#) –

RESOLVED – T H A T in pursuance of the powers delegated to the Committee, the following applications be determined as indicated and any other necessary action be taken.

[2025/00823/FUL](#)

Received on 12 August 2025

(P23)

APPLICANT: Newydd Housing Association C/o Agent, Avison Young, One Kingsway, Cardiff, CF10 3AN

AGENT: Mr Owain Griffiths Avison Young, One Kingsway, Cardiff, CF10 3AN

[Castle Hotel, Jewel Street, Barry](#)

Retention of 14 no. apartments (Use Class C3) within the existing public house (Use Class A3) and 2-storey side extension (all approved under LPA Ref: 2019/1062/FUL), together with change of use of ground floor and remainder of first floor of existing public house (Use Class A3) to provide 8 no. apartments (Use Class C3), external alterations, repositioned vehicular access, provision of 15 no. car parking spaces, cycle storage, bin storage, drainage and ancillary works.

The application had been called in for determination by Planning Committee by Councillor Collins if officers were minded recommending approval. The reason for the call in being that the application would result in the loss of a community facility which had been approved under previous planning approval 2019/01062/FUL.

Following consideration of the application, and in the absence of unanimity among Members, a vote was taken on a motion to defer consideration of the application pending a site visit. The proposed visit would include both internal and external inspections of the site to enable Members to fully assess the application. It was also requested that a further report be presented to a future meeting, including setting out potential reasons for refusal together with Planning officers' recommendations and other points raised at this meeting. The vote was recorded as follows:

	For	Against	Abstain
TOTAL	16	0	0

Following the above vote, the Planning Committee subsequently

DEFERRED – For a site visit.

Reason for decision

Following consideration of the application by Committee Members and the representations made at the Planning Committee, it was decided to defer any decision being made on this application pending a site visit to assist in fully and properly assessing the application and the issues raised. The proposed visit would

include both internal and external inspections of the site to enable Members to assess the application. A further report would be presented as part of this to a future meeting, including setting out potential reasons for refusal together with Planning officers' recommendations and other points raised at this meeting.

[2025/01091/FUL](#)

Received on 3 November 2025

(P47)

APPLICANT: Mr Phil Grafton Llantwit Major Football Club, Windmill Lane, Off Frampton Lane, Llantwit Major, CF61 2UZ

AGENT: Mr Wayne Reynolds Llwyntreharne, Llangynin, St. Clears, SA33 4LA

[Llantwit Major Football Club, Windmill Lane Off Frampton Lane, Llantwit Major](#)

Proposed two-storey side and rear extension with balcony to AFC Clubhouse, creation of extended car park and associated landscape works.

The application was required to be determined by Planning Committee under the Council's approved scheme of delegation because the application had been called in for determination by Councillor Edward Williams following concerns with overdevelopment, access to the site up a narrow lane and loss of field area for car parking.

Following consideration of the application, the Planning Committee subsequently

APPROVED subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

R725 07 A1 Proposed Plans And Elevations 1 of 2 Rev B

R725 08 A1 Proposed Plans And Elevations 2 of 2 Rev B

- R725-01-A4 - Location Plan REV A.pdf

- R725-09 A1 - Site Plan REV A.pdf

R725 11 A1 Existing And Proposed Passing Bay Rev A

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. The biodiversity enhancement measures set out in document ref: Green Infrastructure Statement of 22/6/2026 shall be carried out in full prior to the first beneficial occupation or use of the development and thereafter retained in accordance with the approved details whilst the development remains in existence. Where the enhancement relates to any planting, any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Within 6 months of the completion of construction works, a photograph showing the biodiversity measures in place shall be submitted to the Local Planning Authority via planning@valeofglamorgan.gov.uk quoting the planning application reference.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

4. Prior to the commencement of works to construct the extensions hereby approved or the beneficial use of the proposed parking area, whichever is sooner, the access shall be widened to 6m in accordance with the approved details and retained as such for as long as the development remains in existence.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

5. Prior to the commencement of works to the proposed passing bay identified on r725-11, engineering and construction details of the proposed passing bay shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details and the passing bay must be constructed prior to beneficial use of the extension and car park hereby approved.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

6. No development shall commence, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to,

and approved in writing by, the Local Planning Authority. The CEMP shall include the following details:

- i) loading and unloading of plant and materials;
- ii) storage of plant and materials used in constructing the development;
- iii) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
- iv) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- v) hours of construction;
- vi) lighting;
- vii) management, control and mitigation of noise and vibration;
- viii) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk) during the course of the construction of the development; and
- ix) a system for the management of complaints from local residents which will incorporate a reporting system.

The construction of the development shall be undertaken in accordance with the approved CEMP.

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place until a scheme to deal with the contamination found has been submitted to and approved in writing by the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other

offsite receptors in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

8. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

9. The drainage scheme for the site shall ensure that all foul and surface water discharges separately from the site and that land drainage run-off shall not discharge, either directly or indirectly, into the public sewerage system.

Reason:

To prevent hydraulic overloading of the public sewerage system, pollution of the environment and to protect the health and safety of existing residents and ensure no detriment to the environment and to comply with the terms of Policies SP1 (Delivering the Strategy) of the Local Development Plan.

10. No external lighting shall be installed or erected on the site unless details of the lighting scheme have first been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the location, height, design, orientation, luminance levels and hours of operation of all proposed lighting. The approved lighting scheme shall be implemented in full prior to its first use and shall thereafter be retained and operated in accordance with the approved details.

Reason:

In the interests of protecting the amenities of neighbouring occupiers and to minimise light pollution and impacts on biodiversity, in compliance with policies SP1 (Delivering the Strategy), MD2 (Design of New Development) and MD9 (Promoting Biodiversity).

Reason for decision

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MG7 (Provision of Community Facilities), MD1 (Location of New Development), MD2 (Design of New Development), MD3 (Provision for Open Space), MD5 (Development within Settlement Boundaries), MD7 (Environmental Protection), MD9 (Promoting Biodiversity) and MD13 (Tourism and Leisure) it is considered that the proposal would have an acceptable impact in terms of visual and residential amenity, highway safety, community facility and open space provision and ecology.

Having regard to the Council's duties under the Equality Act 2010 the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

2025/01296/FUL

Received on 8 January 2026

(P. 72)

APPLICANT: Aldi Stores Limited c/o Avison Young, One Kingsway, Cardiff, CF10 3AN

AGENT: Mr Owain Griffiths One Kingsway, Cardiff, CF10 3AN

Former Gas Holder Site, Cardiff Road (A4055), Barry

Proposed development of a discount retail foodstore (Use Class A1), together with access, car parking, external lighting, landscaping, drainage, and other associated site works.

The application was of a scale required to be determined by Planning Committee under the Council's approved scheme of delegation.

Following consideration of the application, the Planning Committee subsequently

RESOLVED – T H AT, subject to the developer entering into a Unilateral Undertaking and a Section 106 Agreement to provide for the following:

- Pay a contribution of £34,500 for the provision of public open space enhancements
- Pay 1% of project budget towards public art
- Procure recognised training opportunities for four employees or pay a contribution of £5,020 for the provision of training and development
- Pay a contribution of £21,960 to facilitate the proposed reptile mitigation

APPROVED subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

220677-1000-Rev P03 Site Location Plan
 220677-1350-Rev P03 Proposed Floor Plan
 220677-1360-Rev P01 Proposed Roof Plan
 220677-1370-Rev P01 Retail Sales Density Plan
 220677-1400-Rev P03 Proposed Elevations
 220677-1450-Rev P05 Proposed Site Sections
 220677-1300-Rev P10: Proposed Site Plan
 12796 sk0004-Rev D: Proposed Drainage Layout
 250553/TA: Transport Assessment (Connect, 28 August 2026)
 2321635: Environmental Noise Assessment Report (Sharps Redmore, 26 September 2025)
 220677 PF-G-02: Store Waste Management Plan (Kendall Kingscott, 9 December 2025)
 Staff Travel Plan (Connect, 28 August 2026)
 12975w0002 Rev P03: Flood Consequence Assessment (Craddys, 21 October 2025)
 16311_R02a_MBAS_LB (Revision A): Arboricultural Impact Assessment (Tyler Grange, 10 December 2025)
 P186-996-I2-ALL ON: Lighting Plan
 P186 996 I2 Aldi Cardiff Road Barry Loading Ramp+Column Off
 DR-L-1639-02 Rev P06: Soft Landscape Proposals Plan
 DR-L-1639-03 Rev P05: Softworks Schedule and Notes
 220677-1310 Rev P04: Proposed Boundary Treatment Plan
 1639 Rev P01: Landscape Management & Maintenance Plan
 P01 16311_R01c_VKC Rev C: Ecological Impact Assessment (Tyler Grange, 2 April 2026)

16311_R03_VKC Rev A: Reptile Mitigation Strategy (Tyler Grange, 2 April 2026)

16331_R04b c_PW Rev C: Green Infrastructure Statement (Tyler Grange, 2 April 2026)

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. No development shall commence until details of existing ground levels within and adjacent to the site and proposed finished ground and floor levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that visual and residential amenity are safeguarded, and to ensure the development accords with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

4. No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include the following details:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding;
 - v) wheel washing facilities;
 - vi) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - viii) hours of construction;
 - ix) lighting;
 - x) management, control and mitigation of noise and vibration;
 - xi) odour management and mitigation;
 - xii) diesel and oil tank storage areas and bunds;
 - xiii) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk) during the course of the construction of the development; and
 - xiii) a system for the management of complaints from local residents which will incorporate a reporting system.

The construction of the development shall be undertaken in accordance with the approved CEMP.

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

5. Prior to the commencement of development, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details of parking for construction traffic, the proposed routes for heavy construction vehicles, timings of construction traffic and means of defining and controlling such traffic routes and timings, and pedestrian and cyclist safety measures. The development shall be carried out in accordance with the approved Management Plan.

Reason:

To ensure that the parking provision and highway safety in the area are not adversely affected by the construction of the development and to meet the requirements of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

6. Full engineering details of the proposed means of access, circulation spaces, and associated highway improvements shall be submitted to the Local Planning Authority prior to the commencement of development. These details shall include:-

the provision of a ghost island right hand turn lane and all ancillary works, new junction bell mouth, widening of Cardiff Road;
 minor amendments to the layout of the pedestrian / cycle access to Laura Street;
 road drainage;
 visibility splays;
 the signal crossing point upgrade to Cardiff Road;
 street lighting;
 new bus stops and shelters (with electrical connections, high access kerbs, timetables, RTI displays);
 road signage;
 hard surfacing materials;
 cycle parking, and;
 road markings

The works shall thereafter be carried out in accordance with the approved details and implemented in full prior to the first beneficial use of the development.

Reason:

In the interests of highway safety and to ensure compliance with Policies SP1 (Delivering the Strategy), MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

7. No development (including site clearance and demolition) shall take place, until a Condition Survey of an agreed route along the adopted highway has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed with the Local Planning Authority prior to the survey being undertaken. The survey must consist of:
 - A plan to an appropriate scale showing the location of all defects identified within the routes for construction traffic
 - A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey

Reason:

To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer in accordance with Policy MD2 (Design of New Developments) of the Local Development Plan.

8. Within 1 month following the completion of the development, a Second Condition Survey along the route agreed under Condition 7 shall be submitted to and approved in writing by the Local Planning Authority. The Second Condition Survey shall identify any remedial works to be carried out which are a direct result of the development approved and shall include the timings of the remedial works. Any agreed remedial works shall thereafter be carried out at the developer's expense in accordance with the agreed timescales.

Reason:

To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer in accordance with Policy MD2 (Design of New Developments) of the Local Development Plan.

9. No development shall commence until an assessment of the nature and extent of contamination affecting the application site as detailed on plan reference 220677-1000 Revision P03 has been submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person *in accordance with BS10175 (2011) Investigation of Potentially Contaminated Sites Code of Practice and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
 - human health,
 - groundwater and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2023).

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

10. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and

ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

11. The remediation scheme as approved by the LPA must be fully undertaken in accordance with its terms prior to the occupation of any part of the development. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

12. A monitoring scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 12 months (or another agreed timeframe), and the provision of reports on the same must be submitted to and approved by the Local Planning Authority, prior to the occupation of any approved building. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring must be produced and submitted to the Local Planning Authority. Timeframe for the submission of the report(s) to be agreed with the LPA.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place until a scheme to deal with the contamination found has been submitted to and approved in writing by the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in

writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

14. Any aggregate (other than virgin quarry stone) or recycled aggregate material and any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

15. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

16. A schedule of further details materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include external finishes of

the foodstore and boundary enclosures. The development shall be completed in accordance with the approved details prior to its first beneficial use.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy), Policy MD2 (Design of New Development) and SP10 (Built and Natural Environment) of the Local Development Plan.

17. Prior to the first beneficial use of the development hereby approved, a Habitat Management and Monitoring Plan shall be submitted to and approved in writing by the Local Planning Authority. The Habitat Management and Monitoring Plan shall be implemented as agreed.

Reason:

To secure measures for the conservation and enhancement of biodiversity in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, Planning Policy Wales (February 2024) and Tan 5 Nature Conservation and Planning (2009) and Policy MD9 (Promoting Biodiversity) of the Vale of Glamorgan Local Development Plan 2011-2026.

18. Except where superseded by the requirements of Condition 17, the development shall be carried out in accordance with the ecological mitigation measures and recommendations contained in the following documents:-

16311_R02a_MBAS_LB (Revision A): Arboricultural Impact Assessment (Tyler Grange, 10 December 2025)

P186-996-I2-ALL ON: Lighting Plan

P186-996-I2 Aldi Cardiff Road Barry Loading Ramp+column Off

DR-L-1639-02 Rev P06: Soft Landscape Proposals Plan

DR-L-1639-03 Rev P05: Softworks Schedule and Notes

220677-1310 Rev P04: Proposed Boundary Treatment Plan

1639 Rev P01: Landscape Management & Maintenance Plan

16311_R01c_Rev C: Ecological Impact Assessment (Tyler Grange, 2 April 2026)

16311_R03_VKC Rev A: Reptile Mitigation Strategy (Tyler Grange, 2 April 2026)

16331_R04c PW Rev C: Green Infrastructure Statement (Tyler Grange, 2 April 2026)

To secure measures for the conservation and enhancement of biodiversity in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, Planning Policy Wales (February 2024) and Tan 5 Nature Conservation and Planning (2009) and Policy MD9 (Promoting Biodiversity) of the Vale of Glamorgan Local Development Plan 2011-2026.

19. All planting, seeding or turfing comprised in the approved details of landscaping set out in Condition 2 of this permission shall be carried out in the first planting and seeding seasons following the occupation of the buildings or

the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

20. The development hereby approved shall be operated food store and no other purpose, including any other purpose under Class A1 of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification). Services offered within the building shall not extend at any time to ancillary functions including, but not limited to, post office, financial services, pharmacy, delicatessen, cafe or newsagent, or any other use not falling within class A1.

Reason:

To safeguard the health and vitality of the town centre and other retail centres within Barry, and to accord with Policy MG13 (Edge and Out of Town Retailing Areas) of the Local Development Plan and accord with the provisions of Chapter 4 (inclusive of paragraph 4.3.29) of Planning Policy Wales (12th edition).

21. Prior to the first beneficial use of the building, further details of the fixed plant and machinery and a scheme of acoustic mitigation (including any acoustic fencing necessary) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that the rating level of the sound emitted from fixed plant at the site shall not exceed 45 dBA between 0700 and 2300 hours, and 38 dBA at all other times. The sound levels shall be determined by measurement or calculation at the nearest noise sensitive premises. The measurements and assessment shall be made according to BS 4142:2014+A1:2019.

The development shall thereafter be operated at all times in accordance with the approved details.

Reason:

In the interests of residential amenity and to ensure compliance with the terms of Policy MD2 (Design of New Development) of the Local Development Plan.

22. The use, hereby approved, shall not be open to customers visiting the premises outside of the following hours:

08:00 hours to 22:00 hours Monday-Saturday.
10:00 hours to 16:00 hours Sundays

Reason:

To ensure that the amenities of adjoining occupiers are safeguarded, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

23. The operation of the development hereby approved shall be carried out in accordance with the Delivery Management Plan (250553/TA: Transport Assessment (August 2026) Appendix 10), and there shall be no arrival, departure, loading or unloading of delivery vehicles between the hours of 11pm and 7am.

Reason:

In the interests of residential amenity and highway safety and to ensure compliance with Policies SP1 (Delivering the Strategy), MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

24. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public foul or combined sewerage network.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to ensure compliance with the provisions of Policy MD7 of the adopted Local Development Plan.

25. No part of the development shall be occupied until all of the Hazardous Substances Consent(s) for Transco, Verlons Holder Station, have been revoked or varied in accordance with the Planning (Hazardous Substances) Act 1990, as amended, such that the Health and Safety Executive (HSE) does not advise that permission should be refused on safety grounds, and written confirmation of the necessary revocation or variation has been issued by Vale of Glamorgan Council as Hazardous Substances Authority.

Reason:

In the interest of public protection, health, and safety, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

Reason for decision

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Future Wales: The National Plan 2040 and Vale of Glamorgan Local Development Plan 2011-2026 Policies SP1 (Delivering the Strategy), SP6 Retail, SP7 (Transportation), SP10 Built and Natural Environment, MG12 (Retail Hierarchy), MG13 (Edge and Out of Town Retailing Centres), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species), MG21 (Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species), MD1 (Location of New Development), MD2 (Design of New Development), MD3 (Provision for Open Space), MD4 (Community Infrastructure and Planning Obligations), MD5 (Development within Settlement Boundaries), MD7 (Environmental Protection), MD8 (Historic Environment) and MD9 (Promoting Biodiversity), Planning Policy Wales Edition 12, TAN4, TAN5, TAN11, TAN12, TAN15, and TAN18, as well as guidance contained within the Council's Supplementary Planning Guidance documents – Barry Development Guidelines, Biodiversity and Development, Parking Standards, Retail and Town Centre Development, Travel Plan, and Trees, Woodlands, Hedgerows and Development, and Public Art in New Development; the proposed development is considered acceptable in principle, in relation to retail policy and would not unacceptably impact the vitality or viability of the Barry Holton Road District Centre or other identified retail centres without unacceptably impacting upon the visual amenity, residential amenity, flood risk and drainage considerations, pollution and contamination, public health and safety, heritage and archaeology, traffic and parking congestion, highway safety, ecology and green infrastructure subject to mitigation, and provides for commensurate biodiversity enhancement, subject to mitigation through planning obligations and conditions.

Having regard to the Council's duties under the Equality Act 2010 the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.