PLANNING COMMITTEE

Minutes of a Hybrid meeting held on 12th November 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, 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 and G. John (Cabinet Member for Leisure, Sport and Wellbeing).

Name of Speaker	Application No. and Details	Reason for Speaking
Osian John	2024/00953/HYB - Fonmon Castle	The applicant or their representative
Rhian Lees	2025/00823/FUL - Castle Hotel, Jewel Street, Barry	The applicant or their representative
Samantha Wayne	2026/00361/FUL - Westridge, Church Close, Ogmore By Sea	Objectors to the application or their representative
Geraint John	2026/00361/FUL - Westridge, Church Close, Ogmore By Sea	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.

356 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”.

357 APOLOGY FOR ABSENCE –

This was received from Councillor A.M. Ernest.

358 DECLARATIONS OF INTEREST –

Councillor Stallard declared an interest regarding Application No. 2026/00361/FUL – Westridge, Church Close, Ogmore By Sea. The nature of the interest was that Councillor Stallard had had a number of conversations with local residents concerning this application and therefore felt that she would not be able to approach the application with a 'fresh pair of eyes'. Therefore, the Member remained only at the beginning of the consideration of this application in order to introduce and explain the rationale for calling in this item and then left the meeting prior to the debate and decision making on it.

359 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 8th October 2026 be approved as a correct record.

360 SITE INSPECTIONS (CX) –

RESOLVED –

(1) T H A T the attendance of the following Councillors at the site visits held on 8th October 2026, be noted:

Site (a) Former Gas Site, Barry (Aldi) – Councillor N.C. Thomas (Chair); Councillors J. Aviet, I.R. Buckley, P. Drake, N.P. Hodges, Dr. I.J. Johnson, H.M. Payne and C. Stallard.

Site (b) Llantwit Major Football Club – Councillor N.C. Thomas (Chair); Councillors J. Aviet, I.R. Buckley, C.A. Cave, P. Drake, H.M. Payne, C. Stallard and E. Williams

(2) T H A T apologies from the following Councillors to the site visits held on 8th October 2026 be noted:

Site (a) Former Gas Site, Barry (Aldi) – M.R. Wilson (Vice-Chair); Councillors G. Bruce, C.A. Cave, C.M. Cowpe, W. Gilligan and E. Williams.

Site (b) Llantwit Major Football Club – Councillor M.R. Wilson (Vice-Chair); Councillors G. Bruce, C.M. Cowpe, N.P. Hodges, Dr. I.J. Johnson and W. Gilligan.

361 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.

362 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 10 through 25, under the above delegated powers, be noted.

363 APPEALS (HSD) –

RESOLVED –

(1) T H A T the Planning Appeals received following the refusal of the Council to grant planning permission, as detailed in Section (a) of the report, be noted.

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

(3) T H A T the Planning Appeal Decisions, as detailed in Section (c) of the report, be noted.

(4) T H A T the Enforcement Appeal Decisions, as detailed in Section (d) of the report, be noted.

(5) T H A T the statistics relating to appeals for the period April 2026 – March 2027, as detailed in Section (e) of the report, be noted.

364 TREES (HSD) –

(i) Delegated Powers –

RESOLVED – T H A T the applications as outlined within the report, on pages 37 to 40, as determined by the Head of Sustainable Development under delegated powers, be noted.

365 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.

2024/00953/HYB Received on 9 January 2025
(P. 42)
APPLICANT: Foreland Enterprise Ltd Fonmon Castle, Fonmon, Vale of Glamorgan, CF62 3ZN
AGENT: Mr Geraint John Office 16 (House 1, 2nd Floor), The Maltings, East Tyndall Street, Cardiff, CF24 5EA

Fonmon Castle, B4265 Llancadle to Penmark, Fonmon

Application to facilitate the continued restoration of Fonmon Castle and Estate, comprising of the following: Site 1: Full Application: for lodge development, all weather car park, (change of use for) live events field, regularisation of attraction footprint (for seasonal events), and associated works on land at/to the west of Fonmon Castle and the Castle Grounds. Site 2: Outline Application: for the erection of Estates Office and Stores, Central Hub Area (comprising of Education Centre, Guest Services Building and Interpretation Centre), and Admissions, Restaurant and Retail, and associated works on land to the north of Fonmon Castle and the Castle Grounds'

A Planning Committee determination was required under the scheme of delegation because this constituted major development.

RESOLVED – T H A T, subject to the developer entering into a Section 106 Agreement to provide for the following:

- Sustainable Transport: Provide sustainable transport improvements and to procure and operate a shuttle service;

- Public Art: 1% of project budget;

- Training and Development: Procure recognised training opportunities for a trainee OR pay a contribution equivalent to £1,255 per 500sq.m of new floor space;

- Ensure that net profits from development of the holiday lodge development are reinvested at the site;

APPROVED – subject to the following condition(s) –

1. Details of the appearance, landscaping, layout, and scale for the outline application areas identified on plan 'FCL-2024-5-002 Application Boundaries Rev C', hereinafter called "the reserved matters", shall be submitted to and

approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

The reserved matters also shall ensure that the Estates Office and Store does not encroach upon Public Right of Way P4/6/2 and that development is in accordance with the following maximum scale parameters:

Interpretation, retail, and guest services: 31m x 30m x 4m – with 2m linking canopy;
Education Centre: Varies 12.8-18m x 22.6-28.6m x 4m height
Restaurant: 11m x 50m x 4m height
(Estates Office & Store) would be a maximum of 30.3m x 8.2m x 4m in height.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Any application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

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

FCL 2024 5 001 Site Location Plan Rev E
FCL 2024 5 002 Application Boundaries Rev C
FCL 2024 5 005 Application Zones Rev C

FCL-2025-5-703: Lodge Scheme Masterplan
FCL 2024 5 120 Lodge Type A Rev A
FCL 2024 5 121 Lodge Type B Rev A
FCL 2024 5 122 Lodge Type C Rev A
FCL 2024 5 123 Lodge Type D Rev A
FCL 2024 5 113 Lodge Development Bin Stores Rev A

FCL 2024 5 114 Lodge Development Toilet & Shower Block Rev A
FCL 2024 5 302 Cycle Shelter Rev A

FCL 2024 5 400 Attraction Seasonal Events Designation Rev A

FCL 2025 5 706 Car Park & Estates Office Amendments Rev B
FCL-2025-5-700: Entrance Improvements Plan Rev A

Fonmon Archaeological Evaluation WSI v2
Archaeological Strip Map and Sample and Watching Brief WSI

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.

5. No development shall commence in Development Zones 1,3, 5, or 6 (plan: FCL 2024 5 005 Application Zones Rev C refers) until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority addressing construction management measures for the respective part of the development. 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) 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.

6. No development shall commence in Development Zones 1, 3, 5, or 6 (plan: FCL 2024 5 005 Application Zones Rev C refers) until details of a scheme of foul, land and surface water drainage for the respective part of the development has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details prior to the first beneficial use of the development and retained in perpetuity.

   Reason:

   To prevent pollution of the environment and to protect health and public safety and to ensure no detriment to the historic environment, and to comply with the terms of Policies SP1 (Delivering the Strategy), MD1 (Location of New Development), MD7 (Environmental Protection) of the Local Development Plan.

7. No development shall commence in Development Zones 1, 3, 5, or 6 (plan: FCL 2024 5 005 Application Zones Rev C refers) until details of existing ground levels within and adjacent to the site and proposed finished ground and floor levels for the respective part of the development 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 amenities and the historic environment are safeguarded, and to ensure the development accords with Policies SP1 (Delivering the Strategy), MD2 (Design of New Development), and MD8 (Historic Environment) of the Local Development Plan.

8. No part of the development shall be brought into beneficial use until the approved new vehicular access (direct from the B4265) has been completed in full accordance with the plans contained in Condition 1 of planning permission 2026/00480/FUL (original application ref: 2020/01543/FUL). Public access via motor vehicle shall thereafter be strictly limited to the new access and the use of the existing access to Castle Road controlled by a gate or similar physical barrier.

   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), MD2 (Design of New Developments) of the Local Development Plan.

9. No development shall commence until further details, including engineering details, have been submitted to and approved in writing by the Local Planning

Authority for the internal access road and car park area. The details shall include the vehicular link with the proposed Section 278 works for the new access, all road and car park widths/gradients, lighting, drainage, kerbing and surfacing details, any other ancillary works. No part of the development shall be brought into beneficial use until the works have been constructed in accordance with the approved details.

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.

10. Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority for the provision upgrades to the existing bus stops on the B4265 (west of the site), to include new high access kerbs, and any required road markings and signage. The works shall be implemented on site in accordance with the approved details prior to first beneficial use of any part of the development.

Reason:

To ensure the provision adequate access and sustainable transport improvements to serve the development, and in the interests of highway safety, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

11. Prior to the commencement of the development a Travel Plan shall be submitted to and approved by the Local Planning Authority, to include a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use. The Travel Plan shall thereafter be completed in accordance with the approved details.

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Polices SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

12. No development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a Landscape and Ecology Management Plan (LEMP). The plan shall include:

i) Details of pre-commencement checks for protected species;
ii) Details of sensitive site clearance with respect to reptiles, dormouse and breeding birds;

iii) A plan showing wildlife and habitat protection zones, if appropriate;
iv) Ecological Construction Method Statement, including details of development and construction methods within wildlife and habitat protection zones and measures (including tree protection plan, and details of pond buffer zones) to be taken to minimise the impact of any works;
v) A detailed landscaping and habitat creation plan, including a planting schedule, details of hedgerow strengthening, landscape buffers, pond enhancements, and biodiversity focused planting within SuDS areas;
vi) landscaping implementation and monitoring measures, covering a minimum period of 15 years;
vi) Measures to be undertaken to enhance biodiversity on site, including nest box specifications and siting;
vii) Details of the structured management and monitoring, including control of public access, of the woodlands on site;
viii) Details of the management and monitoring of other habitats including pond management, trees, hedgerows, grassland etc. to meet long term ecological objectives.

The protection and management plan shall then be completed in accordance with the timings approved by the local planning authority.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species), MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) of the Local Development Plan.

13. Prior to the commencement of development in any Development Zone (plan: FCL 2024 5 005 Application Zones Rev C refers) a scheme of lighting and a light mitigation strategy for that area, including measures to reduce light spillage onto foraging habitats for nocturnal protected species and a drawing setting out light spillage in key areas, shall be submitted to and approved in writing by the Local Planning Authority. No external lighting shall be installed or operated on the site other than where in accordance with the approved details.

Reason:

In the interests of ecology, amenity and heritage, and to ensure compliance with In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species), MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species), MD2 (Design of New Development, MD7 (Environmental Protection), and MD8 (Historic Environment) of the Local Development Plan.

14. Notwithstanding the submitted details, no development or demolition (including vegetation clearance, topsoil strip or other groundworks) shall take place in Development Zone 3 until a revised written scheme of historic environment mitigation has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the programme of work will be fully carried out in strict accordance with the approved details for this area.

    The programme of archaeological works in Development Zones 1, 5, 6 (plan: FCL 2024 5 005 Application Zones Rev C refers) shall be carried out in strict accordance with the Written Scheme of Investigation referenced in Condition 2 of this permission.

    Reason:

    In order that archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

15. The archaeological reports, specified as required by the WSI approved under the terms of the above condition, shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

    Reason:

    In order that archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan

16. No concerts or live music events shall be held until a Noise Management Plan has been submitted to and approved by the Local Planning Authority. The plan shall contain details of event planning and management, hours, monitoring, complaint handling, the scale and frequency of concerts or live music events, and details of noise output/amplification. The use shall thereafter be operated in full compliance with the terms of, and mitigation measures contained in, the approved plan.

    Reason:

    In the interests of residential amenity, 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.

17. Prior to the commencement of the development in Development Zone 1 (plan: FCL 2024 5 005 Application Zones Rev C refers), further details including a

schedule of accommodation and details of the distribution of the lodge types within the holiday lodge development area, as well as details of the solar panels and green roofs, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details and shall thereafter be so retained.

Reason:

To safeguard visual amenities, as required by Policies MD2 (Design of New Development), SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), and MD8 (Historic Environment) of the Local Development Plan.

18. Notwithstanding the submitted details, a schedule of materials to be used in the construction of the development hereby approved (including external surfaces of buildings and exterior hard surfacing), a scheme of boundary or other enclosures, and details of other paraphernalia such as seating, furniture, bins, and signage etc. (for each Development Zone (plan: FCL 2024 5 005 Application Zones Rev C refers), as appropriate) shall be submitted to and approved in writing by the Local Planning Authority. 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), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

19. Prior to commencement of development, a methodology for the management and maintenance of the grassland in the live events field (Castle Field) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a method statement for the reinstatement of the car park to grassland (as shown FCL-2025-5-700: Entrance Improvements Plan Rev A) along with the timing of these works, and details of how the grassland in the field is to be managed and, if required, restored following large scale events. The site shall thereafter be managed in accordance with the approved details.

Reason:

To safeguard visual amenities and the historic environment, as required by Policies MD2 (Design of New Development), SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

20. 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.

21. 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.

22. 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 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.

23. 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.

24. The holiday lodge development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up-to-date occupancy register shall be kept site and be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses, and their date of arrival and departure from the accommodation.

Reason:

To enable the Local Planning Authority to maintain control over the nature of the use of this site which is located in the countryside and outside of any settlement and to comply with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) and MD13 (Tourism and Leisure) of the Local Development Plan.

25. The development hereby approved shall have a minimum of 10% of all car parking spaces provided therein to have active (fully wired and connected) electric vehicle charging points which shall be a 'Fast' charge type, prior to beneficial occupation of the development, which shall remain available for their designated use in perpetuity.

Reason:

To ensure satisfactory provision electric vehicle charging point parking to serve the development to ensure compliance with Policy 12 (Regional Connectivity) of Future Wales - The National Plan 2040.

26. The development shall not be occupied until facilities for the secure storage of cycles have been provided in accordance with the details hereby approved and they shall be retained in perpetuity.

Reason:

To ensure that satisfactory parking for cycles is provided on site to serve the development, and to ensure compliance with the terms of Polices SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

Reason for recommendation

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, SP7, SP9, SP10, SP11, MG17, MG19, MG20, MG21, MG22, MG29, MD1, MD2, MD3, MD4, MD7, MD8, MD9 & MD13 of the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Policies 1, 4, 5, 8, 9, 10, 11, 12, 15, & 33 of Future Wales – the National Plan 2040, Planning Policy Wales 12, TANs 5, 6, 11, 12, 13, 15, 18 and 24 and the Council's SPG on Biodiversity and Development, County Treasures, Design in the Landscape, Minerals Safeguarding, Planning Obligations, Public Art in New Development, Parking Standards, Sustainable Development - A Developer's Guide, Travel Plan, Trees Woodlands Hedgerows and Development, and Tourism and Leisure Development, and Sch. 13 Para 90 of the Historic Environment (Wales) Act 2023, the proposed development is considered acceptable in principle, and following consideration of its location, access, the visual and landscape impact, economic benefit, the impact on the historic environment, ecology, residential amenity, traffic and highway safety, resource safeguarding, drainage and flood risk, pollution and contamination, and planning obligations, is considered acceptable, on balance.

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.

2025/00823/FUL Received on 12 August 2025
(P. 95)
APPLICANT: Newydd Housing Association C/o Agent, Avison Young, One Kingsway, Cardiff, CF10 3AN
AGENT: Rhian Lees 5 Village Way, Tongwynlais, CF15 7NE

Castle Hotel, Jewel Street, Barry

Please note this application was initially deferred from the Planning Committee of 8th October 2026 to allow for a Committee site visit. This application has now returned to Planning Committee on the 12th November 2026 following the Committee site visit.

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 are minded recommending approval. The reason for the call in being that the application would result in the loss of a community facility which was approved under previous planning approval 2019/01062/FUL.

Following discussions on this application, and due to there being no unanimity on this, a vote was called on the officer recommendations. This was requested by Committee Members to be a Recorded Vote, which took place as follows:

Member	For	Against	Abstain
J. Aviet	√		
G. Bruce		√	
I.R. Buckley			√
C.A. Cave*			
J.E. Charles		√	
C.M. Cowpe		√	
P. Drake	√		
W. Gilligan	√		
N.P. Hodges		√	

I.J. Johnson		√	
H.M. Payne	√		
I.A.N. Perry		√	
C. Stallard		√	
N.C. Thomas	√		
E. Williams	√		
M.R. Wilson	√		
TOTAL	**7**	**7**	**1**

* = The Councillor left the meeting prior to the vote taking place.

Due to the vote being tied, the Chair used his casting vote to vote for the recommendations.

Therefore, the officer recommendations were carried. Following the above vote and discussions at the meeting, the application was 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:

   L 805 A215 Site Location Plan ( )
   L 805 A221 Proposed Site Layout ( )
   L 805 A222 Proposed Ground Floor Plan (a)
   L 805 A223 Proposed First and Second Floor Plan ( )
   L 805 A224 Proposed Elevation Sheet 1 ( )
   L 805 A225 Proposed Elevation Sheet 2 ( )
   L 805 A227 Proposed Boundary Elevations ( )
   L 805 A228 Parking Courtyard Layout ( )
   L 805 A230 Proposed Ground Floor Plan ( )
   L 805 A231 Proposed First Floor Plan ( )
   Drainage Concept Plan
   L 805 A226 Material Schedule ( )
   Redacted Preliminary Roost Assessment

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 cycle and bin storage area shown on plan 'L 805 A222 Proposed Ground Floor Plan (a)' shall be provided prior to the first beneficial occupation of any of the units and shall be so retained at all times thereafter.

Reason:

In order to ensure that adequate cycle storage is provided and to ensure compliance with Policy MD2 of the LDP.

4. The bee hotel shall be installed 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.

Within 4 weeks of their installation / planting photographic evidence showing the enhancements 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.

5. The stone signage 'Castle Hotel' shall be retained in situ.

Reason:

To safeguard the character and appearance of property, and to comply with policies MD1, MD2 and MD5 of the adopted Local Development Plan 2011 - 2026.

6. The two Hawthorn trees (one to the front of the property and the other on the section of open space to the west) shall be planted 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), MD1 (Location of New

Development), MD2 (Design of New Developments) and MD9 (Promoting Biodiversity) of the Local Development Plan.

7. This permission relates specifically to the provision of 8 affordable housing units. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of the Welsh Government Technical Advice Note 2 on Affordable Housing or any future guidance that replaces it.

   Reason:

   In order to ensure that the site delivers appropriate provision of affordable housing to meet the identified need and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP4 (Affordable Housing Provision), MG4 (Affordable Housing), MD4 (Community Infrastructure and Planning Obligations), and MD10 (Affordable Housing Settlements Outside of Settlement Boundaries) of the Local Development Plan.

Reason for recommendation

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, SP3 – Residential Requirement, SP4 – Affordable Housing Provision, SP10 – Built and Natural Environment, MG1 – Housing Supply in the Vale of Glamorgan, MG4 – Affordable Housing, MG19 – Sites and Species of European Importance, MG20 – Nationally Protected Sites and Species, MD2 - Design of New Development, MD3 - Provision for Open Space, MD4 - Community Infrastructure and Planning Obligations, MD5 - Development within Settlement Boundaries, MD6 - Housing Densities, MD7 - Environmental Protection, MD8 - Historic Environment and MD9 - Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, national planning policy in the form of Planning Policy Wales, Technical Advice Notes 1, 2, 12, 16 and 24 and the Council's Supplementary Planning Guidance on Affordable Housing, Biodiversity and Development, Parking Standards, Planning Obligations, Residential and Householder Development, Sustainable Development and Travel Plans, the proposed development is considered acceptable in principle and in terms of visual impact, residential amenity, parking, highway safety, open space, drainage 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.

2026/00361/FUL Received on 27 May 2026
(P. 121)
APPLICANT: A Bredankamp and D Evans c/o agent, c/o agent
AGENT: Mr Geraint John Office 2 (House 3, 1st Floor), The Maltings, East Tyndall Street, Cardiff, CF24 5EA

Westridge, Church Close, Ogmore By Sea

Variation of condition 2 (approved plans) of planning permission 2023/00679/FUL to allow amendments to the approved plans including increased height and modification to the upper section of the elevations / eaves of the main dwelling, and alterations to the approved outbuilding (garden room).

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 Stallard due to the high level of public interest and the strong objections received in response to previous applications and building works on the site.

DEFERRED – Deferred to allow the applicant the opportunity to consider amending the scheme to address the concerns raised by a neighbour.

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.