

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 16 JULY 2026

Page	Application	Location	Item No.	Description
	2023/00051/HYB	No. 1 Dock, The Mole, Barry	1.	Planning Officer following response from Agent to amend Cond 14, 25, 29, 33 and delete Cond 35
			2.	Response from SRS to remove Cond 26
	2025/01282/FUL	Gileston Farm, Gileston	3.	Request from Agent to withdraw Application
	2026/00299/FUL	Rutland Close, Barry	4.	Comments from Applicant
			5.	Comments from Cllr Loveluck – Edwards

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 16 JULY 2026

Application No.: 2023/00051/HYB	Case Officer: Mr. Robert Lankshear
Location: No.1 Dock and The Mole, Neptune Road, Barry Waterfront, Barry Proposal: The proposals for the site are the subject of a hybrid application comprising: 1. Full planning permission for engineering works to raise the existing ground levels of the Mole site to a minimum of 9.00m AOD to mitigate against potential future flood risk. 2. Outline planning permission for the development of a watersports centre, associated college/education facility and café on the eastern part of the site. 3. Outline planning permission for residential development of up to 100 dwellings. 4. Outline planning permission for ancillary works, including access, parking, landscaping, public open space and other associated infrastructure.	

From: Planning Officer

Summary of Comments:

Following submission of further information, clarification and comments from the agent and relevant consultees it is considered reasonable and necessary to amend conditions to avoid areas of duplication and also to reflect updated consultee position. These are summarised as follows:

- Remove reference to lighting within condition 14 as this is duplicated in condition 15
- Amend condition 29 to refer to condition 28 instead of condition 23
- Amend condition 33 to refer to condition 32 as wrong condition currently referred to within condition
- Removal of condition 35 with regard to piling and fish migration, noting that ecologist and NRW have confirmed that this is not required, as condition 34 covers associated impacts

Action required:

Amend condition 14:

14. Notwithstanding the submitted plans, full engineering details of the new vehicular / pedestrian access points in to the site, any new pedestrian footways and internal roads within the site, turning facilities and vision splays, sections, **street lighting**, surface water drainage and surface materials, shall be submitted to and approved

in writing by the Local Planning Authority before the commencement of any development associated with any reserved matters phase identified within the details approved by condition 1 of this consent. The development shall be implemented and maintained thereafter in accordance with the approved details.

Reason:

In the interests of highway safety in accord with Policies MD2 and MD5 of the Local Development Plan.

Amend condition 29:

29. The remediation scheme **approved by condition 28** must be fully undertaken in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

On the completion of the measures identified in the approved remediation scheme and prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority, 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.

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' (2017) unless the Local Planning Authority agrees to any variation.

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.

Amend condition 33:

33. The Historic Building Record report, as specified and required by condition ~~33~~ **32**, shall be submitted to and approved in writing by the Local Planning Authority in accordance with the timings set out in the approved WSI.

Reason:

As the site is of significance the specified records are necessary in order that records are kept of any features of architectural and archaeological interest and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

Delete condition 35:

35. ~~No piling work shall be carried out between the months of April and July, to avoid sensitive fish migratory periods.~~

~~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) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species) of the Local Development Plan.~~

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 16 JULY 2026

Application No.: 2023/00051/HYB	Case Officer: Mr. Robert Lankshear
Location: No.1 Dock and The Mole, Neptune Road, Barry Waterfront, Barry Proposal: The proposals for the site are the subject of a hybrid application comprising: 1. Full planning permission for engineering works to raise the existing ground levels of the Mole site to a minimum of 9.00m AOD to mitigate against potential future flood risk. 2. Outline planning permission for the development of a watersports centre, associated college/education facility and café on the eastern part of the site. 3. Outline planning permission for residential development of up to 100 dwellings. 4. Outline planning permission for ancillary works, including access, parking, landscaping, public open space and other associated infrastructure.	

From: Shared Regulatory Services

Summary of Comments:

Following consideration of the most up to date site investigation report and the updated ground gas assessments therein they have confirmed that no protective measures are required. As such they no longer request that a ground gas assessment condition needs to be attached to any permission granted.

Action required:

Remove proposed condition 26

~~Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.~~

~~Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the LPA. If no protection measures are required than no further actions will be required.~~

~~All required gas protection measures shall be installed and a verification report that demonstrates the effectiveness of the measures carried out must be submitted to and~~

~~approved in writing by the Local Planning Authority before occupation of any part of the development. The approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.~~

~~• 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.~~

~~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.~~

COFNOD / MEMORANDUM

I / To:	Robert Lankshear	Oddi Wrth / From:	Environment Team – Land Quality
Adran / Dept:	Development Control	Ein cyf / Our ref:	SRS/E/12914/23/kr
Dyddiad / Date:	15 July 2026	Ffôn / Tel:	03001236696
Eich Cyf / Your Ref:	P/DC/LC/SFL/2023/00051/HYB	Ebost / Email:	EnvPlan-SRSWales@valeofglamorgan.gov.uk

SUBJECT: PLANNING APPLICATION NO: 2023/00051/HYB: THE PROPOSALS FOR THE SITE ARE THE SUBJECT OF A HYBRID APPLICATION COMPRISING: 1. FULL PLANNING PERMISSION FOR ENGINEERING WORKS TO RAISE THE EXISTING GROUND LEVELS OF THE MOLE SITE TO A MINIMUM OF 9.00M AOD TO MITIGATE AGAINST POTENTIAL FUTURE FLOOD RISK. 2. OUTLINE PLANNING PERMISSION FOR THE DEVELOPMENT OF A WATERSPORTS CENTRE, ASSOCIATED COLLEGE/EDUCATION FACILITY AND CAFÉ ON THE EASTERN PART OF THE SITE. 3. OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT OF UP TO 100 DWELLINGS. 4. OUTLINE PLANNING PERMISSION FOR ANCILLARY WORKS, INCLUDING ACCESS, PARKING, LANDSCAPING, PUBLIC OPEN SPACE AND OTHER ASSOCIATED INFRASTRUCTURE.

Shared Regulatory Services (SRS) Environment Team provides the following comments in relation to land quality:

Pick Everard, 12/02/2020 Phase 1 Geo-Environmental Desk Study Report Ref
MC/MHH/191661/17-2/004 – Issue 01
TRC Companies Limited, October 2021; • Phase 2 Geo-Environmental Site Assessment
October 2021 Project Number: 413800.0000.0000
Supplementary Site Investigation Report (Jun 2026)

The above information includes a contamination assessment of the site. The assessment has identified contaminants of concern that will require remediation to make the site suitable for use. The supplementary site investigation report sets out satisfactory approaches for the remediation and verification.

The above information also includes a ground gas assessment of the site, this has captured a range of barometric pressures and is considered to be more representative of the ground gas concentrations compared to the previous 2021 investigation in which the standpipes were submerged. As the Characteristic Situation has been classified as CS1, no protective measures are required.

Should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

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Shared Regulatory Services requests the inclusion of the following conditions and informative statement in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy MD7 of the Vale of Glamorgan Local Development Plan.

CONDITIONS

4. CONTAMINATED LAND MEASURES - REMEDIATION & VERIFICATION

The remediation scheme approved by condition (3 above) must be fully undertaken in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

On the completion of the measures identified in the approved remediation scheme and prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority, 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.

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' (2017) unless the Local Planning Authority agrees to any variation.

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.

5. CONTAMINATED LAND MEASURES – UNFORESEEN CONTAMINATION

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 unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. 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

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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.

6. IMPORTED SOIL

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 the relevant Code of Practice and 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.

7. IMPORTED AGGREGATES

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 the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material 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.

8. USE OF SITE WON MATERIALS

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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.

ADVISORY/INFORMATIVE

CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE

The contamination assessments and the affects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;
 - Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.



Shared **Regulatory** Services
Gwasanaethau **Rheoliadol** a Rennir



COFNOD / MEMORANDUM

Environment Team
Shared Regulatory Services
Bridgend, Cardiff & the Vale of Glamorgan

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 16 JULY 2026**

Application No.: 2025/01282/FUL	Case Officer: Emma Danahay
Location: Gileston Farm, Gileston	
Proposal: Construction, operation and maintenance of an enclosed Battery Energy Storage System (BESS) facility with 602 battery unit containers with a total output capacity of 249 megawatts (MW), along with associated infrastructure and works.	

From: Agent**Summary of Comments: Request to withdraw application****Action required: Application withdrawn 14 July 2026**

From: [McConville, Paul](#) [REDACTED]
Sent on: 14 July 2026 11:09:20
To: [Danahay, Emma \(edanahay@valeofglamorgan.gov.uk\)](#); [Goldsworthy, Marcus J \(MJGoldsworthy@valeofglamorgan.gov.uk\)](#)
CC: [Planning \(Planning@valeofglamorgan.gov.uk\)](#)
Subject: BESS at Gileston Farm (reference 2025/01282/FUL): Request for application withdrawal
Attachments: [Letter to VoG Withdrawal of Application Final.pdf](#) (111.35 KB)

Follow up: Follow up
Start date: 14 July 2026 01:00:00
Due date: 14 July 2026 01:00:00

Good morning Ms Danahay and Mr Goldsworthy,

On behalf of Aberthaw Energy Limited, please see attached letter requesting that the application for BESS at Gileston Farm, Aberthaw (reference 2025/01282/FUL) is withdrawn.

We would be grateful if the you could confirm receipt of this notice today, mark the application as withdrawn on the public register and remove it from the agenda for the 16th July Planning Committee meeting at which it is currently listed.

Please can you provide me with confirmation once this has been actioned.

Kind regards,
Paul McConville

Senior Planning Consultant, Environment and Planning
[REDACTED]

[Click here to connect with me on LinkedIn](#)

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MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 16 JULY 2026**

Application No.: 2026/00299/FUL	Case Officer: Katlyn Davies-Shaw
Location: 17 Rutland Close, Barry Proposal: Retrospective application for single storey side & rear extension for garage, utility, Enlarged Kitchen & Living area	

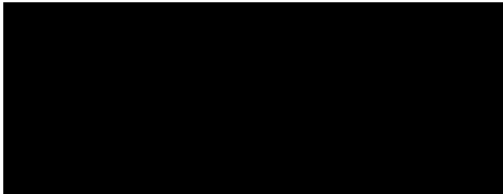
From: The applicant, Mr Pike, 17 Rutland Close

Summary of Comments:

Letter to committee members seeking to clarify the nature of the proposed application and also to counter the concerns raised in Councillor and third party representations including those with regard to privacy; footprint; materials; ground levels; overbearing and surface water drainage.

Action required:

Members to note. Officers satisfied that salient planning matters have been addressed in officer report.



13 July 2026

Planning Department
Vale of Glamorgan Council
Civic Offices
Holton Road
Barry
CF63 4RU

For the attention of the Planning Committee

Subject: Letter of Support for Planning Application [2026/00299/FUL] – 17 Rutland Close

Dear Members of the Planning Committee,

We wish to make the following representations in support of our application for a single-story side and rear extension (reference above), for consideration at the Committee meeting on 18 July 2026.

The planning officer's report sets out how the development complies with the relevant planning policies, statutory duties and planning objectives. We would, however, like to address several concerns raised during the consultation process, and to explain why we believe the scale and impact of the extension to be modest, particularly when viewed in the context of comparable developments that have been approved within the area.

Background

It is important to note that the development outlined in this application differs only marginally from our previous application (reference 2025/01028/FUL), which was approved in full. The extension has been constructed broadly in accordance with the approved scheme, with only two minor variations giving rise to the need for this retrospective application.

For clarity, the differences between the previously approved plans and the development as built are limited to:

- The use of two complementary brick types on the side elevation; and

- A slight increase in height at the point where the extension roof adjoins the existing dwelling.

These changes are modest in nature and do not alter the overall footprint, function, or essential design of the approved extension.

In consultation responses, [REDACTED] and Councillor Emma Goodjohn raised a number of concerns regarding the impact of the development on the neighbouring property at [REDACTED]. The following sections address these concerns.

We have also provided additional evidence demonstrating that the development remains proportionate in scale and character, and that its overall impact is minimal, particularly when considered alongside more substantial schemes that have been approved by the planning authority and this committee.

Concerns raised by Councillor Goodjohn and Mr Brent Edwards

The consultation responses submitted by Councillor Goodjohn and [REDACTED] raise a number of concerns with which we strongly disagree, many of which appear to be based on factual inaccuracies. Most of these matters are addressed within the planning officer's report; however, for completeness, we provide the following supplementary comments.

- **Overlooking and privacy**

The Councillor's response states that "there are overlooking issues because the structure has been built taller and larger than on the original plans." This is incorrect.

The changes from the approved plans do not affect overlooking. The only element of the extension relevant to overlooking towards No. 15—the rear French doors and external landing—remains exactly as approved. This part of the extension is neither higher nor closer to No. 15 than was previously granted planning permission.

Furthermore, prior to the extension being constructed, it was possible to view most of No. 15's rear garden from the upstairs windows of our property. The extension roof now interrupts that line of sight, significantly *reducing* the extent of No. 15's garden that is visible from our house.

- **Footprint**

The Councillor's response states that the extension has "a bigger footprint". This is incorrect.

The extension has not been built with a larger footprint than that approved. In fact, the rear projection has been constructed around 15-20cm shorter than shown on the previously approved plans.

- **Materials and Building Control inspections**

[REDACTED] has claimed that there have been no building control inspections and that incorrect materials have been used. This is categorically incorrect.

There have been multiple building control inspections throughout the project. These inspections have confirmed both the suitability of the materials used and compliance with the relevant Building Regulations.

The Councillor's response also refers to "different out-of-character non-matching materials." This appears to relate to the use of two brick types on the side elevation. One brick closely matches the original dwelling, while the other matches the existing porch. The visual contrast between the two is minimal, and neither can reasonably be described as out of character. There are numerous examples nearby of extensions with greater variation in materials.

- **Ground levels**

The Councillor's response states "Additionally contributing to the problem the structure also stands on higher ground". For the avoidance of doubt, the extension has not been constructed on higher ground than that shown on the approved plans. Ground levels remain consistent with those previously approved.

- **Overbearing impact**

It is suggested the structure appears "much more overbearing" because original plans were not adhered to.

The eaves height adjacent to No. 15 is consistent with the approved plans. The only variation is a modest increase of approximately 20cm (around 8 inches) in the ridge/interface height where the extension meets the existing dwelling, resulting in a slightly steeper roof pitch. This change does not materially increase the perceived bulk or massing of the development, as demonstrated by the comparison shown on page 212 of the planning report.

- **Drainage (Surface Water)**

The Councillor's response raises concerns about surface water runoff affecting neighbouring properties.

To the extent that any such issues have occurred during construction, this is because works remain ongoing and the permanent drainage system has not yet been completed. The previously approved application, which was subject to the necessary building control processes, addressed all drainage matters.

- **Soakaway, ground conditions and flood risk**

The Councillor's response suggests the soakaway may cause problems due to clay subsoil.

The soakaway has not yet been completed and will be subject to a percolation test prior to building control approval, ensuring it is appropriate for site conditions.

In summary, the concerns raised regarding overlooking, footprint, materials, ground levels, bulk, drainage and flood risk are not supported by the facts of the development as constructed. In several instances, the comments are based on misunderstandings of the approved plans or the actual works undertaken. The planning officer's report addresses the pertinent matters and concludes that the development remains acceptable in planning terms.

Further evidence in support of the application

The extension is a single-storey development of modest scale and impact when viewed in the context of other developments that have been approved within the surrounding area.

The completed structure remains very close in size to what could have been constructed under permitted development rights. The eaves height of approximately 3.2m and ridge height of approximately 4.2m are only around 20cm higher than the limits that would apply under permitted development. Conversely, the extension projects only 3.75m to the rear, approximately 25cm less than the depth that could have been permitted under permitted development rights. As such, the development differs only marginally from a scheme that could have been carried out without the need for planning permission.

There are also numerous approved developments within the locality that have a substantially greater impact on neighbouring properties in terms of scale, overlooking, outlook and overshadowing. Against that wider context, the development is neither unusual nor excessive.

The points set out above can be verified objectively and are supported by the evidence contained in the planning report. Accordingly, we would respectfully invite any members who may have concerns regarding the scale or impact of the development to undertake a site visit and view the extension in person.

Thank you for your time and for considering our views on this matter.

Yours sincerely,



MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 16 JULY 2026

Application No.: 2026/00299/FUL	Case Officer: Katlyn Davies-Shaw
Location: 17 Rutland Close, Barry Proposal: Retrospective application for single storey side & rear extension for garage, utility, Enlarged Kitchen & Living area	

From: Cllr Loveluck-Edwards, ward councillor for Dyfan Ward

Summary of Comments:

Request for members to refuse permission noting the following issues:

- Encroachment onto number 15 Rutland Close
- Overshadowing of neighbouring property
- Need to safeguard living conditions of occupiers of neighbouring property
- Drainage issues relating to the extension built including building over existing soakaways
- Impact upon neighbouring occupiers health including from conduct of those involved in construction of the extension

Officer Response:

The officer's report provides a comprehensive consideration of salient planning matters, including the relatively limited change from the extant 2025 consent. This includes that relating to overbearing and impacts on living conditions and this is not expanded upon here.

It is considered that issues relating to drainage matters have been considered in determination of the previous 2025 application and noted within the officer report before members. These principally fall under the purview of Building Regulations and DCWW, who in discussion for this application (and the 2025 application on the same footprint) have raised no issues that would represent a reason to withhold planning permission.

It is unclear where suggested encroachment is occurring albeit it has previously been clarified with the applicant that the extension and associated rainwater goods would fall within their property. Nevertheless, the grant of planning permission does not give right to carry out works on land outside of an applicant's ownership and should encroachment occur

this is a civil matter outside of the remit of planning. As such this does not represent a reason to refuse planning permission.

Whilst sympathetic to issues relating to conduct of third parties suggested, these are not material planning considerations for the planning department to administer, with issues relating to building practices and anti-social behaviour being matters for the Police or Trading Standards. As such this does not represent a reason to withhold planning permission in this instance.

Action required:

Members to note

From: [REDACTED] on behalf of [Loveluck-Edwards, Belinda](#)
Sent on: 14 July 2026 22:18:06
To: [Lankshear, Robert \(rlankshear@valeofglamorgan.gov.uk\)](mailto:rlankshear@valeofglamorgan.gov.uk); [Thomas, Mark E \(methomas@valeofglamorgan.gov.uk\)](mailto:methomas@valeofglamorgan.gov.uk)
CC: [REDACTED]
Subject: RE: 2026/00299/FUL/17 Rutland Close, Barry
Attachments: [Planning Response Rutland Close.docx](#) (16.32 KB)

Dear Colleagues,
Please see attached my written submission in opposition to the application referenced above.
Please confirm receipt.
Regards
Belinda

Belinda Loveluck-Edwards
Councillor
Elected Member
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: [REDACTED]
mob / sym: [REDACTED]

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[Find us on Facebook / Cewch ddod o hyd i ni ar Facebook](#)
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Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.



FAO: Members of the Planning Committee

14th July 2026

Dear Members,

RE: 2026/00299/FUL/17 Rutland Close, Barry

I am writing in my capacity as one of the Ward Councillors for the Dyfan Ward, where this property sits.

As the Ward Councillor I am asking you to refuse permission on this application. You will have heard from [REDACTED], the resident at [REDACTED] whom I, along with my fellow Councillor Emma Goodjohn have been supporting in his efforts to highlight some significant issues with this application and the property as it currently stands. It is unusual for Councillors to become involved in such a domestic planning application. However, there are key grounds in doing so that I now ask you to consider in your deliberations:

1. The property encroaches on Number 15, the home of [REDACTED] This encroachment impacts not just the amount of natural sunlight one would expect in this street but is oppressive in reducing the amount of space between the two properties.
2. The property overshadows the neighbouring property to an extent that cannot be deemed as either reasonable or acceptable.
3. The overshadowing and encroachment gives rise to a genuine loss of privacy.
4. There is a duty of care owed to [REDACTED] to safeguard his property and protect his and his family's living standards.
5. [REDACTED] has described his concerns which he has researched and are made in good faith. He has highlighted wider issues such as an increase in flood risk due to the building over existing soak aways. He has also explained that the property has now gone beyond its original boundaries and as such this is a material difference that cannot be ignored.

I am sure that my fellow Councillor, Emma Goodjohn will also set out her reasons for opposing this application and I am aware that she has submitted photographs as supplementary evidence. We do not oppose this application lightly but there are legitimate and reasonable grounds to do so.

Finally I do want to raise some wider concerns regarding the impact that this issue has had on [REDACTED] and his family. [REDACTED] by the builders contracted by their neighbours. As Councillors we believe that these are just as legitimate in highlighting the significant concerns. However, we accept that this matter is beyond the remit of consideration that this committee is bound by.

Councillor Belinda Loveluck-Edwards

Dyfan Ward