ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT FOR THE PLANNING COMMITTEE TO BE HELD ON 12 NOVEMBER 2026

Application	Location	Item No.	Description
2025/00823/FUL	Castle Hotel, Jewel Street, Barry	**1.**	Comments from Dennis Clarke as Barry Town Councillor and local resident
		2.	Comments from James Brown, resident
2026/00361/FUL	West Ridge, Church Close, Ogmore by Sea	**3.**	Comments from Samantha Wayne, resident

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE :12 NOVEMBER 2026

Application No.:2025/00823/FUL	**Case Officer:** Mr Huw Davies
Location: Castle Hotel, Jewel Street, Barry	
Proposal: 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.	

From: Dennis Clarke- Barry Town Councillor, and Resident

Summary of Comments:

The representations raise concerns/objections to the application, relating to the loss of the community space, the justification for doing so, whether the property has been appropriately marketed, on reasonable terms, and whether the costs of the retention of a community facility were appropriately factored into the initial conversion projects. The reps also refer to a recent FOI request and cite concerns regarding the length of time to respond to it (and it being treated as an Environmental Information regulations request). The reps were accompanied by documents obtained by the representor from WG, relating to the grant that supported the delivery of the housing units.

Action required: Members to note and consider

To: The Chair and Members, Planning Committee, Vale of Glamorgan Council (via the Head of Sustainable Development / Democratic Services)

Application obo Newydd Housing Association – Castle Hotel, 44 Jewel Street, Barry – Planning Committee 12 November 2026

I write as a Barry Town Councillor and local resident with concerns that community spaces appear to disappear in our town to the detriment of a community's physical and mental health and reduced ability to promote activities for the youth of the town, and ask Members to reject or, failing that, defer this application.

Two Freedom of Information requests were made for material to assist the Committee with its decision on this application.

One request was to the Welsh Government for release of applications, on the part of the Applicant, for grants. The papers were supplied by the Welsh Government in a timely fashion and are submitted with this representation.

The other request was to the Vale of Glamorgan Council in the following terms:

> *Please provide the following recorded information about Newydd Housing Association's redevelopment of the Castle Hotel, 44 Jewel Street, Barry (planning refs. 2019/01062/FUL, 2023/00656/FUL and 2025/00823/FUL):*
>
> *The entry or entries for the Castle Hotel (and for the linked Windsor Hotel and Sea View Labour Club schemes) in the Council's Social Housing Grant Programme Development Plan for 2018/19 to 2021/22, including the grant amounts allocated or approved.*
>
> *Any scheme submission, viability information or supporting letter that the Council received from Newydd, or sent to the Welsh Government, seeking grant or loan funding for these schemes.*
>
> *Any correspondence between the Council's housing or planning officers and Newydd, or the Welsh Government, about whether the public house/community facility at the Castle Hotel formed part of the funded scheme.*
>
> *The Pre-Application Consultation Report submitted with application 2019/01062/FUL, including the public consultation feedback form, if it is not already published on the planning register.*

The Vale Council has not sent any information but claimed the whole of the application is under the Environmental Information Regulations and they can therefore extend their time for compliance by 20 days. Their claim for extra time merely states *complexity* which is not a standalone permitted reason for an extension. The response has been treated by me as a refusal and referred to the Information Commissioner.

All of the information is probably available to the Planning Officer.

On the face of it the disclosure from the Welsh Government appears to demonstrate a brief/simple process was followed with little if anything to help the committee.

However, there are some matters that add to the relevant history. Disclosure by the Vale might have been of some real assistance.

When permission 2019/01062/FUL was granted, the officer's report described retention of the community space at the Castle Hotel as critical to the application, which was presented together with Newydd's other linked schemes. The present application would remove that community space in favour of further flats.

I ask Members to consider the following matters before deciding:

1. What has changed since 2019 so that the community element, then treated as critical, can now be given up without disturbing the overall planning balance struck across the linked schemes?
2. I invite the Committee to consider what might be referred to as “the covid effect” with an increased need to protect and improve facilities for the community.
3. Was there ever a proviso attached to the critical element of the original application to effect that Newydd would be relieved of that element if a third party was not found to take on the obligation? I have identified nothing to suggest this.
4. Did Newydd ever cost or seek funding for refurbishing the community space itself? The Welsh Government grant papers released under ATISN 26-0002 record no cost for it, and the form's line for *non-qualifying costs* is blank.
5. The Application on the part of the Applicant for Grant Monies refers to planning permission 2012/00685/FUL which was an old application submitted by Brains.
6. The use of 2012/00685/FUL is interesting (apart from being wrong) as it shows the Applicant was always aware that the retention of this community space has been a long standing requirement/ambition on the part of the Vale of Glamorgan Council.
7. We do not have the detail of the costings in support of the Welsh Government Grants and do not know if any part of the costings related to the retention and refurbishment of the community space.
8. The application for Grant monies refers to the purchase price of £300k with no indication that the purchase cost included a significant area for community use – not housing.
9. To what extent does the way in which the Applicant dealt with the request(s) for grant monies help with determining when the Applicant decided it was not going to take responsibility on itself to comply with the terms of the planning permission, terms based upon its own offer to the community and to the Council.
10. Was the marketing exercise, which offered the space at a rent with the tenant paying a refurbishment cost said to be about £1 million, a realistic test of whether the 2019 commitment could be delivered?
11. To what extent is the present cost of refurbishment the result of works carried out by or for the Applicant since 2019, and should an Applicant benefit from a situation of its own making? A proposed benefit carrying a significant detriment to the community as once the community space goes, it has gone for good.
12. Looked at objectively, just how was the community space secured in 2019, and has that obligation been complied with?

There is an acceptance that housing is needed but the Vale Council considered the connected applications made by this Applicant and concluded that the loss of community space across the three linked applications balanced against the need for community space should be compromised in the way then decided.

All that has changed is that the Applicant does not want to deliver on its promise and yet there is no reason for it to be allowed to renege on a promise it made in the knowledge that it was and remains critical.

This application is in danger of causing reputational harm to the Applicant.

My request to the Council for the relevant information has been extended beyond the date of this meeting, and I have referred the matter to the Information Commissioner's Office. I respectfully ask that the application be deferred, if not rejected, until that information is available, so that Members can decide with the full picture.

Councillor Dennis Clarke,

Barry Town Council

Llywodraeth Cymru
Welsh Government

Mr Dennis Clarke
request-1513593-988456ac@whatdotheyknow.com

27 October 2026

ATISN 26-0002 – Castle Hotel, Barry

Dear Mr Clarke,

Thank you for your correspondence, received on 9 October 2026, in which you asked for information in relation to Newydd Housing Association's 2019 application for Welsh Government funding to develop the Castle Hotel on Jewel Street, Barry, specifically copies of the application and our decision.

Newydd Housing Association was awarded £1,136,208 of Welsh Government grant funding in 2020/2021 to bring forward 14 affordable homes. This was made up of £817,208 of Social Housing Grant (SHG) funding and £319,000 of Recycled Capital Grant (RCG) funding.

The scheme also went on to receive an additional Materials Cost Increase (MCI) grant in February 2022 which totalled £75,621.

For your information, a summary of each grant referenced above is provided below:

Social Housing Grant (SHG) is the main capital grant provided by Welsh Government for the provision of affordable housing. It is used to fund housing schemes that meet local housing need and priorities as identified by Local Authorities in Wales. SHG is paid to Registered Social Landlords (RSLs) and Local Authorities.

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

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Parc Cathays • Cathays Park
Caerdydd • Cardiff
CF10 3NQ

Jonathan.Jones1@gov.wales
Gwefan • website: www.llyw.cymru
www.gov.wales

Recycled Capital Grant (RCG) is a Welsh Government funding programme that enables Registered Social Landlords and Local Authorities to recycle grant recovered from the sale of previously grant-funded homes into new affordable housing provision. RCG can be used to support activities such as new-build affordable housing, the purchase of existing dwellings for specific housing needs, Homebuy, mortgage rescue, extensions, conversions and downward staircasing. By reinvesting recycled grant, RCG helps increase the supply of affordable homes and make best use of public funding to meet housing need across Wales.

Materials Cost Increase (MCI) is an historic one-off grant or uplift arrangement introduced to help schemes affected by construction inflation and rising material prices.

The information you requested is attached at **doc 1** (the application), **doc 2** (the decision letter), **doc 3** (the MCI approval letter) and **doc 4** (the updated application form showing the additional MCI).

Next steps

If you are dissatisfied with the Welsh Government's handling of your request, you can ask for an internal review within 40 working days of the date of this response. Requests for an internal review should be addressed to the Welsh Government's Freedom of Information Officer at:

Information Rights Unit,
Welsh Government,
Cathays Park,
Cardiff,
CF10 3NQ

or Email: Freedom.ofinformation@gov.wales

Please remember to quote the ATISN reference number above.

You also have the right to complain to the Information Commissioner. The Information Commissioner can be contacted at: Information Commissioner's Office,
Wycliffe House,
Water Lane,
Wilmslow,
Cheshire,
SK9 5AF.

However, please note that the Commissioner will not normally investigate a complaint until it has been through our own internal review process.

Yours sincerely



Jonathan Jones
Head of More Homes Funding & Delivery South East

Homes and Places
Welsh Government
Rhydycar
Merthyr Tydfil
CF48 1UZ

Social Housing Grant (SHG)

Acquisition and/or Construction APPROVAL Form

Llywodraeth Cymru
Welsh Government

PART 01 SCHEME DETAILS

Stage	Tender	Eastings & Northings	312530	168257
Registered Social Landlord	Newydd	Scheme Ref No	2020-064	
Site Area - hectares	0.1335	Local Authority - Community Council	Vale of Glamorgan - Barry	
Scheme Name and Address		ACG Band	4	
Castle Hotel		Site Vendor	Newydd HA	
44 Jewel Street				
Barry				
Postcode	CF63 3NQ	Is ownership currently registered with the vendor?	No	
Planning Approval Stage	Detailed Planning Obtained	Is land free or discounted?	No	
Detailed Planning Expected		Decision notice ref no.	2012/00685/FUL	

Please note a decision notice reference number must be provided in order for grant to be approved.

PART 02 PROCUREMENT ROUTE

Procurement Route	Collaborative design & build

PART 03 SCHEME ON-COSTS

Base On-costs	~~10.50%~~

PART 04 ACQUISITION GRANT

	£
Land Property Value	325,000.00
Land Property Purchase	300,000.00
On-Costs	~~31,500.00~~
Total Acquisition Grant	~~331,500.00~~

(Tranche 1-100% of line 48 or 90% of total SHG from Column 13, Part 9 whichever is the lower)

PART 05 SCHEME COSTS

	Scheme Cost	Value £
01	Land/Property Purchase Price (Part 04 - lower of value or purchase)	~~300,000.00~~
02	Pre Tender costs	0.00
03	Main contract (excluding NQC's)	1,472,830.00
04	VAT	
05	Sub total (lines 01 to 04)	~~1,772,830.00~~
06	On-Costs	~~186,147.15~~
07	Scheme Cost (lines 05 and 06)	~~1,958,977.15~~
09	Abnormals (Part 06 - NOT to be deducted from GSC)	~~0.00~~
10	NQC's	

PART 06 ABNORMALS

Abnormal	Value £
TOTAL	~~0.00~~

PART 07 CONTRACT DETAILS

Name of Contractor	CW Facilities Management
Last Date for tender acceptance	11/01/2021
Date of start on site	01/03/2021
Length of contract	52 weeks
Estimated completion date	01/03/2022

PART 08 OTHER FUNDING & FINANCING

Public Subsidy

Source	Value £
Land for Housing Loan	300,000.00
TOTAL	~~300,000.00~~

Financing

Source	Value £
Development Finance	~~822,769.15~~
Long Term Finance	~~822,769.15~~

PART 09 UNIT DETAILS, SCHEME ACG AND GRANT CALCULATION

ACG Band: 4

1 Persons	2 Bedrooms (1)	3 Type (2)	4 NFA per home m^2 (3)	5 Need (4)	6 Tenure (5)	7 Works Type (6)	8 No of Homes	9 Base ACG	10 Total Home ACG	11 Total NFA	12 Total Home Cost ACG x SCI	13 Total Grant £ (7)	14 Supplements (8)
2	1	F	47	A	SR	NB	11	113,600	~~1,249,600~~	~~517~~	~~1,487,024~~	~~862,474~~	
2	1	F	51	A	SR	RH	1	113,600	~~113,600~~	~~51~~	~~135,184~~	~~78,407~~	
3	2	F	78	A	SR	RH	2	141,500	~~283,000~~	~~155~~	~~336,770~~	~~195,327~~	
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									-	-	-	-	
			~~176~~				~~14~~		~~1,646,200~~	~~723~~	~~1,958,978~~	~~1,136,207~~	

Supplements (Total Part 11)	-
Recycled Capital Grant	
Scheme Grant Total	~~1,136,208~~

SCI (to 4 decimal places)	~~119.0000~~

(Part 05 Line 07 less Total Part 11) ÷ Part 09 Col 10 Total x 100

Notes

(1) Bedrooms
Use occupancy number not general unit size for supported housing

(2) Type
F Flat
M Maisonette
DH Detached House
DB Detached Bungalow
SH Semi Detached House
SB Semi Detached Bungalow
TH Terrace House
TB Terrace Bungalow
BE Bedsit Self Contained
HL Hostel
WR Women's Refuge

Add W to above codes if wheelchair standard accommodation

(3) NFA-Net Floor Area
(see glossary of terms)

(4) Need

A General Family
B General Non family
CN Elderly (non sheltered)
CS Elderly (sheltered)
CF Frail elderly
E1 Women escaping domestic violence
E2 With learning difficulties
E3 With Mental Health problems
E4 Alcohol dependency
E5 Drugs dependency
E6 Refugees
E7 Physical disabilities (supported)
E8 Young vulnerable
E9 Ex Offenders
E10 Single homeless(supported)
E11 With chronic illness
E12 Single parents(supported)

(5) Tenure
SR Social Rent
IR Intermediate Rent
TN Tenure Neutral

(6) Works Type
NB New Build
ED Existing Dwelling
OTS Off the Shelf
RH Rehab

(7) Total Grant
If supplements are used:
column 12 - (column 10 x 100 - grant %)

(8) Supplements
Enter a Y if supplements used

PART 10 CERTIFICATION

Acquisition Certification

Grant Approved at this time	

Construction Certification

Grant Approved at this time	**£1,136,208 (£817,208 SHG & £319,000 RCG)**

SIGNED (Print & Date)	[Information Redacted]	22/02/2021

PART 11 SUPPLEMENTS & EXCEPTIONAL PROVISION

Complete only if wheelchair standard accommodation or other exceptional provision is being provided.

	Shared Housing			Self-Contained Housing		
	ACG	No.	Total	ACG	No.	Total
Shared housing/self contained/bedsits			-			-
General			-			-
Fire			-			-
Staff Accommodation			-			-
Refuge			-			-
Wheelchair-first			-			-
Wheelchair-subsequent			-			-
Sub-total (A)	-	-	-	-	-	-
Other Exceptional Provision* (B)	-	-		-	-	
TOTAL (A)+(B)	-	-	-	-	-	-

** (including VAT and on-costs)*

TOTAL -

~~**Exceptional Provision - Brief Details - Total £**~~

Grwp Addysg a Gwasanaethau Cyhoeddus
Education and Public Services Group

Llywodraeth Cymru
Welsh Government

[Information Redacted]
Newydd Housing Association
Ty Cadarn
5 Village Way
Tongwynlais
CF15 7NE

22 February 2021

Dear ***[Information Redacted]***

The Castle Hotel, Jewel Street, Barry (2020-064)

Please find enclosed Tender approval for the above scheme with total approved grant of £1,136,208 (£817,208 SHG & £319,000 RCG).

The scheme has received technical scrutiny and the design is considered acceptable.

We are unable to support the scheme cost as submitted due to the high cost and following discussions with the association, the scheme is approved with a capped SCI of 119% which results in the above grant level.

The scheme is on the Vale of Glamorgan's 2020/21 Q4 PDP and the association is due to draw down £374k SHG & £319k RCG in this financial year, followed by £500k SHG in 21/22 and £443k SHG in 22/23. There is an over allocation in the PDP of £500k SHG which the local authority will need to allocate elsewhere in the PDP.

If you have any queries on the above please do not hesitate to contact me.

Yours sincerely,

[Information Redacted]

[Information Redacted]
Homes and Places
Yr Is-adran Cartrefi a Lleoedd

Cc Housing Strategy, Vale of Glamorgan Council

Llywodraeth Cymru
Rhydycar
Merthyr Tudful
CF48 1UZ

Welsh Government
Rhydycar
Merthyr Tydfil
CF48 1UZ

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[Information Redacted]

Grŵp Addysg a Gwasanaethau Cyhoeddus
Education and Public Services Group

Llywodraeth Cymru
Welsh Government

[Information Redacted]
Newydd Housing Association
Ty Cadarn
5 Village Way
Tongwynlais
CF15 7NE

16 February 2022

Dear ***[Information Redacted]***

Castle Hotel, Barry (2020/064)

Please find enclosed revised Approval paperwork for the above scheme with additional approved Materials Cost Increase Grant of £75,621.

The scheme has previously received Grant of £1,136,208 therefore the revised total scheme Grant is £1,211,829.

Please note all supporting evidence in relation to the material cost increase for this scheme is required to be held on your post completion review file with copies of all scheme documentation for audit purposes.

If you have any queries, please do not hesitate to contact me.

Yours sincerely

[Information Redacted]

[Information Redacted]
Yr Is-adran Cartrefi a Lleoedd/
Homes and Places Division

Llywodraeth Cymru
Rhydycar
Merthyr Tudful
CF48 1UZ

Welsh Government
Rhydycar
Merthyr Tydfil
CF48 1UZ

Ebost/Email ***[Information Redacted]***

BUDDSODDWYR MEWN POBL | INVESTORS IN PEOPLE

Homes and Places
Welsh Government
Rhydycar
Merthyr Tydfil
CF48 1UZ

Social Housing Grant (SHG)

Acquisition and/or Construction APPROVAL Form

Llywodraeth Cymru
Welsh Government

PART 01 SCHEME DETAILS

Stage	Tender	Eastings & Northings	312530	168257
Registered Social Landlord	Newydd	Scheme Ref No	2020-064	
Site Area - hectares	0.1335	Local Authority - Community Council	Vale of Glamorgan - Barry	
Scheme Name and Address		ACG Band	4	
Castle Hotel		Site Vendor	Newydd HA	
44 Jewel Street				
Barry				
Postcode	CF63 3NQ	Is ownership currently registered with the vendor?	No	
Planning Approval Stage	Detailed Planning Obtained	Is land free or discounted?	No	
Detailed Planning Expected		Decision notice ref no.	2012/00685/FUL	

Please note a decision notice reference number must be provided in order for grant to be approved.

PART 02 PROCUREMENT ROUTE

Procurement Route	Collaborative design & build

PART 03 SCHEME ON-COSTS

Base On-costs	10.50%

PART 04 ACQUISITION GRANT

	£
Land Property Value	325,000.00
Land Property Purchase	300,000.00
On-Costs	31,500.00
Total Acquisition Grant	331,500.00

(Tranche 1-100% of line 48 or 90% of total SHG from Column 13, Part 9 whichever is the lower)

PART 05 SCHEME COSTS

	Scheme Cost	Value £
01	Land/Property Purchase Price (Part 04 - lower of value or purchase)	300,000.00
02	Pre Tender costs	0.00
03	Main contract (excluding NQC's)	1,472,830.00
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05	Sub total (lines 01 to 04)	1,772,830.00
06	On-Costs	186,147.15
07	Scheme Cost (lines 05 and 06)	1,958,977.15
09	Abnormals (Part 06 - NOT to be deducted from GSC)	0.00
10	NQC's	

PART 06 ABNORMALS

Abnormal	Value £
TOTAL	0.00

PART 07 CONTRACT DETAILS

Name of Contractor	CW Facilities Management
Last Date for tender acceptance	11/01/2021
Date of start on site	01/03/2021
Length of contract	52 weeks
Estimated completion date	01/03/2022

PART 08 OTHER FUNDING & FINANCING

Public Subsidy

Source	Value £
Land for Housing Loan	300,000.00
TOTAL	300,000.00

Financing

Source	Value £
Development Finance	747,148.15
Long Term Finance	747,148.15

PART 09 UNIT DETAILS, SCHEME ACG AND GRANT CALCULATION

ACG Band: 4

1 Persons	2 Bedrooms (1)	3 Type (2)	4 NFA per home m^2 (3)	5 Need (4)	6 Tenure (5)	7 Works Type (6)	8 No of Homes	9 Base ACG	10 Total Home ACG	11 Total NFA	12 Total Home Cost ACG x SCI	13 Total Grant £ (7)	14 Supplements (8)
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									-	-	-	-	
			176				**14**		**1,646,200**	**723**	**1,958,978**	**1,136,207**	

Supplements (Total Part 11)	-
Recycled Capital Grant	
MCI	75,621
Scheme Grant Total	**1,211,829**

SCI (to 4 decimal places)	119.0000

(Part 05 Line 07 less Total Part 11) ÷ Part 09 Col 10 Total x 100

Notes

(1) Bedrooms
Use occupancy number not general unit size for supported housing

(2) Type
F Flat
M Maisonette
DH Detached House
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WR Women's Refuge

Add W to above codes if wheelchair standard accommodation

(3) NFA-Net Floor Area
(see glossary of terms)

(4) Need

A General Family
B General Non family
CN Elderly (non sheltered)
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CF Frail elderly
E1 Women escaping domestic violence
E2 With learning difficulties
E3 With Mental Health problems
E4 Alcohol dependency
E5 Drugs dependency
E6 Refugees
E7 Physical disabilities (supported)
E8 Young vulnerable
E9 Ex Offenders
E10 Single homeless(supported)
E11 With chronic illness
E12 Single parents(supported)

(5) Tenure
SR Social Rent
IR Intermediate Rent
TN Tenure Neutral

(6) Works Type
NB New Build
ED Existing Dwelling
OTS Off the Shelf
RH Rehab

(7) Total Grant
If supplements are used:
column 12 - (column 10 x 100 - grant %)

(8) Supplements
Enter a Y if supplements used

PART 10 CERTIFICATION

Acquisition Certification

Grant Approved at this time	

Construction Certification

Grant Approved at this time	**£1,136,208 (£817,208 SHG & £319,000 RCG)**

SIGNED (Print & Date)	***[Information redacted]***	22/02/2021

PART 11 SUPPLEMENTS & EXCEPTIONAL PROVISION

Complete only if wheelchair standard accommodation or other exceptional provision is being provided.

	Shared Housing			Self-Contained Housing		
	ACG	No.	Total	ACG	No.	Total
Shared housing/self contained/bedsits			-			-
General			-			-
Fire			-			-
Staff Accommodation			-			-
Refuge			-			-
Wheelchair-first			-			-
Wheelchair-subsequent			-			-
Sub-total (A)	-	-	-	-	-	-
Other Exceptional Provision* (B)	-	-		-	-	
TOTAL (A)+(B)	-	-	-	-	-	-

** (including VAT and on-costs)*

TOTAL -

Exceptional Provision - Brief Details - Total £

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 12 NOVEMBER 2026

Application No.:2025/00823/FUL	**Case Officer:** Mr Huw Davies
Location: Castle Hotel, Jewel Street, Barry	
Proposal: 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.	

From:

Mr James Brown (Neighbouring Resident)

Summary of Comments:

The objector states that Newydd should uphold their prior agreement with the Council to retain the public house/community facility and claims that an independent marketing assessment should be carried out. Clarification is also sought as to why the internal fittings have been removed.

Officer Response:

The local authority must assess the proposals in light of up-to-date evidence in the current context. Whilst therefore acknowledging the original intention to maintain a community space within the Castle Hotel and that its proposed loss would be regrettable, it remains officers view that it has been demonstrated that an alternative use of this space has been justified, particularly in light of present day factors, including the submitted marketing/viability position, evidence available to the Council and the need for much needed affordable housing.

Insofar as marketing, it is the officers view that the applicants have exhausted all marketing exercises to demonstrate that the community facility would not be a viable proposition. As such, the proposal complies with policy MD5 of the LDP in this regard as set out within the officer report.

It should be noted that the premises is not identified under any listing in planning terms, being neither listed as a County Treasure or Listed Building. Noting this, the Council would not be able to control the loss of the internal fittings listed within the CAMRA profile for the Castle Hotel, as this would not require planning or other permission from the Local Authority. As such if the internal fittings have indeed been lost, this would not in Officers' view amount to a material planning reason to warrant refusal of this application.

Action required:

Members to note.

Comment for planning application 2025/00823/FUL

Application number	2025/00823/FUL
Name	James Richard Brown
Address	[redacted]
Type of Comment	Objection
Comments	Newydd need to uphold their part of the agreement and allow pub to be refurbished to be a community asset. A independent marketing needs to be undertaken obviously independent of newydd to avoid any conflict of interest. The housing association also need to explain why they have ripped out much of the fittings of previous pub. How can they maintain an impartial stance on this. I strongly object to this.
Received	12/10/2026 19:12:51
Attachments	

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 12 NOVEMBER 2026

Application No.:2026/00361/FUL	**Case Officer:** Mr Huw Davies
Location: Westridge, Church Close, Ogmore By Sea	
Proposal: 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).	

From:

Mrs Samantha Wayne – Neighbour (Westdown).

Summary of Comments:

Supplementary Documentation has been submitted from the neighbouring occupant, challenging conclusions made within the officer report. These relate to the main area of amenity space considered by officers noting the presence of a new structure within the rear garden of the neighbouring property (Westdown), the overlooking impacts on the front area of garden and justification that the front enclosures are visibly open from the public domain, the relationship between the previously approved balcony in comparison with the former balcony which existed at the property prior to development. The concern in this regard primarily relates to how the balcony was/is accessed and the subsequential frequency of use. Finally, concerns are raised regarding conflict between measurements quoted within the officer report and those annotated on plans and within the supporting statements . Each heading will be responded to below.

Officer Response:

1. Westdown, direct neighbour, primary amenity space

The Residential and Householder Development Supplementary Planning Guidance notes that *for the purposes of this Guidance, amenity space associated with residential properties includes front gardens and **private rear gardens**. It does not include footpaths, driveways and parking areas. The Council do not argue that the front area is not amenity space, however notwithstanding the addition of the balcony and fenestration within the neighbouring properties which existed prior to granting alterations to the application property to some extent, the rear garden area is the **most private** area available to the occupants of*

Westdown. The front area is openly visible across boundaries along the front of the properties along Church Close, and a degree of intervisibility of expected within a residential context such as this. The photograph provided by the neighbour shows a structure which has been erected within the rear garden area, however this is the neighbours prerogative and does not change the fact that officers consider that this area is inherently more private than the front garden area. The nature of how different areas of their garden is used is at the owner's preference.

2 & 3. Overlooking from the public domain and balcony comparison.

As set out above, intervisibility between the fronts of properties along the street scene is evident noting generally low enclosures and sloping ground levels. Whilst it is acknowledged that the front garden may not be visible from certain viewpoints along Church Close, a hedge cannot be relied upon in perpetuity to screen or mitigate any overlooking views and as such this is not considered to alter the conclusion made by officers. Views of the front elevation of Westdown are openly available from the public domain further north along Church Close. The supplementary documentation also refers to material differences between the previous balcony and the approved balcony. The original balcony provided elevated views towards the front garden and front elevation of Westdown, irrespective of the previous external staircase which provided access. Noting the existing levels of intervisibility, it is the officers professional judgement that the balcony as approved would amount to similar views when compared to the original balcony. Notwithstanding that, the proposed scheme does not materially differ from the previously approved scheme, in respect of the balcony. It should also be noted, that views of the front elevation and 'upper front garden' are openly available from the front garden and area directly in front of Westridge noting the low enclosures between the properties. It is therefore not considered that the information provided would materially alter the judgement of officers' in this case.

4. Conflicting stated approved height figures

Firstly, it has been acknowledged that the drawings provided in the original 2023 approval were apparently inaccurate, particularly in how it demonstrated the height of the proposed building respective to neighbouring buildings. It should also be noted that site levels are 'irregular' noting the considerably sloping nature of the site therefore how the ridge height of the building is measured would vary depending on where the measurement is taken.

Nevertheless, it should also be noted that the current proposals are to regularise the 'as built' structure. Current 'as built' plans are considered to represent an accurate as built position, which has been confirmed following officers visit to the site and to measure the height of property from the front, side and rear of the building to gather various dimensions and assess the accuracy of the drawings submitted.

For additional clarity, officers' measurements indicated that the 'as built' structure measures 6.2m when measured from the floor level at the front, side and rear of the property. This is consistent with the 'as built' plans submitted as part of the current application. It is also consistent with the officer report which notes that the proposal is to reduce the overall additional height to 222mm greater than previously approved as shown on the approved drawings. Therefore, it is considered that there has been no material error in judgement from officers when assessing the as built height, and the proposed reduction which has been deemed to be acceptable and accurately reflected on the approved drawings. It is acknowledged that the document provided by the neighbour refers to

various dimensions which have been calculated using topographical surveys and comparative plans, which do identify a 198mm difference. These are not however listed as approved drawings, and the proposal would in any case reduce the building as in situ, to 222m over the approved height as agreed. Therefore, the calculations are based off of on-site measurements carried out by officers as opposed to the topographical surveys provided which the neighbour has correctly identified to have been carried out prior to the development of the site. Officers are therefore satisfied with the accuracy of the most recently submitted drawings and they form the basis upon which the application is determined.

Action required:

Members to note.

This document presents images and calculations that challenge conclusions in the Planning report **2026**/00361/FUL being presented on the 12th November 2026. I would appreciate this being circulated to the committee before the meeting so I can ensure the members are working from the most accurate data.

1. West Down, direct neighbour, Primary amenity space.

Page 133 of the Planning report. **2026**/00361/FUL states:

"The main area of private, useable amenity space serving the neighbouring property **is to the rear** as established in the previous o□□ cer r epcrt."

Page 9 **2023**/00679/FUL, (previous o□□ cereport as mentioned above)

"Furthermore, the area immediately adjacent to the boundary at West down provides an area of amenity space albeit not considered their **primary garden, which is sited to the rear of the property**".

REAR GARDEN – CONSIDERED PRIMARY PRIVATE AMENITY SPACE BY REPORTS

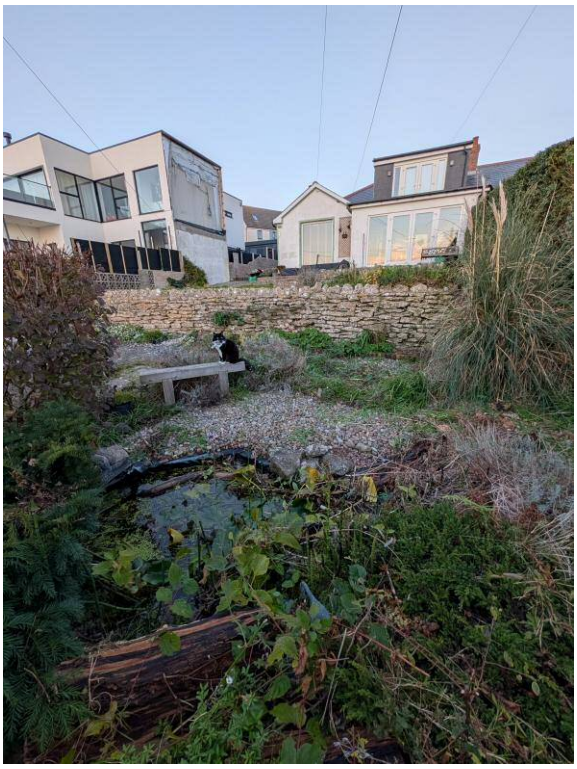
(Approximately 72 m2)



FRONT GARDEN – NOT CONSIDERED PRIMARY – OVERLOOKED BY WESTRIDGE

192.3 m2 (excluding garage and front path)







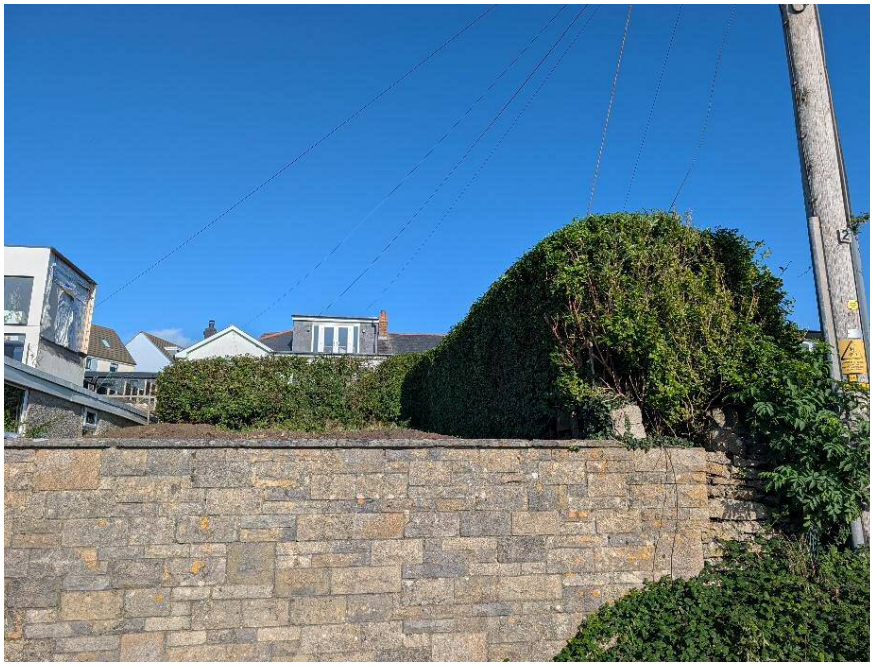




2. Overlooking from the public domain.

Page 133. **2026**/00361/FUL:

"...the case officer has clearly been aware of their impacts arising from the scheme with a ***remodelled balcony*** *and* ***increased amount of glazing*** *but referred to views already being visible from the public domain* ***given the open nature of the street****"*







Please note until recently a low fence was in position at the front of West Down, two meters back from the front wall. It was removed due to damage by the recent storm and is being replaced. The former fence obscured public views from Church Close. However, the images above show the hedges along the boundary with East Down and on the middle terrace of West Down itself, adequately screen the front amenity space from the public domain without it.

Public domain overlooking continued.

Page 132 of the Planning report. **2026**/00361/FUL:

*"The window does undeniably offer views across the front of the property [West Down], however these are **also** readily available from the public domain and intervisible between properties on Church Close..."*

View of West Down from The Nest, photographed by its owners and reproduced with consent.





View of West Down taken from the Balcony of Min y Mor by the owners and published with consent.

As you will see from the picture above there is no other building to the front or either side that can see into West Down's private amenity space, bar the very clear window and now internally accessed balcony of Westridge.

Please also see attached the following historic wording from the estate agent literature when I purchased the property in 2021 which corroborates Front Garden as main private amenity and privacy. Note highlighted section in red.

double glazed patio doors opening out onto roof terrace benefiting from wonderful panoramic sea views out towards Porthcawl. Further natural light via fixed pane double glazed floor to ceiling windows. Skimmed walls and ceilings. Fitted carpet. Range of inset shelving. Radiator. Archway through into;

Master Suite Dressing Room (1.9 x 2 (6'2" x 6'6"))

Skimmed walls and ceiling. Fitted carpet. Range of hanging rails and bedroom furniture.

Master Suite Bathroom One (3.8 x 1.4 (12'5" x 4'7"))

Three piece suite in white comprising oversize walk in shower cubicle with integrated chrome shower head attachment, rainfall shower head and separate shower head fitment behind a glass shower screen. Oversized wall hung wash hand basin set into a satin white vanitory unit. Low level dual flush WC. Two UPVC double glazed opaque windows to rear with tiled splashbacks and pebble tiled shower enclosure. Further skimmed walls and ceiling with inset LED spotlighting. Extractor. Wood effect tiled flooring. Traditional wall mounted radiator.

Outside

Garage

Detached garage offering nearly 20ft in depth. Steel up and over garage door. Power and light. Great space for storage.

Gardens

Set back from the road via an attractive front garden with wrought iron gates. Front driveway offering off road parking. Two tiered garden mainly laid to lawn. Private and secure via mature hedgerow and block built wall. Pretty pond with mature shrubbery surrounding. Raised terrace with pretty far reaching views. The house sits comfortably within its own plot with wooden raised borders, log store and raised patio to rear.

Services

Property is services by mains gas, electricity, water and drainage. Newly fitted double

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3. Material differences omitted from the officer report's balcony comparison

The officer report acknowledges that elevated views are available from the present balcony. It nevertheless concludes that its impact is acceptable because a balcony and a degree of intervisibility existed previously.

Page 133 of the **2026** officer report states:

"Furthermore, similar views were possible from the balcony serving the original dwelling at the site..."

It also states:

"...noting the pre-existing relationship between the properties, including intervisibility and the presence of a usable balcony, the impacts arising from the balcony are considered to be acceptable..."

The issue is not whether a balcony existed before 2023. The issue is whether the original balcony provided a genuinely comparable degree and continuity of overlooking.

The photographs on pages 7 and 8 show these material differences

Original pre-2023 arrangement

- **The balcony was reached externally and was not directly connected to the principal living accommodation.**
- **There was no adjoining clear south-facing living-room glazing, so overlooking depended upon the balcony being used.**

Present arrangement

- **The balcony is directly connected to the remodelled principal first-floor living accommodation.**
- **Its south-facing side and adjoining clear glazing provide continuous elevated views into West Down's patio and upper front garden, including when the balcony is not being used.**

The existence of the original externally accessed balcony does not therefore demonstrate that an equivalent degree or continuity of overlooking existed before the property was remodelled.

The officer report treats the historic and present arrangements as providing "similar views", but does not account for the change from external balcony access to direct access from the principal living accommodation, the introduction of extensive clear south-facing glazing, or their combined relationship with West Down's principal private amenity space.

Comparison of previous externally accessed balcony, to the As Built primary living area frequently used balcony and side window views.









Examples of lack of privacy due to change of first floor principle living area, additional side window and balcony extension and access.









4. Conflicting stated approved height figures and topographical evidence

Approved heights stated in officer reports

The **2023** officer report, page 8, states:

*"The height of the property would **remain as existing at 6.6m**, preserving the low nature of the ridge line... which would also complement the scale of the neighbouring properties."*

The **2026** officer report, page 132, states:

*"The proposal (as amended) seeks permission for a 222mm increase in height from the **previously permitted 5.9m tall building**."*

The two officer reports give different heights for the same development permitted in 2023:

6.6m – 5.9m = 0.7m, or 700mm

Neither report explains this difference or identifies its measurement datum.

This directly affects the 2026 report's stated **395mm overbuild** and **222mm remaining increase**. As the calculations below demonstrate, these figures do not match the dimensions produced by the printed ground, floor and ridge levels on the submitted drawings.

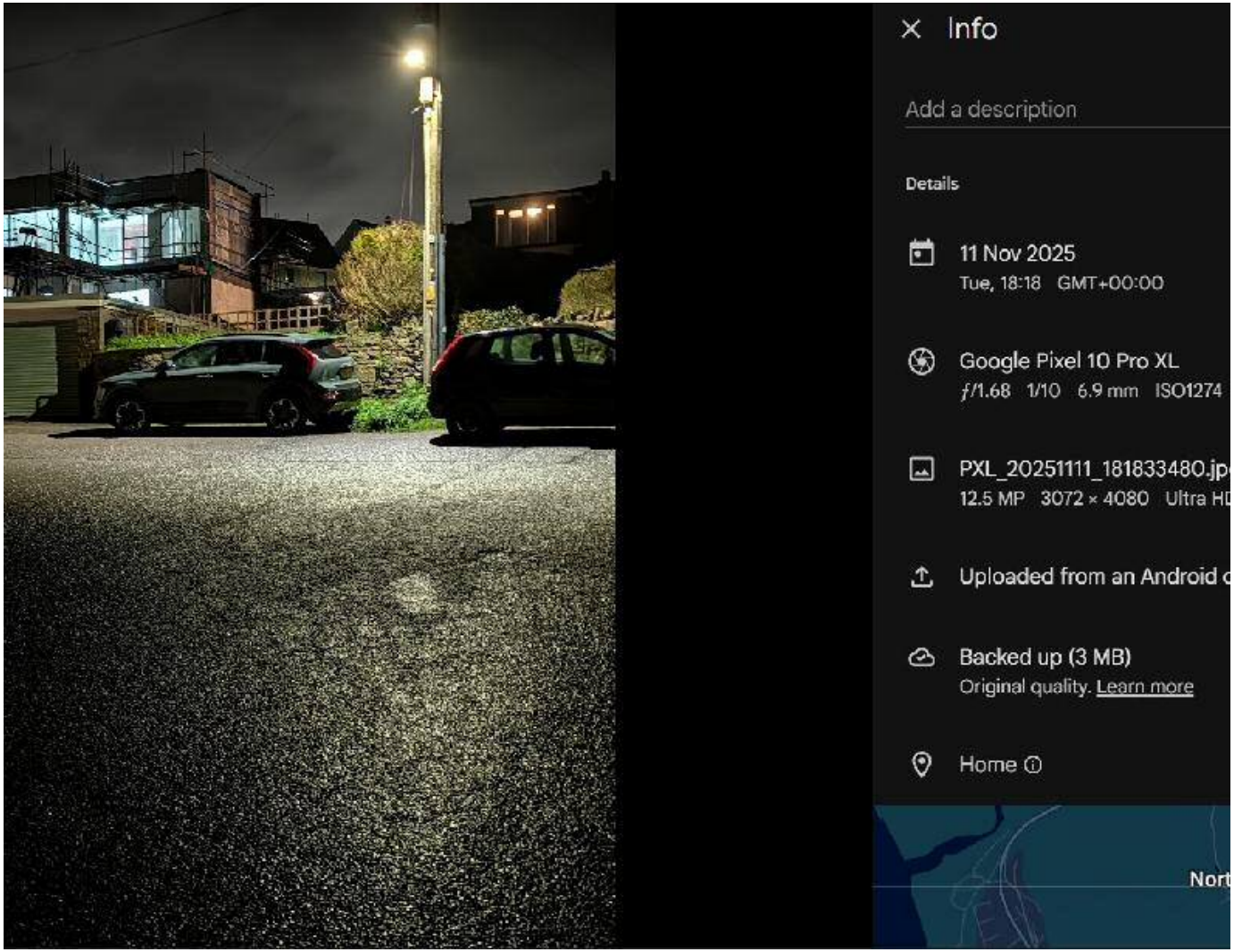
Timing of the topographical survey

The following attached topographical survey drawing is dated 10 November 2025.

The date-stamped photograph taken the following day shows that the new upper storey **was already under construction** and the original roof and ridge line had been removed.

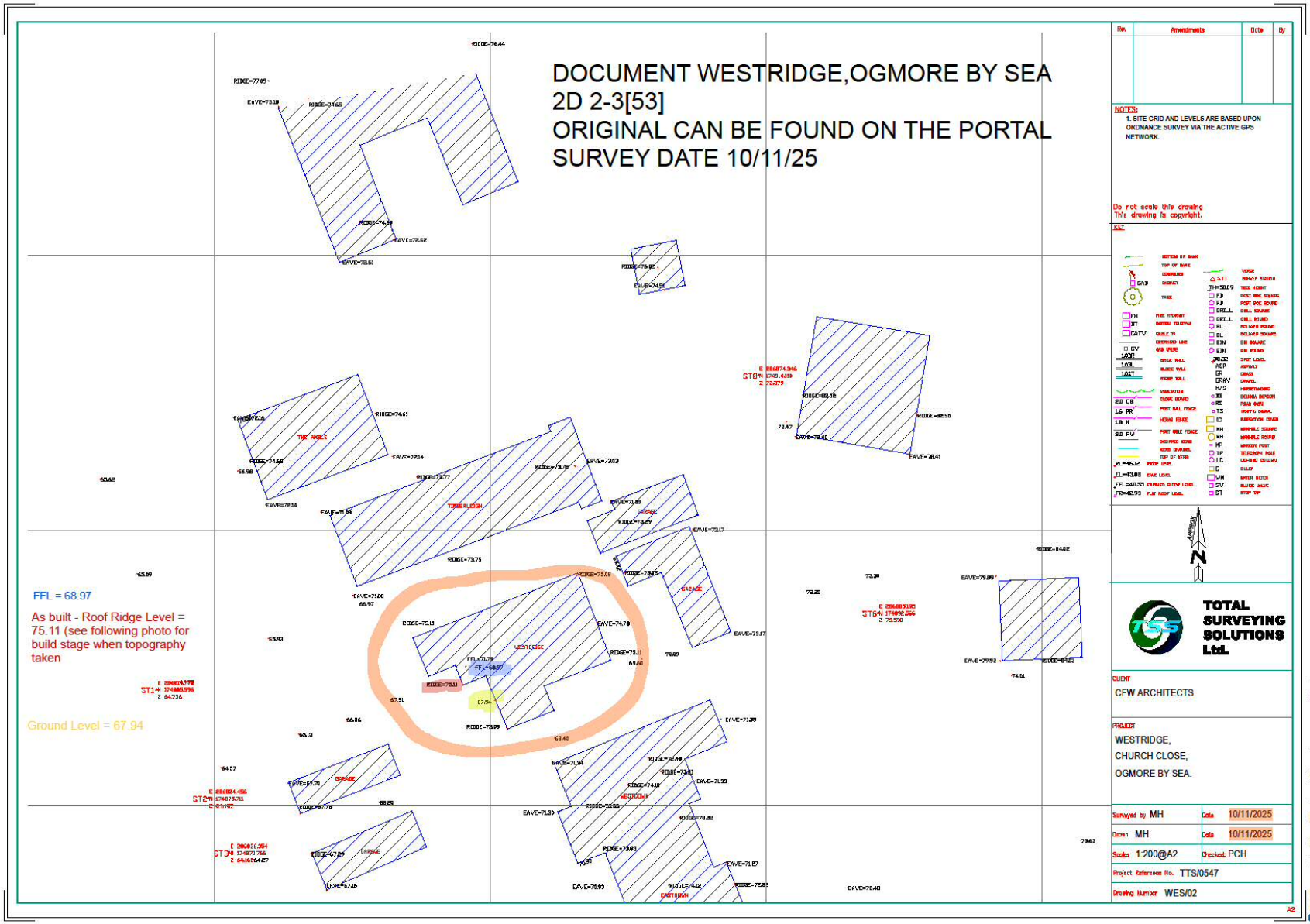
The original ridge was therefore no longer physically available for direct measurement at that stage. The pre-development ridge level of **74.514m AOD** shown on the later street-elevation drawings must consequently have been derived from another source rather than measured directly from the original roof during that survey.

Date-stamped photograph taken 11 November 2025



FG 4.1 - *Photograph taken on 11 November 2025, one day after the date shown on the topographical survey. The new upper storey is already under construction, and the original roof and ridge line have been removed.*

Topographical survey dated 10 November 2025 – FG.4.2



PDF created with pdfFactory trial version www.pdffactory.com

Drawing levels used in the calculations

The natural-ground spot level is taken from the submitted topographical survey reproduced above. The more precise FFL and ridge levels are printed on the later street-elevation drawings reproduced at the end of this section.

Yellow — Natural-ground spot level: **67.940m AOD**

Blue — Finished floor level (FFL): **68.977m AOD**

Green — Existing pre-development ridge: **74.514m AOD**

Red — As-built ridge: **75.127m AOD**

Orange — Revised proposed ridge: **74.929m AOD**

Reconciliation of the height stated in the 2023 officer report

74.514m – 67.940m = 6.574m

Rounded to one decimal place, **6.574m is 6.6m**. The natural-ground level shown on the topographical survey and the pre-development ridge level shown on the later street-elevation drawing therefore reconcile arithmetically with the 2023 officer report's statement that the property would **remain at its existing height of 6.6m**.

However, this arithmetic reconciliation does not establish how the later **74.514m AOD** ridge level was originally derived. As explained in the survey-timing section above, that level is not recorded on the topographical survey and the original ridge was no longer physically present to be measured directly.

Measured from the FFL, the corresponding pre-development height is:

74.514m – 68.977m = 5.537m

Height comparison using the same FFL

As built

75.127m – 68.977m = 6.150m

6.150m – 5.537m = 0.613m, or 613mm (NOT 395mm)

The as-built building is therefore approximately **11.1% higher** than the pre-development height derived from these drawing levels.

Revised proposal

74.929m – 68.977m = 5.952m

5.952m – 5.537m = 0.415m, or 415mm (Not 222mm)

The revised proposal would therefore remain approximately **7.5% higher** than the pre-development height derived from these drawing levels.

Reduction from the as-built roof

75.127m – 74.929m = 0.198m, or 198mm

The revised proposal lowers the as-built roof by 198mm, 3.2% but remains 415mm above the pre-development ridge level of 74.514m AOD.

Comparison with the later figures (2026)

The 2026 officer report describes the **previously permitted building** as **5.9m** high but does not identify its measurement datum.

If applied to the natural-ground level:

67.940m + 5.900m = 73.840m AOD

If applied to the finished floor level:

68.977m + 5.900m = 74.877m AOD

Page 10 of the applicant's GJP S73A Supporting Statement states that the undimensioned approved drawings were scaled to produce a separately calculated approved ridge level of **74.732m AOD**. This corresponds with neither ridge level produced by applying the stated 5.9m height to the natural-ground level or the FFL.

The **395mm as-built increase** repeated in the GJP S73A Supporting Statement and the 2026 officer report is produced by comparing the asbuilt ridge with this separately scaled baseline:

75.127m – 74.732m = 0.395m, or 395mm

The later material therefore presents three different possible ridge levels for the previously permitted building:

- **73.840m AOD** if 5.9m is measured from natural ground;
- **74.877m AOD** if 5.9m is measured from the FFL; and
- **74.732m AOD** from the applicant's scaling of the undimensioned approved drawings.

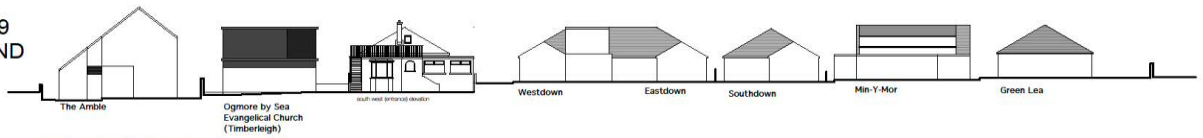
It does not identify which datum underlies the stated 5.9m height or explain how the separately scaled level of 74.732m AOD relates to that figure.

By contrast, the **6.6m height stated in the 2023 officer report** can be reconciled with the natural-ground level of 67.940m AOD and the pre-development ridge level of 74.514m AOD shown on the submitted drawings:

74.514m – 67.940m = 6.574m, rounded to 6.6m

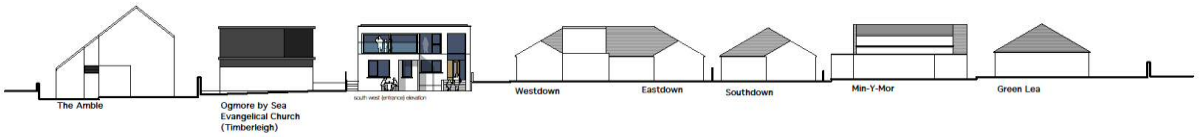
The subsequent **5.9m height, 74.732m AOD scaled ridge level and resulting 395mm increase do not form one consistent or explained sequence of measurements.**

DOCUMENT 2179-123
STREET ELEVATION.PC9
ORIGINAL CAN BE FOUND
ON THE PORTAL



EXISTING STREET ELEVATION AS PER 2023/00679/FUL

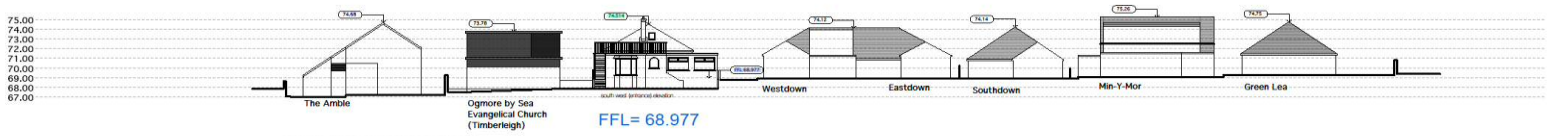
Original approval based on these plans not drawn to scale and with no dimensions



APPROVED PROPOSED STREET ELEVATION AS PER 2023/00679/FUL

Amended drawings using topography data taken after 2nd story was already in place.

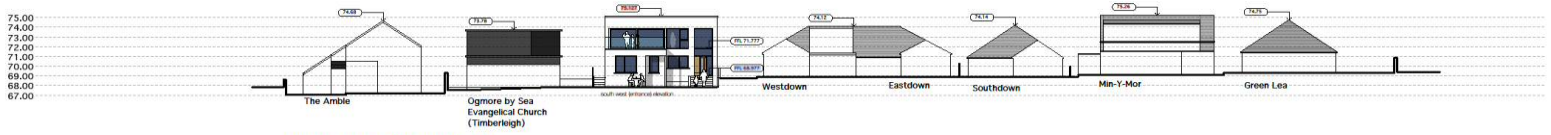
Existing Roof Ridge Level = 74.514



FFL= 68.977

EXISTING STREET ELEVATION UTILIZING TOPO

As Built Roof Ridge = 75.127



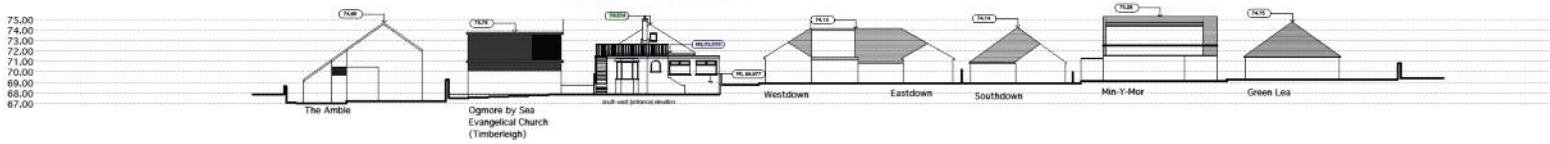
PROPOSED STREET ELEVATION UTILIZING TOPO



DOCUMENT 2179-163 STREET ELEVATION.PC9
ORIGINAL CAN BE FOUND ON THE PORTAL

PRE-EXISTING 2023
TO SEPTEMBER 2026
PROPOSED DIMENSIONS AS
PER NOV 25 TOPOGRAPHY

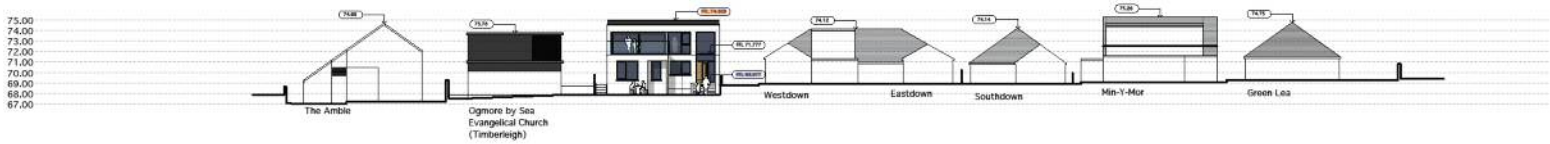
Existing Roof Ridge
Level = 74.514
(approved height?)



EXISTING STREET ELEVATION UTILISING TOPO

FFL= 68.977

Proposed new Roof
Ridge Level = 74.929



PROPOSED STREET ELEVATION UTILISING TOPO

