

**LLANTWIT MAJOR TOWN COUNCIL**  
**MEETING OF THE PLANNING COMMITTEE**  
**HELD IN THE TOWN HALL ON 2<sup>nd</sup> NOVEMBER 2016**

Present:           Chair:           Mr J Evans  
                  Councillors: Mr D Foster  
                                  Mr G Morgan  
                                  Mrs P Lancaster

Apologies:   None

There were no Declaration of Interests.

The Committee discussed their disappointment at the recent decision of the Vale of Glamorgan Council Planning Committee to approve the Planning Application 2016/00142/FUL reference The Old Dairy Suite, Durrel Street despite the Town Councils objections to this Application. Councillors questioned if the Town Councils comments are taken into account when Planning Applications are discussed.

**Recommended:** That an Item be requested to be added onto the Agenda of the next Community Liaison Committee Meeting to be held on 31<sup>st</sup> January 2017. This should state the following:

That the Planning Committee of the Town Council is becoming increasingly concerned regarding the effectiveness and relevance of the consultation on planning applications in our area and would like the views of other Town/Community councils on the matter.

At the outset it should be noted that our comments do not relate to large scale housing developments which will always cause controversy and upset, but rather to applications for extensions to existing dwellings and applications to build new houses on small pieces of land.

The Council has always taken planning matters seriously and likes to think its comments are representative of the public in the area but it is becoming evident that our comments have little or no weight in the decision which is made by professional planning officers.

Small, reasonable extensions for which we have recommended approval have been refused, although one recent such determination was granted approval on appeal, and new build applications which we have opposed have been granted.

We would particularly refer to application number 2016/00142/FUL relating to 2 new houses in very narrow Durrel Street.

The Town Council was against the development on traffic grounds, the adjoining residents opposed it but it was approved. Our local Vale members were granted a site meeting but less than 6 committee members bothered to attend to see our objections for themselves but more than twice that number voted to approve the plan at the committee.

Is the Vale Council indulging in tokenism regarding consultation with Town/Community Councils and do the representations carry any weight at all? Do we merely merit a tick in the consultation box? We would like to think our comments do reflect local opinion and should be taken into account by planning officers. My Council believes that there should be honesty in this process to encourage us to continue to submit representations on planning matters.

Listed below are the comments of the Llantwit Major Town Council to the following Planning Applications:

**NORTH WARD**

2016/01164/FUL

Location: 1 Four Acre, Llantwit Major

Proposal: 2 storey side extension **No Objections.**

2016/00988/FUL

Location: 2 Waun Gron, Llantwit Major

Proposal: Double Garage to be converted into an ancillary office and store room. The two single garage doors will be replaced with stud walls and windows. **No Objections.**

**SOUTH EAST WARD**

2016/01185/FUL

Location: Beech Lodge, Ham Lane South, Llantwit Major

Proposal: Refurbishment of existing 1960's bungalow, addition of new single storey extension to the rear elevation; addition of dormer extension to the rear roof plane and conversion of associated detached garage with WC and store into home office and utility room. **No Objections.**

2016/01251/FUL

Location: Land at Rosedew Farm, Beach Road, Llantwit Major

Proposal: Removal of Conditions 4 and 15 of 2015/00218/FUL

Construction of a ground mounted solar PV project and associated development

**Comments:** The Planning Committee are unable to access online Conditions 4 and 15 of 2015/00218/FUL so are unable to comment on this Application.

**BOVERTON**

2016/01080/FUL

Location: Old Brewery, Eglwys Brewis Road, St Athan

Proposal : Outline Application for residential development

**Objections** – This proposed development is seen by the Planning Committee as an intrusion into the existing countryside and therefore object to this Planning Application.

2016/01224/FUL

Location: The Carpenters Arms, Eglwys Brewis Road, Llantwit Major

Proposal: Change of use from public house to 5 no. residential dwellings

**Objections** – This proposed development is seen by the Planning Committee as an intrusion into the existing countryside and therefore object to this Planning Application.

2016/00607/FUL

Location: Bethesda'r Fro URC, Boverton Road, North Gate, Boverton, RAF St Athan

Proposal: The proposals are to build a small extension to house a utility room and accessible

WC. Access to the chapel will be improved with a new wheelchair accessible ramp and a raised path formed outside the chapel on MOD land. **No Objections.**