

LLANTWIT MAJOR TOWN COUNCIL
Report from Planning Committee Meeting held remotely on
Wednesday 20th January 2021

Chair: Councillor Dr P Dickson (Chair)
Councillors: Councillor J Evans
Councillor D Foster
Councillor G Morgan
Councillor Mrs G Hughes
Councillor D Powell

There were no Declarations of Interest.

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

SOUTH EAST WARD

2020/01274/FUL

Location: Woodside Hamlet, Mill Lay Lane, Llantwit Major

Proposal: Erection of a detached dwelling with integral garage and vehicular access

A detailed report was produced by Councillor Dr Peter Dickson and Councillor David Powell and circulated to all members re the above Application. Councillor Thomas noted that the area was susceptible to flooding and wished this to be included within the Report.

Objection:

Comments: The Planning Committee object to the above Application based upon the following points:

We wish to raise a formal objection to the above development which sits outside the settlement boundary of Llantwit Major. Our objection is based on the following grounds with reference as appropriate to the relevant planning advice and regulations, both national and local.

Consideration should also respectively be given to the following points;

- Previous requests for development of this area were refused with reference to the UDP. Although we recognise that the UDP has been superseded, similar considerations must apply to the current proposal.
- The concerns raised by Dwr Cymru with regard to the extensive work that would be required to maintain an effective sewer system in this area are very relevant. We are also concerned about the risk to potential flooding as previous history has shown that this area has flooded (and photographs are available). Therefore NRW's views should also be taken into account.
- Have the views of the Highway Engineers been sought to ascertain the impact of this development on both pedestrian and vehicular traffic?

- The location of the **Glamorgan Heritage Coast** should be taken into account for this development as considered below. We are considered that this development, if approved, may act as a precedent for future developments along Mill Lane and further impinge on the Heritage Coast.

1. LDP Policy MD12

Development in the countryside outside the town boundary.

In our considered view the proposed dwelling represents an unacceptable and unjustified form of residential development in the countryside, which would appear as a visually harmful and arbitrary incursion into the rural setting surrounding the settlement. This proposal contravenes sections of the LDP policy quoted above and referenced in the sub-sections below.

2. LDP Policy MD1

Location of new Development.

New development on unallocated sites should Have no unacceptable impact on the countryside.

7.3 Within rural locations development will be managed carefully to ensure that it contributes positively to the rural economy and the viability and sustainability of rural communities, whilst ensuring the distinctive character of the Vale of Glamorgan is protected. In this regard, Policy MD1 still seeks to emphasise the importance of protecting the countryside from unacceptable and unjustified new development. For the purposes of the LDP, countryside is defined as that area of land lying outside the settlement boundaries of the main towns and villages identified in the LDP settlement hierarchy that has not been developed for employment use or allocated for development in the Plan. Proposals affecting green wedges, special landscape areas and the **Glamorgan Heritage Coast** will be considered against policies MG18, MG17 and MG27 respectively.

7.66 For the purposes of the LDP, countryside is defined as that area of land lying outside the settlement boundaries of the main towns and villages identified in the LDP settlement hierarchy that has not been developed for employment use or allocated for development in the Plan.

Proposals for replacement dwellings in the countryside will be permitted where it can be demonstrated that the dwelling has an established use and has not been abandoned. The replacement of dwellings which cannot demonstrate the continued use of the property will be treated as a new dwelling.

In cases where a continuous use can be established, the replacement of a dwelling which contributes significantly to the rural character of the area will only be permitted

where it is demonstrated that the property is either unacceptably affected by structural damage and replacement is the most economically viable option or where the site is affected by physical or environmental constraints that restrict the ability to appropriately extend the property, for example where part of the site is unacceptably affected by flood risk or unstable land.

7.69 National policy contained in chapter 9 of **Planning Policy Wales (PPW)** seeks to strictly control the development of new dwellings in the open countryside, where there is generally an absence of existing employment opportunities, services and public transport facilities.

However, PPW acknowledges that there may be instances where sensitive infilling or minor extensions to groups of dwellings may be acceptable (in particular for affordable housing to meet local need). Proposals for such development will be assessed against this national policy framework. Where new development is justified in the open countryside, relevant LDP policies will also apply such as Policies **MD2 Design of New Development** and **MD10 Affordable Housing**. In addition, national policy also makes provision for new rural enterprise dwellings and 'one planet developments' as exceptions for residential development in the open countryside and clear guidance on these types of development is set out in **TAN 6 Planning for Sustainable Rural Communities (July 2010)**.

2 LDP Policy SP10

Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan.

Objection on the grounds that this application does not recognise the importance of preserving and enhancing the natural environment, in the countryside and within the **Heritage Coast** that has significant landscape and nature conservation value (as per Natural Resources Wales Lle. Mapping system). This proposal contravenes sections of the LDP quoted above and referenced below.

5.98 The LDP provides a policy framework that seeks to preserve and enhance the Vale of Glamorgan's important historic built environment particularly in relation to the numerous listed buildings (both statutory and local), conservation areas, scheduled monuments and historic landscapes, parks and gardens that exist. It should be noted that statutory listed buildings are also covered under **Policy MD8** and are subject to separate legislation. In addition, it recognises the importance of preserving and enhancing the natural environment, principally the countryside and the coast, which have significant landscape and nature conservation value.

3. LDP Policy MG21

SITES OF IMPORTANCE FOR NATURE CONSERVATION, REGIONALLY IMPORTANT GEOLOGICAL AND GEOMORPHOLOGICAL SITES AND PRIORITY HABITATS AND SPECIES

Objection on the grounds that the development proposals are likely to have an adverse impact on this important local site of nature conservation, habitats and its varieties of species that live there.

As stated in **Natural Resources Wales Key Challenges: Improving health and equity, Improving the quality and connectivity of our habitats.**

This site is classed as a restored ancient woodland site. Trees and wildlife are shown to contribute to improving health and have significant positive associations between mental and physical wellbeing.

4. LDP Policy MD9 PROMOTING BIODIVERSITY.

Objection on the grounds that the new development proposals do not conserve and enhance the biodiversity of this restored ancient woodland and will have considerable detrimental effect on wildlife, flora and fauna.

5. Planning Policy Wales 2018: Distinctive and Natural Places Section 6

Objection on the grounds that Ham Woodlands are a unique feature of Llantwit Major's surrounding areas and have played an important role in this ancient town's history. To destroy even a small number of trees in this important woodland would be a travesty to the community and its future generations. Walking along Mill Lay lane passing Ham Woods most certainly creates a sense of well-being to everyone in the community. To develop this site would certainly have a detrimental impact on the environment and the community. We would argue that this proposed development contravenes sections 6.01, 6.02 and 6.03. In addition this area is a historic environment and as such merits conservation and protection from development. Given the current pandemic and its co-morbidities, protection should be given to any area that does provide a resource for the general well-being of present and future generations.

Planning policy 6.0.2 States: the special and unique characteristics and intrinsic qualities of natural and built environment must be protected in their own right, for historic, scenic, aesthetic and natural conservation reasons. These features give places their unique identity and distinctiveness and provide for cultural experiences and healthy lifestyles.

Planning policy 6.0.3 States: Distinctive and natural places must maintain or incorporate green infrastructure, recognising the wide-ranging role it can play, as key components of their natural and built fabric. Doing so will maximise health and well-being of the communities and the environment.

Planning policy 6.2 Green Infrastructure

These areas of green infrastructure in and around the historic town of Llantwit Major must be protected for future generations.

Planning policy 6.24 states Green infrastructure plays a fundamental role in shaping places and our sense of well-being, and are intrinsic to the quality of the spaces we live, work and play in. The planning system should protect and enhance green infrastructure assets and networks because of these multi-functional roles. The protection and enhancement of biodiversity must be carefully considered as part of green infrastructure provision alongside the need to meet society's wider social and economic objectives and the needs of local communities.

The Town Council Planning Committee will request that a Vale Councillor calls this Planning Application in. The Chairman of the Planning Committee will also call this Application in.

BOVERTON WARD

2020/01242/FUL

Location : 47 Boverton Brook, Boverton

Proposal : Proposed conversion of garage to store and utility. Eplacement of existing flat roof with pitched roof and other internal alterations

No Objection

NORTH WARD

2021/00010/FUL

Location: 22 Fairfield Crescent, Llantwit Major

Proposal: Construction of front porch

No Objection

NORTH WARD

2021/00019/FUL

Location: Land at Windmill Lane, Llantwit Major

Proposal: Proposed construction of detached dwelling with access

Comments

Comment: The Planning Committee wish the following comments to be considered re this proposed Application:

1. Concerns re access to site and adequate turning points for heavy vehicles entering and exiting the site whilst the proposed dwelling is under construction. Recommend a Traffic Management Plan be put in place to protect the existing infrastructure.

2. Concerns were raised that Dwr Cymru have not been asked to comment on this proposed Application. Queries were raised re the sewer system on the site and the area, specifically along Windmill Lane, is prone to flooding.

BOVERTON WARD

2021/00018/FUL

Location: 61 Trebefered, Boverton, Llantwit Major

Proposal: Remove existing conservatory and build new single storey extension

No Objection