

LLANTWIT MAJOR TOWN COUNCIL
Report from Planning Committee Meeting held remotely on
Friday 8th 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:

NORTH WARD

2020/01331/FUL

Location: The Lyddens, 12 Llanmaes Road, Llantwit Major

Proposal: Demolition of the existing dwelling and the construction of 8 no. three bedroom houses

Objection:

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

1. Under planning condition MD5 the Committee considers this an over development of the site.

*The 'scale, form, layout and character is **not** sympathetic to and does **not** respect its immediate setting and the wider surroundings'.*

The proposed development 'has an unacceptable impact on the amenity and character of the locality by way of noise, traffic congestion and parking'

2. The applicant has submitted a Planning Design and Access Statement. However section 1.8 of this submission is inconsistent with the referenced 'Planning Policy Wales Edition 10' in regard to appropriate development densities. We take the view that the number of houses planned (eight) is totally outside the aim of this policy and out of keeping with surrounding houses.
3. Proposed Plot 7 & 8 will overlook properties in Fairfield Rise and the Committee query the distance between these buildings. Under the Privacy Policy it states that a '*minimum distance of 21 metres between opposing windows in habitable rooms should be achieved*'.

4. Concerns re vehicle access and pedestrian safety at the site entrance. This is already a busy road and the proposed development could potentially bring an additional 16 cars to the area.
5. Concerns re potential issues that could occur re ground drainage from a large development and the impact on the neighbouring Town Council's Allotment site.

The Town Council Planning Committee will recommend to their local Vale Councillors that this Planning Application is called in.

WEST WARD

2020/00882/FUL

Location : Sunnyside, Wesley Street, Llantwit Major

Proposal : AMENDED PLANS: Proposed new dwelling adjacent to Sunnyside. Existing garage demolished.

No Objection

NORTH WARD

2020/01536/FUL

Location: 50 Grange Gardens, Llantwit Major

Proposal: First Floor extension

No Objection

SOUTH EAST WARD

2020/01506/FUL

Location: The Precinct, Boverton Road, Llantwit Major

Proposal: 2 storey extension to existing retail units for commercial development for mixed use to include A1, A2, A3 and B1.

No Objection

Comment: The Planning Committee would have expected to see a Design and Access Statement with reference to this proposed Application.

NORTH WARD

2020/01571/FUL

Location: Land at Heol Y Fro, Pentre Cwrt, Llantwit Major

Proposal: Variation to planning permission 2018/01365/FUL (for four detached dwellings) to alter the site boundary alignment

No Objection

Date of Next Meeting:

20th January 2021 at 12pm.