

LLANTWIT MAJOR TOWN COUNCIL
Report from Planning Committee Meeting held remotely on
Wednesday 3rd February 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:

To further discuss:-

NORTH WARD

2020/00657/1/NMA & 2020/00657/1/CD & 2020/000657/2/CD

Location: Llantwit Major Ambulance Station, Llanmaes Road, Llantwit Major

Committee members further discussed this ongoing development. Concerns were raised regarding:

- a) 2020/000657/2/CD re the Applicants request for the removal of Condition 3 (incorporating Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development)) from the agreed Planning Application .
- b) concerns were raised re the removal of the grass verge and bench from the front of the site. Also, the position of some of drainage and footings which seem to fall outside the site boundaries specified in the permitted Application.
- c) Damage to the pedestrian path at the front of the site. The step at the front of the site have been removed. Planning permission was granted with the steps remaining in place.
- d) Inappropriate use of Town Council land. Contractors accessing the site for water and lorries delivering materials to the site. Site vehicles are also parking on double yellow lines This is in contradiction of the condition set in 2020/00657/1/CD.

Recommended:

- A) That an email be written to the Vale of Glamorgan Planning Department stating:
 - (i) Planning Application 2020/000657/2/CD – Llantwit Major Planning Committee object strongly to the Applicants request for the removal of Condition 3 (incorporating Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development)) from the agreed Planning

Application. This is an unpopular planning development within the town and the Committee object to any conditions imposed originally being removed.

- (ii) As part of Planning Application 2020/00657/1/NMA the Committee request to know if there a formal agreement in place re the removal of the Vales Highways verge and bench from the site. Is there plans to reinstate the verge and bench once the development is completed?
- (iii) Some of the drainage and footings built seem to fall outside the site boundaries as specified in Planning Application 2020/00657/FUL.
- (iv) There is considerable damage to the pedestrian path at the front of the site. The step at the front of the site have been removed. Planning permission was granted with the steps remaining in place.
- (v) Site vehicles are parking on double yellow lines This is in contradiction to the conditions set in 2020/00657/1/CD.

B) Councillor Foster to check the site regularly to ensure the Contractors are not using the Town Council water supply.

C) The Deputy Town Clerk to visit the site to inform the Contractors they are not permitted to have access to the site for vehicle deliveries and to further remind them not to use the Town Councils water supply.

NORTH WARD

2021/00860/FUL

Location: 42 Grange Gardens, Llantwit Major

Proposal: Change of use of land to the side of 42 Grange Gardens to residential garden and erection of new perimeter fencing

No Objection

NORTH WARD

2020/00592/FUL(amended)

Location: Land at Morfa Lane, Llantwit Major

Proposal: Proposed construction of agricultural workers dwelling and access

No objection

WEST WARD

2021/00043/FUL

Location: 7 River Walk, Llantwit Major

Proposal: Sunroom/conservatory rear extension

No Objection

BOVERTON WARD

2021/00054/FUL

Location: Penllwyn Cottage, Boverton Road, Llantwit Major

Proposal: New 3 bedroom, 2 storey dwelling to the rear of Penllwyn Cottage

Comments

- 1) The Planning Committee cannot support the Application with reference to the accesses.

The Planning Committee however have received an email directly from the Applicant which stated a new alternative access for the proposed development. This access is not specified on Application 2021/00054/FUL. If the alternative access suggested by the Applicant was deemed valid by the Vale Planning Committee, Llantwit Major Town Council Planning Committee would accept this alternative access proposal.

- 2) The Planning Committee still have concerns re flooding in the area and would request the views of NRW re this proposed development.