

LLANTWIT MAJOR TOWN COUNCIL
Report from Planning Committee Meeting held remotely on
Thursday 8th April 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 apologies.

Declaration of Interest Forms were received from:

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

BOVERTON WARD

2021/00286/FUL

Location: MOD St Athan, St Athan

Proposal: Proposed CCTV and fence line screening

No objection

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

Councillors discussed the above Application and requested the following points to be submitted re the objection for this Application:

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. Under planning condition MD2 the Committee believes this development does cause '*an unacceptable impact on Highway Safety*'. Llanmaes Road and Fairfield Rise are both very busy roads. There have been numerous accidents at this junction over recent years. The Development of a further 8 houses will increase traffic in an already congested area. It should also be noted that the proposed development is located close to the new Emergency Services entrance and is also being considered for a cycle route.

3. 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.
4. Proposed Plot 7 & 8 will overlook properties in Fairfield Rise and the Committee query the distance between these buildings. Under LDP 2011-2026 Privacy Policy 9.2 it states that a '*minimum distance of 21 metres between opposing windows in habitable rooms should be achieved*'.
5. 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.
6. 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

NORTH WARD

2021/00358/FUL

Location: 27 Four Acre, Llantwit Major

Proposal: Proposed construction of a front porch to extend hallway and provide ground floor WC

No objection

SOUTH EAST WARD

2021/00271/FUL

Location: 42 Illtyd Avenue, Llantwit Major

Proposal: Replace an existing summerhouse with a log cabin

No objection

WEST WARD

2021/00406/FUL

Location: 17 Colhugh Park, Llantwit Major

Proposal: Proposed single storey extension and terrace above

No objection

SOUTH EAST WARD

2021/00357/FUL

Location: 34 Seaview Place, Llantwit Major

Proposal: Proposed construction of a two-storey rear extension

No objection

NORTH WARD

2021/00386/FUL

Location: 17 Fairfield Crescent, Llantwit Major

Proposal: Front porch extension

No objection**To further discuss concerns re TPO'S in Llantwit Major conservation area**

Councillor Powell raised concerns with the Planning Committee of the number of TPO'S raised in Llantwit Major. He stated over the last few years over 50 trees have been cut down that had TPO's. He asked if these concerns could be raised with the Vale of Glamorgan Council Planning Department.

Recommended:

That a letter be written to the Vale of Glamorgan Council Planning Department noting the Planning Committee concerns re the numbers of trees that have been felled within the town over the last few years that had TPO's. Request clarification of the Policy that the Vale of Glamorgan Council follow when assessing if a tree needs to be cut down which has a TPO attached to it.

To discuss concerns re static caravan still on site at Griffiths House, Church Lane, Llantwit Major

The Planning Committee discussed concerns raised by residents of the caravan still situated on site at Griffiths House, Church Street, Llantwit Major. Originally in place as part of Planning Application 2008/01155/FUL. Councillors noted that Griffith House was now occupied and therefore should no longer be a requirement for the caravan to remain at the premises.

Councillors stated that the condition of the caravan has deteriorated and as part of the main tourist area of the town is unsightly to visitors.

Recommended:

That a letter be written to the Vale of Glamorgan Council Planning Department requesting residents continuing concerns re the unsightly caravan still on site at Griffith House, Church Lane, Llantwit Major (re: Planning Application 2008/01155/FUL). State the Town Study Steering Group have raised concerns in the past re the state of the caravan in a key tourist area of the town. Now that the house is occupied does this mean the development is completed and therefore can the Planning Department request the caravan is removed from the site. Request an update from Vale Planning Department re this development and any conditions still applicable.

To discuss discharge of condition 3 /Management Plan re Planning Application 2020/00428/1/CD re Windmill Field Pavilion

Councillors stated that they had noted on the Vale Planning Portal an Application re the discharge of condition 3 / Management Plan re Planning Application 2020/00428/1/CD re Windmill Field Pavilion. Councillors also noted that a breach of this condition (ENF/2020/0416/PC) had been received on the 30/11/20. The Planning Committee had many concerns from neighbouring residents when this

Planning Application was originally submitted and the Committee feel that this condition should not be discharged.

Recommended:

That a letter be written to the Vale of Glamorgan Planning Department re the Planning Committees objection to the discharge of condition 3 / Management Plan re Planning Application 2020/00428/1/CD re Windmill Field Pavilion. Request clarification from the Vale of Glamorgan Council Policy for the notification of removal of conditions.

BOVERTON WARD

2021/00337/FUL

Location: 2 South View, Boverton, Llantwit Major

Proposal: Conversion of existing integrated garage to an office and storage space

No objection