

**LLANTWIT MAJOR TOWN COUNCIL**  
**Report from Planning Committee Meeting held remotely on**  
**Thursday 9<sup>th</sup> September 2021**

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

No apologies were received.

There were no Declaration of Interest Forms received.

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

**WEST WARD**

2021/00528/FUL

Location: Land to rear of 2 Wine Street, Llantwit Major

Proposal: Proposed detached dwelling on land to the rear

Councillor Dr Dickson informed the Committee that he and other Councillors had been approached by many residents of the area re this proposed Application. He informed the Committee that neighbouring residents were opposed to the development and felt the Application was detrimental to the area. Committee members noted a pre-application consultation had been sought by the Applicant. The committee felt strongly the Application contravened several Planning Policies and agreed a detailed report be produced noting the Planning Committee objections. A summary of the report is detailed as follows:

**Objections**

The Planning Committee object in the strongest possible way to this development. This objection is formed after consideration of the proposal's documentation, including pre-application advice, observations and documents received from residents, and with due regard to the relevant policies.

These policies are contained within the LDP and are: SP1, SP10, MD2, MD4, MD5 and MD8. TAN 12 is also referenced.

The statements in Planning Policy Wales 11<sup>th</sup> Edition February 2021 with regard to the historic environment perhaps are at the core of this objection.

This policy, regarding historic elements of an environment states that:

6.1.7 It is important that the planning system looks to protect, conserve, and enhance the significance of historic assets. This will include consideration of the

setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

6.1.8 It is the responsibility of all those with an interest in the planning system, including planning authorities, applicants, developers, and communities, to appropriately care for the historic environment in their area. The protection, conservation and enhancement of historic assets is most effective when it is considered at the earliest stage of plan preparation or when designing proposals new proposals.

There is no evidence in this application that this policy has been given its due significance regarding the permanent loss of elements of an historic environment. LMTC would argue that this area is a historic asset of the town, and as such due note should be taken of any proposed development that may impact on the views expressed in Planning Policy Wales.

There are also relevant observations outside of these policies which we request should be considered.

The objections are:

- The location is incorrectly described in the Design and Access Statement. The adjacent cottage to the proposal is 3, Wine Street (Nythfa) and not Conway House which is located on the opposite side of Wine Street (p2). This Statement also refers to developments in Barry and the Thaw Valley (p9). Such inaccuracies in this application potentially cause confusion.
- This is a proposed infill development out of keeping with the historic street pattern.
- This will negatively impact on the historic conservation area and its nearby listed buildings.
- It is proposed to remove an historic wall to provide parking for two properties. This is a major concern and will alter the environment in perpetuity.
- The development will negatively impact on adjacent dwellings regarding privacy and overlooking due to its proximity to these dwellings.
- The significant change in levels from street level to building level means that the proposed height of the development will have an overbearing visual impact on both the neighbouring properties and the historic local area of the town.
- Parking and traffic management will become a major issue. This is an enclosed area with restricted parking (as evidenced by the provision of 'double yellow lines'). How can adequate parking for the property and potential visitors be catered for? Removal of the historic wall and subsequent

provision for parking can potentially cause an obstruction to mobility scooters, wheelchairs, and prams/buggies. The Design and Access Statement states that the parking space is set back for visibility. Perusal of the plans suggests that this is not the case. The proposed provision of one parking space for the new development is inadequate with reference to MD2.9. How can electric car charging be provisioned at this remote parking site without endangering passers-by?

In addition, the need for vehicles to reverse onto Wine Street may cause a risk to highway safety.

- Pedestrian access to the proposed site is through a narrow passageway and is extremely limited to between 0.8 and 1.0M and contains historic mounting steps which further narrow the width. Contrary to the Design and Access Statement claims the gradient and restricted width could impact on disabled access to the development in contravention of TAN 12.

The access may also cause significant issues during the development's construction. Although we recognise that this is not a planning issue, consideration should be given when planning of the proposed construction including delivery of building materials. The latter is likely to further exacerbate parking and local access issues.

- The removal of trees, bushes, and soil from the well-established front garden, as well as parking provision, may adversely affect the drainage in this area and increase the risk of flooding

Given the nature of the environment, including its historic relevance we wish to suggest the following appropriate surveys/reports are provided prior to a decision being made.

- A topographical survey to include details of the changes in levels.
- An ecology report.
- A tree survey.
- A Heritage Assessment to include an impact assessment on the Conservation Area, Listed Buildings, and archaeology as a minimum.
- A parking survey to include school and nursery times.
- A Highways report.
- A Natural Resources Wales assessment as to adequacy of drainage and flood mitigation to surrounding properties.

Finally, the LMTC Planning Committee wish to dispute two closing statements in the Design and Access Statement:

The design is not sympathetic to the surrounding properties and local area of the Town and does not have a minimal impact on neighbouring properties.

Attached to this objection are documents received from residents of Llantwit Major who have been requested to separately forward these to you as consultees.

The committee also notes that the agent for the applicant is a Vale of Glamorgan Councillor.

### **WEST WARD**

2021/01208/FUL

Location: 2 Hayes Cottage, Methodist Lane, Llantwit Major

Proposal: Proposed alterations and two storey extension with Juliett balcony to existing cottage.

The Planning Committee noted the planning guidelines re size of developments (i.e. the proposed extension is greater than 50% of the existing build). Following clarification from a Vale Planning Officer it was noted that the 50% rule applies only to a permitted development (i.e. development that does not require planning permission). There is no such a requirement for planning applications however scale and amenity of space is a consideration when reviewing planning applications.

### **No objection**

Comment: The Planning Committee have no objections subject to the application adhering to Planning Policy MD8 (i.e. within the conservation areas, development proposals must preserve or enhance the character or appearance of the area).

### **BOVERTON WARD**

2021/01208/FUL

Location: 38 Eagleswell Road, Boverton, Llantwit Major

Proposal: Two storey side extension.

### **No objection**