

LLANTWIT MAJOR TOWN COUNCIL
Report from Planning Committee Meeting held remotely on
Tuesday 7th December 2021

Present:

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

Apologies: Councillor J Evans.

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

2021/01463/FUL

Location: 5 River Walk, Llantwit Major

Proposal: Proposed single storey rear extension and internal alterations to property

No objection

WEST WARD

2021/01461/FUL

Location: Sunnyside, Wesley Street, Llantwit Major

Proposal: Variation of conditions on 2020/00882/FUL, Condition 2 (Plans), 4 (Materials), 19 (Enhancement (ecology)).1. Request for the addition of solar panels, either on the roof or on the plot – fulfilling sustainable energy brief; 2) Removal of 2 chimneys on the plans – redundant (no fireplaces). Replace with a stainless flue on the left side elevation to vent a small free-standing wood burner

Objection

Comments:

Under the Local Development Plan Objective 4 states ‘to protect enhance the Vale of Glamorgan historic, built, and natural environment’. The Planning Committee felt that this Application does not adhere to this objective. The overall design has significantly changed from the original application and this would have a detrimental effect on the conservation area, due to the site’s close proximity to a large number of listed buildings.

The Planning Committee feel the stainless-steel pipework on the side of the house is out of character for the conservation area of the town. Conventional solar panels would also not be in keeping within this area.

This application would be contrary to the following policies within the Vale of Glamorgan adopted Local Development Plan 2011 to 2026 and also to the advice within Llantwit Major's CAAMP (Conservation Area Appraisal and Management Plan).

Policy SP10 (criteria 1) **Build and Natural Environment**

Policy MD2 (criteria 1 & 2) **Design of New development**

Policy MD5 (criteria 3) **Development within Settlement Boundaries**

Policy MD8 (criteria 1 & 2) **Historic Environment**

Recommend: That a letter be written to the Vale Planning Department stating that a document in this Application is not in a readable format. The document re Solar Panels cannot be downloaded as it requires a special program to be able to open the file. Note that the Planning Committee have found this problem with other Planning Applications.

NORTH WARD

2021/01558/FUL

Location: 12 Llanmaes Road, Llantwit Major

Proposal: Four detached bungalows with carparking served off private driveway.

No objection

Comments: The Planning Committee wish it noted that they wish to support this Application. They feel the proposal is suitable for the area, does not over develop the site and provides much needed bungalows for the town.

BOVERTON WARD

2021/01218/FUL

Location: 14 Boverton Court, Boverton, Llantwit Major

Proposal: AMENDED – Double & Single Storey Rear extension and loft conversion

No objection

To discuss and comment on the LDP Draft Review Report and Draft Delivery Agreement

The Planning Committee discussed the LDP Draft Review Report and Draft Delivery Agreement.

Recommended: The Planning Committee do not wish to respond via the comment form attached to the documentation but send a detailed report of the Committees findings to the next Full Town Council Meeting for approval. The report then be forwarded to the Vale Planning Department.

Further

Recommended: That an Agenda Brief be added onto Decembers Full Town Council meeting to discuss:

- a) A request to write to Welsh Water re concerns of the current infrastructure with reference to waste disposal and the additional impact with the future proposed housing developments.
- b) A request to write to National Rivers Trust to obtain details of the frequency of the discharge of untreated sewage into the Afon Col Huw.