

**LLANTWIT MAJOR TOWN COUNCIL**  
**Report from Planning Committee Meeting held remotely on**  
**Tuesday 8<sup>th</sup> February 2022**

Present:

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

Apologies: Councillor Mrs G Hughes.

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**

2021/01805/FUL

Location: Tir Abad, Dimlands Road, Llantwit Major

Proposal: The proposed development is for the erection of an ancillary outbuilding within the residential grounds at Tir Abad, comprising a variety of uses including a garage, storage, studio room, office, gymnasium and guest suite.

**Objection**

The Planning Committee wish to object to the above Planning Application with reference to the following points:

1. The usage of the proposed development. This is effectively a new residential dwelling and query the term 'guest suite'.
2. The size and location of the development is in contravention to planning Policies MD1(Location of new development) and MD12 (Dwelling in the Countryside). The Committee have concerns re the overall size of the outbuilding.
3. The ancillary outbuilding exceeds the size/height as specified under Welsh Government planning regulations:
  - the height of an outbuilding cannot exceed 4 metres when the building has more than one pitch (e.g. dual pitch and hipped roofs)
  - flat roof buildings cannot exceed 2.5 metres in height
4. Concerns due to the size of the proposed development with the specified arrangement and impact on the disposal of wastewater.

**ST ATHAN**

2021/01783/FUL

Location: Slab 5, Rotary Zone, Bro Tathan, Llantwit Road, St Athan

Proposal: Construction of hangar building for employment uses and taxiway extension with associated works

**No Objections.**

**To further discuss Planning Application 2021/01461/FUL,  
Sunnyside, Wesley Street**

The Planning Committee further discussed their concerns re the proposed installation of a flue on the exterior of this building. They noted the Planning Officer's observations that the proposed flue was to be ornamental and coloured black which has a less visual impact than the stainless-steel versions. The Planning Committee still felt strongly that this was not appropriate in a conservation area.

**Recommended:** That a further letter be written to the Vale Planning Officer, copying in Vale Councillors stating the following:

1. Ask if the Conservation Officer has been consulted re this Application and his view reference to a flue being an appropriate installation in a conservation area.
2. Note that as there is already brick chimneys on the property why the proposed flue cannot be erected within the original chimney design.
3. Further noted the Planning Committees objectives to the external flue and stated their strong views that this proposed structure was not compatible within a conservation area.

**To discuss TPO Applications within Llantwit Major.**

The Planning Committee noted a TPO application reference 2022/00003/TPO Ham Manor Residential Park, Llantwit Major. A member of the Planning Committee to look at proposed Application and bring findings back to next Planning Meeting.