

**LLANTWIT MAJOR TOWN COUNCIL**  
**Report from Planning Committee Meeting held in the Council Chamber, Old School and via Zoom on Thursday 3<sup>rd</sup> March 2022**

Present:

Chair: Councillor Dr P Dickson (Chair)  
Councillors: Councillor D Foster  
Councillor G Morgan  
Councillor D Powell  
Councillor J Evans  
Councillor Mrs G Hughes (attended via Zoom)  
Councillor Mrs Hanks (attended via zoom to observe Meeting)

There were no Declaration of Interest Forms received.

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

**SOUTH EAST WARD**

2021/01515/FUL

Location: Woodside Hamlet, Ham Manor, Llantwit Major

Proposal: Siting of five proposed tourist lodges and wooden platform accesses

Councillors had previously been circulated with a document detailing the Planning Committees draft objections to the above Application.  
Councillors further discussed the Draft Document.

**Recommended:** That the Planning Committee **Object** to the above Planning Application as detailed in the Draft Document with the addition of the following points:

- a) That point 7 of the draft Document is renumbered as point 1. Thus highlighting SP10 and MG27 of the LDP and querying the boundary lines of the Vale of Glamorgan and the Heritage Coast.
- b) That under point 4 of the draft document and LDP Policy MD2 an additional comment is included to raise the Planning Committee concerns re access for construction vehicles to the site of the proposed development.
- c) That an additional point 12 is added to the document requesting that the Utility Companies (Gas and Electricity) are consulted re this Application. State the Planning Committee have been advised of a high voltage underground cable that runs through the woodland site.

**SOUH EAST WARD**

2021/01516/FUL

Location: Woodside Hamlet, Ham Manor, Llantwit Major

Proposal: Siting of five proposed tourist pods and wooden platform accesses

Councillors had previously been circulated with a document detailing the Planning Committees draft objections to the above Application.

Councillors further discussed the Draft Document and noted that this is almost identical Application to 202/01515/FUL except that the buildings are tourist pods and not tourist lodges.

**Recommended:** That the Planning Committee **Object** to the above Planning Application as detailed in the Draft Document with the addition of the following points:

- d) That point 7 of the draft Document is renumbered as point 1. Thus highlighting SP10 and MG27 of the LDP and querying the boundary lines of the Vale of Glamorgan and the Heritage Coast.
- e) That under point 4 of the draft document and LDP Policy MD2 an additional comment is included to raise the Planning Committee concerns re access for construction vehicles to the site of the proposed development.
- f) That an additional point 12 is added to the document requesting that the Utility Companies (Gas and Electricity) are consulted re this Application. State the Planning Committee have been advised of a high voltage underground cable that runs through the woodland site.

### **To discuss proposed amendments to the Planning Committees Terms of Reference**

Councillors had previously been circulated with the proposed amendments to the Planning Committees Terms of Reference. Councillor Dr Dickson stated that with some recent Applications it would have been useful to have been able to consult with other statutory bodies rather than having to take request back to Full Town Council for permission. He stated with only 21 days to respond to Applications this has impacted on the Planning Committees ability to comment on some Applications.

**Recommended.** That the above amendments are added to the Planning Committees Terms of Reference and discussed and adopted at Marchs Full Town Council Meeting. That under point 3 'Purpose' of the Terms of Reference the following *italic* wording is added:-

- a) To study and recommend either on an ad-hoc basis, or as directed by Full Town Council, any matters pertaining to any planning applications *(and where necessary amendments to planning applications)* received from the Vale of Glamorgan Council *or other statutory body*.
- c) *To have a delegated function from the Full Town Council to request further information from any relevant statutory body in order to discharge its duties to the Full Town Council.*

### **WEST WARD**

To further discuss Application No: 2021/00528/FUL(AMENDED)

Location: Land at 2 Wine Steet, Llantwit Major

Councillors discussed the above amended Application and raised the following concerns:

- a) The proposed new development is in a conservation area with over 8 listed buildings within a 100m vicinity of the area. The height of the proposed building will overlook and be overbearing on existing buildings in the area.
- b) There is no parking proposed on the Application which contravenes LDP Policy Number MD2.
- c) The Map and photographs of the proposed site are misinterpretation of the area and ownership of the land.

**Recommended:** That a Draft Document of objections is accumulated by the Deputy Town Clerk and Chair of Planning Committee and brought before the next meeting of the Planning Committee for further discussion and approval.

Further

**Recommended:** That a site visit be arranged with representatives from the Planning Committee and local residents Jane Cooke and Sarah Persson on Thursday 10<sup>th</sup> March at 10:30am.

### **WEST WARD**

2022/00110/FUL

Location: 13 River Walk, Llantwit Major

Proposal: Proposed garage conversion with pitched roof and ground floor extension

### **No Objections**

**To note letter re Planning Application 2008/01155/FUL – Griffith House, Church**  
Councillors had previously been circulated with an email dated 10<sup>th</sup> February 2022 re Griffith House (renamed White Rock House) regarding the removal of the caravan and building materials from the site, now that the dwelling is permanently occupied. Councillors were pleased to note that progress was now being undertaken by the Vale Planning Department reference this ongoing problem. Noted.

### **To further discuss correspondence ref DCWW & River Trust re sewerage and discharge into Col-Huw**

Councillors had previously been circulated with correspondence from Natural Resources Wales Compliance Assessment Report at Beach Road re emissions and monitoring into the river. Councillor Powell stated his disappointment that there is still no response had been received from DCWW & River Trust re sewerage and discharge into Col-Huw. All councillor's felt it was important to continue to request this information.

**Recommend:** That a further letter (attaching original letter) is sent to DCWW & River Trust re sewerage and discharge into Col-Huw. If no response is received the Planning Committee to forward all correspondence sent to the organisations Complaints Departments.

### **Date of Next Meeting.**

The next Meeting will be held on Wednesday 16<sup>th</sup> March 2022 at 10am, venue to be confirmed.