

LLANTWIT MAJOR TOWN COUNCIL
Report from Hybrid Planning Committee Meeting held
on Wednesday 29th June 2022

Present:

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

Apologies: Councillor G Morgan
 Councillor J Deakin

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

2022/00703/FUL

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

Proposal: Proposed 2 bedroom single storey detached dwelling in rear garden of existing house

Objections

The Planning Committee object to the above Application based upon the following points with reference as appropriate to the relevant planning advice and regulations, both national and local.

We wish to point out that this proposed development immediately affects properties numbers 1, 2 and 3 Wine Street, due to overbearing, overlooking and loss of privacy.

Also the proposed development has a very significant affect on the Conservation Area, in a very important area of historic interest for the town.

Access to, and parking for, the proposed development is also extremely substandard.

This objection is based on careful consideration of the publicly available documents and also following a site visit to view the proposals in context.

1. LDP Policy SP1

Delivering the Strategy

In our considered view the proposed dwelling does not “Protect and enhance the built, natural and coastal environment”. The new build is not in keeping with the existing buildings in this historic/conservation area of the town. The committee

considers that it is vital to conserve this historic heart of Llantwit Major. The proposed development would make a mockery of Policy SP1.

2. LDP Policy MD2 and MD5

Design of New Development and Development within Settlement Boundaries

Parking and access

We object under this policy referred to in the LDP because of the potential impact on pedestrian safety and highway safety within the proposed new development. There would inevitably be an increase in vehicular traffic and pedestrian footfall with this new development. The proposed development access will overlook and affect the privacy to 1 and 2 Wine Street.

In addition, there is **no parking** requirement detailed on the Application.

In accordance with the councils SPG Parking Standards all new dwellings should provide 1 space per bedroom up to a maximum of 3 spaces.

There is already very limited street parking available in the area due to existing traffic regulation orders and narrow carriageway widths. The area is extremely busy for both residents, people in Llantwit Major and tourists during the season, with its high ratio of public houses, cafes and local shops within this historic square.

Parking is already difficult for existing businesses, residents and without even considering the effect of a new dwelling.

Residential amenity

The proposed development would still be higher than surrounding houses as we observed on our site visit. This means that the problems of overlooking, privacy and general overbearing on neighbours and the historic monument is made significantly worse.

The proposed development is close to 1,2 and 3 Wine Street and would have a very serious affect on the residential amenity of these houses. The new development would overlook and affect the private amenity space of these houses.

Thus, the proposed development does not adhere to the following MD2 references:

2. Respond appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix and density.
5. Provide a safe and accessible environment for all users, giving priority to pedestrians, cyclists and public transport users.
6. Have no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree.

8. Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance.
9. Provide public open space, private amenity space and car parking in accordance with the council's standards.

3 LDP Policy MD8 (1) and MD5(3) Historic Environment

The proposed development is part of a unique conservation area and an area of historic importance to the town. The Cenotaph war memorial is in close proximity and there are approximately 10 listed buildings within 100m of the new proposed dwelling. We also note within 100m of this proposed development is a Grade 1 listed building (i.e., St. Illtud's Church). This contravenes the sections of the policy as stated below:

1. Within conservation areas, development proposals must preserve or enhance the character or appearance of the area.
3. Within designated landscapes, historic parks and gardens, and battlefields, development proposals must respect the special historic character and quality of these areas, their settings or historic views or vistas.

This development also contravenes the Vale Council's Llantwit Major Area Appraisal and Management Plan.

We note the significance of the archaeological interest of this area and note the comments of the previous Planning Application 2021/00528/FUL.

We noted from our site visit that the proposed development is a higher level than Wine Street and would be very imposing in the Conservation Area. In our opinion the new development would close the gap between 3 and 2 Wine Street which is in a very important part of the Conservation Area.

Also the Planning Committee endorse the comments made by the Conversation Officer reference Planning Application 2021/00528/FUL and wish it to be noted that these concerns are still applicable reference this proposed development.

4. Welsh Government TAN 12

The proposed development is not in accordance with the principles of TAN 12 for the issues noted above.

On our site visit we noted that the pedestrian access to the proposed site is through a narrow passageway and is extremely limited to between 0.8 and 1.2M. It also contains historic mounting steps which further narrow the width. Contrary to the submitted Design and Access Statement claims, the gradient and restricted width could impact on disabled access to the development in contravention of TAN 12.

5. Planning Policy Wales 11th Edition February 2021

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. LMTTC 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.

6. There are also relevant observations outside of the above policies which we request should be considered which include the following observations:

- 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.
- The development will negatively impact on adjacent dwellings regarding privacy and overlooking due to its proximity to these dwellings. There will be not only loss of light to surrounding properties but also a loss of privacy due to its oversight of immediately adjacent properties.
- The very significant change in levels from street level to building level (not accurately represented on the submitted plans) 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.
- 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 severely exacerbate parking and local access issues. We note that not only will it be difficult to position services to the property, but also there is a significant danger to deliveries due to the presence of both high and low voltage

electricity overhead supplies. We also consider that there may not be capacity for services in the narrow passageway

- The removal of trees, bushes, and soil from the well-established garden may adversely affect the drainage in this area and increase the risk of flooding. As stated under LDP policy MD7 (Environmental protection) and MD9 (Promoting Biodiversity).

Given the nature of the environment, including its historic relevance we wish to suggest the surveys/reports are provided prior to a decision being made with reference to this Application:

- A topographical survey to include details of the changes in levels. This is vital to establish as the information currently given is inaccurate and cannot allow a considered decision.
- An ecology report in view of the current wildlife habitation. The presence of an old building on site which almost certainly provides bat roosting facilities is conveniently omitted from the plans. The requirement for this is stated in Supplementary Planning Guidance (SPG)
- A tree survey.
- A Heritage Assessment to include an impact assessment on the Conservation Area, Listed Buildings and archaeology.
- A parking survey. The current proposed parking facilities are totally inadequate, not only for the proposed development but also the current nearby properties, which also include commercial premises.
- A Highways report which specifically reviews the parking and in particular access for construction / delivery vehicles along the narrow street (Wine Street) during the proposed development of the site.
- A Natural Resources Wales assessment as to adequacy of drainage and flood mitigation to surrounding properties.
- The views of the emergency services on access to the site should be sought. It is difficult to see how the proposed plans would allow access in an emergency.
- It is noted on the Application a proposed 1.2m footpath leading onto the site to improve disabled/public access. This would include the removal / moving of part of a historical wall situated in a conservation area. A site visit and further review of the Plans we also query the accuracy of the Site Layout with reference to the measurements of the proposed access path to the site.
- There is no detail on the proposed process for the storing of household waste and recyclable materials. The Town Council is particularly concerned about

the visual and health hazards of these materials potentially being stored on Wine Street.

The Planning Committee feels strongly that the proposed dwelling is not sympathetic or suitable to the surrounding properties and local area of the Town, and would have an unacceptable impact on neighbouring properties.

In our view granting of this development would set a precedent for over and unsuitable developments in other parts of this historic town.

WEST WARD

2022/00533/FUL

Location: Kenilworth, Station Road, Llantwit Major

Proposal: Proposed erection of two storey detached dwelling

No Objections