

LLANTWIT MAJOR TOWN COUNCIL
Report from Hybrid Planning Committee Meeting held
on Thursday 21st July 2022

Present:

Chair: Councillor Dr P Dickson (Chair)
 Councillors: Councillor G Morgan
 Councillor Mrs G Hughes
 Councillor D Powell (Vice Chair) (via zoom)
 Councillor J Deakin

Apologies: Councillor D Foster

There were no Declaration of Interest Forms received.

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

To further discuss Design and Access Statement for Application No: 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

Initial objections to this Application were forwarded to The Vale of Glamorgan Planning Department on the 29th June 2022. However , since this date an additional document 'The Design and Access Statement' has been included (uploaded onto the Planning Portal on the 6th July 2022) within the proposed Application. We are concerned that the Design and Access Statement has only now been issued, which is very late within the Application process.

The Planning Committee met to discuss this additional inclusion to application 2022/00703/FUL and wish the following objections to be noted as part of our overall response to this Application:-

Page 3 B. The application Site

The document states that '**A driveway and access from the public highway is proposed off Wine street off the West of the plot**' .

The Planning Committee note that there is no evidence on the plans showing this statement to be the case.

Page 3. C. Archaeological.

In this section it reads '**It is believed that there are no archaeological remains on site**'.

The Planning Committee query how the Applicant has come to this conclusion?

This is contradictory to the GGAT report and comments from the previous planning application 2021/00528/FUL for this site. (i.e.MD8 document).

Page 4 Proposed Development

a) Design

The position of No.2 Wine Street on Plan 880/P/03 is incorrect. No 2 Wine Street is lower than Nythfa, rather than higher as shown

We query the proposed development will '**minimize the privacy of adjacent properties**'. The inaccuracies within the site levels on the plans will visually impact on neighbouring housing by scale, proximity and being on land at a higher level.

Page 5 - Delivering Good Design

The document states that '**The property is accessed from the adjacent public highway via a pedestrian route from a dedicated parking space. The entrance will allow for disabled access requirements with a smooth gradient to be provided from the parking area to the front door. Access to the dwelling is through a new driveway and pedestrian gate**'.

The plans do not give any reference to a dedicated parking space, driveway or any smooth gradient from that area to the front door. The site is within an area of high parking demand, with many residents having limited off street parking due to the nature of the Conservation Area, on street is congested, many areas have double yellow lines, and car parks are well used. The plans show no parking for the 2 bed bungalow in an area which already has significant parking pressures.

The site is substantially higher than the highway but heights have not been given to substantiate this claim. The widths of the access to the plot at the nearest and narrowest point to the highway have also not been given in order to assess disabled access requirements. From a vantage point on the footpath outside the property it appears that the width is less than 1m wide.

Page 6 Character and Design

In section (d) it states the proposed property is '**to harmonise with other properties in this part of Llantwit Major**'.

The Planning Committee must disagree with this statement. Harmonising the village feel does not substantiate the significance of the centre of the conservation area that the proposed development is to be built.

The proposed dwelling is single storey and bungalows are not characteristic of the heart of the Conservation Area. The introduction of this property would negatively

impact on the integrity and ambience of this historic area, surrounded by 7 listed buildings and a Grade II listed monument.

Page 8 LPD policy

‘The proposed new property is within the delineated town envelope of Llantwit Major and on a dedicated plot. The proposal therefore meets MG1 (2&4) and provides a new 4 bedroomed property with a ridge height similar to nearby properties’.

The above statement is incorrect. The application is for a 2-bed bungalow not a 4-bed house as stated. The elevated site and pitch of the roof of the bungalow would be considerably higher than the surrounding cottages and would be a highly significant focal point of the medieval square, at the centre of this conservation area.

BOVERTON WARD

2022/00730/FUL

Location: 4 Eagle Road, St Athan

Proposal: Rear single storey flat roof extension with rooflight. Front existing store to be extended.

No Objections

To note TPO Planning Applications 2021/22

Councillors had previously been circulated with an updated list of all TPO Planning Applications within Llantwit Major in 2021/22. Noted.