

**LLANTWIT MAJOR TOWN COUNCIL**  
**Report from Hybrid Planning Committee Meeting held**  
**on Tuesday 4<sup>th</sup> October 2022**

Present:

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

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

**SOUTH EAST WARD**

2021/01516/FUL

Location : Woodside Hamlet, Ham Manor, Llantwit Major

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

**Objections**

The Llantwit Major Town Council Planning Committee **object** to the above application based upon the following points.

We have referred as appropriate to the relevant planning advice and regulations, both national and local.

**1. LDP Policies SP10 and MG27**

**Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan and Heritage Coast.**

We have concerns that, contrary to the statement that the proposed development is not within the Glamorgan Heritage Coast, communication with Natural Resources Wales has led to an alternative view. **We would be grateful if the Vale of Glamorgan can urgently clarify this important point with Natural Resources Wales to obtain a definitive opinion.**

The Definitive NRW Map states that the development is clearly part of the Glamorgan Heritage Coast (see maps separately attached for further details).

The proposed development would likely to be in use all year round and therefore does not fall 'under low impact tourism' (i.e. 6.157 "development such as camping sites where the impacts on the locality are often small-scale and seasonal").

## **2. LDP Policy MD12**

### **Development in the countryside outside the town boundary.**

In our considered view the proposed dwellings represent an unacceptable and unjustified form of development in the countryside, which would appear as a visually harmful and arbitrary incursion into the rural setting surrounding the settlement. This proposal contravenes sections of the LDP policy quoted above. In particular (as we have referenced below) it appears that a significant number of trees will be cut down to allow this development.

## **3. LDP Policy MD1**

### **Location of new Development.**

New development on unallocated sites should have no unacceptable impact on the countryside. This is not the case with this proposed development and in our view contravenes MD1 which states that 'Within rural locations development will be managed carefully to ensure that it contributes positively to the rural economy and the viability and sustainability of rural communities, whilst ensuring the distinctive character of the Vale of Glamorgan is protected.'

In this regard, Policy MD1 still seeks to emphasise the importance of protecting the countryside from unacceptable and unjustified new development.

## **4. LDP Policy MD2**

### **Design of New Development, Highway Access, and Parking**

We have significant concerns reference the number of car parking spaces allocated for the proposed site. (i.e., total 5 spaces detailed on proposed site plan).

The plans for five pods (with potential for sleeping four persons per pod) do not provide adequate parking facilities. Also, no consideration has been given for parking spaces required for general maintenance vehicles etc. visiting the site.

No plans have been submitted for a raised platform for the car park. The proposed car park is sited on an area which is steep and undulating and so significant construction will be required to enable this parking space.

Access to the site is via Woodside Hamlet. The Ownership Certificate attached for this Planning Application may not give a full picture of all the ownership involved with access to the proposed site. At present only one owner is identified 'The Berkley Leisure Group Ltd', and our understanding is that there are potentially other owners that could be involved in giving access rights.

The development shows access via wooden platform bridges. Given the maintenance requirements of wooden structures, what arrangements have been made for maintenance and emergency service access if necessary?

The Committee also have concerns re access for Construction Vehicles if the proposed site was developed.

## 5. LDP Policy MD7

### Environmental Protection

There will inevitably be noise and light pollution if this development goes ahead. In addition, it is noted that the proposed development is within Flood Zone C2 with, because of the inevitable effects of global warming, increases the risk of flooding.

This policy states that 'In respect of flood risk, new developments will be 'expected to avoid unnecessary flood risk and meet the requirements of TAN15. No highly vulnerable development will be permitted within Development Advice Map (DAM) zone C2.'

**Risk of Flooding** – NRW should be re-contacted re potential flooding of the site. Previous history had noted this area has flooded as reported in a previous Planning Application submitted for Woodside Hamlet (2020/012741/FUL –development of detached dwelling).

This Planning Application provides no details of the mitigation of the flood risk for this area.

**Foul Water disposal**-The Application provides **no details** of the arrangements for collection and disposal of foul water from the proposed development. It should be noted that the NRW document dated 16/3/2022 raised concerns about foul drainage on the site and these, to our knowledge, are yet still to be addressed and actioned.

The Application does not have any details of the extensive work that would be required to maintain an effective and environmentally safe sewage and waste disposal system in the development.

## 6. LDP Policy MD9

### Promoting Biodiversity

We object on the grounds that the new development proposals do not conserve and enhance the biodiversity of this restored ancient woodland and will have considerable detrimental effect on wildlife, flora and fauna.

We are concerned that the 'Treescape Report' recommended that up to 40 trees would need to be removed with reference to this Application. This would have a serious effect on the ecological environment of the area if the development was approved.

## 7. LDP Policy MG21 and Planning Policy Wales 2018: Distinctive and Natural Places Section 6

## **Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological sites and Priority Habitats and Species.**

We object on the grounds that the development proposals are likely to have an adverse impact on this important local site of nature conservation, habitats and its varieties of species that live there.

As stated in **Natural Resources Wales Key Challenges: Improving health and equity, Improving the quality and connectivity of our habitats**, this site is classed as a restored ancient woodland site. Trees and wildlife are shown to contribute to improving health and have significant positive associations between mental and physical wellbeing.

Ham Woodlands are a unique feature of Llantwit Major's surrounding areas and have played an important role in this ancient town's history. To destroy even a small number of trees in this important woodland would be a travesty to the community and its future generations.

Walking along Mill Lay Lane and passing Ham Woods most certainly create a sense of well-being to everyone in the community. To develop this site as planned would certainly have a detrimental impact on the environment and the community. Given the recent Covid-19 pandemic and its effects on mental health, protection should be given to any area that does provide a resource for the general well-being of present and future generations.

**Planning policy Wales 6.24** states that Green Infrastructure plays a fundamental role in shaping places and our sense of well-being, and is intrinsic to the quality of the spaces we live, work, and play in. The planning system should protect and enhance green infrastructure assets and networks because of these multi-functional roles. The protection and enhancement of biodiversity must be carefully considered as part of green infrastructure provision alongside the need to meet society's wider social and economic objectives and the needs of local communities.

We contend that this proposed development does not accord with either of these policies.

8. The application states that no staff will be employed. We cannot understand how this development can be run without staff to service the proposed lodges and **LDP Policy MG9** is relevant to this point.
9. The Committee wish to request that the relevant Utility Companies (i.e. Gas and Electricity) are consulted with reference to this Application. We have been advised that high voltage cables are installed underneath this woodland site.

**In conclusion we have significant concerns about these amended proposals as detailed above, and that previous concerns have still not been adequately addressed and mitigated: hence our continued objections.**