

LLANTWIT MAJOR TOWN COUNCIL
Report from Hybrid Planning Committee Meeting held
on Wednesday 13th September 2023

Present:

Chair: Councillor Dr P Dickson (Chair)

Councillors: Councillor D Powell
Councillor D Foster
Councillor J Deakin

Apologies: Councillor G Hughes
Councillor G Morgan

There were no Declarations of Interest.

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

BOVERTON WARD

2023/00671/FUL

Location : 8 Denbigh Drive, Boverton, Llantwit Major

Proposal: Continue the building line on the porch at the front of the house to within 500mm to the edge of the house. Single storey with tiled roof to include main entrance to house and forward facing window

No Objections

BOVERTON WARD

2023/00604/FUL

Location : 55 Trebeferad, Boverton, Llantwit Major

Proposal: Single / double storey extension plus associated works

No Objections

To discuss PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION Town and Country Planning (Development Management Procedure) (Wales) Order 2012 SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D Proposed full planning application for temporary housing accommodation and associated works Land at Former Eagleswell School, Boverton, Llantwit Major

The Planning Committee discussed the proposed full planning application for temporary housing accommodation and associated works on land at the former Eagleswell School, Boverton, Llantwit Major.

The Planning Committee noted that the above is a pre planning consultation. However it felt that due to the concerns of residents regarding this development it was important for the Committee to comment on this consultation, and further raise concerns forwarded to them by Llantwit Major residents. Please note the following:

- 1) Why is there a need for installation of CCTV on this development site? The Planning Committee are not aware of any other Planning Application where this has been a requirement? Has the privacy of neighbouring properties who potentially could be observed on CCTV been taken into consideration?
- 2) The site lies within the 'SPG car parking zone C Suburban' which specifies for both houses and apartments 1 parking spaces per bedroom up to a maximum of 3 for residents, with 1 space per 5 dwellings for visitor spaces. The Application stated that for the proposed 90 units only 45 spaces have been allocated (this total includes visitors parking). Thus, not meeting the SPG requirements.

The plan suggests on street parking only. Does on street parking meet SPG parking standards?

- 3) The Design and Access Statement includes:
 - (i) Section 3.1.7 – potential to cause noise disturbance – The Planning Committee request to know what mitigation is to be put in place to reduce the significant noise for the neighbouring area?
 - (ii) Section 4 – Cardiff Local Develop Plan – What is the relevance of Cardiff LDP with relation to this development?
 - (iii) Section 8 - The site is proposed on a temporary basis for circa 4 -5 years.
The Planning Committee request to know what conditions will be put on the Application to ensure the temporary accommodation is only for 4 -5 years.

Should a condition be put in that the site stating it can only be used for Ukrainian Refugees?

- 4) Privacy implications with reference to this temporary development. Under the Privacy Policy section 9.22 of the Supplementary Planning Guidance, it states:

'New development that has a negative impact on the existing level of privacy enjoyed by a neighbour should be avoided wherever possible. Where new development results in an unavoidable impact, careful consideration must be given its design to ensure that the impact is kept to an acceptable level so as to safeguard your neighbour's existing residential amenity'.

'A minimum distance of 21 metres between opposing windows in habitable rooms should be achieved'.

The Planning Committee ask if this standard has been achieved on all properties?

- 5) Members of the Planning Committee have been informed of the significant amount of groundworks that has already been carried out on the site including the digging of deep foundations. Slab foundations are more common for temporary modular buildings. Can it be confirmed if a more permanent type of foundation has been used and the reasoning behind this?

- 6) The Vale of Glamorgan LDP seeks to ensure that development proposals protect the qualities of the historic environment including the preservation or enhancement of the archaeological remains and where appropriate their settings.
Significant archaeological remains have been discovered within 500m of the site. The Planning Committee ask if an Archaeological Contractor has been employed to prepare a written scheme of investigation? There are no supporting documents with reference to this included within this pre-Application consultation.

- 7) The Planning Committee wish to raise their concerns re the impact on the sewerage / waste infrastructure on the town. Llantwit Major recently gained the Vale's designated bathing waters status. This proposed large development will impact on the existing Welsh Water Infrastructure and could further impact on the sewerage and discharge into Col-Huw river (re storm / emergency overflows).

- 8) The Planning Committee note again their continuing concerns re the impact on the infrastructure of our town with the creation of 90 temporary housing pods . The impact on our already stretched health services (doctors/dentists), social care, education, and our limited public transport system within the town.

It was noted that Ukrainian refugees will likely have a significant need for these services.

The LDP also outlines plans for an addition 240 houses being developed along the Northern Access Road. This will create additional pressure again on our services with local residents already having to wait considerable periods of time for health and social care appointments.

- 9) The Planning Committee note in the Consultation that fencing is proposed to be built around this temporary site. We question if this will increase the feeling to the Ukrainian refugees that they are part of a 'camp' rather than a residential area that integrates (not isolates) from the community.

In conclusion, the Planning Committee must again emphasis the poor handling of this proposed Application and the limited / lack of communication of this proposed application to both surrounding neighbours of this temporary site and to all Boverton Ward residents, who will also be significantly impacted by this development.

We look forward to receiving a timely response to the above points so that we can discuss them with our residents who we represent.

Recommended: That following the Full Town Council Meeting on the 28th September 2023 the response to the former Eagleswell Site is published on all Llantwit Major Town Council Social Media sites.

To discuss Planning Application 2023/00436/FUL – Town Hall Llantwit Major

Committee members were circulated with an email which updated them on the latest position reference Planning Application 2023/00436/FUL. The Vale Planning Officer stated that they were waiting for additional information from the Architect regarding:

- Whether the lift will be a hydraulic or traction lift
- A section through the building including the impact of the installation on the historic beams.

Once this information is received it will be forwarded to Cadw for their final response. Noted.

To note response from Vale Planning re 2023/00655/FUL, 73 Boverton Road

Committee members had previously been circulated with an email dated 6th September 2023 from Vale Planning reference our query regarding the number of parking spaces for the above property and stating that if the application is approved that a condition requiring the annex to not function as an individual dwelling would be attached.

Recommended: That an email be sent to the Planning Office thanking them for their response and state we look forward to ensuring the condition is applied if the Application is approved.

Planning Application 2021/01461/FUL Sunnyside, Wesley Street, Llantwit Major.

Councillor Powell asked if there had been any update from Vale Planners re the Planning Committees query re the omission of the two external chimneys from Planning Application 2021/01461/FUL Sunnyside, Wesley Street, Llantwit Major. The Deputy Town Clerk confirmed that no response, had yet been received.

WEST WARD

2023/00872/FUL

Location : 1 The Gardens, West End, Llantwit Major

Proposal: Installation of solar panels on garage roof. Garage has a pitched roof and is an external building

Comments

That the Planning Committee wish it noted that the property is a County Treasure, in a conservation area, and thus any solar panels fitted should comply with appropriate conservation regulations.