

**LLANTWIT MAJOR TOWN COUNCIL**  
**Report from Hybrid Planning Committee Meeting held**  
**on Thursday 24<sup>th</sup> August 2023**

Present:

Chair: Councillor Dr P Dickson (Chair)

Councillors: Councillor G Hughes  
Councillor D Foster

Apologies: Councillor J Deakin  
Councillor D Powell (Vice Chair)  
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:

**SOUTH EAST WARD**

2023/00654/FUL

Location : 36 Cambrian Avenue, Llantwit Major

Proposal: Demolish existing garage. Proposed single storey front extension and two storey side and rear extension and associated internal alterations.

**No Objections**

**ST ATHAN WARD**

2023/00780/FUL

Location : Land North of Ffordd Bro Tathan, St Athan

Proposal: Demolition of existing buildings/structures and erection of a Class B8 Data centre with all associated back-up generators, plant, equipment, sub stations, accesses, diversion/connection, and regrading works

**No Objections**

**WEST WARD**

2023/00835/FUL

Location : Ty Pelican, Wesley Street, Llantwit Major

Proposal: The addition of structure and insulation to the existing loft in order to form a loft conversion. The Conversion incorporates Velux rooflights and solar panels to the pitched roof

**Comments**

The Planning Committee wish the following comments to be noted regarding this Planning Application in relation to Supplementary Planning Guidance April 2018:

Under section 8 Designing your Proposal / 8.11 Loft Conversions / Roof Extensions it states:-

8.11.1. A loft conversion is an effective way of achieving additional living accommodation within the roof space. Such development can, however, have a significant effect on the appearance of a property.

8.11.2. Key principles:

i. Less obtrusive sloping roof lights should be used as window openings to prevent problems of overlooking. Consideration should be given to the following:

- Roof lights should be positioned away from gables or roof abutments.
- If there is more than one roof light on a roof facing a main road, they should be at the same level and evenly spaced, and of the same size, shape and design.

The Planning Committee wish is stated that as this Application is situated in a Conservation Area and thus flush-fitting roof lights should be used to reduce prominence and should be generally avoided on primary elevations.

Also, under Section 14. Renewable Energy / 14.1 Solar Panels

The Planning Committee wish to state that they are totally in support of renewable energy measures. However, this Application will have highly visible solar panels that are unlikely to be acceptable in sensitive or very visually prominent areas such as Conservation Areas.

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

The Planning Committee further discussed the above Application and noted that the two external, ornamental chimneys (as stated in the conditions of the Planning Application 2021/01461/FUL Sunnyside, Wesley Street, Llantwit Major) are still omitted from the development.

**Recommended:** That a further email be sent to the Vale Planning Department requesting an update re the omission of the two external chimneys from Planning Application 2021/01461/FUL Sunnyside, Wesley Street, Llantwit Major.