

LLANTWIT MAJOR TOWN COUNCIL
Report from Hybrid Planning Committee Meeting held
on Wednesday 1st November 2023

Present:

Chair: Councillor Dr P Dickson (Chair)

Councillors: Councillor D Powell
Councillor G Hughes
Councillor J Deakin
Councillor G Morgan

Apologies: Councillor D Foster

There were no Declarations of Interest.

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

WEST WARD

2023/01004/FUL

Location : Greggs, 3 The Precinct, Boverton Road, Llantwit Major

Proposal: Application for the change of use from A1 to mixed use comprising A1, A2 and A3 use.

Comments:

The Planning Committee discussed the proposed full planning application and raised concerns re the implications regarding the statement on the Block Plan re the shopfront:-

“Vinyl to be applied to glazing to mask internal accommodation / fixtures”

The Committee queried what impact this will have on the neighbouring premises (i.e., the appearance of this unit compared to the surrounding buildings in the Precinct).

To discuss email from National Grid re land adjacent to West Street Pool, off Dimlands Road

The Planning Committee discussed the email dated 27th October 2023 from National Grid re consent to install a stay wire to an existing pole which is required to support the pole as part of the diversionary works. The Committee also noted correspondence from Councillor G John and the Head of Sustainable Development, Vale of Glamorgan Council re Dimlands Road closure and concerns re pre-emptive attempts to develop land.

Recommended: That a letter be written to National Grid giving permission to undertake works on land adjacent to West Street Pool, off Dimlands Road . Request confirmation that a Wayleave Agreement will be set up for the additional stay installed.

Further

Recommended: That a copy of the email from National Grid re land adjacent to West Street Pool, off Dimlands Road be to sent to the neighbouring property on Dimlands Road where the proposed stay is to be installed.

BOVERTON WARD

2023/01043/RG3

Location : 3 Wagtail Road, St Athan

Proposal: Constructing timber fencing at 2m high around the entire rear of the property marked in green on the attached plan

No Objections

To further discuss Planning Application 2022/01109/FUL

Following a Full Town Council meeting on 26th October 2023 the Deputy Town Clerk was asked to enquire with Vale Planning as to why the Town Council had not been consulted on this Application.

The Deputy Town Clerk confirmed that it was a clerical error by Vale Planning and the Town Council should have been consulted. Therefore, the Planning committee reviewed the above Application (i.e., 2022/01109/FUL, 30 Barons Close, Llantwit Major, Proposal – Continuation of my Childminding business in existence for 9 years with up to 8 children and 2 parttime staff members).

Comments:

The Planning Committee discussed the proposed full planning application and wished the following comments to be noted:

- 1) Is there adequate parking spaces provided for this commercial business?
- 2) Has any works undertaken on the property followed recommended building standards and in accordance with childminding regulations.
- 3) The Committee query the significant time period between the Pre-Planning and the Full Planning Application being submitted. Were there any reasons for this lengthy delay?