

LLANTWIT MAJOR TOWN COUNCIL
Report from Hybrid Planning Committee Meeting held
on Tuesday 16th January 2024

Present:

Chair: Councillor Dr P Dickson (Chair)

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

Apologies: Councillor G Hughes

There were no Declarations of Interest.

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

WEST WARD

2023/01203/FUL

Location : Turkey House, Turkey Street, Llantwit Major

Proposal: Construction of one bedroom granny annexe in place of existing outbuilding

Objections:

The Llantwit Major Town Council Planning Committee **object** to this planning application for the proposed development of an annex on the following grounds.

1. The design and access statement states that "The annexe is to share all the services, utilities, garden and access arrangements of Turkey House". However, the current barn/building is located on the opposite side of the Ogney Brook in a separate garden approximately 20m from the main house and accessed by a footbridge. Due to its location on the site, we strongly disagree with the applicant's comments that this will not be separate dwelling. We query that the proposed development is therefore reasonably labelled as an 'Annex'.
2. This proposed development site sits within a flood zone C2 and does not meet the **TAN 15** guidance on development which states that:
 'New developments increase exposure of people, property and infrastructure to flood risk and are likely to adversely impact on flood storage capacity in areas at risk of flooding. Proposals for new development on undefended land should only be consented in exceptional circumstances and meet the criteria in paragraph 10.10.'

The Planning Committee considers that this development does not meet the requirements for **exceptional** circumstances.

3. The Application states that the properties will share utility services, and in our view, this would mean crossing the Ogney Brook to install services to what is essentially a new

build. Thus, there could be a requirement to dig through the riverbed to install utilities to the proposed property. The Planning Committee ask if an environmental impact assessment been provided for crossing the river either overground or underground? Have Dwr Cymru, National Resources Wales (NRW) and the Ecological Officer been consulted with specific reference to this part of the Application?

4. The Application states that the proposed development will not be visible from the Road. This is clearly not the case as the height of the boundary wall gives easy visibility to the current building.
5. We have major concerns re shared access. As the properties are either side of the river the proposed development may require its own vehicle access?
6. We note that the proposed development is for use by elderly persons. We have major concerns re the access and the distance to the main house via the bridge for such residents.
7. We note that a new bridge has been built on the site to provide access to the current building and garden. Was Planning Permission granted for this structure?
8. The application does not preserve or enhance the character or appearance of the conservation area as stated in policies:

Planning Policy Wales.

Paragraph 6.1.6

Paragraph 6.1.9

We question if the Conservation Officer was consulted with reference to the Pre-Planning Application?

9. The Application would have a detrimental effect to an identifiable component of the historical environment of Llantwit Major as stated in **TAN 24:**

‘An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape’.

TAN 24 Paragraph 1.26 states that: “The applicant is to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of scheduled monuments, listed buildings, conservation areas, registered historic parks and gardens”

The Planning Committee does not believe that sufficient information has been provided, with reference to ‘gardens’ to make an assessment in respect of **TAN 24.**

10. The application does not fulfil the requirements of **POLICY SP 10** - BUILT AND NATURAL ENVIRONMENT parts 1 & 2.
11. The application does not fulfil the requirements of **POLICY MD 8** - HISTORIC ENVIRONMENT parts 1,3 & 4.

In summary the Planning Committee objections to Planning Application 2023/01203/FUL are contained within the LDP, specifically: SP10, MD8, TAN 15 and TAN 24.

Other documents to be taken into consideration in this objection include the 'Llantwit Major Conservation Area Appraisal' and the 'Management Plan and Planning Policy Wales Edition 11-February 2021 "Recognising the special characteristics of places"'.

SOUTH EAST WARD

2023/01148/FUL

Location : Lynroy, Ham Lane South, Llantwit Major

Proposal: Conservatory, rear dormer extension and internal alterations

Comments:

The Planning Committee wish it noted that internal work has already commenced (with refence to this Application) prior to 2023/01148/FUL being Accepted.

WEST WARD

2023/01193/FUL

Location : 13/14 Pondfield, Llantwit Major

Proposal: Fenestration alterations and erection of an orangery extension to existing restaurant

No Objections

BOVERTON WARD / ST ATHAN

2023/01115/FUL

Location : Land at Bro Tathan, St Athan, Vale of Glamorgan

Proposal: Installation of Liquefied Petroleum Gas (LPG) tanks.

No Objections