

LLANTWIT MAJOR TOWN COUNCIL
Report from Hybrid Planning Committee Meeting held
on Wednesday 20th December 2023

Present:

Chair: Councillor Dr P Dickson (Chair)

Councillors: Councillor D Powell
 Councillor D Foster
 Councillor G Morgan

Apologies: Councillor J Deakin
 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:

BOVERTON WARD

2023/01102/RG3

Location : Land at former Eagleswell School, Eagleswell Road, Llantwit Major

Proposal: Temporary housing accommodation and associated works.

Comments:

The Town Council fully discussed Planning Application **2023/01102/RG3** and are supportive of the development. However, the Council is concerned with the impact of the site on the residents of Boverton.

We wish the following points to be noted:-

1. We have concerns that the emergency powers used by the Vale at the start of this site development may have been unnecessary given the eventual timescale of the build. Due and proper consideration of the proximity of some of the site development to existing housing was therefore unavailable for consultation. We note specifically the siting of the housing pods backing onto Pembroke Place is causing considerable distress to the affected residents due to their proximity to the current housing, and therefore has an adverse effect on the well-being of the present occupants.
2. The Design and Access Statement provided as part of the planning documents (reference 3.1.6, page 5) states that '*Consideration must therefore be given towards impacts to these properties and their amenity space including overlooking, overbearing and loss of light*'. Historically Planning Application 2023/00691/FUL (83, Monmouth Way) was refused by the Vale of Glamorgan Council due to having '*a harmful impact upon the appearance and character of the dwelling and the wider street scene of Monmouth Way. The proposal would therefore fail to comply with Policies MD2 (Design of new Development) and MD5 (Design within Settlement*

Boundaries) of the Local Development Plan 2011-2026 and the guidance set out within the Residential and Householder Development Supplementary Planning Guidance and TAN 12 – Design.’

3. The Vale of Glamorgan Council consider the appropriate distance between habitable rooms to be 21 m as stated in the Supplementary Planning Guidance Reference 9.22.

This Planning Application has departed from the Vale’s own determination of appropriateness as it is, in parts, less than 21m. A Planning Application in Llantwit Major (2022/00703/FUL - Land to the rear of 2 Wine Street) was refused for these reasons.

4. We note the provision of parking is said to be a maximum of 48 car parking spaces. This is significantly below the Vale’s own guidance as stated in the SPG Car Parking Zone C Suburban document. Planning Application 2023/00610/FUL (Police Station, Wesley Street) was refused as it did not comply with the stated parking guidelines.

We would therefore contend that parts of this development, as it is proposed, does not follow precedence in the Vale’s decisions when considering previous applications, and is significantly overbearing in nature and siting to the current occupants.

To discuss email response from resident re work to be undertaken by National Grid re land adjacent to West Street Pool, off Dimlands Road

The Planning Committee discussed the email response from resident dated 5th December 2023 about work to be undertaken by the National Grid re land adjacent to West Street Pool, off Dimlands Road.

Recommended: That an email be written to the resident thanking them for the email but state unfortunately this matter is out of our control and suggest that they forward their concerns to the National Grid.

ST ATHAN

2023/01154/FUL

Location: Dragon Way, Bro Tathan West, St Athan

Proposal: We are making zero alterations or developments to the current building. It is a change of use. The building was used as a military base and was bought by the Welsh Government. We will be using our premises as a prep kitchen and deli takeaway service for the business on site.

No Objections