

LLANTWIT MAJOR TOWN COUNCIL
Report from Hybrid Planning Committee Meeting held
on Tuesday 2nd July 2024

Present:

Chair: Councillor Dr P Dickson (Chair)

Councillors: Councillor D Powell
 Councillor J Deakin
 Councillor G Morgan

Apologies: Councillor D Powell
 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:

SOUTH EAST WARD

2024/00478/PNT(amended)

Location : Acorn Holiday Park, Nut Walk, Llantwit Major

Proposal: Proposed Streetworks telecommunication installation. The proposal is the installation of a 20m M-Range V2 Pole with 6 nos antennas, 1no 300mm transmission dish, 3nos equipment cabinets, 1no meter cabinet and ancillary development.

Objections

The Planning Committee object to the Planning Application 2024/00478/PNT (amended) based on the following points-

1. The site is located within the Glamorgan Heritage Coast and would need to comply with Policy MG27 (Glamorgan Heritage Coast) which seeks to conserve and enhance the special environmental qualities of the area. This proposal will have an unacceptable effect on the special environmental qualities of the coastline.
2. The Vale of Glamorgan Planning Department have recently refused a Planning Application 2023/01253/FUL which was situated along the Glamorgan Heritage Coast based on the following points:

“by virtue of its scale, siting and design, the proposed development would result in an unacceptable visual impact on the Glamorgan Heritage Coast and its wider rural setting, failing to enhance nor preserve its character and appearance”

3. The Document from Cornerstone detailing Site Specific Supplementary Information details inconsistencies with the mast description and description of surrounding area. That is, as stated in the document:-

a) Page 22 – ‘ Significant amount of equipment on the mast and at the base for equipment housing. In order to support this equipment, the mast must be robust and will often dictate a larger wider lattice type of design. This is more achievable and desirable in rural areas’

b) ‘The Officers Report states that in order to provide the coverage and reduce the visual impact within the Glamorgan Coast the applicant has proposed a more robust slim line mast’

Points A and B are contradictions on the mast design.

c) Page 24 – ‘The proposal had been located in as discreet location as possible’

d) Page 23 - ‘ The proposed height is 20m is acknowledged as being considerable’

e) Page 24 – ‘The location has been chosen as it has the least amount of residential properties overlooking the site’

f) Page 24 - ‘The site has been designed so the height has been kept to an absolute minimum, with the pole using surround trees as a backdrop and screening to minimise intrusion’

The Planning Committee note that the proposed mast is situated by a residential mobile home site as well as on a popular camping and caravan site and will be a substantial structure visible from a large area of the town. The Committee query the comments re discreet location and properties not overlooked. Also, it is impossible to visualise how a 20m Mast can be screened by a background of trees.

The Planning Committee also wish to query if a non-material amendment can be considered re this Planning Application. Previous applications for a mast on the site were:

2001/00347/FUL – RNLI Mast, although this Application was approved, no mast was erected.

2017/00203/1/NMA – 17.5 m mast applied for on the site but there was no apparent construction.

Should a NMA have been allowed as the original planning permission had expired without anything being built?

WEST WARD

2024/00458/FUL

Location : 27 Barons Close, Llantwit Major

Proposal: Double storey side extension and single storey front extension to existing semi-detached dwelling

No Objections

NORTH WARD

2024/00514/FUL

Location : 28 Fairfield Rise, Llantwit Major

Proposal: To extend the existing front dormer to make it a usable room and add another dormer to make a new bedroom

No Objections

NORTH WARD

2024/00507/FUL

Location : 6 Clos Y Wiwer, Llantwit Major

Proposal: Proposed side extension over single storey and single storey rear extension with new single garage at front of property

No Objections