

LLANTWIT MAJOR TOWN COUNCIL
Report from Hybrid Planning Committee Meeting held
on Friday 29th May 2026

Present:

Chair: Councillor Dr P Dickson

Councillors: Councillor D Powell
 Councillor Dr L Hallan
 Councillor J Deakin
 Councillor G Morgan
 Councillor W Norman

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

NORTH WARD
2026/00370/FUL

Location: Kingswood House, East Street, Llantwit Major

Proposal: Removing existing shopfront glazing, raising the height of the internal floor level. Proposed 2 egress side hung obscurely glazed windows. Frames and glazing to match existing

OBJECTION

'We wish to **object** to the above planning application on the grounds that it;

1.conflicts with Policies MG14 and MG15 of the Vale of Glamorgan Local Development Plan.

2. Potentially causes parking problems

The proposed development would result in the loss of an active retail unit within an established retail centre. Policies MG14 and MG15 seek to protect the vitality, viability and retail function of town, district, local and neighbourhood shopping centres by resisting changes of use that would undermine their primary retail role.

The proposal would reduce the proportion of retail premises available to serve residents and visitors, contributing to a gradual erosion of the centre's retail character. The cumulative impact of additional non-retail uses may discourage footfall, weaken the attractiveness of the centre as a shopping destination, and reduce consumer choice.

Furthermore, there is insufficient evidence that the loss of this retail unit would not adversely affect the vitality and viability of the centre. The application does not adequately demonstrate that the proposal would maintain an appropriate balance of retail and non-retail uses or that there is a clear planning justification for departing from the objectives of Policies MG14 and MG15.

Approval of this application could create an undesirable precedent for further losses of retail units, leading to the fragmentation of the shopping frontage and undermining the long-term sustainability of the centre.

Parking in this area is subject to restrictions and the conversion of this property to residential premises means that inevitably additional long-term parking is required. This cannot be accommodated adjacent to this property and will inevitably lead to increased congestion in this area.

So it is on these grounds that the Town Council objects to this conversion.

In addition, we note that construction work appears to have already started on this site prior to planning permission being obtained. Could this current activity please be looked at from a planning enforcement perspective?’