

LLANTWIT MAJOR TOWN COUNCIL
Report from Hybrid Planning Committee Meeting held
on Tuesday 29th June 2026

Present:**Chair:** Councillor Dr P Dickson (via Teams)**Councillors:** Councillor Dr L Hallan
Councillor J Deakin
Councillor W Norman**Apologies:** Councillor D Powell
Councillor G Morgan

Declarations of Interest. The Chair queried if any Councillor had a personal interest they wished to declare on any of the Planning Applications to be discussed on the Agenda. No Declarations of Interest were received.

NORTH WARD**2026/00435/ADL****Location:** The Co-operative Pharmacy, 5 Boverton Road, Llantwit Major**Proposal:** 2no fascias with internally illuminated text, 2no face illuminated projecting signs, and window vinyl's**NO OBJECTION****WEST WARD****2026/00393/FUL****Location:** Bristol House, Commercial Street, Llantwit Major**Proposal:** Small 2.5sqm first floor extension to the apartment to create small WC/ desk space. Recladding existing with slate and new windows/ new metal roof to porch**NO OBJECTION****BOVERTON WARD****2026/00441/FUL****Location:** Clinton, Eagleswell Road, Boverton, Llantwit Major**Proposal:** Proposed residential extension and associated works

NO OBJECTION. The committee members however took the view that the following comments are appropriate and asked the Planning Officers to take these into consideration;

1. Highways – due to the likelihood of increased traffic on the site has an opinion been sought from Highways.
2. Ecology – has a full ecological survey been undertaken?
3. We note that there is a demolition of the existing garage proposed, however not documented on the Planning Application.

WEST WARD**2021/01461/1/NMA**

Location: Helios, Wesley Street, Llantwit Major

Proposal: Non Material Amendment to reduce size of dummy chimneys of Planning Ref 2021/01461/FUL – Request for the addition of solar panels, either on the roof or on the plot – fulfilling sustainable energy brief. The removal of 2 chimneys on the plans – redundant (no fireplaces). Replace with a stainless steel flue on the left side elevation to vent a small free-standing wood burner.

OBJECTION We note the history of this development and non-compliance with previously agreed plans. This latest NMA appears to be another attempt to circumvent the original plans and in particular the character of this development in a conservation area. Previously the chimneys were considered to be an important part of architectural detailing that allowed the proposed dwelling to blend well and be in sympathy with the character of the wider conservation area. Our view is therefore that this NMA should be rejected and further consideration given to restore the building in line with the original plans, including two chimneys.