

MATTER WHICH THE CHAIR HAS DECIDED IS URGENT BY REASON OF THE NEED TO UPDATE MEMBERS ON THE PROPOSED AMENDMENT / EXPANSION OF THE REASONS GIVEN FOR THE DECISION MADE REGARDING PLANNING APPLICATION 2022/00907/FUL. THIS IS IN ORDER TO ELABORATE ON THE REASONS GIVEN BY MEMBERS FOR APPROVING THIS APPLICATION, TO ENSURE FULL CLARITY AND TRANSPARENCY ON THE DECISION MAKING PROCESS REGARDING THIS, AND FOR MEMBERS' CONSIDERATION AND APPROVAL OF THE PROPOSED UPDATE.

For Member's consideration: the expanded reason(s) for the decision made by the Planning Committee regarding the below application at its meeting on the 12th December 2024.

The following reasons have been added to the below application and decision made by the Committee. This is in order to reflect in more detail the rationale provided by Members with regard to approving this planning application at the meeting and greater transparency around the decision-making process on it:

APPLICANT: Lidl GB Ltd C/O Agent

AGENT: Mr Rob Mitchell Brunel House, 2 Fitzalan Road, Cardiff, CF24 0EB

Land at Bridge House Farm, Llanmaes Road, Llanmaes, Llantwit Major

APPROVED – Subject to the relevant conditions being set.

Reason for decision

The Committee, having considered the report and the discussions at the meeting, were minded to approve the application (subject to conditions and a Section 106 legal Agreement), based on a number of material considerations, which were considered by Members to outweigh the reasons which had been given by Planning officers to refuse the application, as follows:

- The relevant public consultation had not suggested significant opposition to the development, but rather significant support for it within the wider Llantwit Major area.
- The concerns raised around the access to the proposed retail development / food outlet had been considered by the Council's Highways Section, and no objection had been raised (subject to the conditions outlined within the report in question and the applicant undertaking the necessary works and providing

S106 funding). The site also lay near to a substantial highway network and population area.

- The applicant had revised their plans with regard to the development of the site for the erection of a Class A1 foodstore. This included the height of the food outlet to be limited to 7 metres (comparable to a typical UK house), the use of green roofing, solar panels, etc. This would also help to mitigate the concerns raised around the visual, ecological, etc. impacts of the development on the local area.
- Due to the location, landscape and topography of the area identified for this development, it was felt that these would help to minimise the visual impact on the local primary catchment area and community.
- The proposed area for development lay outside of the Llanmaes Conservation Area and it was felt therefore that although it was near to this area, there were still insufficient visual harm to justify refusing the application.
- Due to the increased urbanisation and significant population within the local Llantwit Major / St Athan area and the wider southwestern Glamorgan location (including the Wick-Rhose 'corridor') there was a need to have further retail / food outlet development in order to meet increased need and address the insufficient availability of such an outlet in the local area.
- This development would also help benefit the local environment and sustainability by lessening the journeys required by local communities in order to access such a retail / food outlet, as well as the wider economic, employment, commercial and financial benefits to the local communities and economy.