

SECTION 1 – CASE REGISTRATION

Consideration of Requests for Applications to be Called in by the Welsh Ministers and Referrals under the Notification Direction			
Application description and type (full, outline or reserved matters)	LPA reference	Case status (undetermined, approved subject to S106 etc)	Has an Article 18 Direction been issued? If so, on what date?
Full application for the erection of a Class A1 foodstore with access, surface level parking, landscaping and all associated development at land at Bridge House Farm, Llanmaes Road, Llanmaes, Llantwit Major.	Application No. 2022/00907/FUL	Committee resolved to approve the application at the meeting of 12 December 2024 subject to the signing of a S106 agreement. Reported to planning committee again on 13 February 2025 to agree conditions and committee again resolved to grant permission subject to signing of S106.	Yes. 23 January 2025
Has the application been referred under Notification Direction? If so, on what grounds?	Is the site allocated for development in an adopted and up to date development plan or does it benefit from an extant planning permission? Provide details.		
No. A call in request was received.	No. The application site is outside of the settlement boundary for Llantwit Major as identified in the adopted Vale of Glamorgan Local Development Plan 2011 – 2026. There are no extant planning permissions for the site.		

SECTION 2 – ISSUES RAISED BY THE APPLICATION

Ser	Matters to consider (either raised in request or identified by officials)	Is this statement correct?	Relevant local and national policies	Has the issue been adequately and appropriately addressed?	What is your conclusion? Explain whether or not the LPA has given due to consideration of the issue and why
1	The site is outside of the settlement boundary, in the open countryside, and not designated for development in the adopted Local Development Plan. The development would have a negative impact on the open countryside.	Yes	<p>LDP Policy MD1 states new development on unallocated sites should have no unacceptable impact on the countryside. LDOP Policy MD2 provides criteria for the design of new development.</p> <p>PPW 3.60 - Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and</p>	No	The officer report considers the visual impact of the proposals against Policy MD1 and MD2 and finds that the application proposals would likely have a significant detrimental impact on the intrinsic, verdant character of the countryside. The officer considers that the impact of the proposals on the appearance and character of the countryside and the urbanising form of development would result in the confluence of the settlements of Llanmaes and Llantwit Major. In the overall planning balance, this is a significant conflict with LDP policies and therefore the officer recommends refusal of the application.

			landscape conservation. New building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled.		In our view the officer's report has due regard to the policy issues raised by the proposals and comes to a balanced and reasoned view.
2	Protection of a conservation area	Yes	<p>LDP Policy MD8 - Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan.</p> <p>PPW Chapter 6 (6.1.15) – strong presumption in against the granting of planning permission for developments which damage the character or appearance of a conservation area or its setting.</p>	No	The officer report acknowledges that the site, and surrounding fields, reinforce the rural nature and agrarian origins of the village and are therefore important to the setting of the conservation area. The officer report states that the introduction of a building of the scale proposed would significantly dilute the established importance of the setting of the conservation area and concludes that the proposals would likely have significant detrimental impacts upon the character of the countryside, the Llanmaes Conservation Area and result in the coalescence of Llantwit Major and Llanmaes.

					The officer report goes on to include this within the reason for recommending refusal of the application. In our view, this issue has been considered, and a balanced judgement has been made.
3	Potential impact on existing retail in town centre and sequential test.	Yes	LDP Policy MG13 – edge and out of town retailing areas. PPW (4.3.13 – 4.3.29) and Future Wales Policy 6.	Yes	The officer report sets out that the applicant's Retail and Planning Statement states that there is a demonstrable quantitative and qualitative need for the development, no other suitable sites were identified during the sequential test, the site is well located and accessible by a variety of transport modes and Llantwit Major is viable and there is no evidence of unacceptable impact on trade, turnover, vitality and viability of centres. The report also states that the LPA's appointed retail consultant, Nexus, determined there is a qualitative and quantitative need for a new foodstore in Llantwit major, and there are no suitable, viable, and available sites closer to the town centre for the proposed development. They consider

					that Llantwit Major does not have a main food shopping destination. Nexus did acknowledge that there would be significant impact on existing food stores in Llantwit Major and the town centre as a whole but considered that these impacts would not result in an 'unacceptable impact' and therefore the proposal does not conflict with LDP Policy MG13. In our view, the officer has come to a balanced judgment in relation to LDP Policy MG13 and considers that although there will be an impact on the town centre, the officer considers this will not be 'unacceptable'.
4	The site is being considered as part of a wider potential Green Wedge designation in the review of the LDP.	Yes		Yes	The officers report acknowledges that a candidate site has been submitted for a green wedge on the land where the proposed development is sited and that at the Replacement LDP is progressed green wedges will be reviewed which will include assessing this land. However the officers report states that the site is not currently located

					<p>within a Green Wedge and therefore policy pertaining to them would not apply for the purposes of determining this application.</p> <p>In our view, the RLDP is not at an advanced stage of preparation and therefore the officer's conclusions are reasonable and balanced.</p>
5	The resolution to grant is in conflict with the officer report which recommends refusal.	Yes			This issue is being considered as part of the overall call-in consideration.
6	The proposal is not in a sustainable location accessible by a variety of transport modes and will be overly reliant on users traveling by private vehicles.	Yes	<p>PPW (Chapter 2 and 3) - The location of housing, employment and leisure and other facilities should be planned to help reduce the need to travel. Walking, cycling and public transport are prioritised to provide a choice of transport modes and avoid dependence on private vehicles, and public transport stations and stops are positively integrated.</p>	Yes	<p>The officer report states that the site is a circa 12 minute walk from Llantwit Major Town Centre and there is a bus service circa 80m and 250m away and concludes that the site would not be overly or unacceptably reliant on private car. The proposals include the provision of a shared footway/cycleway along the frontage of the site, and off-site works of two new toucan controlled crossing points to aid pedestrian movements across the B4265 and Llanmaes Road. The proposals do not include adequate EV charging spaces to comply with the 10%</p>

					<p>envisaged by Policy 15 of Future Wales.</p> <p>Policy Branch advises that the proposal raises issues that may be in conflict with aspects of national planning policy including placemaking in terms of sustainable location, provision of a choice of transport modes, reducing carbon emissions and reducing the need to travel and avoiding dependence on private vehicles. This issue has been addressed in the officers report and consultation responses and is not part of the recommended reason for refusal. The site is accessible by a variety of transport modes, and the submitted information does not suggest users will be reliant on private vehicles.</p>
--	--	--	--	--	--

SECTION 3 – LPA CONSULTATION ON THE APPLICATION

Ser	Individually list any relevant internal/external consultees in relation to the issues raised in Section 2	Were responses provided? Yes/No	Summarise any issues raised in consultee responses which are also identified in Section 2	Has the LPA given due regard to this consultation response?	If the LPA failed to consult, is this relevant? If so, why?
1	LPA Conservation and Design Officer	Yes	The application site currently makes a positive contribution to the character and appearance of the conservation area through reinforcing the rural nature and Agrarian origins of the village. States that the proposed development would substantially dilute the separation between Llanmaes and Llantwit major. Concludes that the proposal will have a harmful effect on the setting of Llanmaes Conservation Area.	Yes – the officer report includes this as part of the reason for refusal.	N/A
2	LPA Landscape Officer	Yes	Advises that the proposed development would constitute a significant change to the character and scale of the urban development visible from a number of viewpoints.	Yes – the officer report includes this as part of the reason for refusal.	N/A
3	LPA Highways Officer	Yes	Advises that they have no objection to the proposals subject to conditions as well as S106 funding for improvement to nearby bus stops and conditions relating to off-site works and additional surveys required.		

SECTION 4 – DECISIONS BRANCH OWN INTERNAL CONSULTATION

Ser	Issue for internal consultation	Who have you consulted?	Summarise consultation response	Do you agree with this? If not, why not?
1	To ascertain if the proposed development is policy compliant, in regards to the development of land in the open countryside and the proposed development for retail use.	Policy Branch	The response from Policy Branch is extensive covering both national and local planning policy. The response concludes that the application does not appear to conflict with the sequential approach to development or retail assessment criteria and agrees with the officers report in relation to the sequential approach, retail needs assessment and impact assessment. Policy Branch advises based on the information available that call-in is recommended . The justification provided is because the proposal is considered to raise issues that may be in conflict with aspects of national planning policy in relation to location of development in the countryside away from the urban form, landscape impact, placemaking in terms of sustainable location, provision of a choice of transport modes, reducing carbon emissions, reducing the need to travel and avoiding dependence on private vehicles, and effect on the setting of a Conservation Area.	Yes

SECTION 5 – CONCLUSION

<p>Given the responses detailed above would it appropriate for the Welsh Ministers to call in the application for their own consideration, when assessed against the Welsh Governments policy on call-in?</p> <p>Yes/No</p>	<p>Set out your reasons for coming to this view</p>
Yes.	The proposal conflicts with national planning policy in relation to the location of the development in the open countryside, landscape impact, placemaking in terms of sustainable location and effect on the setting of a Conservation Area.
Submitted by (name and date)	[REDACTED] – 27/02/2025
Agreed by (name and date)	