

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 13 FEBRUARY 2025

Page	Application	Location	Item No.	Description
	2022/00907/FUL	Land at Bridge House Farm, Llanmaes Road, Llantwit Major	1.	Multiple responses from residents
	2024/00060/FUL	Hillside, Leckwith	2.	Response from Council Highway Engineer – No further comments in respect of additional information.

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 13 February 2025

Application No.: 2022/00907/FUL	Case Officer: Mr. Robert Lankshear
Location: Land at Bridge House Farm, Llanmaes Road, Llanmaes, Llantwit Major	
Proposal: Erection of a Class A1 foodstore with access, surface level parking, landscaping and all associated development	

From: A number of local residents (circa 17 in total) including a number sent via Members. 3 sample representations are attached for information.

Summary of Comments:

- No requirement for a new foodstore in the vicinity
- Store should be built in alternative location such as off Northern Access Road and request that members defer determination until sites have been considered
- The main entrance to Lidl should be from the main road and not from the small lane that enters Llanmaes.
- Highway safety concerns including concern for non-motorised users and riding school and whether a pedestrian/zebra crossing across Llanmaes Road or cycleway along site frontage. Also request that Lidl monitor safety of the junction; lights at junction to be calibrated; traffic management for those leaving the store
- Request that conditions that all heavy traffic should not come through the village
- Noise and air pollution
- Delivery times should be restricted. Various suggestions provided including not being outside of opening hours; being limited to an hour either side of opening times
- Delivery frequencies should be limited to one per day and none on Sunday
- Lights should be switched off from 8pm to 7am or overnight
- The external facade of the building should be in keeping with the local environment eg wood or stone or slate clad
- Landscaping to soften built impact of store. Extra trees and plants should be planted to replace those that will be lost and to the north and east to shield the village
- Signage should be designed to be as unobtrusive as possible including no use of flagpole signage
- The main Lidl sign should be small and placed on main road and switched off at night
- Car park should be locked at night to discourage illegal activity and the possibility of increased crime
- Traffic calming measures should be implemented through Llanmaes village including weight restrictions
- Store opening times should be limited. Different times suggested include closing at 21:00 to be consistent with Barry store or to 8:00-19:00; 08:00 - 20:00 Mon through Sat, 10:00 - 16:00 Sun.
- Regular litter picking by Lidl around the site.
- Lidl to be responsible for paying for any future mitigation required due to the store causing traffic to build up and/or flooding requiring infrastructure repairs or builds.

- Lidl to provide a contingency fund to cover any increase in flooding caused by the store (flooding is an existing problem in Llanmaes).
- Any future problems arising from increased traffic through Llanmaes caused by the Lidl site must be resolved in a timely manner and at Lidl's expense.
- Suggested additional conditions including avoiding Llanmaes foul drainage run as already at capacity;
- Lack of consultation by Lidl with residents of Llanmaes during application
- Safety railings to be provided along frontage of the site
- Public space contribution to be used to improve existing spaces in the village

Officer Response:

As noted within the officers report considered at the 12th December planning meeting, the design of the access; off site improvements and provision of footways along the site frontage and consideration of the highway safety implications of the development have been considered previously by officers in consultation with the Council's Highway Development section. Noting that members have resolved to approve the application and this meeting is to consider the merits of the proposed planning conditions only it is not the intention to revisit highway safety matters in terms of alternative locations; alternative points of access or alternative designs of pedestrian/cycle infrastructure along the site frontage.

It is however noted that a number of matters raised within these matters arising are already addressed through conditions proposed for members consideration. These include those relating to off-site engineering details inclusive of signage to limit potential of heavy vehicle movements through Llanmaes (condition 5); telematics of the lights at the B4265/Llanmaes Road junction (condition 6) and delivery management in terms of timings and to avoid delivery vehicles through Llanmaes (condition 10). No condition with regard to safety railings or off-site contingency funds for off-site highway works have been sought as these have not been requested by Council highways officers. It is however noted that officers have secured a contribution towards sustainable transport improvements to be spent within the vicinity of the site.

Conditions are also proposed in terms of materials (condition 3); a revised landscaping scheme inclusive of additional hedgerow and tree planting (condition 15); noise pollution (condition 21) and a revised lighting scheme including timing (condition 26) that subject to further consideration by officers/relevant consultees would allow these matters to be suitably addressed. Noting concerns raised by local residents and the Community Council a scheme relating to securing the car park outside of opening hours is also proposed (condition 25).

Opening and delivery times (conditions 10 and 24 refer) are as per the submission, outside of the WHO recognised night-time hours and have been considered by officers and shared regulatory services. Officers do not intend any change to these conditions.

In terms of lighting and siting of advertisements, this would be subject of a separate application under advertisement regulations and not a matter to be controlled by condition on a planning consent.

No financial public open space contribution has been secured but an in kind provision of an open space area to serve needs of staff of the store (as required by planning obligations SPG) is shown within the submissions.

Matters relating to inadequate consultation with residents of Llanmaes; alternative locations for the foodstore and retail need were considered in detail within the officer report for the December committee. Similarly matters relating to drainage were considered in consultation with relevant stakeholders including the Council's Drainage section; Natural Resources Wales and Dwr Cymru Welsh Water and therefore further conditions or contingency funds in these regards are not considered reasonable or necessary to make the development acceptable in planning terms.

Requests with regard to a potential condition with regard to litter picking are not considered to meet the relevant tests in terms of being reasonable or enforceable.

Action required:

Members to note.

From: [REDACTED]
Sent: 05 February 2025 13:49
To: Lankshear, Robert; Robinson, Ian
Subject: Planning conditions for the Lidl development in Llanmaes my letter to everyone about additional conditions we would ask for

Some people who received this message don't often get email from [REDACTED] [learn why this is important](#)

I am writing regarding the planning conditions for the new food store in our village Llanmaes to be considered.

I think you know how devastated our entire village is with the decision you took on 12th December now we must finalise the conditions and trust you will not object to what we want and indeed advocate for them.

As it has been said in the planners report we are waiting for the Welsh Government to consider if they are calling in this application. The agenda for the meeting on 13th February is long and detailed a decision to adjourn the conditions until the WG have decided what they are going to do would be maybe the best option for this meeting.

However, if you are minded continuing then these are my points, and I do not think they are difficult to agree to.

1. I see no reason why the opening hours for this store should not be the same as Barry Lidl and close at 9.00pm I see no reason at all why this should be contentious.
2. I also argue any flagpole or signage needs to be along the B4265 rather than into our village.
3. All traffic including heavy vehicles and other traffic should not come through the village road and lanes but via the B4264
4. The pedestrian crossing would be better served by a zebra type crossing.
5. We all believe any S106 funding that is made should be made available to fund Traffic calming measures in our village this we have been asking for many years.
6. Everyone who has been to the Barry Lidl knows that they have a litter problem as you also know that is something in Llanmaes we get concerned about and do litter picks but surely on their own premises it should be in the conditions that they do regular litter collections.
7. There should be conditions that when the store is closed the dim the lighting and lock the car park to prevent anti-social behaviour and vandalism happening as it does in other out of centre places such as on the Northern Access Road. This would have been a more appropriate place to build it would not have been on a green field which is not in the LDP for development and the Northern Access Road already has planning for houses so would have been much more agreeable. I also ask why Lidl could not have built there building there?

8. I also believe and this again is not contentious that by planting trees along the edge of the plot facing the village to screen the building would be very helpful and be good for sustainable and environmental reasons.
9. The junction plan needs to be reviewed to provide pavements and a cycle path, this junction is on one of the main cycle routes through the Vale as you probably know and widening the entry with a slip road into the store.
10. If Lidl do eventually build this then I trust they will do everything they can to make sure they mitigate the visual impact of this development and build good relationships with the village council and our close community of Llanmaes

Yours sincerely



2 Grove Cottage

Llanmaes

Vale of Glamorgan

From: Robinson, Ian
Sent: 12 February 2025 12:00
To: Lankshear, Robert
Subject: FW: Lidl application to the village of Llamaes

Ian Robinson
Head of Sustainable Development / Prif Gynllunydd Ceisiadau
Directorate of Place / Adfywio a Chynllunio
Vale of Glamorgan Council / Cyngor Bro Morgannwg
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Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: [REDACTED]
Sent: 12 February 2025 11:59
To: [REDACTED]
Subject: Fw: Lidl application to the village of Llamaes

From: [REDACTED]
Sent: Tuesday, February 11, 2025 8:14:34 PM

Subject: Lidl application to the village of Llamaes

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Good evening,

I am writing in connection with the ridiculous, ill judged and politically motivated decision made at the planning committee meeting on 12th December 2024 to give consent to allow Lidl to build on a green field site in the village of Llanmaes.

We moved to Llanmaes four years ago and were drawn particularly by the rural setting and strength of community that makes this village unique. We choose it as the perfect setting in which to start a family and raise young children. This decision spoils the feel and look of the village, merging us with the town of Llantwit Major and no more than a through road for people wanting to use Lidl. It seems that most people involved in this decision have not considered the opinion or full impact this will have.

If you spoke in support of the decision please now consider your position. The very least you can do is mitigate the impact and damage the development will cause by acknowledging the number of letters and emails you will have received protesting about the decision and asking for stringent conditions to be put in place should it progress further,

In particular we would want the following to be included as conditions to the permission:

- Car park to be locked overnight to avoid inappropriate use and anti-social behaviour
- Limit store opening hours to minimise impact on residents (8am-7pm Monday to Saturday and 10-4pm Sunday)
- No deliveries between 8pm and 7am weekdays and 5pm and 9am on Sundays
- Switch off all lighting in store and in car park over night to limit light pollution
- Landscaping of the site
- Traffic calming measures throughout the village
- Lidl to provide an ongoing contingency fund to address unforeseen traffic impacts through the village
- Ensure no HGV access through the village
- Lidl funded contingency for unforeseen impacts on the already dire flooding situation
- Regular litter picks managed by Lidl
- Ongoing monitoring of the safety of the junction and potential issues accessing the riding school
- Public space contribution to be used to improve existing spaces in the village

I trust that my email will be given due consideration ahead of your meeting on Thursday 13th. In the meantime we can only hope that the Welsh Government take a common sense approach and respond correctly to the call in.

Regards

Geoffrey Pengilley

[REDACTED]

From: Robinson, Ian
Sent: 12 February 2025 12:00
To: Lankshear, Robert
Subject: FW: Considerations for Planning Application 2022/00907/FUL

Ian Robinson
Head of Sustainable Development / Prif Gynllunyydd Ceisiadau
Directorate of Place / Adfywio a Chynllunio
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704777
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Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: [REDACTED]
Sent: 12 February 2025 11:58
To: Robinson, Ian [REDACTED]
Subject: Fw: Considerations for Planning Application 2022/00907/FUL

From: [REDACTED]
Sent: Tuesday, February 11, 2025 10:20:36 PM

[REDACTED]

Subject: Fw: Considerations for Planning Application 2022/00907/FUL

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Conditions attached to Lidl UK's proposed plans to build a retail development at Bridge House Farmland at the southern entrance to Llanmaes Village just off the B4265.

Reasons for Concerns with Considerations

- A traffic flow survey was conducted by Lidl during the effects of the aftermath of Covid when people worked from home and households shopped online. A new survey should be conducted to determine current pedestrian and traffic numbers.
 - There is only one through road from the B4265. This is used, at present, as a commuter run to Cardiff via A48, St Athan, St Mary Church and Cowbridge by using the narrow, often single-track, country road into and through Llanmaes Village. Post Covid has seen a significant increase of fast traffic through the village which will only increase with access to a supermarket. I have to replace my guttering and downpipes on a regular basis due to traffic speeding through the one way road just past the Village Hall.
 - This out of Town Centre retail development will fortify the increase of extra traffic. A concern of increased traffic and congestion would be the access for ambulances, fire engines and emergency services into the village.
 - The proposed supermarket, with 122 parking places and loading/delivery bays, will be 53 meters from a busy junction controlled by traffic lights leading into a narrow unclassified country road, used by walkers, cyclists, schoolchildren etc. and with a short, sharp egress from the B4265. There is no public transport and areas in the village with no pavements.
 - Road Safety of schoolchildren, senior citizens, walkers, cyclists, people with disabilities, horse riders, people with prams and pushchairs, dog walkers etc. attempting to cross the entrance to Lidl's with cars and large lorries turning in from both directions and then having to cross the road at the boundary of the site, where no road improvements are happening, near to a blind corner. NEW HIGHWAY CODE 29th January 2022 Rule H2 states that pedestrians are classed as the highest vulnerable road users and should be given priority at a junction. This would result in a backlog of traffic in both directions with the added problem of changing traffic lights less than 55 meters away. This problem would also increase the use of cars turning left from the store and back into Llanmaes Village and using it to as a u-turn back to the B4265.
-
- Therefore could you give due diligence to the following points
 - Limit the supermarket opening hours Monday to Saturdays to 8am to 8pm and Sundays 10am to 4pm.
 - Secure the car park overnight to deter illegal use similar to current issues locally.
 - Limit deliveries to the supermarket to an hour either side of opening times.
 - Ensure all store and car park lighting is switched off overnight to reduce light pollution and impact on residents.
 - Site to be landscaped with mature trees and hedgerows. Both those destroyed by construction damage and upgrade to hide as much of the site as possible.
 - Make sure any signage does not impact on a conservation village.
 - Essential traffic calming measures throughout the village, especially in areas where there is no pavement and single track road. Funded by Lidl.
 - Contingency fund provided by Lidl for any future unforeseen flooding consequences and traffic impacts in the village.
 - Determine all HGV and delivery lorries access the store from the B4265.
 - Monitor and dispose of all litter/rubbish in the vicinity of the store and managed by Lidl.
 - Ongoing and continuous monitoring of vehicle, pedestrian, cyclists and animal safety of the nearby junction with a contingency fund provided by Lidl.

In principal I am not adverse to a new retail development in a safe, suitable and viable location. I personally feel that Llanmaes Village is not a safe or suitable location and is totally against the developers own ethos of location and consequences. The local communities of Llantwit Major, 9486 residents and Llanmaes Village, 403 residents will not walk to this site to do their weekly shop and the traffic flow will increase considerably, jeopardising road safety for both pedestrians and vehicle occupants.

Thank you for your considerations for the future safety of our rural village.

Kind regards

Carmel Meredith
 Forge Cottage on
 Llanmaes CF61 2XR

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 13 February 2025**

Application No.: 2024/00060/FUL	Case Officer: Angharad Hobbs
Location: Hillside Cottage, Leckwith Road, Leckwith	
Proposal: Retention of the importation and deposition of soil and inert material and associated ground engineering operations to support and safeguard the structural stability of Hillside Cottage, Leckwith, Cardiff, damaged by flooding originating from the adjacent public highway, land and mud slides.	

From: Local Highways Authority**Summary of Comments:**

Commented to state that original highway comments are still applicable unless further operations are required.

Officer Response:

Comments noted.

Action required:

No further action required.