

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting
held in the Council Chamber, Cowbridge Town Hall,
on Monday 6th October 2014 at 7.00pm.

Present: Vice Chairman – Councillor D G Morgan
Mayor – Councillor P J Knapp
Deputy Mayor – Councillor D W Morris
Councillors: Mrs M Arnold, Mrs G Baty, Mrs A Burges,
A T Trousdell and T L Williams MBE.

In Attendance: Town Clerk – Mr Andrew Davies

Item 1: **Apologies for absence.**
Councillor Mrs S M Cox and Mrs N C Thomas.

Item 2: **Declarations of Interests.**
None.

Item 3: **Matters arising from the Committee Meetings held on 1st September 2014.**
No matters arising.

Item 4: **Matters arising from the Town Council Meetings held on 16th September 2014.**
No matters arising.

4.1 E-mail received from R Exley, Llanblethian Community Group regarding signs for a proposed 'history trail' in Llanblethian.
Matter dealt with at the Leisure and Amenities Committee Meeting.

Item 5: **To consider the following Planning Applications:**

5.1 Planning Application No. **2014/00940/FUL**

Applicant: Mrs E Davies

Agent: Spring Design Consultancy

Location: Church Cottage, Aberthin Lane, Aberthin

Proposal: Demolition of existing bungalow and construction of 4 No. semi detached
Single storey dwelling.

No objections to the proposal, subject to a satisfactory solution being found in respect of access to and from the site.

5.2 Planning Application No. **2014/00977/RES**

Applicant: Mr A Barton

Agent: Nick Renwick

Location: 11 Llantwit Major Road, Cowbridge

Proposal: New detached dwelling.

No objections.

The Committee has previously voiced its concern over the proposal being outside the settlement boundary.

Item 5: To consider the following Planning Applications (continued):

5.3 Planning Application No. **2014/00465/FUL**
Applicant: Mr G Thornton
Agent: Spring Design
Location: Cruiskeen Lawn, Love Lane, Llanblethian, Cowbridge
Proposal: Demolition of attached garage with accommodation above and rebuilt on opposite side of dwelling with erection of detached 4 bed dwelling.

Objections

The Committee objects on the following grounds:

- 1) That the proposal is over development of the site.
- 2) Concerns about the access to the site given its close proximity to a dangerous corner.
- 3) It is understood that there is a history of sewerage and drainage problems involving neighbouring properties.

5.4 Planning Application No. **2014/01116/FUL**
Applicant: Aberthin Village Hall Committee
Agent: A M Whyman RIBA Chartered Architect
Location: Aberthin Village Hall, Aberthin Lane, Aberthin
Proposal: Erection of single storey extension to provide additional storage space.
Erection of glazed enclosure to existing entrance and replacement of stepped external approach with wheelchair accessible ramp.

No Objections.

Item 6: Local Development Plan.

No matters arising.

Item 7: Correspondence.

- 7.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
- (i) Planning Application No. **2014/00422/FUL** – Erection of a complementary pharmacy on land adjoining the existing medical centre at Cowbridge Health Centre, The Broadshoard, Cowbridge – **Grants permission with 13 conditions (TC objected).**
 - (ii) Planning Application No. **2014/00576/RG3** – Install shed to rear of building at Cowbridge Community College, Old Hall, High Street, Cowbridge – **Grants deemed planning consent with 2 conditions.**
 - (iii) Planning Application No. **2014/00587/FUL** – Replacement of first floor windows with box sash double glazed units at 59 High Street, Cowbridge – **Grants permission with 3 conditions,**
 - (iv) Planning Application No. **2014/00630/FUL** – Proposed extension at 30 Millfield Drive, Cowbridge – **Grants permission with 3 conditions.**
 - (v) Planning Application No. **2014/00670/FUL** – Construct a frameless glass entrance lobby on front elevation, at The Market Place Restaurant, 66 High Street, Cowbridge - **Grants permission with 2 conditions.**
 - (vi) Planning Application No. **2014/00811/FUL** – Rear single storey extension to create larger kitchen/dining room and living space. Increase size front porch at 18 Porth y Green Close, Llanblethian – **Grants permission with 1 condition.**
 - (vii) Planning Application No. **2014/00822/FUL** – Front porch extension at 33 Druids Green, Cowbridge - **Grants permission with 1 condition.**
 - (viii) Planning Application No. **2014/00839/LAW** – Certificate of lawful use or development at 16 Lake Hill Drive, Cowbridge.
 - (ix) Planning Application No. **2014/00896/FUL** – Alteration and extension of existing dwelling at The Links, Off Pen y Lan Road, Aberthin - **Grants permission with 2 conditions.**
 - (x) Planning Application No. **2014/00927/FUL** – Rear conservatory at 13 St Bleddians Close, Cowbridge - **Grants permission with 1 condition.**

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Item 8: Primrose Hill Public Enquiry.

Councillor D G Morgan gave a report to the Committee about the Public Enquiry that he had attended on behalf of the Town Council. He had been one of only three 'third parties' that spoke at the enquiry and few members of the public had been present whilst he was there. Whilst putting forward the objections made by the Town Council against the proposed development it became apparent from the Planning Inspector that there were a number of points that had been agreed between the Appellants and Vale of Glamorgan Council including Waste Water Management and Education. Furthermore, the Vale of Glamorgan Council had produced a report that advised that there was no significant traffic congestion in the town. The Inspector's findings and report is expected at the end of October.

Item 9: Matters to be discussed at the discretion of the Chairman relevant to the Committee.

No matters.

Item 10: Date and Time of next meetings

Monday, 3rd November 2014 at 8.00pm.

Councillor D G Morgan
Chairman.