

**Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting
held in the Council Chamber, Cowbridge Town Hall,
on Monday 3rd November 2014 at 7.00pm.**

Present: Vice Chairman – Councillor D G Morgan
Mayor – Councillor P J Knapp
Councillors: Mrs M Arnold, Mrs G Baty, Mrs A Burges, Mrs N C Thomas,
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 D W Morris

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

Item 3: **Matters arising from the Committee Meetings held on 6th October 2014.**
No matters arising.

Item 4: **Matters arising from the Town Council Meetings held on 21st October 2014.**
No matters arising.

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

5.1 **2014/01159/FUL**
Applicant: Mr Jenkins
Agent: Franks & Tom Architects
Location: 3 Mill Park, Cowbridge
Proposal: Single storey front and rear extensions and first floor side extension.
No Objections.

5.2 **2014/01168/FUL**
Applicant: Ms V Silva
Agent: Robert Toutt, Building & Design Solutions
Location: 69 Geraints Way, Cowbridge
Proposal: Front pitched roof dormer side carport with proposed family bathroom and bedroom above porch and living room to rear ground floor.
No Objections.

5.3 **2014/01177/FUL**
Applicant: The Co-operative Group
Agent: Wellsfield Associates
Location: Spar Stores, 57 High Street, Cowbridge
Proposal: New plant and AC installations, louvre infill, new autodoor and redecorations.
No Objections.

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

5.4

2014/01113/FUL

Applicant: Mr T Vaughan
Agent: Brian Griffin P&CC Ltd
Location: Pant Wilkin Stables, Aberthin
Proposal: Renewal of temporary permission for log cabin and associated works for two years.

No Objections.

5.5

2014/01232/FUL

Applicant: Mrs M Patel
Agent: Andrew Jones Plans
Location: Redfern House, Townmill Road, Cowbridge
Proposal: Porch to side elevation.

No Objections.

5.6

2014/01220/ADV

Applicant: Co-operative Food Group
Agent: Hawes Signs
Location: Co-op, 57 High Street, Cowbridge
Proposal: Plywood fascia with pinned of acrylic letters The Co-operative Food and Opening Hours with vinyl face Externally illuminated.

No Objections.

Item 6:

Local Development Plan.

No matters arising although it was generally agreed that the result of the appeal in respect of Land South of Primrose Hill will put pressure on other areas being considered in the LDP process.

Item 7:

Correspondence.

7.1

Received notifications of the planning decisions made by the Vale of Glamorgan:

- (i) Planning Application No. **2013/01247/FUL** – Five new dwellings with associated gardens, landscaping, access, garages and car parking at land adjacent to Vale Forge, North Road; at Site at North Road, Cowbridge – **Grants permission with 31 conditions. (TC objected).**
- (ii) Planning Application No. **2014/00255/CAC** – Demolish the existing 1.5m high Stone boundary wall that fronts onto North Road to allow for a new residential development, which is part of the application 2013/01246/FUL to construct five new dwellings at North Road, Cowbridge - **Consents with 2 conditions. (TC objected).** *The Committee recommends that a letter is sent from the Town Council to express its disappointment in the decision because of the additional impact that the development will have to traffic congestion especially at the converging junctions at Town Hall square.*
- (iii) Planning Application No. **2014/00483/FUL** – Conversion of building to office use and extensions to building to provide covered external access stair to existing stone built property at rear of 20 High Street, Cowbridge – **Grants permission with 5 conditions.**
- (iv) Planning Application No. **2014/00502/LBC** – Renew the existing natural slate roof covering to the whole property; reuse 50% of the existing slates on the front elevation and use new Spanish Del Carmen Grade 1 slates to the rear elevations at Great House, Bridge Road, Llanblethian – **Consents with 6 conditions.**
- (v) Planning Application No. **2014/00775/LBC** – Proposed covered external access stair to existing stone built property which is situated within the rear cutilage at Rear of No. 20 High Street, Cowbridge – **Consents with 3 conditions.**

Item 7: Correspondence. (continued):

- (vi) Planning Application No. **2014/00893/FUL** – Proposed two storey extension plus sun terrace and other alterations at Edmonton, 84A Broadway, Llanblethian – **Grants permission with 4 conditions.**
- (vii) Planning Application No. **2014/00941/PNT** – Installation of one Openreach broadband cabinet outside 7 High Street, Cowbridge - **Granted with 1 condition.**
- (viii) Planning Application No. **2014/00999/FUL** – Demolition of existing rear elevation conservatory and erection of a single storey rear elevation extension at 12 Primrose Close, Cowbridge – **Grants permission with 1 condition.**

7.2 Letters have been received from Beattie Communications concerning a public exhibition that is to take place on 12th in the Lesser Hall between 4pm and 8pm with a preview of the exhibition taking place beforehand between 2pm and 3.30pm. A second exhibition has been arranged at Llandow Village hall on 13th November between 5.30pm and 7.30pm.

Some members of the committee indicated that they may attend the exhibition and were advised by the Town Clerk that they should make sure that they make clear that any opinion they express are their own and not those of the Town Council as no planning application is in existence and no pre-emption should be made.

Item 8: Primrose Hill Public Enquiry.

Members of the Town Council were circulated with the Planning Inspector's decision in respect of the appeal relating to Land South of Primrose Hill. The Appeal was dismissed.

Councillor D G Morgan drew members' attention to the relevant parts of the Inspector's decision and in particular one of his conclusions that '..... the proposed development would cause substantial and unacceptable harm to the character of the local area and to the setting of the ancient town of Cowbridge and that it would be a prominent and discordant feature unacceptably harmful to visual amenity in the rural landscape.....'

Item 9: Planning (Wales) Bill – Consultation

The Town Clerk advised that parts of the proposed Bill will directly affect Town and Community Councils especially the proposed pre-application consultation for major developments which will place a duty on 'specified persons' (statutory consultees) to provide a 'substantive response' to the developer within a specified timescale which to be 21 days.

Other proposals include:

- That the current mandatory requirement for Design and Access statements will be removed and introduce a national development management policy on design.
- Welsh ministers being able to force and determine the size of joint planning board membership based around the size of the population of each council.
- Welsh Government determination of developments of National Significance including strategic scale energy projects.

The consultation period expires on 15th January and it was **proposed** by Councillor Mrs Gwen Baty, seconded by Councillor T L Williams and **recommended** that a special planning meeting is arranged to which all members of the Town Council are invited so that a response to the consultation can be formulated.

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Item 10: Matters to be discussed at the discretion of the Chairman relevant to the Committee.

Councillor A T Trousdell advised that the 'mound' of rubble at Causeway House as the result of excavation is still on site and is yet to be moved. It was understood that there was to be an agreed action plan between the Vale of Glamorgan Council and the developer regarding its removal. The committee **recommends** that the Town Clerk should contact the Planning Department at the Vale to determine the current position.

Item 11: Date and Time of next meetings

Monday, 1st December 2014 at 8.00pm.

Councillor D G Morgan
Chairman.