

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting
held in the Council Chamber, Cowbridge Town Hall,
on Monday 9th January 2017 commencing at 8.00pm.

Present: Vice Chairman – Councillor D G Morgan
Mayor – Councillor Mrs E A George
Deputy Mayor – Councillor Mrs S Vaughan
Councillors: Mrs M Arnold, Mrs G Baty, Mrs A Burges and A T Trousdell.

In Attendance: Town Clerk – Mr David B Morris

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

Item 2: Declarations of Interests.
None

Item 3: To confirm the Minutes of the Planning Committee meeting held 5th December 2016.
Proposed by Councillor A T Trousdell, seconded by Councillor Mrs E A George that the minutes of the Planning Committee held on 5th December 2016 be confirmed as a correct record and duly signed.
Resolved as proposed.

Item 4: Matters arising from the Committee Meeting held on 5th December 2016.
None

Item 5: Matters arising from the Town Council Meeting held on 20th December 2016.
None

Item 6: To consider the following Planning Applications:

6.1 Planning Application No. **2016/01347/FUL**
Applicant: Mr N England
Agent: Mr R Hicks
Location: Land adjacent to Cowslip Cottage, Stalling Down, Cowbridge
Proposal: Detached double garage with storage over.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01347/FUL>
The Committee has **no objection** to the plan but would request that the decision is conditioned so that the garage cannot be used as a separate dwelling in the future.

6.2 Planning Application No. **2016/01413/FUL**
Applicant: Mrs P Kay
Agent: N/A
Location: Kingscombe, Llanmihangel Road, Llanblethian
Proposal: Removal and reinstatement of slate roof and lead gully.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01413/LBC>
No objection.

....Continued

Item 6: To consider the following Planning Applications (Continued):

6.3 Planning Application No. **2016/01455/FUL**
Applicant: Mr A Thomas
Agent: Palmer Architectural Services Ltd
Location: 71 Geraints Way, Cowbridge
Proposal: Rear dormer extension.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01455/FUL>
No objection.

6.4 Planning Application No. **2016/01485/FUL**
Applicant: Mr T Matthews
Agent: Mr M Drummer
Location: Limefield House, Crossways, Cowbridge.
Proposal: Proposed single storey front and side extensions.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01485/FUL>
No objection.

6.5 Planning Application No. **2016/01497/FUL**
Applicant: Mr & Mrs Isaac
Agent: Creative Design Solutions
Location: 4 Woodlands Close, Cowbridge.
Proposal: Construction of two storey extension.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01497/FUL>
No objection.

Item 7: Local Development Plan 2011 – 2026.

No Update

Item 8: Community Matters.

- (i) Publication of text in support of VMCE and Role of Planning Committee.
Members considered the draft article to be published in the Gem detailing the purpose of the Town Council Planning Committee, its support for the development of the Cowbridge Market Place and concerns over the scale of the proposed developments and the adverse impact on the town.

Proposed by Councillor D G Morgan, seconded by Councillor Mrs S Vaughan to recommend to Council publication of the article in the Gem Newspaper.

Resolved as proposed.

It was also agreed that a follow up article should be drafted raising community awareness of Section 106 funding and the Community Infrastructure Levy, which can be placed by the Vale of Glamorgan Council on new developments, especially those that are large scale in nature. That such funding can be of benefit to the existing local community where the development is taking place to improve the local infrastructure and provide additional community assets such as play areas.

Councillor D G Morgan advised on a number of further matters of community importance that Members needed to consider –

Item 8: Community Matters (Continued):

A development agreement had apparently been reached between a National Home Building Company and the owner of the 'Darren Farm' land. This will mean that a number of applications would now be submitted to the Vale of Glamorgan Council Planning Department by the developers, which would require consideration and response from the Town Council. The Planning Committee need to consider hosting a number of community consultation meetings for the local community to review the applications prior to the Planning Committee responding back to the Vale Council Planning Department.

The need to be visibly robust in supporting the development of the Town market Place as a valuable asset in relation to increasing the growth of the business economy, visitors to the town and providing additional residences.

The increasing congestion in the Town Centre. To consider inviting a Vale Council senior planning officer to raise concerns directly with them regarding the over-development of Cowbridge and the negative impact with increasing congestion of the High Street. It was suggested to invite Mr Marcus Goldsworthy, Vale Council, Head of Planning and Regeneration however, prior to such a meeting taking place photos should be taken to illustrate the current level of congestion within the Town Centre and that further development will only exasperate the situation. Councillor D G Morgan agreed to approach Mr Goldsworthy's office to see if he was in agreement for such a meeting and when he was available prior to formally inviting him.

Item 9: Site Meeting – Vale of Glamorgan Council Planning Committee for Land at Court Close, Aberthin on 15th December 2016 – Update.

Councillor's A T Trousdell and Mrs A Burges advised that they had attended the site meeting with the Vale of Glamorgan Council Planning Committee Members. None of the residents' concerns were addressed and it would appear from the briefing provided by the Planning Officer that the development would be proceeding.

Item 10: Correspondence.

10.1

- (i) Received notifications of the planning decisions made by the Vale of Glamorgan: Planning Application No. **2016/00933/FUL** – 9 Primrose Close, Cowbridge – **Approved.** The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/00933/FUL>
Noted.
- (ii) Planning Application No. **2016/01063/FUL** – Pantwilkin Stables, Aberthin – **Approved.** The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01063/FUL>
Noted.
- (iii) Planning Application No. **2016/01171/FUL** – 48a Eastgate, Cowbridge – **Approved.** The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01171/FUL>
Noted.
- (iv) Planning Application No. **2016.01181/FUL** – Hare and Hounds Inn, Aberthin – **Approved.** The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01181/FUL>
Noted.

Item 10: Correspondence (Continued):

- 10.1 Received notifications of the planning decisions made by the Vale of Glamorgan (Continued):
- (v) Planning Application No. **2016/01190/LBC** – Llwyn Celyn, 77 High Street, Cowbridge – **Approved**. The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01190/LBC>
Noted.
 - (vi) Planning Application No. **2016/01201/FUL** – 10 The Limes, Cowbridge – **Approved**. The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01201/FUL>
Noted.
 - (vii) Planning Application No. **2016/01302/FUL** – Ashley Cottage, Bridge Road, Llanblethian – **Approved**. The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01302/FUL>
Noted.
 - (viii) Planning Application No. **2016/01307/FUL** – 31 Cae Stumpie, Cowbridge – **Approved**. The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01307/FUL>
Noted.
- 10.2. Response Letter from Vale of Glamorgan Council Planning Department – Town and Country Planning Act 1990 – Illuminated Advertisement Sign at Cowbridge Gadget Master, 16 High Street, Cowbridge.
Noted
- 10.3. Response Letter from Vale of Glamorgan Council Planning Department – Town and Country Planning Act 1990 – Part removal of the boundary wall at Limes Gate Cottage, The Limes, Cowbridge.
Noted.
- 10.4. Response Letter from Vale of Glamorgan Council Planning Department – Town and Country Planning Act 1990 – Alterations to a Listed Building at 27 High Street, Cowbridge.
The Committee **noted** the response provided by the Vale of Glamorgan Council Planning Department in relation to the possible ongoing works being carried out when planning permission had been refused. However, Members were concerned that the entrance to the walk way between the buildings had been closed off. Enquiries to be made with the Vale Council Planning Department to establish whether this was a public walk way or privately owned.
- 10.5. Vale of Glamorgan Council – Notice of Section 78 Appeal – 2016/00833/CAC at Land to the rear of Westgate (West of Eagle Lane) Cowbridge.
Notification from the Vale Council that an Appeal had been lodged by Churchill Retirement Living Ltd to the Planning Inspectorate against the Vale Council for failure to consider their planning application for the development of 38 retirement apartments on the land to the rear of Westgate within the prescribed period. Hearing date and time yet to be set. The Town Council had originally objected to the Planning Application.
Resolved to submit to the Planning Inspectorate the same objections to the development as had been sent to the Vale of Glamorgan Council -

Item 10: Correspondence (Continued):

10.5.

Vale of Glamorgan Council – Notice of Section 78 Appeal – 2016/00833/CAC at Land to the rear of Westgate (West of Eagle Lane) Cowbridge (Continued):

Objections.

Although the Committee recognised the need for retirement flats within the Cowbridge area to accommodate senior citizens, possibly freeing up housing for younger residents within the area, they objected to this specific planning application on the following grounds –

1. The scale of the development with the proposal to situate 38 flats on three storeys in such a small space is construed as over-development of this area, with possible adverse consequences in terms of overlooking and loss of privacy to neighbouring properties. The Committee would prefer to see a design for two storey retirement flats.
2. The widening of the entry/exit into the development from Westgate with the partial removal of a building fundamentally changes the nature of Westgate, which is a historical main road through the centre of Cowbridge.
3. With the increase of additional vehicles from Westgate turning into and exiting from the flats in relation to residents, visitors and staff there are safety concerns for traffic and pedestrians using this main road, which is already busy and congested as a result of vehicles parking on both sides of the road.
4. It is considered that the proposed provision of only 17 parking spaces within the development is insufficient resulting in residents, visitors and staff having to park in Westgate and the surrounding area, which is already heavily congested with parked vehicle causing further traffic congestion and safety issues.
5. The application is for three storey retirement flats and yet it would appear that the design does not provide for lifts to facilitate access and exit to the upper floors for residents, visitors and deliveries.

It was also agreed to send a representative to the Planning Inspectorate Hearing when a date and time had been established.

Item 11: Welsh Government, Planning Directorate –

National Development Framework for Wales: Call for Evidence and Projects.

The Welsh Government has begun work to develop a new National Development Framework to set out a 20 year land use framework for Wales, replacing the current Wales Spatial Plan. The Welsh Government Planning Directorate is seeking evidence and projects of a national scale that can help inform the NDF.

Noted

Item 12: Matters to be discussed at the discretion of the Chairman relevant to the Committee.

None

Item 13: Date and Time of next meeting

Monday, 6th February 2016 at 7.00pm.

Councillor
Chairman.