

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting
held in the Council Chamber, Cowbridge Town Hall,
on Monday 6th February 2017 commencing at 8.00pm.

Present: Chairman - Councillor Mrs S M Cox.
Vice Chairman – Councillor D G Morgan
Mayor – Councillor Mrs E A George
Councillors: Mrs M Arnold, Mrs A Burges, Mrs N C Thomas (*arrived item 6.3*)
and A T Trousdell.

In Attendance: Assistant Town Clerk – Mrs J Griffin

Item 1: Apologies for absence.
Councillors Mrs G Baty and Mrs S Vaughan.
Town Clerk Mr. David B Morris

Item 2: Declarations of Interests.

| Name of Member | Agenda Item/Nature of Interest |
|--------------------------|--|
| Councillor A T Trousdell | Agenda Item 6 - Planning Applications. Item 6.2 - No. 2017/00014/FUL – Owner & Occupier of the Property, Ashley Cottage, Bridge Road, Llanblethian, Cowbridge. |

Item 3: To confirm the Minutes of the Planning Committee meeting held 9th January 2017.
Proposed by Councillor Mrs S M Cox, seconded by Councillor Mrs M Arnold, that the minutes of the Planning Committee held on 9th January 2017 be confirmed as a correct record and duly signed.
Resolved as proposed.

Item 4: Matters arising from the Committee Meeting held on 9th January 2017.
No matters arising.

Item 5: Matters arising from the Town Council Meeting held on 24th January 2017.
No matters arising.

Item 6: To consider the following Planning Applications:
6.1 Planning Application No. **2017/00007/FUL**
Applicant: Mr J Riddell
Agent: CMB Design and Management Ltd
Location: Westbury, Factory Road, Llanblethian
Proposal: Proposed single storey rear extension and first floor rear extension with dormer over.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00007/FUL>
No objection.

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Councillor A T Trousdell left the meeting for the duration of item 6.2 and returned thereafter.

- 6.2 Planning Application No. **2017/00014/FUL**
Applicant: Mrs J Eddins
Agent: Vale Planning
Location: Ashley Cottage, Bridge Road, Llanblethian
Proposal: Single storey rear extension and three roof lights in the existing rear annexe.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00014/FUL>
No objection.
- 6.3 Planning Application No. **2016/00789/FUL**
Applicant: S Andrews & Son (Pwllheli) Ltd
Agent: Nick Renwick Architect Ltd
Location: Strawberry Fields, 7 Penny Lane, Cowbridge
Proposal: Extension to existing building and change of use of units 6 and 7 to include A3, as well as A1 and A2 uses.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/00789/FUL>
Proposed by Councillor D G Morgan, seconded by Councillor A T Trousdell and **resolved** that the Committee, with the exception of Councillor Mrs N C Thomas, objected on the following grounds:
i) The property is within the Conservation area of Cowbridge and the proposed design of the building with excessive use of glass takes away from the area. It does not improve or enhance the Conservation area.
ii) The proposal to incorporate a glass first floor frontage with balcony impedes on the privacy of the surrounding residential properties and by extending out overshadows the residential property next door.
iii) The proposal for change of use to a restaurant raises concerns for the occupants of the surrounding residential properties in relation to noise late at night as persons enter and leave the premises, the smell from the cooking and possible disturbances outside the premises.
- 6.4 Planning Application No. **2016/01533/FUL**
Applicant: Mr & Mrs Lewis
Agent: Vale Planning
Location: Malsters Cottage, Factory Road, Llanblethian
Proposal: New hipped roof to rear annexe, addition of one roof light on the rear roof slope, new porch/wc extension to side with double gates.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01533/FUL>
No objection.
- 6.5 Planning Application No. **2016/01401/FUL**
Applicant: Mr P Holtam
Agent: N/A
Location: 53 Hillside Drive, Cowbridge
Proposal: Conversion and extension of existing, open covered front porch into fully enclosed, single storey porch with windows and front door.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01401/FUL>
No objection.

Item 7: Local Development Plan 2011 – 2026.

No Update

Item 8: Community Matters.

8.1 A copy of the e-mail sent to Mr M Goldsworthy, Head of Regeneration and Planning, from Councillor D G Morgan giving details of what matters are to be discussed at a meeting between himself and three members of the Town Council Planning Committee due to take place on Wednesday 15th February at the Docks Office in Barry had been circulated. Members discussed how they would like to work more closely with the Vale of Glamorgan Council by improving the relationship between them and how to manage the impact of the new developments to benefit the town.

8.2 A copy of the media article to be published by the Gem giving details of the purpose and objectives Town Council's Planning Committee had been circulated.

Noted.

Item 9 Correspondence.

9.1. Received notifications of the planning decisions made by the Vale of Glamorgan Council:

- (i) Planning Application No. **2016/01260/FUL** – Fern Bank, Pen y Lan Road, Aberthin – **Approved**. The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01260/FUL>
- (ii) Planning Application No. **2016/01365/LBC** – 77 Eastgate, Cowbridge – **Approved**. The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01365/LBC>
- (iii) Planning Application No. **2016/01391/FUL** – 1 Grays Walk, Cowbridge – **Approved**. The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01391/FUL>
- (iv) Planning Application No. **2016/01455/FUL** – 71 Geraints Way, Cowbridge – **Approved**. The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01455/FUL>

9.2. Letter from the Vale of Glamorgan Council giving details of amended plans 2016/00809/FUL, submitted as a consequence of Notice of Section 78 Appeal (2016/00833/CAC) relating to land at the rear of Westgate (West of Eagle Lane) Cowbridge.

Noted the changes to the application drawings, in that –

- The width of the vehicle and pedestrian access from Westgate has been increased to coincide with the observations made by the Highway Authority.
- That Plot 36 has been removed to address issues raised concerning over development of the site. As a consequence only 37 retirement apartments are planned.

Resolved that the same objections to the development that had been sent to the Planning Department, Vale of Glamorgan Council and to the Planning Inspectorate for consideration at the Appeal Hearing be continued. That the intention for two Councillors to attend the appeal hearing should also continue if the Hearing proceeds.

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Page four

Item 10: **Matters to be discussed at the discretion of the Chairman relevant to the Committee.**
None

Item 11: **Date and Time of next meeting**
Monday, 6th March 2017 at 7.00pm.

Councillor
Chairman.