

**Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting
held in the Council Chamber, Cowbridge Town Hall,
on Monday 3rd April 2017 commencing at 8.00pm.**

Present: Chairman - Councillor Mrs S M Cox.
Vice Chairman - Councillor D G Morgan
Mayor – Councillor Mrs E A George
Deputy Mayor - Councillor Mrs S Vaughan
Councillors: Mrs M Arnold, Mrs A Burges, A T Trousdell
and Mrs N C Thomas (*arrived item 6.2*).

In Attendance: Town Clerk Mr. David B Morris

Item 1: Apologies for absence.
Councillor Mrs G Baty BEM

Item 2: Declarations of Interests.

Name of Member	Agenda Item/Nature of Interest
Councillor Mrs M Arnold	Item 10 - Correspondence Item 10.3 – Town and Country Planning Act 1990 (As Amended) – Section 174 Appeal Resides opposite address of appellants and knows them.
Councillor A T Trousdell	Item 10 – Correspondence Item 10.1 – Received notifications of the planning decisions made by the Vale of Glamorgan Council. Item 10.1(v) – Planning Application 2017/00014/FUL is owner of property.

Item 3: To confirm the Minutes of the Planning Committee meeting held 6th March 2017.
Proposed by Councillor A T Trousdell, seconded by Councillor E A George, that the minutes of the Planning Committee held on 6th March 2017 be confirmed as a correct record and duly signed.
Resolved as proposed.

Item 4: Matters arising from the Committee Meeting held on 6th March 2017.
Item 10 – Matters to be discussed at the discretion of the Chairman relevant to the Committee –

Item 10.1 Development at 2 The Verlands, Cowbridge (Ref: 2010/01166/FUL). Letter sent to the Planning Department, Vale of Glamorgan Council to establish whether the height of the building is in keeping with the planning permission granted on the 4th March 2011.
Noted.

Item 10.2 Development at 13 Cae Rex, Llanblethian (Ref: 2016/00791/FUL). Letter sent to the Planning Department, Vale of Glamorgan Council to establish whether the height of the building is in keeping with the planning permission granted on the 10th August 2016.
Noted.

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Item 5: Matters arising from the Town Council Meeting held on 21st February 2017.
No matters arising.

Item 6: To consider the following Planning Applications:

- 6.1 Planning Application No. **2017/00168/FUL**
Applicant: Mr I Thomas
Agent: CMB Design & Management Ltd
Location: 43 The Verlands, Cowbridge
Proposal: Proposed first floor side extension over existing double garage.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00168/FUL>
No Objections
- 6.2 Planning Application No. **2017/00181/FUL**
Applicant: Playcorp Ltd T/as Bijou Playcentre
Agent: N/A
Location: 48a Eastgate, Cowbridge
Proposal: Vary Conditions 3 and 6 of 2011/00348/FUL
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2011/00181/FUL>
No Objections
- 6.3 Planning Application No. **2017/00199/ADV & 2017/00222/LBC**
Applicant: HSBC Bank plc
Agent: A & Q Partnership
Location: 61 High Street, Cowbridge
Proposal: 1 no. fascia sign, 1 no. projecting roundel.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00199/ADV>
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00222/LBC>
No Objections
- 6.4 Planning Application No. **2017/00205/FUL**
Applicant: Mr A Simmens
Agent: N/A
Location: The Cider Barn, Crossways, Cowbridge
Proposal: Concrete hardstanding outside agricultural building.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00205/FUL>
No Objections
- 6.5 Planning Application No. **2017/00201/FUL**
Applicant: Mr & Mrs P Floyd
Agent: Russell Bailey Architect
Location: 33 Millfield Drive, Cowbridge
Proposal: Two storey extension to the side of house and single storey extension to rear of house.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00201/FUL>
No Objections
- 6.6 Planning Application No. **2017/00219/FUL**
Applicant: Mr D Sweeney
Agent: Palmer Architectural Services Ltd
Location: 78 Millfield Drive, Cowbridge
Proposal: Additional side elevation second storey window to recently completed extension.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00219/FUL>

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

6.6 Planning Application No. **2017/00219/FUL** (Continued):

Objection on the grounds that -

- (i) The original Planning Permission for this development did not include the addition of a second storey window on the side elevation of the permitted extension to the property. Therefore the development is in contravention of planning approval and should not be allowed to have retrospective permission. The developers should have complied with the conditions of the Planning Permission.
- (ii) The location of this additional window overlooks the neighbouring property and when open intrudes on the privacy of the occupants at these premises.

6.7 Planning Application No. **2017/00232/FUL & 2017/00259/ADV**

Applicant: Ms J Clark

Agent: Notemachine UK Ltd

Location: Downs Filling Station, Stalling Down, Cowbridge

Proposal: The retention of an ATM installed in a new purpose built steel secure room with steel floor plate to the left of the shop front as viewed from the outside.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00232/FUL>
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00259/ADV>

No Objections

6.8 Planning Application No. **2017/00229/FUL & 2017/00264/LBC**

Applicant: Mr R Mason

Agent: Robertson Francis Partnership

Location: 77 Eastgate, Cowbridge

Proposal: Demolition and re-instatement of rear stone boundary wall; construction of new 1.5 storey garage with accommodation over, plus rear driveway with 3 parking spaces; stripping of existing roof covering to main house and re-instatement of grade 1 natural slate.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00229/FUL>
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00264/LBC>

No Objections

6.9 Planning Application No. **2016/01497/FUL**

Applicant: Mr & Mrs Isaac

Agent: Vale Planning

Location: 4 Woodlands Close, Cowbridge

Proposal: Construction of two storey side/rear extension, new vehicular access from the Broadshoard and associated external alterations.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01497/FUL>

Objection to the amended plans in relation to the proposed new vehicular access from the Broadshoard on the grounds that –

- (i) The proposed vehicular access to the rear of the property would be onto the Broadshoard directly in to a cul de sac turning circle. This would cause traffic and highway issues for existing neighbouring properties in regard to vehicles entering and exiting the property and vehicles parking to the rear to allow foot access through the proposed new access driveway.

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

6.9 Planning Application No. **2016/01497/FUL** (Continued):

- (ii) The intention for the proposed new access driveway to be extended from the property boundary across land, which it is believed belongs to the neighbouring property at 33 Broadshoard not the developers and the footpath, would cause safety issues for other vehicles and pedestrians using the turning circle and walking on the footpath.
- (iii) If the development of a vehicular access to the rear of the property onto Broadshoard is permitted, it would set a precedent to allow other properties in Woodlands Close backing on to the Broadshoard to also develop vehicular access drives to the rear of their properties. This would cause greater safety concerns in relation to traffic and pedestrian use in this area of Broadshoard.

6.10 Planning Application No. **2017/00220/FUL**

Applicant: Cowbridge Community Allotment

Agent: Mr C Champion

Location: Rear of Middlegate Court, Cowbridge

Proposal: Erection of two large poly tunnels and three small sheds on current allotment site.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00220/FUL>

No Objections

Item 7: Local Development Plan 2011 – 2026.

No Update

Item 8: Community Matters.

No Update

Item 9: Development of Darren Farm, Cowbridge.

9.1 Taylor Wimpey Public Consultation Event – 15th March 2017

A number of Councillors attended the event. Although the Taylor Wimpey representatives presented the benefits that the development would bring to Cowbridge and had listened to the concerns of the Town Council and residents, Members felt there were still issues regarding the capacity and provision of utility services especially in regard to sewage disposal and water run-off. Dwr Cymru is providing a new drainage system for the sewage and water run-off from the development to the mains. No information was provided in regard to the building of the proposed new school and no account appeared to have been taken in regard to the increase in residential population and the impact on schools, medical provision and traffic flow within Cowbridge.

Councillor D G Morgan advised that Darren Farm brought in to sharp focus the challenges Cowbridge was facing with the increasing number of developments not just at Darren Farm but also at St Athan Road, Aberthin and within the Town. There would be an impact on the Town and it was up to the Council to show more visibility, energy and vision in addressing the future development of Cowbridge and Llanblethian. The Town Council needed to be engaged with the community and communicating directly with the Planning Authority to influence the future development of the town and the proposed large scale housing development.

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Item 9: Development of Darren Farm, Cowbridge (Continued):

9.2 Enforcement Action by Vale of Glamorgan Council to Removal of Hedge Rows
Letter sent to the Planning Department, Vale of Glamorgan Council objecting to the hedge rows and trees having been cut down and removal of boundary walls by developers Taylor Wimpey. Clarification sought whether they had permission to cut down the hedges and trees and remove the boundary walls. If not, what enforcement action is being taken by the Vale of Glamorgan Council.
Noted.

9.3 Request to Review Boundary between Cowbridge with Llanblethian Town Council and Penllyn Community Council.
Letter sent to the Boundary Commission of Wales to review the boundary between Cowbridge with Llanblethian and Penllyn Community Council. The Commission have verbally advised and will write to the Town Council that under the Local Government (Democracy) (Wales) Act 2013, the Vale of Glamorgan Council are responsible for conducting reviews of communities within its jurisdiction. The Commission would be the Order Making Authority as a result of the review and recommendation from the Principal Council. They advised that the Town Council should write to the Vale Council requesting that a review be undertaken of the boundary between Cowbridge with Llanblethian Town Council and Penllyn Community Council.
Resolved – Once letter received from the Boundary Commission, the Town Clerk to write to the Vale of Glamorgan Council requesting a review of the Town Council boundary with that of Penllyn Community Council.

Item 10: Correspondence.

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

- (i) Planning Application No. **2016/00867/FUL** – Land at Court Close, Aberthin - **Approved.**
The Town Council objected.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/00867/FUL>
Noted.
- (ii) Planning Application No. **2016/01401/FUL** – 53 Hillside Drive, Cowbridge – **Approved.**
The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01401/FUL>
Noted.
- (iii) Planning Application No. **2017/00006/FUL** – 77 Eastgate, Cowbridge – **Approved.**
The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00006/FUL>
Noted.
- (iv) Planning Application No. **2017/00007/FUL** – Westbury, Factory Road, Llanblethian – **Approved.**
The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00007/FUL>
Noted.

Item 10: Correspondence (Continued):
10.1. Received notifications of the planning decisions made by the Vale of Glamorgan Council (Continued):

Councillor A T Trousdel had declared an interest in the following item. He did not leave the Chambers since no discussion took place other than noting the decision of the Vale of Council.

- (v) Planning Application No. **2017/00014/FUL** – Ashley Cottage, Bridge Road, Llanblethian - **Approved**.
The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00014/FUL>
Noted.
- (vi) Planning Application No. **2017/00058/FUL** – Cowbridge Cricket Club, Cowbridge Athletic Club, Cowbridge – **Approved**.
The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00058/FUL>
Noted.

10.2 Vale of Glamorgan Council, Planning Site Visits – Pen-y-Lan Road, Aberthin and Church Cottage, Aberthin Lane on Thursday 30th March 2017.
Members were advised that the Vale of Glamorgan Council have granted Planning Permission to both developments that were subject of the Site Visits, a bungalow in Pen-y-Lan Road, Aberthin and Church Cottage, Aberthin Lane.

Councillor Mrs M Arnold had declared an interest in the following item and left the Chambers whilst Members discussed the item.

10.3 Town and Country Planning Act 1990 (As Amended) – Section 174 Appeal.
Site: Land at Canbra, 16 Cae Rex, Llanblethian, Cowbridge
Proposal: Without Planning Permission, the erection of an enclosure greater than 1 metre in height adjacent to the adjoining highway.
Appeal by: Mrs Norrie Williams.

Members **Noted** the Appeal against an Enforcement Notice issued by the Vale of Glamorgan Council and made the following comment. That the Appellants had not sought Planning Permission, to extend beyond one metre in height, their front boundary wall adjacent to the adjoining highway. That such an extension to the front boundary, which is prominent, was not permitted without planning permission and since they had not sought that permission it should be removed or reduced below one metre. That the prominent front boundary made up of existing and new bricks, and wooden fencing in this location, was not in keeping with other residential properties whose front facing boundary walls were still made of the traditional red brick work. As a consequence this new front boundary construction was not in context with the other neighbouring properties and has an adverse impact on the character and appearance of the street scene in this location. That although the Appellants had highlighted the need for privacy and security as the main reason for extending the height of the front facing boundary construction, this did not appear to be a cause of concern for other neighbouring properties to do likewise. That if the appeal is upheld and planning permission is given then this would set a precedent for other properties along the street to do likewise and as a consequence adversely change the whole nature of the character and appearance of this street.

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Item 11: Matters to be discussed at the discretion of the Chairman relevant to the Committee.
None.

Item 12: Date and Time of next meeting.
Monday, 24th April 2017 at 7.00pm.

Councillor
Chairman.