

**Cowbridge with Llanblethian Town Council  
Minutes of the Planning Committee Meeting  
held in the Council Chamber, Cowbridge Town Hall,  
on Monday 5<sup>th</sup> June 2017 commencing at 8.00pm.**

**Present:** Chairman - Councillor Mrs S M Cox.  
Vice Chairman - Councillor Mrs N C Thomas  
Mayor – Councillor Mrs S Vaughan  
Deputy Mayor - Councillor T L Williams MBE  
Councillors: Mrs M Arnold, Mrs G Baty BEM and A T Trousdell.

**In Attendance:** Town Clerk Mr. David B Morris.

The meeting was opened by the Mayor, Councillor S Vaughan.

**Item 1: Apologies for absence.**  
Councillor Mrs A Burges  
Councillor C George

**Item 2: Appointment of Chairman and Vice Chairman for the ensuing year.**

**Proposed** by Councillor Mrs G Baty, seconded by Councillor Mrs M Arnold that Councillor Mrs S M Cox is appointed Chairman for the ensuing year.  
**Resolved** as proposed.

*Councillor Mrs S M Cox took the chair.*

**Proposed** by Councillor Mrs M Arnold, seconded by Councillor Mrs S Vaughan that Councillor Mrs N C Thomas is appointed as Vice Chairman for the ensuing year.  
**Resolved** as proposed.

**Item 3: Declarations of Interests.**

Name of Member	Agenda Item/Nature of Interest
Councillor Mrs M Arnold	Item 7 – Planning Applications Item 7.2 – 15 Cae Rex, Cowbridge (2017/00505/FUL) Resides near to property as a neighbour and consultee to planning application.
Councillor S Vaughan	Item 10 – Development of Darren Farm, Cowbridge Home address is close to development.

**Item 4: To confirm the Minutes of the Planning Committee meetings held on the 3<sup>rd</sup> April 2017 and the 24<sup>th</sup> April 2017.**  
**Proposed** by Councillor Mrs G Baty, seconded by Councillor Mrs S Vaughan, that the minutes of the Planning Committee held on 3<sup>rd</sup> April 2017 be confirmed as a correct record and duly signed.  
**Resolved** as proposed.

**Proposed** by Councillor Mrs G Baty, seconded by Councillor Mrs S Vaughan, that the minutes of the Planning Committee held on 24<sup>th</sup> April 2017 be confirmed as a correct record and duly signed.  
**Resolved** as proposed.

....Continued

**Item 5: Matters arising from the Committee Meetings held on 3<sup>rd</sup> and 24<sup>th</sup> April 2017.**  
No matters arising from the Minutes of the 3<sup>rd</sup> April 2017.

Minutes 24<sup>th</sup> April 2017 - Item 4 – Matters to be discussed at the discretion of the Chairman relevant to the Committee.

The response from the Vale of Glamorgan Council relating to Agenda Item 9.1 – (Response from Vale of Glamorgan Council to Removal of Hedge Rows) was raised. Members were concerned that no mention was made in the response letter regarding the removal of the stone walls at the development site, why the stone walls were removed in the first place and why the public footpaths had been blocked.

**Proposed** by Councillor Mrs G Baty, seconded by Councillor Mrs S M Cox, to write to the Vale of Glamorgan Council seeking an explanation as to why the stone walls had been removed? Why the footpath had been blocked? Who had given permission for the developers to take such action? If no permission had been granted what action was being taken by the Town Council to address this?

**Resolved** as proposed.

**Item 6: Matters arising from the Town Council Meeting held on 17<sup>th</sup> May 2017.**  
No matters arising.

**Item 7: To consider the following Planning Applications:**

**7.1 2017/00405/FUL and 2017/00494/CAC**

Applicant: Dwr Cymru Welsh Water

Agent: Mott MacDonald

Location: Llanblethian Sewage Pumping Station, Broadway, Cowbridge

Proposal: Construct a new Sewage Pumping Station (SPS) in the field adjacent to the existing SPS, and to demolish the existing SPS to surrounding ground levels.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00405/FUL>

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00494/CAC>

**No Objection**

*Councillor Mrs M Arnold had declared an interest in the following item and left the Chambers, returning thereafter.*

**7.2 2017/00505/FUL**

Applicant: O. Pughe & N John

Agent: Mr D Mitchell

Location: 15 Cae Rex, Llanblethian, Cowbridge

Proposal: Extension and alterations to existing bungalow to form two storey house.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00505/FUL>

**No Objection**

**Item 7: To consider the following Planning Applications (Continued):**

**7.3 2017/00490/FUL**

Applicant: Miss V Silva  
Agent: Mr R Toutt  
Location: 69 Geraints Way, Cowbridge  
Proposal: Retention of front dormer.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00490/FUL>

**No Objection**

Members however did note their concern that this was a retrospective planning application and as such should not be allowed, with enforcement action being taken to ensure that future developments comply with planning requirements in accordance with the legislation.

**7.4 2017/00518/FUL**

Applicant: Mr & Mrs Anderson  
Agent: Vale Planning  
Location: 12 Downs View, Aberthin  
Proposal: Two storey side and rear extensions and alterations and extension to existing from porch.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00518/FUL>

**No Objection**

**7.5 2017/00522/FUL**

Applicant: Mr J Riddell  
Agent: CMB Design and Management Ltd  
Location: Westbury, Factory Road, Llanblethian  
Proposal: Proposed rear dormer to enlarge bedroom.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00522/FUL>

**No Objection**

**7.6 2017/00527/FUL**

Applicant: Mr J Morgan-Phillips  
Agent: Andrew parker, Architect  
Location: Durell House, 14 Town Mill Road, Cowbridge  
Proposal: Proposed Conservatory.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00527/FUL>

**No Objection**

**Proposed** by Councillor Mrs S M Cox, seconded by Councillor Mrs G Baty that a letter should be sent to the Vale of Glamorgan Council asking them to reinstate the policy to send hard copy plans to local Community and Town Councils. This would allow the plans to be better considered especially in relation to the dimensions of proposed developments and also allow community members the opportunity to view the plans. In addition to notify Community and Town Councils of forthcoming local site meetings so that local Councillors could attend and be given the opportunity to speak at such meetings.

**Resolved** as proposed.

**Item 8: Local Development Plan 2011 – 2026.**

No Update

**Item 9: Community Matters.**

**Proposed** by Councillor Mrs N C Thomas, seconded by Councillor Mrs S M Cox that a letter should be sent to the Gem Newspaper for publication highlighting the Town Council's continuing concerns regarding the development of Darren Farm and its possible adverse impact on the town infrastructure and facilities. That the Council will continue to closely monitor future detailed planning applications for the development of the site and ensure that the developers are compliant with all conditions granted by the Vale of Glamorgan Council for the development.

*Councillor Mrs S Vaughan had declared an interest in the following item and remained in the Chamber but did not speak on the item.*

**Item 10: Development of Darren Farm, Cowbridge.**

**10.1 Response from Vale of Glamorgan Council to Removal of Hedge Rows.**

This item had already been discussed under Item 5 - Matters arising from the Committee Meeting held on 3<sup>rd</sup> and 24<sup>th</sup> April 2017. However Members agreed that the following should also be included in the letter to the Vale of Glamorgan Council –

- (i) That the Town Council should be kept up to date on the progress of the work being undertaken at the Darren Farm development.
- (ii) That the Town Council should have sight of all future planning applications concerning this site and any enforcement action being taken against the developers for failing to comply with any planning conditions authorized by the Vale of Glamorgan Council.
- (iii) Specifically are the developers or Welsh Water undertaking any work on the site in relation to laying pipes or pumping water and if so where to?

**10.2 Request to Vale of Glamorgan Council to Review Town Council Boundary with Penllyn Community Council Boundary.**

The Town Clerk advised that he had received a response from the Local Democracy and Boundary Commission for Wales advising that reviews of Local Community and Town Council Boundaries are undertaken by the Principal Councils. Therefore the Commission suggests that the Town Council contact the Vale of Glamorgan Council and request that they undertake the boundary review. A letter would therefore be sent to the Vale of Glamorgan Council requesting that such a review takes place.

**Noted.**

**Item 11: Correspondence.**

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

- (i) Planning Application No. **2016/01533/FUL** – Maltsters Cottage, Factory Road, Llanblethian - **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01533/FUL>  
**Noted.**
- (ii) Planning Application No. **2017/00087/FUL** – 27 High Street, Cowbridge – **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00087/FUL>  
**Noted.**

**Item 11: Correspondence (Continued):**  
**11.1. Received notifications of the planning decisions made by the Vale of Glamorgan Council (Continued):**

- (iii) Planning Application No. **2017/00110/LBC** – 27 High Street, Cowbridge – **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00110/LBC>  
**Noted.**
- (iv) Planning Application No. **2017/00168/FUL** – 43 The Verlands, Cowbridge – **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00168/FUL>  
**Noted.**
- (v) Planning Application No. **2017/00170/FUL** – Crossways House, Crossways, Cowbridge - **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00170/FUL>  
**Noted.**
- (vi) Planning Application No. **2017/00181/FUL** – Bijou Play Centre, 48a Eastgate, Cowbridge – **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00181/FUL>  
**Noted.**
- (vii) Planning Application No. **2017/00199/ADV** – HSBC, 61 High Street, Cowbridge – **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00199/ADV>  
**Noted.**
- (viii) Planning Application No. **2017/00201/FUL** – 33 Millfield Drive, Cowbridge – **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00201/FUL>  
**Noted.**
- (ix) Planning Application No. **2017/00205/FUL** – The Cider Barn, Crossways, Cowbridge - **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00205/FUL>  
**Noted.**
- (x) Planning Application No. **2017/00219/FUL** – 78 Millfield Drive, Cowbridge – **Approved**. The Town Council objected.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00219/FUL>  
**Noted.**
- (xi) Planning Application No. **2017/00222/LBC** – HSBC, 61 High Street, Cowbridge - **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00222/LBC>  
**Noted.**
- (xii) Planning Application No. **2017/00232/FUL** – Downs Filling Station, Stalling Down, Cowbridge – **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00232/FUL>  
**Noted.**

**Item 11: Correspondence (Continued):**

**11.1. Received notifications of the planning decisions made by the Vale of Glamorgan Council (Continued):**

- (xiii) Planning Application No. **2017/00259/ADV** - Downs Filling Station, Stalling Down, Cowbridge – **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00259/ADV>  
**Noted.**
- (xiv) Planning Application No. **2017/00280/FUL** – Foxglove Cottage, 1 Castle Mews, Llanblethian – **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00280/FUL>  
**Noted.**
- (xv) Planning Application No. **2017/00295/FUL** – 7A Broadway, Cowbridge – **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00295/FUL>  
**Noted.**
- (xvi) Planning Application No. **2017/00298/ADV** – Downs Filling Station, Stalling Down, Cowbridge – **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00298/ADV>  
**Noted.**
- (xvii) Planning Application No. **2017/00229/FUL** – 77 Eastgate, Cowbridge – **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00229/FUL>  
**Noted.**
- (xviii) Planning Application No. **2017/00220/FUL** – Cowbridge Community Allotment – **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00229/FUL>  
**Noted.**
- (xiv) Planning Application No. **2017/00264/LBC** – 77 Eastgate, Cowbridge – **Approved**. The Town Council made no objection.  
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00264/LBC>  
**Noted.**
- 11.2 Letter Vale of Glamorgan Council - Planning Application No. 2010/01166/FUL – 2, The Verlands, Cowbridge – Town and Country Planning Act, Alleged Breach – Not in Accordance with Planning Permission (Height of Building).**  
Response from the Vale of Glamorgan Council that the development does not appear to be in breach of planning control. **Noted**
- 11.3 Letter Vale of Glamorgan Council - Planning Application No. 2016/00791/FUL – Pen y Bryn, 13 Cae Rex, Llanblethian, Cowbridge – Town and Country Planning Act, Alleged Breach – Not in Accordance with Planning Permission (Height of Building).**  
Response from the Vale of Glamorgan Council that the development does not appear to be in breach of planning control. **Noted**

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

Councillor Mrs S Vaughan advised that during the Vale of Glamorgan Walking Festival it was identified that a number of public footpaths that had been closed for development in the local area were still closed for some time later in one instance for over two years. The Town Council needed to be mindful of the closure of footpaths due to development taking place, such as Darren Farm and the length of time they are closed impacting on the walking community

**Item 13: Date and Time of next meeting  
Monday, 3<sup>rd</sup> July 2017 at 7.00pm.**

Councillor Mrs S M Cox  
**Chairman.**