

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

Present: Chairman - Councillor Mrs S M Cox.
Vice Chairman - Councillor Mrs N C Thomas
Mayor – Councillor Mrs S Vaughan
Councillors: Mrs M Arnold, Mrs G Baty BEM, A T Trousdell,
Mrs A Burges and C George

In Attendance: Town Clerk Mr. David B Morris

Item 1: Apologies for Absence.
Councillor T L Williams MBE

Item 2: Declarations of Interest.

Name of Member	Agenda Item/Nature of Interest
Councillor S Vaughan	Item 9 – Development of Darren Farm, Cowbridge Item 9.1 – Correspondence to Vale of Glamorgan Council Home address is close to development.

Item 3: To confirm the Minutes of the Planning Committee meeting held on the 5th June 2017.
Proposed by Councillor Mrs S M Cox, seconded by Councillor Mrs A Burges that the minutes of the Planning Committee held on 5th June 2017 be confirmed as a correct record and duly signed.
Resolved as proposed.

Item 4: Matters arising from the Committee Meeting held on 5th June 2017.
Item 7 – To consider the following Planning Applications:
The Town Clerk advised that a letter had been sent to the Vale of Glamorgan Council, addressed to Councillor J Bird, Chairman of the Planning Committee asking that the Policy to stop sending our hard copies of Planning Applications and Plans be rescinded. In addition that notification of local site meetings by the Vale Council Planning Committee is notified to the Community and Town Councils so that local Councilors can attend and be allowed to speak.

Item 5: Matters arising from the Town Council Meeting held on 20th June 2017.
No Matters Arising

....Continued

Item 6: To consider the following Planning Applications:

6.1 2017/00592/FUL

Applicant: Mrs J Jones
Agent: Mr A Parker
Location: Hillcrest, 40 Broadway, Llanblethian
Proposal: Proposed porch extension, dormers to front and rear and external alterations, including new door and window openings.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00592/FUL>

No Objection

However support the neighbours request for a frosted window to be installed in the ensuite bathroom. That this condition is always maintained so that there is no adverse impact on the neighbour's privacy since the window overlooks their property

6.2 2017/00551/FUL

Applicant: Mr A Simmens
Agent: N/A
Location: Cider Barn, Crossways, Cowbridge
Proposal: Installation of small underground waste treatment plant and drainage field to treat waste water from toilet facilities produced by toilet and sink.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00551/FUL>

No Objection

6.3 2017/00591/FUL

Applicant: Mr R Evans
Agent: N/A
Location: Marlborough Farm Lodge, Crossways, Cowbridge
Proposal: Detached garage.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00591/FUL>

No Objection

However, conditional that the premises will only be used as a garage and not as a separate domestic residence in the future.

6.4 2017/00605/LBC

Applicant: Lloyds Bank plc
Agent: EOS Architects Ltd
Location: 33 High Street, Cowbridge
Proposal: Repairs and decoration to exterior and interior of property for maintenance purposes. There are no proposals to undertake material alterations or demolitions, other than to replace rainwater goods.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00605/FUL>

No Objection

....Continued

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

6.5 2017/00577/FUL

Applicant: Dr A Evans

Agent: N/A

Location: 6 The Verlands, Cowbridge

Proposal: Retention of balustrade on first floor roof terrace rear extension.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00577/FUL>

No Objection

However Members expressed their concern and disappointment that this is a retrospective planning application and consequently the applicants should be informed that they have contravened planning regulations.

6.6 2017/00580/LBC and 2017/00581/ADV

Applicant: Principality Building Society – Morgans Consult

Agent: Asbri Planning Ltd

Location: 28 High Street, Cowbridge

Proposal: Replacement of advertisement with the erection of 2 no. fascia signs.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00580/LBC>

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00581/ADV>

No Objection.

However Members request that the street number of the premises currently displayed on the front fascia '28' is also shown on the new fascia.

6.7 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 front porch.

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

No Objection.

6.8 2017/00633/FUL

Applicant: Mr N Hammond

Agent: Lapidar

Location: The Stables, Church Road, Llanblethian

Proposal: Alterations to existing single storey garage.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00633/FUL>

No Objection.

Item 7: Vale of Glamorgan Local Development Plan 2011 – 2026

Publication of the Inspector's Report.

Noted that the amended Local Development Plan 2011 – 2026 which included the recommendations of the Inspector been adopted and approved by the Vale of Glamorgan Council.

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Item 8: Community Matters.

8.1 Letter to Gem Newspaper

Councillor Mrs N C Thomas advised that now the Town Council had approved sending a letter to the Gem Newspaper highlighting the Council's continued concerns regarding the development of Darren Farm and its possible adverse impact on the town infrastructure and facilities, she would draft the letter to be sent through the Town Clerk's office.

Councillor Mrs S Vaughan had declared an interest in the following item and left the Chamber for the duration of the item.

Item 9: Development of Darren Farm, Cowbridge.

9.1 Correspondence to Vale of Glamorgan Council.

The Town Clerk advised that he had drafted a letter to be sent to the Vale of Glamorgan Council raising the concerns of the Council in relation to the development of Darren Farm. Members also wished to be included in the letter reassurance that the Vale of Glamorgan Council –

- i) Is holding the developers for the Darren Farm Development Site to account, not just for complying with Planning Regulations but also Building Regulations in relation to the standard of the premises being built.
- ii) Water drainage is being addressed to ensure that there is no risk of flooding. That the Town Council would welcome being kept informed of all works that are taking place and will take place to mitigate against flooding, ensuring that there is sufficient drainage in place for the water to run off from the development without risk of flooding to Cowbridge or Llanblethian.

Councillor Mrs S Vaughan returned to the Chamber.

9.2 Boundary Review Cowbridge Town Council with Penllyn Community Council.

The Town Clerk advised that he had sent a letter to the Managing Director, Vale of Glamorgan Council on behalf of the Town Council asking that a boundary review take place between Cowbridge with Llanblethian Town Council and Penllyn Community Council as a consequence of the development at Darren Farm.
Noted.

Item 10: Correspondence.

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

- (i) Planning Application No. **2016/01402/FUL** – 2 Eastgate, Cowbridge - **Approved**. The Town Council made no objection.
<http://vonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01402/FUL>
Noted.
- (ii) Planning Application No. **2017/00256/ADV** – Land at North West, Cowbridge – **Approved**. The Town Council objected.
<http://vonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00256/ADV>
Noted.

Item 10: Correspondence (Continued):

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

- (iii) Planning Application No. **2017/00302/FUL** – 62 Broadway, Llanblethian – **Approved.**
The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00302/FUL>
Noted.
- (iv) Planning Application No. **2017/00319/FUL** – 18 Darren Close, Cowbridge – **Approved.**
The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00319/FUL>
Noted
- (v) Planning Application No. **2017/00359/FUL** - Hafod Wen, 27 Cae Rex, Llanblethian - **Approved.** The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00359/FUL>
Noted
- (vi) Planning Application No. **2016/01497/FUL** – 4 Woodlands Close, Cowbridge – **Approved.** The Town Council made no objection (to the later plan received).
Noted

Item 11: Matters to be discussed at the discretion of the Chairman relevant to the Committee.

Councillor C George advised of a development site in Aberthin whereby the trees which were apparently eco-protected for bats were being trimmed by the developers to allow access to the site.

Resolved to write to the Vale of Glamorgan Council to ensure that the developers were not contravening the Planning Conditions in regard to protecting the environment.

Item 12: Date and Time of next meetings

Monday, 24th July 2017 at 7.00pm

Monday, 4th September 2017 at 8.00pm.

Councillor Mrs S M Cox
Chairman