

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting
held in the Council Chamber, Cowbridge Town Hall,
on Monday 4th September 2017 commencing at 8.15pm.

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
Councillors: Mrs M Arnold, Mrs G Baty BEM, Mrs A Burges and C George

In Attendance: Town Clerk Mr. David B Morris

Item 1: Apologies for Absence.
Councillor A T Trousdell

Item 2: Declarations of Interest.

Name of Member	Agenda Item/Nature of Interest
Councillor Mrs S Vaughan	Item 6.4 – Planning Application 2017/00829/ADV Item 6.7 – Planning Application 2017/00841/RES Land at North West Cowbridge – Local Resident in area of development.
Councillor Mrs N C Thomas	Item 6.4 – Planning Application 2017/00829/ADV Item 6.7 – Planning Application 2017/00841/RES Land at North West Cowbridge – Local Resident in area of development.

Item 3: To confirm the Minutes of the Planning Committee meeting held on the 3rd July 2017.
Proposed by Councillor Mrs S Vaughan, seconded by Councillor Mrs N C Thomas that the minutes of the Planning Committee held on 3rd July 2017 be confirmed as a correct record and duly signed.
Resolved as proposed.

Item 4: Matters arising from the Committee Meeting held on 3rd July 2017.
None

Item 5: Matters arising from the Town Council Meeting held on 18th July 2017.
None

....Continued

- Item 6: To consider the following Planning Applications:**
- 6.1 **2017/00739/FUL**
Applicant: Mr & Mrs Anderson
Agent: Vale Planning
Location: 12 Downs View, Aberthin
Proposal: Retention of patio area and steps (between existing raised patio areas) and re-grading and reduction of existing garden level by 500mm.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00739/FUL>
No Objection
- 6.2 **2017/00733/FUL**
Applicant: Mr N Hammond
Agent: Lapidier
Location: The Stables, Church Road, Llanblethian
Proposal: Alteration to existing house and coach house. Extension to the side of house and demolition of existing front porch. All existing windows are to be replaced and additional dormers to be formed. New porch to be constructed, existing chimneys to be rendered and chimney pots fitted. Internal alterations to be undertaken.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00733/FUL>
No Objection
- 6.3 **2017/00761/ADV**
Applicant: TUI UK
Agent: Colorset
Location: Thomson, 23 High Street, Cowbridge
Proposal: Fascia sign and hanging sign.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00761/ADV>
No Objection
- 6.4 **2017/00829/ADV**
Applicant: Mr S Clarke
Agent: N/A
Location: Land at North West Cowbridge
Proposal: 3 No. flag and pole to existing A48 signage, 3 No. flag and pole to existing Llantwit Major road signage.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00829/ADV>
No Objection
- 6.5 **2017/00849/FUL**
Applicant: Mr & Mrs J Davies
Agent: Gareth Davies Project Services Ltd
Location: Ingleside, 91 Broadway, Llanblethian, Cowbridge
Proposal: Modifications to existing house to provide additional first floor, side extension, front extension and rear terrace.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00849/FUL>
Objection on the grounds that the development of the property with an additional first floor close to the boundary of Bridge House, the neighbouring property would be an intrusion of their privacy especially from the first floor side windows and the proposed balconies. If permitted, recommended that condition imposed that the side windows always have obscure glass fitted to ensure the neighbour's privacy.

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

6.6 **2017/00809/FUL**

Applicant: Mr & Mrs Evans
Agent: Andrew & James Partnership Ltd
Location: 17 Downs View, Aberthin, Cowbridge
Proposal: Two storey extension to side and part single part two storey with dormer to rear.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00809/FUL>

No Objection

Councillors' Mrs S Vaughan and Mrs N C Thomas left the Chamber having previously declared an interest in the following item.

6.7 **2017/00841/RES**

Applicant: Taylor Wimpey
Agent: Savills
Location: Land at North West, Cowbridge
Proposal: Phase 1 of the development consisting of 169 dwellings with associated access, roads and footpaths, landscaping, public open space and other ancillary works.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00841/RES>

Deferred to obtain an extension on the time scale to respond to the Vale of Glamorgan Council, due to the fact that the hard copy plans had not been received until Friday 1st September 2017 and there had been insufficient time to consider the proposed Phase One Development Plans or engage with the community. In the meantime Members to view the Plans at the Town Hall. Once extension to respond has been obtained, then public notices to be posted stating that the Phase One Plans can be viewed at the Town Hall between the hours of 9.00am and 1.00pm, plus a letter to the Gem Newspaper. Extraordinary meeting of the Committee to be arranged to consider and respond to the Vale Council Planning Committee on the proposed Phase One Development Plans.

Councillors' Mrs S Vaughan and Mrs N C Thomas returned to the Chamber.

6.8 **2017/00866/ADV**

Applicant: Swansea Building Society
Agent: Asbri
Location: 75 High Street, Cowbridge
Proposal: Erection of 1no. double sided projecting sign, 2no. main fascia signs and 2no. information signs.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00866/ADV>

No Objection

6.9 **2017/00895/FUL**

Applicant: Mr B Wadham
Agent: Vale Consultancy
Location: Site behind 34/36 High Street, Cowbridge
Proposal; New dwelling and parking including the demolition of an existing garage.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00895/FUL>

No Objection – Members were however concerned that no apparent arrangements had been made for those persons who live/work at this location and currently park their vehicles in the car park yard. Plus Members were not supportive of changing the use of the garage to a dwelling.

....Continued

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

6.10 **2017/00851/FUL**

Applicant: Bar 44

Agent: Logic CPS Ltd

Location: 44 High Street, Cowbridge

Proposal: Creation of a first floor bay window, lowering of an existing window sill and associated alteration work to existing roof pitches.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00851/FUL>

Objection on the grounds of the scale of the development i.e. a very large first floor bay window, which was not in keeping with the local conservation area and would not enhance the local area or properties, having an adverse impact on the surroundings of the historic High Street.

Item 7: Community Matters.

7.1 **Letter to Gem Newspaper -** Councillor Mrs N C Thomas

Councillor Mrs N C Thomas had not been given a dispensation by the Vale Council Standards Committee concerning the development of the land north west of Cowbridge (Darren Farm) and therefore could not write a letter to the Gem on this matter.

Agreed that Town Clerk should write to the Gem on behalf of the Town Council informing the community that the Phase One Development Plans for the land north west of Cowbridge (Darren Farm) could be viewed at the Town Hall and that an extraordinary meeting of the Planning Committee would be convened to consider the plans and respond to the Vale Council Planning Committee.

Item 8: Development of Darren Farm, Cowbridge.

8.1 **Correspondence to Vale of Glamorgan Council – Removal of Hedgerow and Breach of Planning Permission.**

The Town Clerk advised that he had written to the Vale Council Planning Department seeking clarification on a number of issues - removal of the boundary walls/hedgerow, blocking the public footpath and apparent breach of conditions for planning permission. No response had been received to date.

Noted.

8.2 **Boundary Review Cowbridge Town Council with Penllyn Community Council.**

The Town Clerk advised that a response had been received from the Vale of Glamorgan Council. A review of the boundary between Cowbridge Town Council and Penllyn Community Council had been undertaken and a report was being submitted to the Vale Council Cabinet for consideration.

Noted.

Item 10: Correspondence.

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

- (i) Planning Application No. **2017/00518/FUL** – 12 Downs View, Aberthin - **Approved.**

The Town Council made **no objection.**

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

Noted.

- (ii) Planning Application No. **2017/00551/FUL** – Cider Barn, Crossways, Cowbridge – **Approved.** The Town Council **objected.**

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

Noted.

....Continued

Item 10: Correspondence (Continued):

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

- (iii) Planning Application No. **2017/00592/FUL** – 40 Hillcrest, Broadway, Llanblethian – **Approved**. The Town Council made **no objection**.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00592/FUL>
Noted.
- (iv) Planning Application No. **2017/00591/FUL** – Marlborough Farm Lodge, Crossways, Cowbridge – **Approved**. The Town Council made **no objection**.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00591/FUL>
Noted.
- (v) Planning Application No. **2017/00605/LBC** – Lloyds Bank plc, 33 High Street, Cowbridge – **Approved**. The Town Council made **no objection**.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00605/LBC>
Noted.
- (vi) Planning Application Nos. **2017/00580/LBC and 2017/00581/ADV** – Principality Building Society, 28 High Street, Cowbridge – **Approved**. The Town Council made **no objection**.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00581/ADV>
Noted.
- (vii) Planning Application No. **2017/00527/FUL** – Durell House, 14 Town Mill Road, Cowbridge – **Approved**. The Town Council made **no objection**.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00527/FUL>
Noted.
- (viii) Planning Application No. **2017/00577/FUL** – 6 The Verlands, Cowbridge – **Approved**. The Town Council made **no objection**.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00577/FUL>
Noted.
- (ix) Planning Application No. **2017/00633/FUL** – The Stables, Church Road, Llanblethian – **Approved**. The Town Council made **no objection**.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00633/FUL>
Noted.
- (x) Planning Application No. **2017/00637/FUL** – Ty Nant, The Limes, Cowbridge – **Approved**. The Town Council made **no objection**.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00637/FUL>
Noted.
- (xi) Planning Application No. **2017/00654/FUL** – Britannia House, Penny Lane, Cowbridge – **Approved**. The Town Council made **no objection**.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00654/FUL>
Noted.

Item 10: Correspondence (Continued):

10.2 Correspondence from Vale of Glamorgan Council – Response to request hard copy Plans and Town Councillor Site Meeting Attendance

The Town Clerk advised that a response had been received from the Vale of Glamorgan Council, Cabinet Member for Regeneration and Planning stating that there would be no change to the current on line register of plans to allow consultation and the notification of neighbours. However, the Town Council can request hard copies of plans on an ad hoc basis if the proposals are complicated or are unclear on the register. Likewise there would be no change to the current system for on-site meetings. Town Councillors can attend and address the full Planning Committee on the date that it meets to address the proposed development applications and plans.

Noted.

10.3 Correspondence from Planning Inspectorate – Appeal Decision concerning Land to the Rear of Westgate (East of Eagle Lane) Cowbridge (APP/Z6050/A/16/3162507 & APP/Z6950/E/16/3162511).

The Town Clerk advised that the Planning Inspector had allowed the appeal for the development of 37 retirement apartments for the elderly including communal facilities, access, car parking and landscaping on the land to the rear of Westgate (east of Eagle Lane), including demolishing the existing buildings in this location for the development.

Noted.

10.4 Historic Environment Service (Cadw), Welsh Government – Heritage Impact Statements in Wales.

Notification that from the 1st September 2017 a Heritage Impact Statement will be required to support any application for a listed building or conservation area consent in Wales. The Heritage Impact Statement would replace the Design and Access Statement.

Noted.

10.5 Planning Agents Briefing – May 2017.

Noted - The Planning Agents Briefing for May 2017.

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, 2nd October 2017 at 8.00pm.

Councillor Mrs S M Cox
Chairman