

**Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting
held in the Council Chamber, Cowbridge Town Hall,
on Monday 2nd October commencing at 8.00pm.**

Present: Chairman - Councillor Mrs S M Cox.
Mayor – Councillor Mrs S Vaughan
Deputy Mayor – Councillor T L Williams MBE
Councillors: Mrs M Arnold, Mrs G Baty BEM and C George

In Attendance: Town Clerk Mr. David B Morris

1: Apologies for Absence.
Councillors A T Trousdell and Mrs N C Thomas

2: Declarations of Interest

Name of Member	Agenda Item/Nature of Interest
Councillor S Vaughan	Item 8 – Development of Darren Farm, Cowbridge Resident with home address close to development.

3: To confirm the Minutes of the Planning Committee meetings held on 24th July 2017 and the 4th September 2017.

Proposed by Councillor T L Williams, seconded by Councillor Mrs G Baty that the minutes of the Planning Committee held on 24th July 2017 be confirmed as a correct record and duly signed.

Resolved as proposed.

Proposed by Councillor Mrs G Baty, seconded by Councillor T L Williams that the minutes of the Planning Committee held on 4th September 2017 be confirmed as a correct record and duly signed.

Resolved as proposed.

4: Matters arising from the Committee Meetings held on 24th July 2017 and 4th September 2017.

No Matters Arising

5: Matters arising from the Town Council Meeting held on 19th September 2017.

No Matters Arising

6: To consider the following Planning Applications:

6.1 2017/00933/FUL

Applicant: Mr I Hunt

Agent: P J Lee Architects

Location: The Ramblers, 84a Broadway, Llanblethian, Cowbridge

Proposal: Proposed external works and replacement garage.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00933/FUL>

No Objection.

....Continued

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

6.2 2017/00908/FUL

Applicant: Waitrose Ltd

Agent: Farrell & Clark LLP

Location: Birds Lane, Cowbridge

Proposal: It is proposed to install a MAV ANPR camera to cover the dual entrance and exit lanes. In addition two further cameras to be installed to exempt the parking areas where the two private bays are. Cameras to be installed on existing lighting columns.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00908/FUL>

No Objection.

6.3 2017/00826/FUL

Applicant: Mr & Mrs J Isaac

Agent: Vale Planning

Location: April Cottage, Church Road, Llanblethian

Proposal: First floor side extension.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00826/FUL>

No Objection.

6.4 2017/00547/FUL

Applicant: Mr G Thornton

Agent: David Morgan

Location: King Fox, 6 High Street, Cowbridge

Proposal: Ground and first floor alterations, first floor mezzanine extension and loft conversion to provide additional domestic accommodation.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00547/FUL>

No Objection.

6.5 2017/00954/FUL

Applicant: Mr Rogers

Agent: Andrew & James Partnership Ltd

Location: Bryn Celyn, Castle Hill, Llanblethian, Cowbridge

Proposal: Replacing existing defective timber framed conservatory with new aluminium conservatory and enlarging lounge window.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00954/FUL>

No Objection.

6.6 2017/00986/FUL

Applicant: Mr A Seymour

Agent: Mr J Gould

Location: Land at River Walk, Cowbridge

Proposal: Erection of two storey detached dwelling.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00986/FUL>

No Objection. Members requested that two conditions be placed on the planning application if consent is granted –

- i) That the boundary wall with Twt Park be repaired using similar stone work. The owner/developer of the site removed the original stone from the boundary wall to make an ‘unauthorised’ entry into Twt Park and has not repaired it.
- ii) That sufficient flood defences are installed for this property since it is being built beside the river, which can overflow and flood the area of the proposed development site.

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

6.7 2017/00981/FUL

Applicant: Mr C Roderick
Agent: Mr Simmonite
Location: 3 Druids Green, Cowbridge
Proposal: Two storey side extension.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00981/FUL>

No Objection.

6.8 2017/01002/HR

Applicant: Mott Macdonald Bentley Ltd
Agent: As applicant
Location: Land to rear of Cwrt Llanfleidian between Cwrt Llanfleidian and Cowbridge WWTW on St Athan Road.
Proposal: Removal of two sections of 9m hedgerow. Replant upon completion of construction.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/01002/HR>

No Objection.

6.9 2017/01023/FUL

Applicant: Mr & Mrs Anderson
Agent: Vale Planning
Location: 12 Downs View, Aberthin
Proposal: Amendment to planning permission 2017/00518/FUL to increase the ridge height of two storey side extension by 684mm (to match the height of the existing central hipped gable feature within the terrace), removal of the two storey rear extension, new first floor window (obscured glazed) on the side elevation of the two storey extension) and changes to the fenestration on the front porch.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/01023/FUL>

No Objection. Members advised that the amended plans were difficult to understand in relation to what the exact amendments were in regard to the original application and plans.

6.10. 2017/01009/FUL

Applicant: Mr & Mrs S Baxter
Agent: Nick Renwick Architect
Location: 16 Lake Hill Drive, Brookfield Estate, Cowbridge
Proposal: Extension to existing dwelling house

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/01009/FUL>

No Objection.

7: Community Matters.

None

8: Development of Darren Farm, Cowbridge.

8.1 Response to Vale of Glamorgan Council Planning – Phase 1 Development Application (2017/00841/RES).

Noted.

8.2 Letter to Gem Newspaper – Extraordinary Meeting of Planning Committee on Monday 25th September 2017.

Noted.

....Continued

8: Development of Darren Farm, Cowbridge (Continued):

8.3 Vale of Glamorgan Council Cabinet Paper – Community Review - Cowbridge Town Council and Penllyn Community Council.

Noted the proposed boundary review between Cowbridge Town Council and Penllyn Community Council by the Vale of Glamorgan Council. That a decision on the review was not due until October 2018. That the response from the Town Council to the First Stage Consultation should be as per the original request by the Council for the review to take place.

8.4 Schedule Appendix A - Section 106 Agreement for Land at North West Cowbridge. Noted.

Councillor T L Williams advised that the Vale of Glamorgan Council had made a funding bid to the Welsh Government to match fund for the development of the school at Darren Farm. Although £4,131,866.76 from the Section 106 funding had been ear marked for education not all of this would be used for the development of the school. It was for education throughout the Vale of Glamorgan. The developers had provided the land and the Section 106 funding. There was no agreement in place for them to build the school. This would have to be paid for by the Vale of Glamorgan Council.

8.5 VofG Planning Site Meetings – Land North West of Cowbridge 10.00am Thursday 5th October 2017.

Noted the forthcoming Vale of Glamorgan Council Planning Committee site meeting at Darren Farm. Councillor C George advised that he would attend the site meeting with Councillor J Andrew.

9: Correspondence.

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

- (i) Planning Application No. **2017/00648/FUL** – Pen y Bryn, Crossways, Cowbridge - **Approved.** The Town Council made no objection.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00648/FUL>
Noted.

- (ii) Planning Application No. **2017/00669/FUL** – Bute Cottage, The Causeway, Llanblethian – **Approved.** The Town Council made no objection.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00669/FUL>
Noted.

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

11: Date and Time of next meeting.

Monday, 6th November 2017 at 8.00pm.