

**Cowbridge with Llanblethian Town Council**  
**Minutes of the Extraordinary Planning Committee Meeting**  
**held in the Council Chamber, Cowbridge Town Hall,**  
**on Monday 25<sup>th</sup> September 2017 commencing at 6.30pm.**

**Present:** Chairman - Councillor Mrs S M Cox.  
Deputy Mayor - Councillor T L Williams  
Councillors: Mrs M Arnold, Mrs G Baty BEM, Councillor A T Trousdell, C George  
and Mrs A Burges (*arrived 7.00pm*).

**In Attendance:** Town Clerk Mr. David B Morris  
38 Members of the Public

**Item 1: Apologies for Absence.**  
Councillor Mrs N C Thomas and Councillor Mrs S Vaughan

**Item 2: Declarations of Interest.**  
None

*The meeting was adjourned by the Chairman to allow Members of the Public who were present to address the Committee Members on the Planning Application under consideration. Seven Members of the Public addressed the Committee. The meeting was then re-instated.*

**Item 3: To consider the following Planning Application:**  
3.1 **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>

**Proposed** by Councillor A T Trousdell, seconded by Councillor Mrs G Baty that the planning application for the Phase 1 development of the land at North West Cowbridge for 169 dwellings, with associated access, roads and footpaths, landscaping, public open spaces and other ancillary works should be **Objected**.

**Resolved** as proposed.

The grounds for the **Objection** being -

**i) Building Appearance and Character**

The planning application makes reference to “sustaining or enhancing local character” and to the “Cowbridge Pattern Book”. Also there are many pictures of characterful houses and architectural features. The stated and implied intention is that the development should fit in with the historic parts of Cowbridge and Llanblethian, which is a rendered town with some stonework facades. There is not one brick façade along the whole length of Westgate, High Street and Eastgate including all the conservation areas. The Street Elevation Design Rationale (section 4.4 of the Design Update document) together with elevations AA, BB and CC seek to show how this will be achieved with a mix of stone, render and brick finishes.

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**Item 3:**  
**3.1 To consider the following Planning Application (continued):**  
**2017/00841/RES (continued):**

These drawings look quite reasonable with the possible exception of elevation BB, which has a high proportion of plain brick finishes which look quite unsympathetic. However, the drawing Material Finishes Phase 1 Layout proposes that 41% of the residential units are red brickwork. The red brickwork facades are entirely out of keeping with the character of the town and will give the development the appearance and character of yet another out of town suburban housing estate. To meet their stated objectives the developer needs to adjust the mix of finishes throughout to more closely match their Street Elevation Design Rationale. That the brick facades are replaced by render or stone with dark grey slate or grey concrete plain roof tiles.

**ii) Impact on Existing Residential Area of Darren Close**

It would appear that the development application proposes to build additional residential houses closer to Darren Close than was approved in the original outline planning application, which had allocated the land for the new school build.

The CEG planning application (2014/01505/OUT) amended plans (issued in July 2015) made a strong point in the Master Plan that measures had been taken to mitigate against the loss of amenity for the residents of Darren Close. Amongst these measures was the “*Removal of proposed residential units to the north of properties on Darren Close, to the east of the site area*”. This is shown on the *Landscape Framework- Amended Scheme* drawing No 2147/P35a. On this drawing there are no proposed residential units behind the back gardens of numbers 6 and 7 Darren Close, where this space is shown as part of the area allocated for the school. However in the *Planning Layout – Phase 1* dated 03/08/17 prepared by “The Urbanists” for Taylor Wimpey in support of the Phase 1 application, there are now 2 additional rows of 28 residential units on the plan (units 44 – 71) which are in full view of the residents of No 7 Darren Close abutting their back gardens.

This was not a feature in the planning application approved by the Vale of Glamorgan Council and should not be in the Phase 1 layout. Furthermore it is not in the spirit of the declared intention to preserve the amenity of the residents of Darren Close stated in the Master Plans for the outline and Phase 1 planning applications. Plus the space occupied by these units is not in the developable area calculated for the site.

It is important that the impact on the residents of Darren Close is minimised and is certainly no worse than in the originally approved planning proposal. There is the impact on the view and privacy of the existing residents in Darren Close by the new proposed plans. It is proposed that these two rows of units are placed elsewhere on the site.

**iii) Green Space and the Environment**

There is a number of green space and environmental issues that need to be addressed before the Phase 1 development can proceed.

When comparing the Indicative Masterplan July 2015 with the latest plan it appears that the amount of green space around the housing has been reduced. This is evident by the Llantwit Major Road, by the New Link Road and along the footpath corridor running through the site. The green space needs to be restored to that shown in the Indicative Masterplan July 2015. There is insufficient protection and mitigation to protect the ancient and historic church of St Brynach, Llanfrynach from the disruption of the development and noise from the link road. Llanfrynach Church is a historically important 12<sup>th</sup> century listed building and a rare example of a church which has escaped modernisation and has retained the base of its earlier preaching cross.

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**Item 3:**  
**3.1 To consider the following Planning Application (continued):**  
**2017/00841/RES (continued):**

Its interior has the original stone benches used by more frail members of the congregation before chairs and pews were introduced. The churchyard is still used by local residents who wish to be buried in totally peaceful surroundings. The roof and tower have recently been refurbished with the aid of a Heritage Lottery grant funding. The church is still used for Sunday services at least 5 times a year and is also a totally peaceful amenity treasured by local residents for its calm and secluded ambience. It is on the Valeways Circular Walk around Cowbridge and has unique coffin stiles across the hedges up to the A48.

The proposed link road carrying heavy goods traffic will run less than 150 metres from the church and there is no provision in the application for the protection of the church and churchyard from traffic noise due to the development of the site and in the future when the link road is established.

It is proposed that a 250 metre length of the buffer zone between the church and the link road is planted with trees to create a woodland area (with footpath through) which would help to preserve the quiet seclusion of the church and provide a natural source for bio-diversity

The proposed mitigation plan to protect the skylarks/lapwings is insufficient providing no opportunity for them to nest or thrive. It is suggested that meadow land between the development and Cowbridge identified in a previous planning application in 2000 would be a better site for the skylarks/lapwings.

**iv) Road Safety and Traffic Issues**

The application makes no provision for the new footpath or cycleway, in the east direction on the B4270 Llantwit Major road, leading from the new proposed site entrance road, linking with the footpath exiting Darren Close, with an associated pedestrian crossing across the Llantwit Major road, linking with the footpath at the entrance to Geraints Way, leading down to Cowbridge.

This new footpath was a feature of the Master Plan attached to the CEG outline planning application (2014/0105/OUT), which was approved by the Vale of Glamorgan Council and upon which the new Phase 1 planning application is based. It is necessary for this new footpath and cycleway to be built before any houses in Phase 1 of the development are occupied, as it will be the main route for residents on the site to walk/ride into Cowbridge, which the original planning application was keen to encourage and is supported by Taylor Wimpey.

A pedestrian crossing will be necessary due to the busy nature of the Llantwit Major Road at peak times and the sharp bend in the road approaching Darren Close.

It would also be advisable to have a lit speed indicator sign just past the new entrance for traffic heading downhill into Cowbridge to help to enforce the 30 mph speed limit which at present is normally exceeded by most traffic. In addition there needs to be traffic regulation at the junction of Llantwit Major Road and Westgate to allow traffic during busy periods to turn on to Westgate.

Although the application makes provision for road improvements at the Nash Manor B4270 junction, it makes no provision for improvements to the Cross Inn junction with Church Road, Llanblethian which is an extremely hazardous blind exit from Church Road onto the B4270 in both directions. This junction will experience much heavier traffic as the site becomes more developed and occupied, especially when the proposed link road is completed and the school is built (also planned at the same time as Phase 1 of this application).

This section of the B4270 will then carry all the traffic diverted away from Llysworney onto the new link road.

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**Item 3:**  
**3.1 To consider the following Planning Application (continued):**  
**2017/00841/RES (continued):**

There should also be provision of a bus stop near the site entrance for the 321 bus to pick up Phase 1 residents to and from Cowbridge.

As the new school project is also planned to be built during Phase 1, this will generate much more traffic to and from the school coming through Llanblethian. These factors will not only necessitate improvements to this junction but also require traffic modifications in Llanblethian.

It is unclear whether the road modifications will be built before the Phase 1 development commences. It is important that the road modifications including the new link road are built before the Phase 1 development commences to ensure that road safety measures are in place and traffic congestion is minimised especially by site vehicles travelling through Cowbridge or Llanblethian. These road safety and traffic matters need to be built into the provisions in this planning application.

**v) Drainage and Archaeology Requirements**

The Phase 1 Development Application fails to provide any reports on the planning register site showing the results and evidence from the recent additional drainage and archaeology investigations. There are no clear plans to show how foul and clear water will be drained away from this site without causing the risk of flooding to Cowbridge or Llanblethian.

Before the Phase 1 Development commences there must be an approved drainage system in place for both foul and clear water, which does not threaten to flood the existing areas of Cowbridge and Llanblethian. That there is a flood prevention scheme in place that is sufficient to protect the additional housing proposed for this site without causing risk of flooding in Cowbridge or Llanblethian.

A number of the historic stone walls have been dismantled around the site. These need to be rebuilt to maintain the character of the historic town of Cowbridge with Llanblethian.

**vi) Impact on Cowbridge Town**

It has been recognised by the residents and businesses of Cowbridge and Llanblethian, the developers Taylor Wimpey at its public consultation meeting on the 15<sup>th</sup> March 2015 and the Vale of Glamorgan Council that the development of this site will have an adverse traffic impact in Cowbridge and that there will be the requirement for additional parking within the town.

Yet no funding has been provided through section 106 contributions or plans put in place to provide additional parking within the town, to alleviate traffic congestion through the town centre or put in additional road calming/safety measures especially at the junction of Llantwit Major Road and Westgate.

Although the development for a new school has been identified and land made available, there is no clarity when this school will be built other than during Phase 1 and where the funding for this development will be provided. It is understood that Taylor Wimpey was to provide funding of £4.6m towards building the new school. Is this correct and if so where are the funds for this development?

At present the local Cowbridge schools are already oversubscribed. It is necessary for this new school to be built before Phase 1 is completed and the houses occupied by families who will be seeking to place their junior/primary aged children into the local school.

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**Item 3:** To consider the following Planning Application (continued):  
3.1 2017/00841/RES (continued):

The development of the land at North West Cowbridge (known as Darren Farm) is of great local public importance and interest, with its impact on the historic town of Cowbridge in terms of infrastructure, traffic, road safety, population, businesses, local schooling and the environment. Future proposed plans for the development of this area should always be circulated to Cowbridge Town Council in hard copy. That the Town Council is always notified of future planning applications and amendments with time provided for local community consultation and a constructive response to be given.

**Item 4:** Matters to be discussed at the discretion of the Chairman relevant to the Committee.  
None

**Item 5:** Date and Time of next meeting  
Monday, 2<sup>nd</sup> October 2017 at 8.00pm.

Councillor Mrs S M Cox  
**Chairman**