

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting
held in the Council Chamber, Cowbridge Town Hall,
on Monday 6th March 2017 commencing at 8.00pm.

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

In Attendance: Town Clerk Mr. David B Morris

Item 1: Apologies for absence.
Councillor D G Morgan

Item 2: Declarations of Interests.
None

Item 3: To confirm the Minutes of the Planning Committee meeting held 6th February 2017.
Proposed by Councillor Mrs S M Cox, seconded by Councillor Mrs G Baty, that the minutes of the Planning Committee held on 6th February 2017 be confirmed as a correct record and duly signed.
Resolved as proposed.

Item 4: Matters arising from the Committee Meeting held on 6th February 2017.
No matters arising.

Item 5: Matters arising from the Town Council Meeting held on 21st February 2017.
No matters arising.

Item 6: To consider the following Planning Applications:
6.1 Planning Application No. **2017/00044/FUL**
Applicant: Mr & Mrs Williams
Agent: C2J Architects & Town Planners
Location: Church Cottage, Aberthin Lane, Aberthin
Proposal: Proposed demolition of existing dwelling and outbuildings.
Construction of two new detached dwellings with improved site access.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00044/FUL>

Objection to the amended application on the grounds of –

- (i) Density, that the scale of development of two houses on a plot of land where only one previously existed would be over-development.
- (ii) There would be an adverse impact on the local conservation area and the development would not be in keeping with the local area.
- (iii) The design and layout of the proposed development would be overlooking neighbouring properties with a possible loss of privacy. The layout of the two properties may be addressed if one of the properties was set back slightly from the other.

....Continued

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

6.2 Planning Application No. **2017/00058/FUL**
Applicant: Mr J R Bird
Agent: Andrew Parker Architect
Location: Cowbridge Cricket Club, Cowbridge Athletic Club, Cowbridge
Proposal: Proposed machinery store (4.8m x 7.3m) to replace dilapidated machinery store.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00058/FUL>

No Objections

6.3 Planning Application No. **2017/00087/FUL & 2017/00110/LBC**
Applicant: Mrs N David
Agent: N/A
Location: 27 High Street, Cowbridge
Proposal: Works to existing building to include: extension to cover existing external area and removal of section of north wall internally.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00087/FUL>
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00110/LBC#>

No Objection. However would make the following comment –

The Town Council are disappointed that the outside historic wall and passageway which has been consistently used by the public for many years have been internalised into the development. The passageway is of historic significance to the Town and from the plans has been removed to make a larger access area for the internal stairs to the first floor.

The Town Council would also request that a condition be placed on the development that the front of the building must maintain its appearance in keeping with the other historic shop fronts along Cowbridge High Street. That the bay window is retained and frontage is in keeping with the appearance of the other historic shop fronts. In addition that the historic Mounting Block outside the front of the development is retained and not removed since it is of historic significance to the Town.

6.4 Planning Application No. **2017/00006/FUL**
Applicant: Mr R Mason
Agent: Robertson Francis Partnership
Location: 77 Eastgate, Cowbridge
Proposal: Extension of kitchen with mono-pitch roof and bi-fold doors within existing rear courtyard.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00006/FUL>

No Objection

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

6.5 Planning Application No. **2016/01077/FUL**

Applicant: Mr C Mumford

Agent: M J Plow Ltd

Location: Pen y Lan Road, Aberthin

Proposal: Development of a three bedroom detached dwelling.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01077/FUL>

Objection. The revised plans do not appear to address the issue of improving traffic and pedestrian safety when vehicles enter/exit the property even with the removal of the garage. The amended plans do not clearly indicate traffic flow within the property boundary which allows for the safe egress and entry into the property. Therefore the previous Committee decision to object to this development still stands as detailed below:

That the proposed vehicular access and egress to and from the property in to Pen y Lan Road will cause safety issues for other vehicles and persons using this road, especially if vehicles are having to reverse out of the property into Pen y Lan Road. In addition, the Committee raised their concerns that the amended plans did not provided sufficient detail in relation to the height and width of the proposed building and consequently make the same observations that were submitted for the original plans –

That the proposed development is outside the Vale of Glamorgan Council Unitary Development Plan boundary and consequently encroaching onto agricultural land.

That the height differences between the proposed development and that of the neighbouring property need to be investigated by the Vale of Glamorgan Council Planning Department to ensure that it is not overlooked and thereby a loss of privacy and/or light.

6.6 Planning Application No. **2017/00170/FUL**

Applicant: Mr Daryl Hamilton-Wallis

Agent: Jeremy Peter Associates

Location: Crossways House, Crossways, Cowbridge

Proposal: Erection of a private covered swimming pool, with associated facilities.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00170/FUL>

No Objection

Item 7: Local Development Plan 2011 – 2026.

7.1 Letter and Extract - Further Matters Arising Changes.

Following the four additional hearing sessions, the Vale of Glamorgan Council is consulting on a number of proposed changes that have emerged as a result of the matters arising from the additional hearing sessions held regarding New Allocations, Gypsy & Travellers, Miscellaneous Matters and the Monitoring Framework. The six week public consultation period on the Further Matters Arising (FMACs) will run from Friday 17th February to midnight on Friday 31st March 2017.

http://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/planning_policy/local_development_plan/LDP-Examination.aspx

Noted.

....Continued

Item 8: Community Matters.

- 8.1 Meeting with Head of Regeneration & Planning, Vale of Glamorgan Council.
A meeting took place with the Head of Regeneration & Planning, Vale of Glamorgan Council and Councillor Mrs S M Cox, Chair of Planning, Councillor D G Morgan, Vice Chair of Planning and the Mayor, Councillor Mrs E A George.
The purpose of the meeting was to consider ways that the Town Council and the Vale of Glamorgan Planning Department could work more closely especially in considering the impact on the town as a result of recent housing permissions. The outcome of the discussions was:
- To seek a closer working relationship through more use of e-mail or telephone contact to key people in the Vale. A list of names of key personnel will be sent to the Town Council.
 - Car parking problems. Vale keen on maximising parking on the Market Site.
 - Congestion in the town centre will be kept under review as impact of new housing is assessed.
 - Section 106 funding and the precept from the Darren Farm development could be made available to the Town Council if there are Community and Town Council boundary changes in the future.
 - Town Council to consult more with the Cowbridge Vale Councillors to put pressure on the Vale Council in regard to the allocation of S106 funding to the Town.
- Noted.**

Item 9 Correspondence.

- 9.1. Received notifications of the planning decisions made by the Vale of Glamorgan Council:
- (i) Planning Application No. **2016/00789/FUL** – Strawberry Fields, 7 Penny Lane, Cowbridge – **Approved**.
The Town Council objected.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/00789/FUL>
Noted.
 - (ii) Planning Application No. **2016/01407/FUL** – Greystones, Factory Road, Cowbridge – **Approved**.
The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01407/FUL>
Noted.
 - (iii) Planning Application No. **2016/01485/FUL** – Limefield House, Crossways, Cowbridge – **Approved**.
The Town Council made no objection.
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01485/FUL>
Noted.
- 9.2 Letter from Taylor Wimpey – Public Consultation: Wednesday 15th March 2017 – at Lesser Hall, Town Hall on the detailed proposals for the land at Darren Farm, Cowbridge.
Noted.

Item 10: Matters to be discussed at the discretion of the Chairman relevant to the Committee.

- 10.1 Development of land at Darren Farm - Letter to be sent to the Vale of Glamorgan Council objecting to the hedge rows having been cut down and removed by Taylor Wimpy and seeking clarification whether they had permission to cut and remove the hedges. If not what is the Vale of Glamorgan Council planning to do in regard to enforcement.
- 10.2 Development at 2 The Verlands, Cowbridge (2010/01166/FUL) – Establish from the Planning Department, Vale of Glamorgan Council whether the height of the building is in keeping with the planning permission granted on the 4th March 2011.
- 10.3 Development at 13 Cae Rex, Llanblethian (2016/00791/FUL) - Establish from the Planning Department, Vale of Glamorgan Council whether the height of the building is in keeping with the planning permission granted on the 10th August 2016.

Item 11: Date and Time of next meeting
Monday, 3rd April 2017 at 7.00pm.

Councillor
Chairman.