

**Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting
held in the Council Chamber, Cowbridge Town Hall,
on Monday 6th November 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, Mrs A Burges, C George
and A T Trousdell.

In Attendance: Town Clerk Mr. David B Morris

1: Apologies for Absence.
Councillor Mrs N C Thomas

2: Declarations of Interest

Name of Member	Agenda Item/Nature of Interest
Councillor Mrs S Vaughan	Item 6.1 – Planning Application No. 2017/01001/FUL (Friend of the Applicant). Item 8 – Development of Darren Farm, Cowbridge (Resident with home address close to development).
Councillor A T Trousdell	Item 6.3 – Planning Application No. 2017/01025/FUL (Acquaintance of the Applicant).

3: To confirm the Minutes of the Planning Committee meetings held on 25th September and 2nd October 2017.

Proposed by Councillor Mrs S M Cox, seconded by Councillor Mrs G Baty, that the minutes of the Planning Committee held on 25th September 2017 be confirmed as a correct record and duly signed.

Resolved as proposed.

Proposed by Councillor A T Trousdell, seconded by Councillor Mrs G Baty, that the minutes of the Planning Committee held on 2nd October 2017 be confirmed as a correct record and duly signed.

Resolved as proposed.

4: Matters arising from the Committee Meetings held on 25th September 2017 and 2nd October 2017.

No matters arising.

5: Matters arising from the Town Council Meeting held on 17th October 2017.

No matters arising.

....Continued

6: To consider the following Planning Applications:

Councillor Mrs S Vaughan left the Chamber for the duration of Item 6.1 and returned at its conclusion.

6.1 Planning Application No. **2017/01001/FUL**

Applicant: Mr & Mrs Calcaterra

Agent: Peridot SDC Ltd

Location: The Old Farmhouse, Llanblethian

Proposal: Proposed single storey extension and conversion of existing garage to a bedroom.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/01001/FUL>

No objection.

6.2 Planning Application No. **2017/01042/FUL**

Applicant: Mr R Pearson

Agent: Mr P Pearson

Location: 10 St Johns Close, Cowbridge

Proposal: Single storey extension, conversion of garage and external alterations.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/01042/FUL>

No objection

Councillor A T Trousdell left the Chamber for the duration of Item 6.3 and returned at its conclusion.

6.3 Planning Application No. **2017/01025/FUL**

Applicant: Mr M Hitchcock

Agent: Andrew Parker Architect

Location: Chy Avallan, Church Road, Llanblethian

Proposal: Proposed covered entrance porch and garage with hobby room over.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/01025/FUL>

No objection, but, if approved, the Town Council requests that the approval is subject to a condition being placed to not allow the garage to become a separate dwelling in the future.

6.4 Planning Application No. **2017/01083/FUL**

Applicant: Oliver Pughe & Nia John

Agent: Don Mitchell Associates Ltd

Location: 15 Cae Rex, Cowbridge

Proposal: Demolition of existing bungalow and erection of new 4 bedroom dwelling.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/01083/FUL>

No objection.

6.5 Planning Application No. **2017/01093/FUL**

Applicant: Mr & Mrs J Stamatakis

Agent: 360AD Ltd

Location: 9 The Verlands, Cowbridge

Proposal: Ground floor extensions to the front porch and west side elevation and garage conversion.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/01093/FUL>

No objection.

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

6.6 Planning Application No. **2017/01097/FUL**

Applicant: Mr & Mrs Whitestone
Agent: D2 Architectural Design
Location: 6 Love Lane, Llanblethian
Proposal: Proposed single storey side and rear extension.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/01097/FUL>

No objection.

6.7 Planning Application No. **2017/01095/FUL**

Applicant: Mr & Mrs Lewis
Agent: Vale Planning
Location: Malsters Cottage, Factory Road, Llanblethian
Proposal: Two additional rooflights on the rear roofslope.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/01095/FUL>

No objection.

6.8 Planning Application No. **2017/01102/FUL**

Applicant: Mr N Cottle
Agent: CFW Architects Ltd
Location: Westmoor Barn, Primrose Hill, Cowbridge
Proposal: Demolition of existing single storey extension and construction of a new single storey extension incorporating glass conservatory elements.

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/01102/FUL>

No objection.

6.9 Planning Application No. **2017/00547/FUL**

Applicant: Mr G Thornton
Agent: D Morgan, 89 Eastgate, Cowbridge
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.

7: Community Matters.

None.

8: Development of Darren Farm, Cowbridge.

It was **noted** that the recent planning application had been approved but there are matters to be resolved regarding the conditions of approval.

9: Correspondence.

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

- i. Planning Application No. **2017/00664/FUL** – 7 Croft Street, Cowbridge – The Town Council made no objection – **Approved.**

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00664/FUL>

Noted

9: Correspondence (Continued):

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

- ii. Planning Application No. **2017/00809/FUL** – 17 Downs View, Aberthin – The Town Council made no objection – **Approved.**
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00809/FUL>
Noted.
- iii. Planning Application No. **2017/00829/ADV** – 3 No. Flag and pole to existing A48 signage, 3 no. flag and pole to existing Llantwit Major road signage at Land at North West, Cowbridge – The Town Council made no objection – **Approved.**
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00829/ADV>
Noted.
- iv. Planning Application No. **2017/00866/ADV** – Swansea Building Society, 75 High Street, Cowbridge – The Town Council made no objection – **Approved.**
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00866/ADV>
Noted.
- v. Planning Application No. **2017/00739/FUL** – 12 Downs View, Aberthin – The Town Council made no objection – **Approved.**
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00739/FUL>
Noted.
- vi. Planning Application No. **2017/00954/FUL** – Bryn Celyn, Castle Hill, Llanblethian – The Town Council made no objection – **Approved.**
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00954/FUL>
Noted.
- vii. Planning Application No. **2017/00733/FUL** – The Stables, Church Road, Llanblethian – The Town Council made no objection – **Approved.**
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00733/FUL>
Noted.
- viii. Planning Application No. **2017/00908/FUL** – Waitrose Ltd., Birds Lane, Cowbridge – The Town Council made no objection – **Approved.**
<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2017/00908/FUL>
Noted.

9.2 Copy Letter from David Melding AM regarding Community Boundary Review – Cowbridge with Llanblethian Town Council and Penllyn Community Council.

Copy of a letter sent by David Melding AM to the Electoral Registration Office at the Vale of Glamorgan Council concerning the ongoing boundary review between Cowbridge with Llanblethian Town Council and Penllyn Community Council. The letter supports the Town Council's view that the boundary should be altered so that the planned development of 475 houses on the 'Darren Farm' site will come into Cowbridge Town Council's boundary, particularly as there will be an increase in demand on traffic within the town, recreation facilities and the local infrastructure with the majority of that demand falling on Cowbridge.
Noted.

9: Correspondence (Continued):

9.3 Consultation Document from the Welsh Government regarding Town and Village Greens.

Welsh Government undertaking a consultation exercise on changes proposed to procedures relating to the registration of town and village greens following the commencement of relevant provisions in the Planning (Wales) Act 2015. The consultation proposes to commence sections 52 and 53 of, and Schedule 6 to, the Planning (Wales) Act 2015 which will amend the Commons Act 2006. This will introduce new procedures providing owners with a right to end use of their land as town or village green subject to certain exclusions. New regulations are also proposed to set out the detailed operation of these procedures and the consultation seeks views on the detailed content of these proposals. Full details of the consultation are available on the Welsh Government's consultation pages at:

<https://consultations.gov.wales/consultations/registration-town-and-village-greens>

Responses to the consultation are required by 2nd February 2018.

Noted.

Members to consider the consultation proposals and any responses forwarded to the Town Clerk.

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

10.1 Concern was expressed at the obstruction to the highway and footpath, caused by the development of retirement homes, at North Road and Eagle Lane, resulting in the narrowing of the road with no space for vehicles to pass each other.

Councillor Mrs S M Cox to consult with the Planning Officer dealing with the development. In addition, a letter to be sent to the Vale of Glamorgan Council, Highways Department asking that the road be made 'one way' since there was no provision for vehicles to safely pass each other without reversing back either around the 'blind bend' into North Road or into the main road in West Gate.

10.2 Councillor A T Trousdell referred to the proposed plans concerning the Livestock Market and the decision to move the cattle market out of the town. Councillor Mrs S Vaughan advised that she had received a letter from Mandy Davies, Chairman of the Vale Market Community Enterprise concerning the re-development of the Livestock Market and would circulate it to all Councillors, providing a full update to Members at the next Town Council meeting on 21st November.

11: Date and Time of next meeting.

Monday, 4th December 2017 at 8.00pm.

Councillor Mrs S M Cox
Chairman.