



Be kind



Byddwch yn garedig

COWBRIDGE (Ancient Borough) with  
LLANBLETHIAN TOWN COUNCIL  
CYNGOR TREF  
Y BONTFAEN (Bwrdeistref Hynafol) gyda  
LLANFLEIDDAN

Town Clerk  
Clerc Y Dref  
Cathy Kennedy

Date

Dyddiad

1<sup>st</sup> June 2021

Dear Sir/ Madam

I hereby give you notice that a meeting of the Planning Committee of the above Council will be held by remote attendance, on Monday 7<sup>th</sup> June 2021 at 8.00pm.

All members of the above committee are hereby summoned to attend for the purpose of transacting the following business.

Yours faithfully

Cathy Kennedy  
Town Clerk

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## Agenda

1. Elect a Chairperson
2. Elect a Deputy Chairperson
3. Apologies for absence.
4. Declarations of Interest.
5. To Consider any matters arising from the minutes and observations of the planning meeting 4<sup>th</sup> May 2021.
6. To consider Planning applications received (as attached).
7. To consider Planning decisions received (as attached).
8. Date and Time of next meeting – Monday 5<sup>th</sup> July at 8.00pm.

**Cowbridge with Llanblethian Town Council  
Minutes of the Meeting of the Planning Committee  
held virtually via Microsoft Teams  
on Tuesday 4<sup>th</sup> May 2021 at 8pm**

**Present:** Mayor - Cllr S Vaughan  
Chair – Cllr S Cox

**Councillors:** V Ellis, M Arnold and H Weddell

**In Attendance:** Town Clerk – Cathy Kennedy  
Assistant Town Clerk (starts on 17<sup>th</sup> May 2021) – Adam Davies  
Temporary Administration Assistant – A Pallister

**1. Apologies for absence**

Received from Councillors R Spencer-Downe and A Pritchard.

**2. To receive Declarations of Interest (Members are reminded of the provisions of The Members Code of Conduct)**

None.

**3. To Consider any matters arising from the minutes and observations of the last weekly planning review 6<sup>th</sup> April 2021**

None.

**4. To consider Planning applications received by the Vale of Glamorgan Council**

**RESOLVED:** All applications received were discussed, with the results of proposals below.

Number	Location	Proposal	Comments
2021/00388/FUL	Cowbridge Athletic Club, Athletic Ground, The Broad Shoard, Cowbridge	Proposed cricket nets and associated works	No objections however, some members felt it needed to be moved further from the houses (potential noise issues affecting nearby houses).
2021/00408/FUL	Waitrose Ltd, Birds Lane, Cowbridge	Variation of Condition 10 of planning permission 2012/00190/FUL (Servicing and deliveries hours)	No objections.

2021/00511/LBC	H S B C, 61, High Street, Cowbridge	Installation of one new CCTV camera to front elevation	No objections.
2021/00449/FUL	Pant Wilkin Stables, Llanquian Road, Aberthin	Provision of new internal access road (retrospective) and new hedgerow	Unanimous objection based on the following points: <ul style="list-style-type: none"> <li>• Members disappointed it was retrospective. again.</li> <li>• Cuts across two public rights of way. (they need to outline how these will be maintained).</li> <li>• Adjacent to a monument (no impact statement provided)</li> <li>• Significant destruction to hedgerows and trees. Council would like the hedgerows and trees replaced.</li> </ul>
2021/00299/FUL	Footbridge, Willow Walk, Old Masons Yard, Cowbridge	Temporary steps up to the wooden walkway to allow a second access point to a business currently trading at the site.	No objections.
2021/00472/FUL	48, Dunraven Close, Cowbridge	Loft conversion including flat roof rear dormer extension and sloping rooflights to front slope. New roof covering to match existing. Dormer extension finished in zinc cladding to external vertical faces and roof. New small windows (with obscure glass) to gable side walls	No objections.
2021/00488/FUL	Saers Court, St. Mary Church	Demolition of existing modern extension and replacement with new extension. New extension to northern annex to create extra bedroom, gym and living area. Three new dormer windows to southern 2 storey wing.	Not in in this Council's geographical area.

2021/00478/FUL	Penllyn Estate Farm, Llwynhelig, Cowbridge	Development of a hot food takeaway unit (Use Class A3) associated with the existing Forage Farm shop	Objection based on the following points: <ul style="list-style-type: none"> <li>• Safety concerns about it being so near the main road.</li> <li>• Impact on businesses in the town not being able to trade during the pandemic.</li> <li>• Concerns about the emissions in a green field site (recently planted saplings being removed).</li> <li>• Box ticked to state jobs to be created, no further details given. <ul style="list-style-type: none"> <li>• No consultation with residents.</li> </ul> </li> </ul>
2021/00485/FUL	22, Mill Park, Cowbridge	Extension with Juliette balcony over existing ground floor and external alterations	No objections.

**5. To receive Planning decisions approved by the Vale of Glamorgan Council**

**RESOLVED:** The following were noted, and no further comment was made.

**APPLICATIONS APPROVED BY THE VALE OF GLAMORGAN COUNCIL**

Number	Location	Proposal
2018/00324/1/NMA	Pen Y Bryn, Penylan Road, Aberthin	Part change of the roof garden enclosure from timber to glass. Previous approval 2018/00324/FUL- Regularisation of various elements from previously approved permissions, including construction of retaining wall, boundary treatment and rear gable extension

## APPLICATIONS REFUSED BY THE VALE OF GLAMORGAN COUNCIL

Number	Location	Proposal
2021/00137/FUL	Crossways House, Crossways, Cowbridge	Demolition of existing bungalow and garage and the construction of a replacement dwelling

### 6. Statement of licencing policy

**RESOLVED:** Following discussion Council have no objections and support it.

Councillor Ellis noted the wording 'EU directive needs to be removed' as it's no longer applicable.

### 7. **Date and Time of next Meeting** – Monday 7<sup>th</sup> June 8.00pm