



Be kind



Byddwch yn garedig

<p>COWBRIDGE (ANCIENT BOROUGH) with          LLANBLETHIAN TOWN COUNCIL          CYNGOR TREF          Y BONTFAEN (Bwrdeistref Hynafol) gyda          LLANFLEIDDAN</p>
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## PLANNING APPLICATIONS NOVEMBER 2021

### Cowbridge with Llanblethian Town Council

**Minutes of the Meeting of the Planning Committee held at the Cowbridge Town Hall Council Chamber and by Video conference on Monday 6th December 2021 at 8:00pm, in accordance with the Local Government and Elections (Wales) Act 2021.**

**Present:**                    **Mayor:** Cllr S Vaughan  
**Deputy Mayor and Deputy Chair:** Cllr J Andrew  
**Councillors:** A Pritchard, M Arnold and H Weddell

**Town Clerk** – Ms Cathy Kennedy  
**Assistant Town Clerk** – Mr Adam Davies

**Apologies:**                Cllr S Cox (Chair)

### **THE MEETING WAS RECORDED**

1	<p><b><u>APOLOGIES FOR ABSENCE</u></b>          Apologies were received and accepted from Councillor S Cox (Chair)</p>
2	<p><b><u>DECLARATIONS OF INTEREST</u></b>          Cllr Andrew declared an interest in the following application due to it being a neighbouring property.</p> <p>    a. 2021/01488/FUL</p> <p>Cllr Weddell declared an interest in the following application due to her being a governor of Y Bont Faen Primary School.</p> <p>    a. 2021/01537/RG3</p>
3	<p><b><u>MATTERS ARISING</u></b>          The minutes from the committee meeting held Monday 1st November were approved as a true and accurate record.</p> <p>There were no further matters arising, not on the agenda from the meeting held on the 1<sup>st</sup> November 2021</p>
4	<p><b><u>PLANNING APPLICATIONS RECEIVED</u></b>          To consider planning applications received between 26<sup>th</sup> October 21 and 25<sup>th</sup> November 21 as follows;</p>

Number	Location	Proposal	Comments
2021/01488/FUL	Hook Hill, Love Lane, Llanblethian, Cowbridge	Removal of lean-to roof at front of house and partial replacement with a new porch. Adding second storey over existing garage and utility room. New single storey extension at rear of house. Additional windows to west elevation	No objections to report
<a href="http://vogonline.planning-register.co.uk/plarecord.aspx?AppNo=2021/01488/FUL&amp;cuuid=99CA0E16-01E0-4219-9F87-4537ABD6002B&amp;AspxAutoDetectCookieSupport=1">http://vogonline.planning-register.co.uk/plarecord.aspx?AppNo=2021/01488/FUL&amp;cuuid=99CA0E16-01E0-4219-9F87-4537ABD6002B&amp;AspxAutoDetectCookieSupport=1</a>			
2021/01499/FUL	9, Porth Y Green Close, Llanblethian, Cowbridge	Demolish existing single storey lean-to to side of dwelling. Construct new two storey side extension with lean-to extension to front elevation. To make alterations to door and window opening and construct new rear elevation veranda.	No objections to report (Approved by VOG)
<p>It was noted that this application was approved on 29 November.</p> <p>Final report says "Cowbridge with Llanblethian Town Council were consulted on 2 November 2021 and to date, no comments have been received. "In future an extension should be requested when the last date for comments is before or shortly after the date of the Committee meeting.</p>			
<a href="http://vogonline.planning-register.co.uk/plarecord.aspx?AppNo=2021/01499/FUL&amp;cuuid=ED7D089C-9969-40F8-9D32-EA00F1D39BE6">http://vogonline.planning-register.co.uk/plarecord.aspx?AppNo=2021/01499/FUL&amp;cuuid=ED7D089C-9969-40F8-9D32-EA00F1D39BE6</a>			
2021/01550/FUL	Bryn Glas, 39, Broadway, Llanblethian, Cowbridge	Proposed two storey extension to side elevation and proposed single storey extension to rear elevation.	No objection to report (Approved by VOG)
<p>It was noted that this application was approved on 3 December.</p> <p>Final report says "Cowbridge with Llanblethian Town Council were consulted on 11 November 2021. No comments have been received at the time of writing this report. "In future an extension should be requested when the last date for comments is before or shortly after the date of the Committee meeting.</p>			
<a href="http://vogonline.planning-register.co.uk/plarecord.aspx?AppNo=2021/01550/FUL&amp;cuuid=441A1FC2-2D88-46AE-B716-F1148F1DFD76">http://vogonline.planning-register.co.uk/plarecord.aspx?AppNo=2021/01550/FUL&amp;cuuid=441A1FC2-2D88-46AE-B716-F1148F1DFD76</a>			

2021/01545/FUL	Lily Cottage, The Butts, Cowbridge	Change of use from holiday let to residential (resubmission) one bedroom unit as opposed to two bedroom previously.	(Comments below)
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It was noted that this is a resubmission of an application that was refused 30 July 2021 because of insufficient amenity space for 2 dwellings. Only change is removal of 1 bedroom to reduce amenity space requirement. New dwelling amenity space is 26sqm. Requirement is 20sqm per person so still insufficient. Main house amenity space provision is still inadequate. 36sqm v 60sqm. The Committee voted to object on the basis of insufficient amenity space and also on the principle of it being wrong to obtain permission for a holiday let and then later seek to have that changed to a separate dwelling. Concerns were also expressed about the adequacy of fire escape from the first floor bedroom.

Cllr Arnold abstained.

<http://vogonline.planning-register.co.uk/plarecord.aspx?AppNo=2021/01545/FUL&cuuid=2D06E831-869C-45FB-A87F-2432267AC100>

2021/01537/RG3	Cowbridge Comprehensive School, Aberthin Road, Cowbridge	Proposed new primary school and associated works	(Comments below)
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Members noted the alterations made regarding the traffic and parking issues raised in the Pre Application Consultation. However, the Committee reiterates its objection to this application and acknowledges members of the community who objected to the proposal by a majority vote in a recent consultation undertaken by 21<sup>st</sup> century schools. The Committee noted the site as overdeveloped with the proximity of the secondary school. Due to the current traffic issues at the proposed site the committee noted that increasing the site with a further 200 plus pupils will cause increased traffic issues. The emergency services also raised concerns about congestion and possible delays in response times during peak hours. With close proximity to the A48 the committee is concerned of the impact increased noise and pollution will have on students commuting and whilst in school. Part of the new school site has been identified as at risk of flooding as per the modelling in the application. Welsh Water have previously stated that the water network within the area is already at capacity and with further development would strain the stretched network within Cowbridge. The committee also has major concerns regarding a new proposed access onto the highway (Aberthin Road).

<http://vogonline.planning-register.co.uk/plarecord.aspx?AppNo=2021/01537/RG3&cuuid=C57DA595-C6F7-419E-B7A9-6E606E9C469C>

2021/01603/FUL	2, The Broad Shoard, Cowbridge	Two storey rear extension and single storey side extension	No objection to report
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<http://vogonline.planning-register.co.uk/plarecord.aspx?AppNo=2021/01603/FUL&cuuid=D05429F4-1563-403F-891D-2DEC7BAC31E8>

2021/01605/FUL	28, Westgate, Cowbridge	Alterations/extension to existing dwelling - resubmission following refusal	No objection to report
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<http://vonline.planning-register.co.uk/plarecord.aspx?AppNo=2021/01605/FUL&cuuid=75B8DBFD-F14D-4F67-8BD9-6F744D1306CB>

2021/01561/FUL	Hafod Wen, 27, Cae Rex, Llanblethian, Cowbridge	Demolition of existing conservatory and replacement with a single and a two storey rear extension with Juliette balcony	(Below)
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No objections to report, however, the Council would like to ensure that the application will not impact on the neighbouring properties given the scale of the rear extension.

<http://vonline.planning-register.co.uk/plarecord.aspx?AppNo=2021/01561/FUL&cuuid=2A72D666-E0ED-480A-88A3-60FBFF04DDB5&AspxAutoDetectCookieSupport=1>

5	<b><u>DATE OF NEXT MEETING</u></b> 8pm Tuesday 4 <sup>th</sup> January 2021
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