

**Cowbridge with Llanblethian Town Council**  
**Minutes of the Planning Committee Meeting held in the Council Chamber,**  
**Cowbridge Town Hall,**  
**on Monday 8<sup>th</sup> January 2007 at 8.00pm.**

**Present:** Mayor – Councillor Mrs L Adams  
Councillors – A E Banks Mrs A Burges, D W Morris and A Williams

**In Attendance:** Town Clerk – Mr Andrew Davies.  
One member of the public.

**Proposed** by Councillor A Williams, seconded by Councillor D W Morris,  
that Councillor Mrs L Adams chair the committee meeting.

**Resolved** as proposed.

**Item 1: Apologies for absence.**  
Councillors: Mrs M Arnold, Mrs G Baty, Mrs S M Cox and H Ll Morgan.

**Item 2: Declarations of interests.**  
Councillor Mrs L Adams – Item 5.7.

**Item 3: Matters arising from the Committee Meetings held on 4<sup>th</sup> December 2006 and 19<sup>th</sup> December 2006.**  
No matters arising.

**Item 4: Matters arising from the Town Council Meeting held on 19<sup>th</sup> December 2006**  
No matters arising.

**Item 5: To consider the following Planning Applications:**

5.1 **06/01419/FUL**

Applicant: Dr Jemmett & Ptners; Dr Jones & Ptners.  
Agent: Austin Partnership  
Location: The Bear Field, The Broadshoard, Cowbridge  
Proposal: Additional plans.

**No Objections**

However, the committee have concerns with the proposed boundary wall and would prefer to see the hedgerow retained. In relation to the footpath linking the proposed Health Centre to North Road, the Committee would request provision of lighting along North Road which is currently unlit and which is extremely dark particularly during the winter months.

5.2 **06/01726/FUL**

Applicant: Mr & Mrs Neil Brewer.  
Agent: Anderson & Associates, High Street, Cowbridge.  
Location: 'Chiltern' Bridge Road, Llanblethian, Cowbridge  
Proposal: Two storey extension providing: single garage, utility, kitchen, dining and children's room at ground floor and master bedroom en-suite, wardrobe and terrace at first floor. Existing stair taken up to attic and new porch provision.

**No Objections**

- 5.3           **06/01395/FUL**  
Applicant:   Mr C Mumford  
Agent:        N/A  
Location:     Field 8276 Near Aberthin Lane, Aberthin, Cowbridge  
Proposal:     Additional Information.  
**No Objections**
- 5.4           **06/01746/FUL**  
Applicant:   The W & DB plc  
Agent:        Ken Morgan (D&BM) Ltd  
Location:     The Hare and Hounds, Aberthin  
Proposal:     Proposed single storey toilets and smoking area, extensions  
                  and internal alterations.  
**No Objections**
- 5.5           **06/01768/FUL**  
Applicant:   Ms L Gibbon and Mr R Chan  
Agent:        N/A  
Location:     61 Broadway, Llanblethian, Cowbridge  
Proposal:     Construction of new garage with room over; single storey rear  
                  extension and loft conversion involving raising of ridge height.  
                  Demolition of existing garage, rear extensions.  
**No Objections**  
However, the Committee has concerns with the proposed design and materials, i.e. timber cladding and the corrugated roof on the proposed garage, which are considered out of keeping with surrounding properties.
- 5.6           **06/01770/FUL**  
Applicant:   Mr & Mrs G Jones  
Agent:        Robertson Francis Partnership, Cardiff  
Location:     Dan-y-Coed, Church Road, Llanblethian  
Proposal:     Residential extension of existing 4 bedroom dwelling comprising  
                  conversion of integral double garage to create study, playroom and  
                  cloak room on ground floor and master bedroom with ensuite and  
                  dressing room on 1<sup>st</sup> floor.  
**No Objections**
- Councillor Mrs L Adams left the room whilst the following plan was discussed.
- Proposed** by Councillor D W Morris, seconded by Councillor Mrs A Burges that Councillor A Williams take the chair for the following planning application.
- 5.7           **06/00783/FUL**  
Applicant:   Miss Rosewell  
Agent:        Anderson & Associates  
Location:     Limes Gate Cottage, The Limes, Cowbridge  
Proposal:     Amended plan – First floor extension.  
**No Objections**

5.8

**06/01776/FUL**

Applicant: R Evans  
Agent: S G Williams & Associates  
Location: Marlborough Lodge, Crossways, Cowbridge  
Proposal: Construction of new farm and residential access.

**No objections**

Whilst the committee has no objections, it would like to raise the following concerns:

- i) The creation of an additional entrance on what is already a very busy and dangerous road.
- ii) The removal and loss of the grass verge.
- iii) The proposal is outside the settlement boundary.
- iv) The provision of a new entrance may lead to the 'opening up' of agricultural land.

**Item 6:**

**Correspondence.**

- 6.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
- (i) **06/00954/FUL** – Extension to side/rear to provide residential to first floor of two storey extension, retail space to ground floor at Limes Cottage, The Limes, Cowbridge – **Grants permission with 3 conditions.** (*T.C. objected*).
  - ii) **06/01420/FUL** – New dormers and internal alterations at 13 Stradling Close, Cowbridge - **Grants Permission with 2 conditions.**
  - (iii) **06/01472/FUL** – Demolish corrugated store and erect stables at Yard adjacent to Old Factory House, Factory Road, Llanblethian - **Grants permission with 3 conditions.** (*T.C. objected*).
  - (iv) **06/01487/FUL** – Rear conservatory at 6 Primrose Close, Cowbridge - **Grants permission with 1 condition.**
  - (v) **06/01518/FUL** – Alterations and extensions at Forest Lyn, Stallcourt Close, Llanblethian – **Grants permission with 1 condition.**
  - (vi) **06/01536/FUL** – Garage conversion to living room at 39 Middlegate Court, Cowbridge – **Grants permission with 2 conditions.**
  - (vii) **06/01662/TCA** – Lopping of 1 Eucalyptus and 16 conifers along rear shared boundary with Cowbridge Lower School at The Heritage, River Walk, Cowbridge – **attached.**
  - (viii) **06/01690/TPO** – Fell 1 sycamore tree at Forest Lyn, Llanblethian – **attached.**
  - (ix) **06/00950/FUL** – Installation of attenuator and louver panels to suit cooling requirements of internal equipment at Cowbridge T.E., Westgate, Cowbridge – **Grants permission with no conditions.**
  - (x) **06/01593/FUL** – Two storey side extension at West Lodge, Crossways – **Grants permission with 3 conditions.**
  - (xi) **06/01599/FUL** – Rebuilding and extension of former outbuilding to create a small two storey office building (former approval for conversion 2006/00807/FUL) at rear of 75 Eastgate, Cowbridge – **Grants permission with 4 conditions.**
- 6.2 To note a letter received from The Conservation Studio in respect of Conservation Area Management in the Vale of Glamorgan. The letter acknowledged the information forwarded by the Town Council in connection with the review being undertaken concerning the quality and condition of the Conservation Areas in the Vale and the existing and potential role of the conservation area advisory group.  
**Noted.**
- 6.3 For information purposes received from The Vale of Glamorgan Council, the Councils' Air Quality Review and Assessment Round 2 – Update and Screening 2006.  
**Noted.**

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**Item 7:**        **Consideration of ‘A Good Practice Guide for Community and Town Councils’ (item 11 Full Council 19/12/06 refers).**

No matters arising.

**Item 8:**        To consider the letter from the Vale of Glamorgan Council regarding the Vale of Glamorgan Local Development Plan (LDP) 2011-2026. The closing date for submissions is Wednesday, 31<sup>st</sup> January 2007. **(circulated with Full Council Agenda 19/12/06)**

**Recommended** to full council that the following areas are put forward as candidate sites:

- Cricket Field (*put forward at Full Council meeting*) – an area to be retained for recreational use.
- Area beneath the viaduct of the by-pass (beyond Middlegate Court) – for possible future use as a car parking area.
- Cattle Market – for consideration for use as a car park.
- Rugby field – retention for use as a recreational site.
- Existing Health Centre – for consideration as use as a ‘drop-in’ centre for the elderly and youth club.

**Item 8:**        **Matters to be discussed at the discretion of the Chairman.**

None.

**Item 9:**        **Date and Time of next Meeting.**

Monday 5<sup>th</sup> February 2007 at 8.00pm.

**Chairman.**