

**Cowbridge with Llanblethian Town Council**  
**Minutes of the Planning Committee Meeting held in the Council Chamber,**  
**Cowbridge Town Hall,**  
**on Monday 7<sup>th</sup> January 2008 at 8.00pm.**

**Present:** Vice Chairman – Councillor A E Banks  
Mayor – Councillor H Ll Morgan  
Deputy Mayor - D W Morris  
Councillors – Mrs L Adams, , Mrs G Baty and Mrs A Burges.

**In Attendance:** Town Clerk – Mr Andrew Davies.

**Item 1:** **Apologies for absence.**  
Councillors Mrs M Arnold, Mrs S M Cox and A Williams.

**Item 2:** **Declarations of interests.**  
Councillor A E Banks – (item 5.3)

**Item 3:** **Matters arising from the Committee Meeting held on 3<sup>rd</sup> December 2007.**  
Item 9.2 – The verge outside the Physic Garden. The Vale Council has confirmed that the verge is not part of the adopted highway and therefore not their responsibility. The Physic Garden Trust has advised that they are prepared to maintain the verge for the duration of their lease of 25years.  
It was agreed that the Town Clerk should make enquiries with Land Registry in Swansea.

**Item 4:** **Matters arising from the Town Council Meeting held on 18<sup>th</sup> December 2007.**  
No matters arising.

**Item 5:** **To consider the following Planning Applications:**  
5.1 **07/01637/FUL**  
Applicant: Mr B Mead  
Agent: David Layton  
Location: 91 Broadway, Llanblethian, Cowbridge  
Proposal: Domestic garage, dressing room and en-suite bathroom.  
**Objection** on the grounds that the preponderance of garage doors facing the street does not improve or enhance the conservation area.  
The site plan provided with the application is poor and fails to show the existing house and surrounding properties.

5.2 **07/01644/FUL**  
Applicant: Mr N Gibson  
Agent: Anderson and Associates  
Location: “Freshwinds”, Primrose Hill, Cowbridge  
Proposal: Change of use of garage to granny bedsit.  
**No Objection.**

**Page two**

**Item 5: To consider the following Planning Applications (continued):**  
*Councillor A E Banks left the meeting whilst the following application was discussed.*  
**Proposed** by Councillor D W Morris, seconded by Councillor H L Morgan and **resolved** that Councillor Mrs G Baty take the chair for the following item.

5.3 **07/01676/FUL**

Applicant: A & J Thomas  
Agent: Loyn & Co, Architects  
Location: Hir Pob Aros, Cwrt Llanfledian, Llanblethian  
Proposal: Additional accommodation and ensuite over existing garage.

**No Objections**

5.4 **07/01695/FUL**

Applicant: Mr & Mrs Fisher  
Agent: Chris J Morgan  
Location: 1 New Forest View, Cowbridge  
Proposal: Alterations and extension to dwelling.

**No Objections**

5.5 **07/01709/FUL**

Applicant: Penllyn Properties  
Agent: Phillips Wynne Architects  
Location: 12 Eastgate, Cowbridge  
Proposal: Proposed single storey double garage in rear garden.

**No Objections**

5.6 **07/01710/FUL**

Applicant: Ms. Hanshaw  
Agent: Evolution Building Design  
Location: 8 Church View, Llanblethian  
Proposal: Single storey extension linked to existing dwelling and to replace existing garage.

**No Objections**

5.7 **07/01526/FUL**

Applicant: Arqiva, Crawley Court, Winchester, Hants  
Agent: N/A  
Location: St Hilary Transmitting Station.  
Proposal: Amended plan.

**No Objections**

5.8 **07/01285/FUL**

Applicant: Mr N England  
Agent: Robertson Francis Partnership  
Location: The Old Post Office, 61 Eastgate, Cowbridge  
Proposal: Amended plan.

**No Objections**

**Item 5: To consider the following Planning Applications (continued):**  
5.9 **07/01732/FUL**

Applicant: Mrs S Evans  
Agent: Alun Arthur Architect  
Location: Broadshoard House, Westgate, Cowbridge  
Proposal: Alterations to porch, railings to front boundary, pitched roof over rear porch.

**No Objections**

5.10 **07/01750/FUL**

Applicant: Mr A Pedersen  
Agent: Phillip Wynne Architect  
Location: 30 Millfield Drive, Cowbridge  
Proposal: Proposed extension and alterations to existing dwelling.

**Objection**

The committee consider the proposal to be unneighbourly in view of the impact it will have on the 'next door' property.

5.11 **07/01752/FUL**

Applicant: Mr N England  
Agent: Robertson Francis Partnership, 5 Museum Place Cardiff.  
Location: The site of the former British Legion Club, Cowbridge  
Proposal: Demolition of former club house building and replacement with residential development of 12 No. 2 bedroom apartments with associated parking and amenity space.

**No Objections**

However, the committee objects to some of the materials that are proposed and in particular the finish of the windows and doors and the use of cedar wood cladding.

**Item 6: LDP – Candidate Sites List**

No matters arising.

**Item 7: Proposed revision of Conservation Area.**

No matters arising.

**Item 8: Correspondence.**

8.1 Received notifications of the planning decisions made by the Vale of Glamorgan:

- (i) **07/01098/FUL** – Provision of timber decking to rear of cottage, extending above River Thaw at Limes Gate Cottage, The Limes, Cowbridge – **Grants permission with 2 conditions.**
- (ii) **07/01200/FUL** – Double storey side extension at Brooklyn House, Piccadilly, Llanblethian – **Grants permission with 3 conditions.**
- (iii) **07/01251/FUL** – Conversion and extension of barn, including new build double garage to provide a dwellinghouse offering bed and breakfast accommodation at Land to the rear of Pen Y Bryn, Crossways, Cowbridge – **Refuses to permit.**
- (iv) **07/01419/FUL** – Conversion of existing garage into habitable dwelling with single storey extension to the rear at 5 Slade Close, Cowbridge – **Grants permission with 1 condition.**
- (v) **07/01435/FUL** – Porch to front at 7 Darren Close, Cowbridge – **Grants permission with 1 condition.**

## Page four

### **Item 8: Correspondence.**

- 8.1 Received notifications of the planning decisions made by the Vale of Glamorgan (continued):
- (vi) **07/01457/FUL** – Single storey rear extension with first floor terrace. Alterations to two windows on front elevation at Pen Y Lan House, Pen Y Lan Road, Aberthin – **Grants permission with 2 conditions.**
- (vii) **07/01459/FUL** – Four bedroom detached private dwelling with separate double garage and single garage at Site adjacent Southgate House, Town Mill Road, Cowbridge – **Refuses to permit.**
- (viii) **07/01518/FUL** – Refurbishment, renovation and extension to existing building. Proposed decked terrace, landscaping and re-surfacing of existing car park at Former Mulligans Restaurant, Stalling Down, Cowbridge – **Grants permission with 6 conditions.**
- (ix) **07/01546/FUL** – Two single storey extensions (kitchen & lounge) at 2 Talyfan Close, Cowbridge – **Grants permission with 1 condition.**
- 8.2 The Vale of Glamorgan Council – Rights of Way Improvement Plan.  
**Noted.**
- 8.3 Communication received from Llandow Newydd requesting a meeting with the Clerk and Chair of the Council to discuss the views and opinions of the Council in relation to the decision by the Vale of Glamorgan Council not to include the Llandow Newydd proposal in the draft local strategy.  
**Recommended** that the request for the meeting is declined.

### **Item 9: Matters to be discussed at the discretion of the Chairman.**

- 9.1 Members agreed that the Town Clerk should send a request to the Vale of Glamorgan Council for repairs to be carried out to the bus shelter at the rear of the Town Hall and for a replacement seat to be installed.

### **Item 10: Date and Time of next Meeting.**

Monday 4<sup>th</sup> February 2008 at 8.00pm.

Councillor Mrs S M Cox.  
**Chairman.**