

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 5th February 2007 at 8.00pm.

Present: Chairman – Councillor Mrs S M Cox
Vice Chairman – Councillor Mrs G Baty
Mayor – Councillor Mrs L Adams
Deputy Mayor – Councillor H Ll Morgan
Councillors – Mrs M Arnold, Mrs A Burges, D W Morris and A Williams

In Attendance: Town Clerk – Mr Andrew Davies.

Item 1: **Apologies for absence.**
Councillor A E Banks

Item 2: **Declarations of interests.**
Councillor A Williams – planning applications 5.5 and 5.7

Item 3: **Matters arising from the Committee Meeting held on 8th January 2007.**
No matters arising.

Item 4: **Matters arising from the Town Council Meeting held on 23rd January 2007.**
No matters arising.

Item 5: **To consider the following Planning Applications:**
5.1 **06/01789/FUL**

Applicant: Mr & Mrs Watts
Agent: Grove Associate Architects
Location: 'Paradwys', Llanquian Road, Aberthin
Proposal: Extension of an existing house.
No Objections.

5.2 **06/01800/FUL**

Applicant: Mrs R Bartle-Jones
Agent: Mr A Parker
Location: Little Mill Cottage, Town Mill Road, Cowbridge
Proposal: Proposed extension to form additional kitchen-diner and bedroom on first floor.
No Objections.

5.3 **07/00009/FUL**

Applicant: Mrs P Robson
Agent: Everest Ltd
Location: 6 Coopers Lane, Cowbridge
Proposal: Single storey front conservatory.
No Objections.

Item 5:
5.4

**To consider the following Planning Applications:
07/00002/LBC**

Applicant: Centre Great Ltd
Agent: Davies Sutton Architect
Location: Cowbridge Grammar School
Proposal: Conversion of Grammar School and Boot House into residential units.
The Committee considered the plans and wishes to make the following comments in respect of the specific areas indicated:

Proposed parking - Holy Cross Church

The Town Council, as owners, **strongly object** to the gate being moved as is proposed and want the entrance to the church to remain unaltered.

Planting Scheme

Whilst the Committee has **no objections** to the planting scheme, members have been given previous assurances that the magnolia tree in the grounds of the Old Grammar School will be protected although this is not actually shown on the plan.

Elevations

No Objections.

Boot House

No Objections.

Interiors

No Objections.

5.5

Councillor A Williams left the meeting when the following application was discussed.
07/00031/FUL

Applicant: Mr Hunter Jarvie
Agent: Mr A Parker
Location: The Armoury, 46 Eastgate, Cowbridge
Proposal: Proposed garage with one bedroom accommodation over.

Objection

The committee considers this to be an inappropriate development in the Conservation Area.

5.6

07/00051/FUL

Applicant: Mr & Mrs R Calcaterra
Agent: Don Mitchell Associates
Location: The Old Farmhouse, Broadway, Llanblethian
Proposal: Part demolish single storey extension to rear. Construct new two storey extension to rear to provide bedroom, ensuite and study.

No Objections.

5.7

Councillor A Williams left the meeting when the following application was discussed.
07/00068/FUL

Applicant: Mr & Mrs McKibbin
Agent: James Carter : Alan Barker Partnership
Location: Menalowen, River Walk, Cowbridge
Proposal: Construction of new conservatory.

No Objections.

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Item 5: To consider the following Planning Applications:

5.8

06/01746/FUL

Applicant: The W & D B plc
Agent: Ken Morgan (Design & Building Management) Ltd.
Location: The Hare & Hounds, Aberthin
Proposal: Amended plan.

No Objections.

5.9

07/00035/FUL

Applicant: Mrs S Murphy
Agent: Mr A Parker
Location: Bondehurst, Greenfield Way, Llanblethian
Proposal: Proposed extension to include downstairs W.C. & utility area with first floor ensuite accommodation to master bedroom.

No Objections.

Item 6: Correspondence.

6.1

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

(i)

06/01284/FUL – Proposed detached 5 bedroom dwelling in garden of existing residence at Old Factory House, Factory Road, Llanblethian – **Refuses to permit.**

ii)

06/01358/LBC – Minor alterations to dwelling house at Great House, Llanquian Road, Aberthin – **Consents with 9 conditions.**

(iii)

06/01395/FUL – Stable block comprising 3 stables and adjoining haybarn at Field 8276, Near Aberthin Lane, Aberthin - **Grants permission with 7 conditions.**

(iv)

06/01480/FUL – Detached garage for three cars and parking areas to front and rear of garage at Rear of East Villa, 48 Eastgate, Cowbridge – **Grants permission with 3 conditions.**

(v)

06/01528/FUL – Single storey extension for kitchen, utility room and shower room at 9 Millfield Drive, Cowbridge - **Grants permission with 1 condition.**

(vi)

06/01608/FUL – New conservatory to replace existing at 1 Millfield Drive, Cowbridge – **Grants permission with 1 condition.**

(vii)

06/01610/FUL – Shop front refurbishment include new access steps, balustrade, and lighting at 34 Eastgate, Cowbridge – **Grants permission with 5 conditions.**

(viii)

06/01639/RG3 – Retention of nursery demountable classroom at Ysgol Iolo Morgannwg, Broadway, Cowbridge – **Grants deemed planning consent with 2 conditions.**

(ix)

06/01706/ADV – Illuminated projecting sign at Bar 44, 44c High Street, Cowbridge – **Consents with 5 conditions.**

(x)

06/00432/FUL - Appeal decision on 7 The Broad Shoard, Cowbridge – **appeal dismissed.**

6.2

To note a letter received from The Vale of Glamorgan Council enclosing a revised leaflet in respect of planning permission for solar panels
Noted.

6.3

Copy letter from Dr R Rogers addressed to the Vale of Glamorgan Council regarding the speed of the traffic on the Llantwit Major Road. Dr Rogers has been advised that a reduction in the speed limit to 40mph is not possible because of enforcement difficulties and other possibilities such as traffic calming measures are not available. Dr Rogers also made reference to an improving the visibility splay to and from properties on the Llantwit Major road but that such applications have been turned down on planning grounds. Dr Rogers is writing to the Development Control and Engineering design department in the hope of a solution being found.

- Item 6:** **Correspondence.**
6.3 (continued)
 Noted
 Members of the committee **recommend** that a letter is sent from the Town Council to Dr Rogers in acknowledgement, pointing out that the Town Council has fervently pursued a reduction of the speed limit on the Llantwit Major Road but without any success. The Town Council would be supportive towards any suitable planning application made to improve the visual splay on the grounds of improved road safety.
- 6.4 To note a letter received from The Vale of Glamorgan Council regarding intended improvement works to Public Right of Way – Llanblethian No. 56 and to answer query in relation to a section of land at Castle Hill
 Noted.
 Refer to Town Council.
- 6.5 For information purposes received from The Vale of Glamorgan Council, letter regarding the Draft Rights of Way Improvement Plan (ROWIP) – Consultation Document to be responded to by 10th April2007.
 Noted
 Adjourned until next meeting to allow members of the committee to read and consider the document.
- 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:** **Matters to be discussed at the discretion of the Chairman.**
 No matters arising.
- Item 9:** **Date and Time of next Meeting.**
 Monday 5th March 2007 at 8.00pm.

Councillor Mrs S M Cox
Chairman.