

**Cowbridge with Llanblethian Town Council**  
**Minutes of the Planning Committee Meeting held in the Council Chamber,**  
**Cowbridge Town Hall,**  
**on Monday 4<sup>th</sup> February 2008 at 8.00pm.**

**Present:** Chairman – Councillor Mrs S M Cox  
Vice Chairman – Councillor A E Banks  
Mayor – Councillor H Ll Morgan  
Deputy Mayor - D W Morris  
Councillors – Mrs M Arnold and Mrs A Burges.

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

**Item 1: Apologies for absence.**  
Councillors Mrs L Adams, Mrs G Baty and A Williams.

**Item 2: Declarations of interests.**  
None.

**Item 3: Matters arising from the Committee Meeting held on 7<sup>th</sup> January 2008.**  
The Town Clerk advised that it has not been possible to obtain land registry information ‘on line’ in respect of the verge in Church Street and alternate action will be required. (item 3)

**Item 4: Matters arising from the Town Council Meeting held on 22<sup>nd</sup> January 2008.**  
No matters arising.

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

5.1 **07/01776/LBC**  
Applicant: Barclays Bank  
Agent: Stride Treglown Ltd  
Location: 62 High Street, Cowbridge  
Proposal: Installation of two air condenser units in the back yard at the rear of the building.

**No Objections.**

5.2 **08/00026/FUL**  
Applicant: Mr & Mrs J H Newark  
Agent: Robertson Francis Partnership  
Location: Old Factory House, Factory Road, Llanblethian  
Proposal: Proposed new dwelling incorporating existing residential annexe building.

**Objection**

The Committee objects to the application on the following grounds:  
(i) The proposals do not improve, enhance or preserve the Conservation Area.  
(ii) The increase in vehicular access and egress from the site.  
(iii) The proposed balustrades on the bridge are out of keeping with the area.  
(iv) There is concern over the increased ‘run-off’ from the site and the implications that this might have on flooding, as the site is adjacent to Factory Brook.

**Item 5:** To consider the following Planning Applications (continued):  
5.3 **08/00036/CAC**

Applicant: Mr N England  
Agent: Robertson Francis Partnership  
Location: Site of the former Royal British Legion Club  
Proposal: Demolition of former club house building and replace with residential development of 12 No. 2 Bedroom Apartments with associated parking and amenity space.

**No Objections** to the demolition of the existing building.

The Committee puts forward the same observations made for planning application in that it 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.

5.4 **08/00048/LBC**

Applicant: Harlequin Print  
Agent: RR Architects  
Location: Retail premises (Class A3), 22 High Street, Cowbridge  
Proposal: Retrospective application in respect of unauthorised works undertaken to the interior of the “existing” Grade II property.

**No Objections**

The Town Council considers that the Disability Discrimination Act should be fully Complied with in respect of works carried out to this property.

5.5 **08/00050/FUL**

Applicant: Mr & Mrs Mumford  
Agent: N/A  
Location: Field 7179 off Aberthin Lane, Aberthin  
Proposal: All weather riding arena/ménage for equestrian use by owner only.

**No Objections**

Should there ever be an application for floodlighting, the Town Council would vigorously oppose it. The Committee requests that the application be conditioned to restrict the use of floodlighting.

5.6 **07/01285/FUL**

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

**No Objection**

The Committee emphasise the need for the steps of the existing footpath, which connects with Eastgate, to be levelled/ramped as part of this project.

5.7 **08/00062/FUL**

Applicant: Freshfind Ltd  
Agent: Kennedy James Griffiths  
Location: Former “Mulligans” Restaurant, Stalling Down, Cowbridge  
Proposal: To provide an additional escape stairs from external decking area at first floor level to Restaurant.

**No Objection**

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**Item 5: To consider the following Planning Applications (continued):**

5.8 **08/00064/FUL**

Applicant: Mr M Lewis  
Agent: N/A  
Location: Meadow View Farm, Crossways, Cowbridge  
Proposal: Agricultural building.  
**No Objection**

5.9 **08/00074/FUL**

Applicant: L Taylor  
Agent: N/A  
Location: Tyn y Tyla, Pen y Lan Road, Aberthin  
Proposal: Extension providing new lounge, dining, kitchen and ensuite bedroom.  
**Objection**  
The Committee objects to the application on the grounds of the impact that it will have on the neighbouring property.

5.10 **08/00108/FUL**

Applicant: Mr & Mrs Pearce  
Agent: Phillip Wynne Architect  
Location: Primrose View, St Quentins Close, Llanblethian, Cowbridge  
Proposal: Demolition of existing bungalow and construction of two detached dwellings.

**Objection**

The Committee objects on the following grounds:

- (i) The proposal fails to improve or enhance the conservation area.
- (ii) Over development of the site.
- (iii) Removal of trees – The committee requests that any trees that have already been are replaced.
- (iv) Strongly oppose the loss of any verge, which would result in the loss of amenity and ‘open space’ for the area.
- (v) The proposal is considered to be out of keeping with surrounding properties
- (vi) It is understood that there have been problems with the sewers experienced by residents in the area.
- (vii) There are concerns surrounding parking and access.
- (viii) Members are concerned that levels have been raised and that an existing manhole has been covered over in the garden.

5.11 **08/00111/ADV**

Applicant: Harlequin Print Ltd  
Agent: RR Architects Ltd  
Location: Retail Premises, 22 High Street, Cowbridge  
Proposal: Shop sign.  
**No Objections.**

5.12 **08/00113/FUL**

Applicant: D Vicker  
Agent: N/A  
Location: Tynewydd, Westgate, Cowbridge  
Proposal: Erection of single storey extension (amendment to previous consent).  
**No Objections.**

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**Item 5: To consider the following Planning Applications (continued):**

5.13

**08/00103/FUL**

Applicant: Mr & Mrs Griffin

Agent: Susan Rosser RIBA

Location: Ashley Cottage, Bridge Road, Llanblethian

Proposal: Single storey rear extension to renew kitchen and cloaks and provide new and utility with 2 storey side extension to improve master bedroom at first floor and living space at ground floor.

**Objections.**

The Committee objects on the grounds the application is an over development of the site.

**Item 6: Local Development Plan**

6.1

Draft Preferred Strategy – Consultation Document.

A meeting was arranged for 6.30pm on Monday 11<sup>th</sup> February at 6.30 pm.

**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)

**07/00664/FUL** – Retention of extension to existing stables, re-surfacing of land adjacent to existing barn and re-siting of horse trainer at Lyndongrove, Llanblethian - **Grants permission with 2 conditions.**

(ii)

**07/01478/FUL** – Stationing of a temporary dwelling for three years to service national hunt training yard at Pant Wilkin, Aberthin – **Refuses to permit.**

(iii)

**07/01481/FUL** – Change of use of farm buildings to national hunt training yard with horse walker and gallops at Pant Wilkin Farm, Aberthin – **Grants permission with 5 conditions.**

(iv)

**07/01526/FUL** – Installation of 2 no. collinear antennas on the existing mast at Arqiva, St. Hilary Transmitting Station, Cowbridge – **Grants permission with 1 condition.**

(v)

**07/01576/FUL** – Proposed conservatory to rear and railings, gates and pier caps to front at Cnapan, 41 Broadway, Cowbridge – **Grants permission with 2 conditions.**

(vi)

**07/01695/FUL** – Alterations and extension to dwelling at 1 New Forest View, Cowbridge - **Refuses to permit.**

8.2

Letter received from the Vale of Glamorgan Council to confirm the Order of diversion in respect of Public Footpath No.16 Llanblethian

**Noted.**

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

9.1

The Vale of Glamorgan Council is aware of and will be removing the unauthorised banner displayed on the railings on the highway outside Valentino's.

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

Monday 3<sup>rd</sup> March 2008 at 8.00pm.

Councillor Mrs S M Cox.

**Chairman.**