

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 5th March 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, A E Banks, Mrs A Burges, D W Morris and A Williams

In Attendance: Town Clerk – Mr Andrew Davies.

Item 1: **Apologies for absence.**
All members present.

Item 2: **Declarations of interests.**
Councillor Mrs L Adams – item 5.2 & 5.4
Councillor A Williams – 6.5

Item 3: **Matters arising from the Committee Meeting held on 5th February 2007.**
No matters arising.

Item 4: **Matters arising from the Town Council Meeting held on 20th February 2007.**
4.1 To give consideration to the letter received from Creative Rural Communities in respect of Axis Funding.

- Members discussed the possibility of funding for the pumps and milestones in the Cowbridge area being identified and restored.

Item 5: **To consider the following Planning Applications:**
5.1 **07/00167/ADV**
Applicant: Dr J Ayers
Agent: N/A
Location: Cowbridge Dental Care, 30 High Street, Cowbridge
Proposal: Sign on surgery.
No objections

5.2 *Councillor Mrs L Adams left the chamber whilst the following item was discussed.*
06/00783/FUL
Applicant: Miss Rosewell
Agent: Anderson & Associates
Location: Limes Gate Cottage, The Limes, Cowbridge
Proposal: Amended plan

The committee have no objections to the windows but do **object** to the skylight which they consider to be out of keeping with the Conservation area and surrounding properties.

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

5.3 **07/00204/FUL**

Applicant: Mr & Mrs A Thomas
Agent: Dreamhome UK
Location: House adjacent to New Breach Farm, Cowbridge
Proposal: Extensions to existing dwelling.

No Objections

However, in view of the location of the proposal, the Committee would request that should the application be granted, that it is conditional of an 'archaeological watching brief'.

Councillor Mrs L Adams left the chamber whilst the following item was discussed.

5.4 **07/00229/FUL**

Applicant: GBS Construction
Agent: Larcombe & Co.
Location: Riverside Mews, Cowbridge
Proposal: Adjustment of existing wall to provide a highway footpath to The Limes.

Whilst the Committee have **no objection** to the proposal it strongly objects to the materials proposed for the new wall which will impact on the Conservation area and nearby properties. A stone constructed wall would be more suitable and maintain the character of the area.

5.5 **07/00241/FUL**

Applicant: Mrs Pursey
Agent: Evolution Building Design
Location: 5 Slade Close, Cowbridge
Proposal: Single storey extension to the rear.

No objections.

5.6 **07/00216/FUL**

Applicant: Mr R Johnson
Agent: Susan Rosser RIBA
Location: Chantry Rise, Church Road, Llanblethian
Proposal: Renovations and improvements to existing dwelling with demolition and new build of Little Chantry.

No objections.

It should be noted that the site plan submitted does not show the residence, which exists to the rear of the property to which the application relates.

Item 6. Correspondence.

- 6.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
- (i) **06/01624/FUL** – Demolition of lean-to garage and erection of single and double storey side extension and detached pool room at Bryn y Fro, Broadway, Llanblethian, Cowbridge – **Grants permission with 3 conditions**
 - (ii) **06/001726/FUL** Two storey extension providing single garage, utility, kitchen, dining and children's room at ground floor and master bedroom, ensuite, wardrobe and terrace at the first floor, stairs to attic and new porch at Chiltern, Bridge Road, Llanblethian, Cowbridge – **Grants permission with 2 conditions**
 - (iii) **06/001770/FUL** – Two Storey extension at Dan y Coed, Church Road, Llanblethian, Cowbridge. - **Grant permission with 1 condition**

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- Item 6. Correspondence.(continued)**
- (iv) **06/001776/FUL** Construction of new farm and residential access at Marlborough Lodge, Crossways, Cowbridge – **Refuses to permit.**
 - (v) **06/00162/OUT** – Appeal decision on Land east of 4A Geraints Close, Cowbridge – **Appeal Dismissed.**
 - (vi) **07/00130/TPO** – Work to trees* at 4 Church Hill Close, Llanblethian.
*It is **recommended** that a letter is sent to the Vale of Glamorgan Council to ask if it is possible for greater detail to be provided.
 - (vii) **07/00131/TCA** – Reduction of Sycamore by 30% at 3 Mill Park, Cowbridge.
 - (viii) **07/00134/TCA** – Removal of Willow tree at 10 The Orchard, Aberthin.
 - (ix) **07/00123/TCA** – Rell decaying Norway Maple at Mill Park, Cowbridge.
 - (x) **07/00032/TCA** – Work to Conifer Trees at 5 The Orchard, Aberthin.
 - (xi) **07/00234/TCA** – Felling and removal of Eucalyptus at The Heritage, River Walk, Cowbridge.
 - (xii) **07/00009/FUL** – Single storey front conservatory at 6 Coopers Lane, Cowbridge – **Grants permission with one condition.**

6.2 To respond to 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 which the letter states is under the ownership of the Town Council.
Members agreed that the Town Clerk should arrange a site meeting with the relevant officer at the Vale of Glamorgan Council in order to clarify the verge areas registered to the Vale Council, those registered to the Town Council and identify any other unregistered sites.

6.3 To respond to a letter received from The Vale of Glamorgan Council regarding Public Footpath No.16, which leads into Mais Lloi Aberthin. It is the intention of the Vale Council to produce a definitive map Modification Order to reflect the present position of the footpath in relation to the accompanying map. The letter requests that the Town Council confirms whether or not it has any objections.
Noted -No Objections

6.4 To respond to a letter received from The Vale of Glamorgan Council regarding Public Footpath No.50, which leads into Tyla Rhosyr. It is the intention of the Vale Council to produce a definitive map Modification Order to reflect the present position of the footpath in relation to the accompanying map. The letter requests that the Town Council confirms whether or not it has any objections.
Noted -No Objections

Item 7: Draft Rights of Way Improvement Plan – Consultation document that requires a response by 10th April 2007

The following parts of the reports were highlighted:

- para 6.2.4 – dedicated cycle routes – investigation of the possibility of the former railway track between Cowbridge and Aberthin being suitable?
- 6.2.5 – Off road driving – to highlight the problem of existing areas where illegal off road driving is causing problems.
- 5.2 – new rights of way and their creation. Rights off way that existed before 1949 but which that are not recorded by 2026 on the ‘definitive map’ will be extinguished.

It was agreed for members to feed ideas through the Town Clerk to enable the Chairman to prepare a response.

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- Item 8:** **The Vale of Glamorgan Local Development Plan** – Sustainability Appraisal – response required by 19th March 2007.
A meeting was arranged for 2pm on Wednesday 14th March and for those attending to be given delegated powers to formulate a response to the questionnaire provided.
- Item 9:** **Matters to be discussed at the discretion of the Chairman.**
No matters arising.
- Item 9:** **Date and Time of next Meeting.**
Monday 2nd April 2007 at 8.00pm.

Councillor Mrs S M Cox
Chairman.