

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 3rd March 2008 at 8.00pm.

Present: Chairman – Councillor Mrs S M Cox
Vice Chairman – Councillor A E Banks
Deputy Mayor – Councillor D W Morris
Councillors – Mrs L Adams, Mrs M Arnold, Mrs G Baty and A Williams.

In Attendance: Town Clerk – Mr Andrew Davies.

Item 1: Apologies for absence.
Councillor H Ll-Morgan.

Item 2: Declarations of interests.
None.

Item 3: Matters arising from the Committee Meeting held on 4th February 2008.
3.1 Letter received from Land Registry regarding the Grass Verge in Church Street confirming that the land is not registered under the Land Registry and Rules and therefore no records are held for that estate/interest.
The Town Clerk advised that the path leading into the Physic Garden would also be included in the land registered.
Proposed by Councillor Mrs G Baty, seconded by Councillor Mrs L Adams, and **recommended** that the Town Council writes to the Physic Garden Trust to advise that it is the intention of the Council to register ownership of the land and that an agreement is drawn up with the Trust for the future maintenance of the verge.

Item 4: Matters arising from the Town Council Meeting held on 19th February 2008.
No matters arising.

Item 5: To consider the following Planning Applications:
5.1 **08/00140/FUL**
Applicant: Dr & Mrs Sami
Agent: JAG - Saracen
Location: Broadgate House, The Broadshoard, Cowbridge
Proposal: Lean to rear conservatory.
No objection.

5.2 **08/00149/FUL**
Applicant: Mr Evans
Agent: Brian Chambers Architect
Location: 71 Broadway, Llanblethian, Cowbridge
Proposal: Extend rear boundary line by 20 metres to line up with existing rear garden line to adjacent property.

Objection.

The Committee believe that the area is outside the Settlement Boundary shown on the Unitary Development Plan.

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

5.3

08/00150/FUL

Applicant: Mr Evans
Agent: Brian Chambers Architect
Location: 69 Broadway, Llanblethian, Cowbridge
Proposal: Extend rear boundary line by 20 metres to line up with existing rear garden line to property adjacent to 71 Broadway.

Objection.

The Committee believe that the area is outside the Settlement Boundary shown on the Unitary Development Plan.

5.4

08/00162/FUL

Applicant: Mr Rees and Mrs Kemp
Agent: Alun Arthur
Location: Cross House, Cowbridge Road, Aberthin
Proposal: Two storey side extension with garage to ground floor; single to one-half storey rear extension.

No objection to the side extension.

Objection to the rear extension on the grounds that it will be intrusive and un-neighbourly to the adjoining property.

5.5

08/00166/FUL

Applicant: J Dennis
Agent: Studio 56
Location: 6 The Verlands, Cowbridge
Proposal: Single storey extension to garage in front of house incorporating entrance lobby. Alterations to vehicular access.

No objection. The Committee would request that 'drop kerbs' are incorporated with the existing pavement.

5.6

08/00184/FUL

Applicant: A & J Thomas
Agent: Loyn & Co
Location: 6 Westgate, Cowbridge
Proposal: Rear extension to existing terraced house and new garage coach house to end of garden.

No objection.

The Committee request that if permission is granted that a condition is imposed to prevent the new garage coach house being used as a separate dwelling.

5.7

08/00191/FUL

Applicant: Mr N Evans
Agent: N/A
Location: The Ancient Druid, Eastgate, Cowbridge
Proposal: Internal amendments to kitchen/bathroom, conversion of store to bathroom and first floor extension for ensuite.

No objection.

The Committee request for an archaeological watching brief in relation any demolition and to protect against the loss of any historic features.

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

- 5.8 **08/00196/FUL**
Applicant: Mr J Lord
Agent: Quorum Associates
Location: Herontye, Castle Hill, Llanblethian
Proposal: Removal of existing roof and construction of new roof at steeper pitch
 and with additional dormer windows.
No objection.
- 5.9 **08/00188/LBC**
Applicant: Mr N Evans
Agent: N/A
Location: The Ancient Druid, Eastgate, Cowbridge
Proposal: Internal amendments to kitchen/bathroom, conversion of store to
 bathroom and first floor extension for ensuite.
No objection.
The Committee request for an archaeological watching brief in relation any
demolition and to protect against the loss of any historic features.
- 5.10 **08/00202/FUL**
Applicant: Mr D P Hove
Agent: N/A
Location: Ordnance Survey Reference Point 1941/2745, Aberthin
Proposal: The placement of a timber field shelter, erected on a metal skid with
 open floor and corrugated roof, placed on a 4” concrete plinth.
No objection.
- 5.11 **08/00229/ADV**
Applicant: S Andrews & Son (Pwllheli) Ltd.
Agent: N/A
Location: Penny Lane and Willow Walk
Proposal: Banners from pillars on walkway – underneath overhanging roof above
 river.
No objection.
- 5.12 **08/00231/PNA**
Applicant: Mr & Mrs R Norris
Agent: Andrew Parker Associates
Location: Glyndwr Vineyard, Llanblethian
Proposal: Tractor and implement store, fruit grate and general store.
No objection.
- 5.13 **08/00236/LBC**
Applicant: R J Cope
Agent: N/A
Location: 6 Church Street, Cowbridge
Proposal: Summerhouse extension of block wall, glass and wood frame.
No objection.

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

5.14 **08/00226/LBC**

Applicant: Country Casuals (CC)
Agent: M J Squire Ltd., Sheffield
Location: 42 High Street, Cowbridge
Proposal: New external signage, internal refit. No demolition. No structural works.

No objection.

5.15 **08/00237/ADV**

Applicant: Country Casuals (CC)
Agent: M J Squire Ltd., Sheffield
Location: 42 High Street, Cowbridge
Proposal: Shop sign and projecting sign.

No objection.

The Committee hope that the existing external sign illuminations will not be retained.

Item 6: Local Development Plan.

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) **07/01709/FUL** – Proposed single storey double garage in rear garden at 12 Eastgate, Cowbridge – **Grants permission with 3 conditions.**

(ii) **07/01710/FUL** – Erection of single storey extension replacing existing garage at 8 Church View, Llanblethian – **Grants permission with 2 conditions.**

(iii) **07/01732/FUL** – Alterations to porch, railings to front boundary, pitched roof over rear porch at Broadshoard House, Westgate, Cowbridge – **Grants permission with 2 conditions.**

(iv) **07/01750/FUL** – Proposed extension and alterations to existing dwelling at 30 Millfield Drive, Cowbridge – **Grants permission with 2 conditions (TC objected).**

(v) **07/01776/LBC** – Installation of two air condenser units in the back yard at the rear of the building at Barclays Bank, 62 High Street, Cowbridge – **Grants permission with no conditions.**

(vi) **08/00064/FUL** – Agricultural building at Meadow View Farm, Crossways, Cowbridge – **Grants permission with 3 conditions.**

8.2 Letter received from the Vale of Glamorgan Council advising that the appeal against an enforcement notice has been withdrawn in respect of Lyndongrove, Llanblethian.
Noted.

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

9.1 The Committee agreed that a letter should be sent to the Vale of Glamorgan Council in respect of the grass verge outside Chantry Rise, Llanblethian that has been badly cut up by contractors' vehicles.

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Item 9:
9.2

Matters to be discussed at the discretion of the Chairman. (Continued)

Councillor Mrs S M Cox advised on a seminar run by One Voice Wales involving Planning Aid Wales. Local Development Plans were discussed and the ways that Town and Community Councils might influence it particularly in relation to time allowed for consultation documents. It was suggested that these might be challenged but should be done so in conjunction with adjacent councils.

It was suggested that documents are drawn up for each community, which could be used as a means of defending any development proposals in the LDP, and it might be worth contacting Planning Aid Wales for any guidance that might be available on this topic.

An exercise was also carried out which involved a map of towns and villages, which incorporated a flood plain and industrial site, and to look at how any development would impact on transport and facilities.

Members agreed that this might be a good exercise to try 'in-house'.

Item 10:

Date and Time of next Meeting.

Monday 7th April 2008 at 8.00pm.

Councillor Mrs S M Cox.

Chairman.