

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 3rd April 2006 at 8.00pm.

Present: Chairman – Councillor H Ll Morgan
Vice Chairman – Councillor R G Jones
Mayor – Councillor Mrs G Baty
Deputy Mayor – Councillor Mrs L Adams
Councillors – Mrs M Arnold, Mrs A Burges,
Mrs S M Cox, 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 G Baty and Councillor A Williams agenda item 5.3
(Planning Application 05/01023/OUT)

Item 3: Matters arising from the Committee meeting held on 6th March 2006.
No matters arising.

Item 4: Matters arising from the Full Council meeting held on 21st March 2006.
No matters arising.

Item 5: To consider the following Planning Applications:

5.1 **06/00257/FUL**
Applicant: Mr D Thomas
Agent: D A Courtney, 17 Plassey Street, Penarth
Location: 4 Slade Close, Cowbridge
Proposal: Single storey ‘special needs’ shower/W.C. extension, together with
ramped drive access to relocated front entrance.
No Objections.

5.2 **06/00265/FUL**
Applicant: K P Williams
Agent: Tony Collins, Springfield, Dyffryn Road, Taibach, Port Talbot
Location: 19 Church Hill Close, Llanblethian, Cowbridge
Proposal: Removal of condition to have all clear glass to new conservatory
already approved.

Objection

The Members previously put forward the suggestion for opaque glass having regard to the proximity of the conservatory to the neighbouring property.

Item 5: To consider the following Planning Applications:

5.3

05/01023/OUT

Applicant: Mr & Mrs J Nurse
Agent: David Darby, Llandough
Location: Forest Lyn, Llanblethian
Proposal: Proposed new vehicular access to and from building plot within the curtilage of Forest Lyn.

Objections

The committee object on the following grounds:

1. The site plan is out of date and does not show existing properties (7a & 7b) which are adjacent to the proposal and likely to be affected.
2. Removal and loss of tree and section of hedge.
3. The access will exit onto the turning circle at the top of Church View.

5.4

06/00284/FUL

Applicant: B T Telecoms
Agent: Interserve Project Services
Location: Cowbridge T.E., Westgate, Cowbridge
Proposal: Installation of louver panels within existing window openings to suit cooling requirements of internal equipment.

No Objections.

5.5

06/00285/FUL

Applicant: Mrs R Norris
Agent: Andrew Parker Associates
Location: Pentwyn, Llanblethian
Proposal: Proposed conservatory to “Granny” accommodation.

No Objections.

5.6

06/00299/FUL

Applicant: Mr & Mrs R Taylor
Agent: N/A
Location: 4 Bowmans Well, Cowbridge
Proposal: White upvc conservatory to the rear.

No Objections.

5.7

06/00320/FUL

Applicant: Punch Taverns Ltd
Agent: Design Management Partnership
Location: Ye Olde Msons Arms
Proposal: Retrospective application to regularise the original planning consent (App.No. 05/00238/FUL).

No Objections.

5.8

06/00401/FUL

Applicant: Mr & Mrs B Llewellyn
Agent: Alun Arthur Architects
Location: Limes Cottage, The Limes, Cowbridge
Proposal: Extension (part single/part double) to rear. Front projecting shop front.

/Continued.

Objections

The Committee objects on the grounds that the proposal fails to improve, preserve or enhance the Conservation Area. On the contrary, the proposed works to the structure would detract from the unique character of the cottage, and the proposed demolition of the stone boundary wall would lead to the loss of an attractive feature, all in the heart of the conservation area.

There maybe a possible loss of footpath and line vision for motorists, of particular importance given the lack of a footway on either side of the road for almost the whole of that section of the street.

Item 6: Correspondence.

- 6.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
- i) **05/01398/FUL** – Alterations and extensions at Pleasant View, The Causeway, Llanblethian – **Refuses to Permit.**
 - ii) **05/01774/FUL** – Demolish existing double garage, construct new four bedroom dwelling on lower part of site with associated parking and amenity space at Belgrave House, Factory Road, Llanblethian – **Refuses to Permit.**
 - iii) **05/01897/FUL** – Redevelopment of site from existing caravan/motorhome repair business to five detached 5 bedroom dwelling houses with integral double garages at The Caravan Hospital, St Hilary – **Refuses to Permit.**
 - iv) **05/01950/FUL** – Two storey rear extension and alteration to roof of main building at Huddarts Restaurant, 69 High Street, Cowbridge – **Grants Permission with 4 conditions.**
 - v) **05/01987/FUL** – Rear 2 storey and lean-to extension and part garage conversion at 7 Vale Court, Cowbridge – **Grants Permission with 3 conditions – T.C. objected.**
 - vi) **06/00016/FUL** – Two storey extension to North West side elevation at Glyncoed, Aberthin Road, Cowbridge – **Grants Permission with 3 conditions.**
 - vii) **06/00030/FUL** – Single storey rear extension to an existing house to add utility area and cloakroom/WC at Glan yr Afon, The Limes, Cowbridge – **Grants Permission with 2 conditions.**
 - viii) **06/00048/FUL** – Construction of small single storey extension at rear of property (for disabled use) and store/utility room in rear of garage at 22 Middlegate Court, Cowbridge – **Grants Permission with 1 condition.**
 - ix) **06/00072/LBC** – Alternative rear garage/parking at 60 High Street, Cowbridge – **Consents without conditions.**
 - x) **06/00107/FUL** – Ground floor extension at Kenley, Piccadilly, Llanblethian – **Grants Permission with 1 condition.**
 - xi) **06/00131/FUL** – Single storey rear conservatory at The Sweetings, Westgate, Cowbridge – **Grants Permission with 1 condition.**
 - xii) **05/01970/LBC** – Various signs at The Market Place Restaurant (Ye Olde Masons Arms), High Street, Cowbridge – **Consents with 2 conditions.**
 - xiii) **06/00120/FUL** – Construction of new residential access at Marlborough Lodge, Crossways, Cowbridge – **Refuses to Permit.**
- 6.2 Letter from the Vale of Glamorgan Council regarding the proposed Prohibition of Waiting order in Aubrey Terrace, Cowbridge The order intends to extend the double yellow lines leading from Broadway into Aubrey Terrace where the section of the carriageway is narrow. Residents have requested consideration be given to implementing these restrictions because of current problems encountered when manoeuvring in and out of their properties.
- No Objections.**

Item 6: Correspondence. (Continued)

6.3

Letter from the Vale of Glamorgan Council enclosing The Vale of Glamorgan Local Development Plan, which is to be prepared to guide development in the Vale of Glamorgan between the period 2011 and 2026. The Town Council has been identified as a specific consultation body and as such the Local Planning Authority has a statutory duty to consult at various stages of the plan making process. The Vale Council has produced a draft Delivery Agreement outlining its timetable for the preparation of the LDP and the proposed Community involvement Scheme. Comments on the draft Delivery Scheme are required by Friday 28th April on the comment form provided. The Delivery Agreement is to be formally submitted to the Welsh Assembly in July 2006.

Noted.

Members agreed to hold a special meeting to discuss the document and the chosen date is Wednesday 26th April at 6.00pm.

Item 7: Any Other Business.

Members discussed the following matters:

- Councillor R G Jones advised members of newly erected signage, which impinges onto the highway at Beech Court. The Town Clerk advised members that Vale Councillor G A Cox has already reported the matter to the Vale of Glamorgan Highways and Planning Departments.
- Councillor Mrs L Adams advised the committee that she has received a letter from the Vale of Glamorgan Council, in a private capacity, regarding the footpath leading from High Street past Riverside Mews into the Limes. In light of the content of the letter (this will be circulated with the next full council agenda) members **recommend** that a letter is sent to the Vale of Glamorgan Council expressing the Town Council's concerns.
- Councillor Mrs Arnold referred to a recently rendered wall on a property in Westgate and whether this was in compliance with the planning permission. It was agreed that the planning application should be checked before the next committee meeting.
- Councillor Mrs G Baty requested that clarification is sought concerning the criteria involved when posting notices in respect of planning permissions being sought on any property.

Item 8: Date and Time of next Meeting.

Tuesday 2nd May 2006 at 8.00pm.

Councillor H LI Morgan
Chairman.