

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 7th April 2008 at 8.00pm.

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

In Attendance: Administration Assistant – Mrs Jackie Griffin.

Item 1: Apologies for absence.
Councillor A E Banks
Andrew Davies, Town Clerk.

Item 2: Declarations of interests.
None declared.

Item 3: Matters arising from the Committee Meeting held on 3rd March 2008.
No matters arising.

Item 4: Matters arising from the Town Council Meeting held on 18th March 2008.
No matters arising.

Item 5: To consider the following Planning Applications:

5.1 **08/00244/FUL**
Applicant: Ms J Wilson
Agent: A Rees Building Design
Location: 17 Westgate, Cowbridge
Proposal: Three storey rear extension to provide additional accommodation to family home.

No objection.

5.2 **08/00251/FUL**
Applicant: Mr & Mrs Williams
Agent: N/A
Location: 3 Downs View Close, Aberthin
Proposal: Alterations to existing roof – to remove flat roof and replace with hipped pitched roof. Extension at rear of property to provide en-suite bathroom.

No objection.

5.3 **08/00263/FUL**
Applicant: Mrs M Harris
Agent: C Thomas
Location: 14 Druids Green, Cowbridge
Proposal: Ground floor hall extension.

No objection.

Page two

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

5.4 **08/00279/FUL**

Applicant: Mrs S Brace
Agent: Mr R Crockett
Location: 36 The Broad Shoard, Cowbridge
Proposal: Porch

No objection.

5.5 **08/00282/ADV**

Applicant: Loch Fyne Restaurants
Agent: PNW Design Ltd, Richmond, Surrey
Location: Former Mulligans Restaurant, Stalling Down, Cowbridge
Proposal: Signs on restaurant.

No objection.

5.6 **08/00289/FUL**

Applicant: Mr & Mrs Squire
Agent: Evolution Building Design
Location: 12 Middlegate Court, Cowbridge
Proposal: Revised size to increase ground floor kitchen with regard to an existing planning consent.

No objection.

5.7 **08/00293/FUL**

Applicant: Mr C Lambert
Agent: Evolution Building Design
Location: Ambleside, Pen y Lan Road, Aberthin
Proposal: Dormer window modification.

No objection.

5.8 **08/00311/FUL**

Applicant: Mr & Mrs Lloyd
Agent: RPD Building Consultants, Newport
Location: River Cottage, Piccadilly, Llanblethian
Proposal: Two storey rear extension and new balcony.

Objection: The committee has the following objection and concern to the application:

- The materials proposed for the balcony of glass and stainless steel are inappropriate in the Conservation Area where natural materials would be preferable.
- There is a possible risk of flooding as the site is situated on a flood plain.

5.9 **08/00315/FUL**

Applicant: Mr Wilkinson
Agent: N/A
Location: Horse and Groom, Cowbridge
Proposal: Erection of a smoking shelter constructed of a freestanding timber frame, enclosed at one end and over existing beer garden benches.

Whilst the committee has **no objection** to there being a shelter, the committee has **objections** to this retrospective application:

Page three

Item 5: To consider the following Planning Applications: (Continued)
5.9 **08/00315/FUL (Continued)**

- The present construction is inappropriate being in the heart of the conservation area and is not in-keeping with the neighbouring properties, particularly the Town Hall and the Institute, which are both listed buildings.
- This site is very prominent within the town and highly visible particularly to visitors walking from the car park at the rear of the Town Hall.

5.10 **08/00394/FUL**

Applicant: Mr H Griffiths
Agent: Don Mitchell Associates
Location: Woodstock House, High Street, Cowbridge
Proposal: Proposed new stair tower and dormer windows to the rear. Proposed new fire escape staircase to rear and loft conversion.

No objection.

5.11 **08/00397/LBC**

Applicant: Mr H Griffiths
Agent: Don Mitchell Associates
Location: Woodstock House, High Street, Cowbridge
Proposal: Proposed new masonry stair tower to rear (external) to include removal of existing street staircase. Conversion of roof space to living accommodation. New dormers to roof. New fire escape door to 2nd floor and new external fire escape staircase.

No objection.

Item 6: Local Development Plan.
No matters arising.

Item 7: Proposed Revision of Conservation Area.
Recommended that Planning Aid Wales are invited to visit and meet with the Planning Committee prior to the exercise being carried out in the Town Council's area.

Item 8: Correspondence.

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

- (i) **08/00048/LBC** – Retrospective application in respect of unauthorised works undertaken to the interior of the existing Grade II property at 22 High Street, Cowbridge – **Consents with no conditions.**
- (ii) **08/00050/FUL** – Riding arena/manege at Field 7179 off Aberthin Lane, Aberthin – **Grants permission with 4 conditions.**
- (iii) **08/00062/FUL** – To provide an additional escape stairs from external decking area at first floor level to restaurant at Former Mulligans Restaurant, Stalling Down, Cowbridge – **Grants permission with 5 conditions.**
- (iv) **08/00108/FUL** – Demolition of existing bungalow and construction of two detached dwellings at Primrose View, St Quentins Close, Llanblethian – **Refuses to permit.**
- (v) **08/00113/FUL** – Erection of single storey extension (amendment to previous consent) at Tynewydd, Westgate Street, Cowbridge – **Grants permission with one condition.**
- (vi) **07/01434/LBC** – Small extension to side of existing cottage and a separate oak framed structure linked to existing with glazed walkway at Pen-y-Bryn, Pen-y-Lan Road, Aberthin – **Consents with 6 conditions.**

Page four

- Item 8: Correspondence. (Continued)**
- (vii) **07/01047/FUL** – Extension to the rear elevation at Pen-y-Bryn, Pen-y-Lan Road, Aberthin – **Grants permission with 5 conditions.**
- (viii) **08/00103/FUL** – Two storey side extension, single storey rear extension to replace existing and front porch at Ashley Cottage, Bridge Road, Llanblethian – **Grants permission with 4 conditions.**
- (ix) **08/00140/FUL** – Lean to rear conservatory at Broadgate House, The Broad Shoard, Cowbridge – **Grants permission with one condition.**
- (x) **08/00149/FUL** – Extend rear residential boundary line by 20 metres to increase garden curtilage at 71 Broadway, Cowbridge – **Refuses to permit.**
- (xi) **08/00150/FUL** – Extend rear residential boundary line by 20 metres to increase garden curtilage at 69 Broadway, Cowbridge – **Refuses to permit.**
- 8.2 Letter received from the Vale of Glamorgan Council regarding the construction of a smoking shelter at Horse & Groom Public House which is in breach of the Town and Country Planning Act 1990 (as amended).
The committee **noted** that a planning application has now been submitted to the Vale of Glamorgan Council for the site.
- 8.3 Letter received from the Vale of Glamorgan Council regarding the County Treasures Survey, which is now complete and enclosing a CD containing the entire County Treasures document and a hard copy for Cowbridge with Llanblethian area.
Noted.
- 8.4 Letter received from the Vale of Glamorgan Council regarding planning application No. 2008/00231/PNA relating to Glyndwr Vineyard, Llanblethian and advising that the proposal is not permitted development and therefore planning permission is required from the local planning authority.
Noted.
- 8.5 Letter received from the Vale of Glamorgan Council in response to a letter from the Town Council regarding the Land at the former Cowbridge Grammar School. The letter advises that no planning application has been submitted nor granted for any alterations to any access to the site through the Twt Park entrance off Town Mill Road. Previous application was 07/00060/FUL.
Noted.
- Item 9: Matters to be discussed at the discretion of the Chairman.**
- 9.1 The street sign for Grays Walk is missing. **Recommended** that a request is made to Highways for a new sign to be sited.
- Item 10: Date and Time of next Meeting.**
Monday 28th April 2008 at 6.00pm.

Chairman.