

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 4th May 2004 at 8.00pm.

Present: Mayor – Councillor H W Field
Chairman – Mrs G Baty
Vice-chairman - Mrs L Adams
Councillors – Mrs M Arnold, H L Morgan and Mrs J Williams.

In Attendance: Town Clerk - Mr Andrew Davies.

Item 1: **Apologies for absence.**
Councillors Mrs S M Cox and A Williams.

Item 2: **Declarations of Interest.**
Councillor H W Field – item 5.4

Item 3: **Matters arising from the Committee meeting held on 5th April 2004.**
The Town Clerk referred to a reply received from Mr Nick Boyden at the Highways Department at the Vale of Glamorgan Council in respect of an application for a licence to plant in the adopted highway at the Paddocks. The Town Council had objected to the proposal on the grounds that it would be more beneficial as a footpath and requested that it be made up. Mr Boyden advised that there is no foreseeable plan to construct a footway at this time and even if a licence is granted, the Authority could remove any items planted if so desired. Conditions are attached to any licence and as to the maximum growth height of any plant and ultimately, the Highway Authority can stipulate any condition they deem necessary to maintain their legal obligation. After discussion, members agreed that a further letter should be sent from the Town Council expressing disappointment at the decision but hope that construction of a footpath is considered in the future.

Item 4: **Matters arising from the Full Council meeting held on 20th April 2004.**
No matters arising.

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

5.1 **04/00591/FUL**
Applicant: Mr & Mrs Hayes
Agent: N/A
Location: 35 Borough Close, Cowbridge
Proposal: Porch, two storey extension to side.
No Objections with the proviso that there are no objections raised by the neighbours.

5.2 **04/00592/FUL**
Applicant: Mr & Mrs Collard
Agent: Direct Quality Conservatories
Location: 4 Cae Rex, Llanblethian
Proposal: Conservatory
No Objections

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

- 5.3 **04/00609/FUL**
Applicant: Mr & Mrs Ward
Agent: R A Hicks
Location: "Seasons", Porth-yr-Green, Cowbridge
Proposal: Extension to front elevation ground floor, lounge/study, first floor Bed 1 & Bed 2.

Adjourned to next meeting to await a more detailed and accurate site plan.

- 5.4 **04/00486/FUL**
Applicant: Dr & Mrs Kennedy
Agent: Kennedy James Griffiths, Chartered Accountants.
Location: 60 High Street, Cowbridge
Proposal: Refurbishment, renovation and extension to High Street Garage to create dwelling and garage space.

No Objections

The committee wishes to emphasise that a condition is imposed to ensure that the proposed garage is not used as a separate dwelling in the future.

Item 6. Correspondence.

- 6.1 Received notifications of the planning decisions made by the Vale of Glamorgan
- i **04/00178/FUL** – Post person security container for short term storage of mail prior to delivery at next to Street sign Town Mill Road, Cowbridge – **Grants Permission with 1 conditions.**
- ii **04/00235/FUL** – Erection of PVCU conservatory to rear of property at 5 St Quentins Close, Cowbridge – **Grants Permission with 2 conditions.**
- iii **04/00279/FUL** – Renewal of planning permission reference 80/00895/FUL – Extension to build over garage at Waterway Cottage, The Limes Cowbridge.– **Grants with 4 conditions.**
- iv **04/00294/FUL** – Conservatory to rear elevation at 4 Tyla Rhosyr, Cowbridge.– **Grants Permission with 3 conditions.**
- v **04/00317/FUL** – First floor extension over existing garage/utility, incorporating ensuite bedroom and study at 9 Darren Close Cowbridge. – **Grants Permission with 3 conditions.**
- vi **03/001698/FUL** – The development of a new building plot within the grounds of The Sweetings, for a one and a half storey house, forming an L shape with a single storey extending from it at The Sweetings, Aberthin, Cowbridge. – **Refuses to Permit.**
- vii **03/01818/FUL** – Extend existing workshop to form 2 storey office accommodation; extend car park at Vale Forge (Estate Management) Ltd, North Road, Cowbridge – **Refuses to Permit.**
- viii **04/00292/REG3** – Single storey detached bowls pavilion adjacent to the existing bowling green at Rear of Cowbridge Leisure Centre, Bear Field, The Broadshoard, Cowbridge – **Grants Deemed Planning Consent.**
- 6.2 Letter from the Vale of Glamorgan Council advising of Notice of Appeal on Planning Application **03/01019/FUL** – Mr M Thomas, River Walk, Cowbridge – Erection of 6 no. detached houses.
Noted.
- 6.3 Letter received from the Vale of Glamorgan Council enclosing Rights of Way Questionnaire. The questionnaire is available until the beginning of September.
Noted.
Members of the Committee agreed to respond individually if desired.

Item 7: Any other business.

- 7.1 Members generally discussed work carried out to trees in the area. Town Clerk confirmed that information about any tree work in the conservation area is contained in a 'weekly' planning list prepared by the Vale of Glamorgan Planning Department. Councillor Mrs Baty suggested that members might like to look at the list when the look at the planning applications prior to Committee.
- 7.2 Members discussed concerns raised about the work being carried out at Westgate Lodge. It is understood that conditions attached to planning application 02/01296/FUL have not been fully complied with.
Recommended that a letter is sent to the Planning Department at the Vale of Glamorgan Council, with copies to the local Vale Councillors, stating concerns about the development at Westgate Lodge, which it is understood has proceeded without compliance with the conditions imposed, in particular, the geotechnical survey and archaeological brief.
- 7.3 Members **recommend** that a letter is sent to the Vale of Glamorgan Planning Department to request an update on the enforcement proceedings being taking in relation to the Downs Garage.
- 7.4 Members discussed the boundary wall on a property on the Llantwit Major Road part of which has been removed to allow access for building works and agreed that the situation it should be monitored in relation to its permanency.

Item 8: Date and Time of next Meeting.

Monday 7th June 2004 at 8.00pm.

Councillor Mrs L Adams
Vice Chairman.