

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Tuesday 2nd May 2006 at 8.00pm.

Present: Chairman – Councillor H Ll Morgan
Deputy Mayor – Councillor Mrs L Adams
Councillors – Mrs M Arnold, D W Morris and A Williams

In Attendance: Town Clerk – Mr Andrew Davies.

Item 1: Apologies for absence.
Councillors : Mrs G Baty, Mrs A Burges, Mrs S M Cox and R G Jones.

Item 2: Declarations of interests.
Councillor Mrs M Arnold – items 5.8 and 5.9

Item 3: Matters arising from the Committee meeting held on 3rd April 2006.
No matters arising.

Item 4: Matters arising from the Full Council meeting held on 18th April 2006.
Item 9b in respect of the planning report and the query raised by Councillor J R Harris regarding the former Depot Site in Church Street. Planning application 05/01887/FUL was looked at which confirmed that there is no entrance shown between the site and Old Hall. Members agreed that a letter should be sent from the Town Council to the Vale of Glamorgan Planning Department to query whether it is intended for an entrance at that point and if so whether permission has been granted.

Item 5: To consider the following Planning Applications:

5.1 06/00408/FUL

Applicant: Mr & Mrs R Phillips
Agent: Mr R Crockett
Location: 92 Millfield Drive, Cowbridge
Proposal: Single and two storey extensions.

Objection

The Committee objects on the following grounds:

- 1) The proximity of the proposed extension to the boundary.
- 2) The impact that the proposal will have on the neighbouring property.
- 3) Over development of the site.

5.2 06/00442/FUL

Applicant: Cowbridge Amateur Dramatic Society
Agent: Grove Associate Architects
Location: The Market Theatre, The Butts, Cowbridge
Proposal: Extend theatre to add a rehearsal/general purpose room.

Objection

The Committee is concerned about the proposed extension being right up to the adjoining property boundaries and the impact it will have on their amenity. The committee is also opposed to the loss of the large mature ash tree.

The Committee is aware of objections having been raised regarding access to the rear of a property in Westgate and assume that this will be investigated.

Item 5: To consider the following Planning Applications: (continued)
5.3 06/00440/FUL

Applicant: Cowbridge Athletic Club Tennis Section
Agent: Mrs A Kurobasa
Location: Cowbridge Athletic Club Tennis Section, Cowbridge Athletic Ground, The Broad Shoard, Cowbridge
Proposal: Install 2 toilets in clubhouse and cesspool for foul drainage. Replace 2 existing windows on north elevation with patio doors. Form new opening on east elevation with french doors.

No Objections.

5.4 06/00447/FUL

Applicant: Mr & Mrs R Smith
Agent: Mr R Crockett
Location: 6 Cae Rex, Llanblethian
Proposal: Lounge, utility, garage & first floor extensions.

No Objections.

5.5 06/00432/FUL

Applicant: Mr Lewis & Ms Wright
Agent: M K Lewis
Location: 7 The Broadshoard, Cowbridge
Proposal: Provide Ground Floor Bathroom/W.C. for use by registered disabled person, also extension to relocate to provide alternative living accommodation.

Objection

The proposal fails to preserve, enhance or improve the conservation area, particularly the rear elevation and provision of first floor decking.

5.6 06/00450/FUL

Applicant: Mr & Mrs J Sherratt
Agent: Davies Sutton Architects
Location: 2 Llanblethian House, Llanblethian
Proposal: A new four bed dwelling and access bridge, this application is based on previous planning consent, Ref. 01/01243, with the access bridge re-located 8m west.

Objections

The Committee objects on the following grounds:

- (i) The impact that the proposed new access across the brook will have on the road junction and Church Hall. When the Hall is in use vehicles are parked along the road outside.
- (ii) The brook regularly floods the adjoining road during bad weather. The apparent re-alignment of the stream and the lack of height between the water level and the bridge appears to be below the water level of the stream when flooded. Additional surface water from the site would drain directly into the brook. These factors would exacerbate the flooding along the length of the road as far as the bridge at Llanblethian Farm.
- (ii) The proposed parapets of the bridge are out of keeping with the area and fails to improve or enhance the conservation area.

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Item 5: **To consider the following Planning Applications: (continued)**
5.7 **06/00466/FUL**

Applicant: Mr & Mrs Pugh
Agent: Charles Britton Equestrian Construction
Location: Land at Pant Wilkin Farmhouse, Llanquian Road, Aberthin
Proposal: Construction of a maximum 800m² outdoor riding arena with surrounding timber fence for private use only.

No Objection

Councillor Mrs M Arnold left the meeting whilst the following item was discussed.

5.8 **06/00486/FUL**

Applicant: Mr N G Anderson
Agent: James Carter: Alan Barker Partnership
Location: R/O 34 Westgate, Cowbridge
Proposal: Existing garage and studio (to amend Application 02/0126/FUL)

No Objection

Councillor Mrs M Arnold left the meeting whilst the following item was discussed.

5.9 **06/00508/FUL**

Applicant: Mr & Mrs R Murray
Agent: James Carter: Alan Barker Partnership
Location: 44 Westgate, Cowbridge
Proposal: Alterations to existing and 2 storey extension at rear.

The committee **objects** to the following proposals:

The bay window, the window above the door and the fan light above the front door all of which are considered to be out of keeping with adjacent properties and do not preserve, enhance or improve the conservation area. There is no objection to the remainder of the proposals.

5.10 **05/01934/FUL**

Applicant: Mr M Hitchcock
Agent: Andrew Parker Associates
Location: 81 High Street, Cowbridge
Proposal: Change of use ground floor from A2 to A1 – Change of use first and second floor from A2 to C3.

No Objections.

Item 6: Correspondence.

- 6.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
- i) **06/00010/FUL** – Replacement of garage door with bay window to use integral garage as playroom/guest room at Cnapan, 41 Broadway, Cowbridge – **Grants Permission with 1 condition.** (*T.C. objected*).
 - ii) **06/00071/FUL** – Revision of planning approval 04/00486/FUL – Alteration to garage omitting first floor studio. Omission of conservatory and confirmation of external landscaping at 60 High Street, Cowbridge – **Grants Permission with 2 conditions.**
 - iii) **06/00157/FUL** – Garage and hallway extension to existing dwelling at Fernbank, Aberthin – **Refuses to permit.**
 - iv) **06/00252/FUL** – Remove Condition 4 from planning permission 04/01831/FUL for take-away sales to continue at 70 Eastgate, Cowbridge – **Grants Permission with 3 conditions.**

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Item 6: Correspondence (continued).

- v) **06/00257/FUL** – Single storey special needs shower/wc extension together with ramped drive access to relocated front entrance at 4 Slade Close, Cowbridge – **Grants Permission with 1 condition.**
- vi) **06/00284/FUL** – Installation of louvre panels within existing window openings to suit cooling requirements of internal equipment at Cowbridge Telephone Exchange, Westgate, Cowbridge – **Grants Permission with 1 condition.**
- vii) **06/00299/FUL** – Conservatory at 4 Bowmans Well, Cowbridge – **Grants Permission with 2 conditions.**
- viii) **06/00060/ADV** – Various signs at 44 High Street, Cowbridge – **Consents with 7 conditions.**
- ix) **06/00061/FUL** – New shopfront with ATM unit and new plant to rear at 44 High Street, Cowbridge – **Grants Permission with 4 conditions.**
- x) **06/00285/FUL** – Conservatory to Granny accommodation at Pentwyn, Llanblethian - **Grants Permission with 1 condition.**

6.2 Application No. **06/00472/TCA** – to pollard sycamore tree at 7 Constitution Hill, Cowbridge and Application No. **06/00473/TCA** to cut back branches of an Atlas Blue Cedar at 7 Constitution Hill, Cowbridge.

Noted.

6.3 Letter received from the Vale of Glamorgan Council enclosing the Vale of Glamorgan Draft Supplementary Planning Guidance: Public Art. Any comments on the document are requested by Friday 9th June. The document and comment form are available for download on www.valeofglamorgan.gov.uk.

Noted.

6.4 Letter received from the Vale of Glamorgan Council enclosing a copy of the Vale of Glamorgan Council's composite document of the Adopted Unitary Development Plan 1996-2011. This can also be viewed electronically on the council's web site at www.valeofglamorgan.gov.uk. The accompanying proposal maps are still in the process of being prepared.

Noted.

Item 7: Any Other Business.

No matters arising.

Item 8: Date and Time of next Meeting.

Monday 5th June 2006 at 8.00pm.

Chairman.