

**Cowbridge with Llanblethian Town Council**  
**Minutes of the Planning Committee Meeting held in the Council Chamber,**  
**Cowbridge Town Hall,**  
**on Tuesday 8<sup>th</sup> May 2007 at 8.00pm.**

**Present:** Chairman – Councillor Mrs S M Cox  
Mayor – Councillor Mrs L Adams  
Deputy Mayor – Councillor H Ll Morgan  
Councillors – Mrs M Arnold, A E Banks, , D W Morris

**In Attendance:** Town Clerk – Mr Andrew Davies.

**Item 1: Apologies for absence.**  
Councillor Mrs G Baty, Mrs A Burges and A Williams

**Item 2: Declarations of interests.**  
None.

**Item 3: Matters arising from the Committee Meeting held on 2<sup>nd</sup> April 2007.**  
No matters arising.

**Item 4: Matters arising from the Town Council Meeting held on 17<sup>th</sup> April 2007.**  
No matters arising.

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

5.1

**07/00436/FUL**

Applicant: T J Smith  
Agent: P W Smith  
Location: 3A Stonewalls, Broadway, Cowbridge  
Proposal: Change of use: garage to bedroom/bathroom. Change to garage door to small frosted window and increase paved area on existing drive.

**Objections**

The committee query the claim of two parking spaces being available and the ability to access the second. The committee would strongly object to any alteration to the boundary wall should such an application be made.

5.2

**07/00451/FUL**

Applicant: E Roderick  
Agent: Evolution Building Design  
Location: 11 St Bleddians Close, Cowbridge  
Proposal: Single storey extension

**No objection**

5.3

**07/00422/FUL**

Applicant: Coral Quay Ltd  
Agent: Andrew Parker Associates  
Location: 3 Oaks, Llanblethian  
Proposal: Existing bungalow demolished and replaced with a new dormer type bungalow with 5 beds and a double garage.

**No objection**

However, the committee request that the sycamore and all other trees on site are retained in order to soften the impact of the development on the area.

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

5.4 **07/00439/FUL**

Applicant: Mrs J Dennis  
Agent: Studio 56  
Location: 7 Town Mill Road, Cowbridge  
Proposal: Two storey extension at rear of premises.

**Objection**

The committee objects to the proposal on the following grounds:

- i) The proposal neither improves, enhances or preserves the conservation area
- ii) It will impact on the riverbank which has been recognized as an important 'wildlife corridor' and where otters have been observed.
- iii) The proposed balcony is un-neighbourly and will impact on adjacent properties

5.5 **07/00216/FUL**

Applicant: Mr Johnson  
Agent: Rosser Associates  
Location: Chantry Rise, Church Road, Llanblethian  
Proposal: Amended plans.

**No Objections**

5.6 **07/00491/FUL**

Applicant: Mr & Mrs Scott Coombes  
Agent: J H Leeke & Sons  
Location: 23 Eastgate, Cowbridge  
Proposal: Conservatory to rear of property.

**No Objections**

It is understood that a well and pump were located in the garden of this property in the proximity of the proposed conservatory and should they both still exist, the committee request that consideration is given to their preservation.

5.7 **07/00509/FUL**

Applicant: Crown Resources Ltd.  
Agent: Phillip Wynne Architect  
Location: 42 Eastgate, Cowbridge  
Proposal: Change of use from shop with offices to shop with two self contained flats.

**No Objections**

5.8 **07/00548/FUL**

Applicant: Mr & Mrs Watt  
Agent: Mr R Crockett  
Location: Highfield, Love Lane, Llanblethian  
Proposal: Single storey extension to Lounge and Dining Rooms.

**No Objections**

5.9 **07/00550/FUL**

Applicant: Mr Dungey  
Agent: Dunraven  
Location: 8 Downs View Close, Aberthin  
Proposal: Proposed conservatory to rear.

**No Objections**

**Item 5:** To consider the following Planning Applications:  
5.10 **07/00558/FUL**

Applicant: Mr Whitemore & Ms Hawkridge  
Agent: Don Mitchell Associates  
Location: 51 The Verlands, Cowbridge  
Proposal: New two storey extension to side. To provide study/TV Room and Bedroom/Ensuite.

**No Objections**

**Item 6. Correspondence.**

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

- (i) **06/00783/FUL** – First floor extension at Limes Gate Cottage, The Limes, Cowbridge – **Grants permission with 5 conditions.** (*T.C. objected*).
- (ii) **06/01789/FUL** - Extension of an existing dwelling at Paradwys, Llanquian Road, Aberthin - **Grants permission with 2 conditions.**
- (iii) **07/00002/LBC** – Conversion of the Grammar School and Boot House into 15 residential units at Cowbridge Grammar School, Church Street, Cowbridge - **Grants permission with 3 conditions.**
- (iv) **07/00035/FUL** – Proposed extension to include down stairs wc and utility area with first floor ensuite accommodation to master bedroom at Bondehurst, Greenfield Way, Cowbridge – **Grants permission with 2 conditions.**
- (v) **07/00051/FUL** – Two storey extension to rear at The Old Farmhouse, Broadway, Llanblethian – **Grants permission with 3 conditions.**
- (vi) **07/00204/FUL** – Extension to existing dwelling at House adjacent to New Breach Farm, Cowbridge – **Grants permission with 3 conditions** (*T.C. suggested archaeological brief be included in conditions and VGC agreed*).
- (vii) **07/00031/FUL** – Proposed garage with one bedroom accommodation over at The Armoury, 46 Eastgate, Cowbridge – **Grants permission with 12 conditions** (*T.C. objected*).
- (viii) **07/00299/FUL** – Ground and first floor Extension at 29 Primrose Close, Cowbridge – **Refuses to permit.**
- (ix) **07/00350/FUL** – Proposed porch to front at 44 The Broad Shoard, Cowbridge – **Grants permission with no conditions.**
- (x) **07/00388/FUL** – 2 single storey extensions and first floor extension at 12 Middlegate Court, Cowbridge – **Grants permission with 1 condition.**

6.2 Notification of proposed ‘Tree work’ applications received by VGC:

- (i) **07/00425/TCA** – Fell Ash tree at 3b Stonewalls, Broadway, Cowbridge.
- (ii) **07/00461/TCA** – Pollard Willow tree at Old School House, Cardiff Road, Cowbridge.
- (iii) **07/00462/TCA** – To clear fell one Ash tree at Hafenwen, Westgate, Cowbridge.
- (iv) **07/00519/TCA** – To fell 5 Leylandii Conifers at The Mill, St Quinteins Hill, Llanblethian, Cowbridge.

6.3 To note letter from the Vale of Glamorgan Council advising of Section 174 Appeal. The appeal to the Planning Inspectorate is against an enforcement notice issued by the Vale of Glamorgan Council in respect of Lyndongrove, Llanmihangel Road, Llanblethian. Any representations to be made must be received by the Planning Inspectorate by 22<sup>nd</sup> May 2007.

**Noted**

**Page four**

**Item 6. Correspondence. (continued)**

6.4 To note letter from Vale Councillor G A Cox regarding the poor state of maintenance of the Bus Station at the rear of the Town Hall. As the result of enquiries he has made with Visible Services he has been advised that any repair works during this financial year will be 'budget permitting'.

**Noted.**

6.5 Letter received from the Vale of Glamorgan Council regarding a Strategy Options Workshop on the Vale of Glamorgan Local Development Plan to be held on 24<sup>th</sup> May 2007.

**Noted.**

Councillor Mrs S M Cox agreed for her name to be put forward with Councillor Mrs L Adams as reserve.

6.6 Letter from the Vale of Glamorgan Council advising that an appeal has been made in respect of Planning Application No. 06/01776/FUL – Marlborough Lodge, Crossways, Cowbridge.

**Noted**

**Item 7: Matters to be discussed at the discretion of the Chairman.**

7.1 Planning Application for Beech House, Broadway, Llanblethian.

Members discussed the red brick pillars recently constructed at the entrance to the property which are out of keeping with the area and unsympathetic to all the other boundary walls and gateways in the area. Whilst not in the conservation area, it is adjacent to it.

Members of the committee **recommend** that a letter of objection is sent to the Vale of Glamorgan Council in respect of the pillars and that a separate letter is sent to cover the proposal for the adjacent plot where similar are proposed. That application is yet to be determined by the Vale Council.

**Item 8: Date and Time of next Meeting.**

Monday 4<sup>th</sup> June 2007 at 8.00pm.

**Chairman.**