

**Cowbridge with Llanblethian Town Council**  
**Minutes of the Planning Committee Meeting held in the Council Chamber,**  
**Cowbridge Town Hall,**  
**on Tuesday 5<sup>th</sup> May 2009 at 8.00pm.**

**Present:** Chairman – Councillor Mrs S M Cox  
Vice Chairman – Councillor A Williams  
Mayor – Councillor D W Morris  
Deputy Mayor – Councillor J R Harris  
Councillor Mrs A Burges

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

**Item 1: Apologies for absence.**  
Councillors Mrs M Arnold, A E Banks Mrs G Baty and Mrs N C Thomas.

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

**Item 3: Matters arising from the Committee Meeting held on 6<sup>th</sup> April 2009.**  
3.1 To note a letter received from the Vale of Glamorgan Council regarding the metal box container and other matters at the Downs Filling Station

**Item 4: Matters arising from the Town Council Meeting held on 21<sup>st</sup> April 2009.**  
No matters arising.

**Item 5: To consider the following Planning Applications:**  
5.1 **2009/00326/FUL**

Applicant: Mrs A Wheatley  
Agent: Gillard Associates  
Location: 17 High Street, Cowbridge  
Proposal: Loft conversion of existing attic space into bedroom and living accommodation.

**No Objections** provided that the proposed roof lights to the front of the property are Not visible from the road as claimed. If visible, these roof lights would neither improve nor enhance the Conservation Area and this Council would then wish to object.

5.2 **2009/00333/FUL**

Applicant: Courtney Homes Ltd  
Agent: Anderson & Associates  
Location: 10 Eastgate, Cowbridge  
Proposal: Two storey rear extension and new double garage with parking fronting Aubrey Terrace at rear of plot.

**No Objections**

However, should permission be approved, the Committee would request that a condition is made to prevent the proposed garage being used as a separate dwelling in the future.

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

5.3 **2009/00341/FUL**

Applicant: Mr & Mrs R Owen  
Agent: 1010 Architects  
Location: The Lodge, The Limes, Cowbridge  
Proposal: Two storey extension, including internal and external alterations and improvements.

**No Objections**

5.4 **2009/00351/FUL**

Applicant: Ms C Denham  
Agent: Mr I Jones  
Location: 3 Church Hill Close, Llanblethian, Cowbridge  
Proposal: Erection of single storey rear extension and conservatory.

**No Objections**

5.5 **2009/00355/FUL**

Applicant: JB Directors Trust  
Agent: Mr M Taylor  
Location: 91 Eastgate, Cowbridge  
Proposal: Single storey rear extension following demolition of existing structure.

**No Objections** subject to the following requests because the site is near the centre of the town and the centre of the Conservation Area.

- (i) An archaeological survey of the site is carried out
- (ii) Details of any proposed signage is sent to this council to enable them to comment before any decision is taken by the Vale of Glamorgan Council.

5.6 **2009/00391/FUL**

Applicant: Mrs V A Randall  
Agent: Don Mitchell Associates  
Location: 22 Hillside Drive, Cowbridge  
Proposal: Two storey extension to rear.

**No Objections**

5.7 **2009/00152/FUL**

Applicant: Mr E Murphy  
Agent: Mr P Jenkins  
Location: 79 Broadway, Llanblethian, Cowbridge  
Proposal: Amended plan – Demolition of existing conservatory and erection of 2 storey rear extension.

**No Objections**

5.8 **2009/00414/FUL**

Applicant: Mr P John  
Agent: Mr Mclean  
Location: Land off Middlegate Court, Cowbridge  
Proposal: Renewal of permission 03/00955/FUL – Proposed dwelling.

**No Objections**

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**Item 5: To consider the following Planning Applications (continued)**  
5.9 **2009/00420/FUL**

Applicant: Ms S Haigh  
Agent: Mr A Shaw  
Location: 4 Stradling Close, Cowbridge  
Proposal: Single storey rear extension and loft conversion to include new and enlarged dormers to the front and rear elevations.

**No Objections**

5.10 **2009/00425/LBC**

Applicant: Mrs Garland-Ellis  
Agent: N/A  
Location: Quills, 52 High Street, Cowbridge  
Proposal: Replace old shop sign to front exterior of Quills with new one.

**No Objections**

5.11 **2009/00432/ADV**

Applicant: Mr A Chowdhury  
Agent: Andrew, Gay and Partners  
Location: Shampan, 70 Eastgate, Cowbridge  
Proposal: Re-position hanging sign and install new shop name in aluminium profile letters (6 no.). Re-naming business with new name 'Zahins'.

**No Objections**

5.12 **2009/00433/LBC**

Applicant: Mr A Chowdhury  
Agent: Andrew, Gay and Partners  
Location: Shampan, 70 Eastgate, Cowbridge  
Proposal: Re-position hanging sign and install new shop name in aluminium profile letters (6 no.).

**No Objections**

**Item 6: Local Development Plan.**

No matters arising.

**Item 7: Correspondence.**

- 7.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
- (i) **08/01071/FUL** – Siting of mobile home for 3 years for yard manager with treatment plant and gas tank. Erection of office/owner's reception area/grooms rest room (part retrospective) at Pant Wilkin Stables, Llanquian Road, Aberthin – **Grants permission with 3 conditions.**
  - (ii) **09/00136/FUL** – To provide car parking for up to 22cars, with bridged access across ditch, incorporating landscaping at Land off Middlegate Court, Cowbridge – **Grants permission with 14 conditions.**
  - (iii) **09/00188/FUL** – Renewal of application **04/00279/FUL** for extension to build over garage at Waterway Cottage, The Limes, Cowbridge – **Grants permission with 2 conditions.**
  - (iv) **09/00222/FUL** – Change of use from agricultural land to garden at Land adjoining Pen-y-Garreg, Piccadilly, Llanblethian – **Grants permission with 4 conditions.**

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- Item 7: Correspondence (continued).**
- (v) **07/01285/FUL** – Demolition of former post office outbuildings and replacement with 4 No. townhouses and associated car parking and amenity space at The Old Post Office, 61 Eastgate, Cowbridge – **Grants permission with 12 conditions.**
  - (vi) **09/00231/FUL** – Installation of two solar panels to south roof of house. To be fitted on top rather than replace existing roof tiles at 5 The Orchard, Aberthin – **Grants permission with one condition.**
  - (vii) **09/00247/FUL** – Proposed external smoking shelter to beer garden area at The Edmondes Arms, Cardiff Road, Cowbridge – **Grants permission with 2 conditions.** *Members of the committee requested that clarification is sought from the Vale of Glamorgan Council as to the planning guidelines/requirements for licensed premises who provide smoking shelters.*
- 7.2 To note a letter received from the Vale of Glamorgan Council in relation to the Air Quality (Wales) Regulations 2000. The latest findings of the Annual Air Quality Review and Assessment, which includes detailed assessment undertaken in respect of nitrogen dioxide at the Merry Harrier and Barons Court junction at Penarth. Both reports can be accessed on the Vale of Glamorgan Council website.  
**Noted.**
- 7.3 To consider a letter received from the Vale of Glamorgan Council in respect of the Diversion of footpaths 15 and 25 Llanblethian.  
**No Objections**
- Item 8:** To consider the briefing received from Nick Lloyd and Emma Harvey in respect of Cowbridge with Llanblethian Conservation Area Appraisal and Management Plan **Proposed** by Councillor J R Harris, seconded by Councillor D W Morris that members of the Town Council distribute the questionnaires within their own wards that lie within the Conservation Area and that any Councillor whose ward fall outside the conservation area should give assistance where needed.  
**Recommended** as proposed.
- Item 9: To consider wording for amendment to Standing Orders.**  
Adjourned until Junes' Committee meeting for consideration.
- Item 10: Matters, relevant to the committee, to be discussed at the discretion of the Chairman.**
- 10.1 Councillor A Williams advised that he and Councillor Mrs M Arnold had attended a Local Planning Forum held at the Civic Offices Barry on Wednesday 22<sup>nd</sup> April 2009.
- Item 11: Date and Time of next Meeting.**  
Monday 1<sup>st</sup> June 2009 at 8.00pm

Councillor Mrs S M Cox  
**Chairman.**