

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 4th June 2007 at 8.00pm.

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

In Attendance: Town Clerk – Mr Andrew Davies.

Item 1: Apologies for absence.
All members present.

Item 2: Appointment of Chairman and Vice Chairman for the ensuing year.
Proposed by Councillor Mrs G Baty, seconded by Councillor Mrs L Adams,
that Councillor Mrs S M Cox be appointed Chairman for the ensuing year.
Resolved as proposed.

Proposed by Councillor Mrs M Arnold, seconded by Councillor D W Morris,
that Councillor A E Banks is appointed Vice Chairman for the ensuing year.
Resolved as proposed.

Item 3: Declarations of interests.
None.

Item 4: Matters arising from the Committee Meeting held on 2nd May 2007.
No matters arising.

Item 5: Matters arising from the Town Council Meeting held on 23rd May 2007.
No matters arising.

Item 6: To consider the following Planning Applications:

6.1

07/00592/FUL

Applicant: Mr Bradwick

Agent: Larcombe & Co

Location: Fairways, 8 Tyla Rhosyr, Cowbridge

Proposal: Alterations of existing front dormers and side and rear two storey extension.

Objection

Whilst the committee has no objection to the position and size of the extension, it objects to the detail, particularly the proposed balconies and the size of the windows which creates an imbalance on the design of the frontage.

6.2

07/00241/FUL

Applicant: Mrs Pursey

Agent: Evolution Building Design

Location: 5 Slade Close, Cowbridge

Proposal: Amended plan

No Objections

Item 6: To consider the following Planning Applications:

6.3 07/00611/FUL

Applicant: Mr I Hunt
Agent: Anderson & Associates
Location: Plot No.2 on the Grounds of Edmonton, 84 Broadway, Llanblethian
Proposal: Re-application for Planning Permission for a detached dwelling and garage Previous Applications: 96/00239/FUL and 01/00474/FUL.

No Objections

6.4 07/00673/FUL

Applicant: Mr & Mrs J Clowes
Agent: Graham Moss Architect
Location: Hillcot House, Llanblethian, Cowbridge
Proposal: New house and attached summerhouse - amen.
The Committee is unable to make a decision on this application on the information provided, as the amendments are not indicated.

6.5 07/00551/OUT

Applicant: Mr P R Taylor
Agent: N/A
Location: 4 Church Hill Close, Llanblethian
Proposal: Outline planning permission for dwelling with 2/3 bedrooms.

Objection

The committee strongly object on the following grounds
This property lies on the opposite side of the road to the church and is outside the Conservation area but immediately adjacent to it. This is at the point where two important features of the village lie – the 12th century or earlier church (Grade I listed) and the remains of the Village Cross (Grade II listed) The proposal therefore has an impact on these two important features of the conservation area and this must be taken into account when deliberating on this application.

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- (i) The proposal will neither enhance nor improve the conservation area
- (ii) The proposal is not in keeping with the surrounding properties in Churchill Close.
- (iii) The proposal will be an over development of the site which is small and will result in a shared drive.
- (iv) The land upon which the development is proposed formed a green space in keeping with the grassed area outside the church and that surrounding the Cross. Its loss of the garden will be detrimental to the appearance on this part of the village and conservation area.
- (v) The proposal, if agreed, would cause additional traffic movements on this difficult junction at the top of the hill – in an area which is extensively used for parking for the church, particularly on Sundays and for weddings and funerals.
- (vi) The application refers to the availability of 2/3 parking spaces, which are not indicated on the accompanying sketch plan. The likelihood is that parking will occur outside the property on the road because of the shared drive and add to visibility problems in the area
- (vii) The development brief refers to a frequent bus service, which the committee disputes.
Should the Planning Committee agree this application, the Town Council requests that there is archaeological supervision for the site.

Item 6: To consider the following Planning Applications:

6.6 **07/00614/FUL**

Applicant: Mr N England
Agent: N/A
Location: The Barns, Stalling Down, Cowbridge
Proposal: Conservatory

No Objections

6.7 **07/00621/ADV**

Applicant: Big Sams
Agent: Centor Consultants, Llantrisant
Location: 22 High Street, Cowbridge
Proposal: Sign for fish bar.

Objection

The committee objects to the externally lit sign, which is in the centre of the conservation area and opposite the Town Hall. The proposal will change the street scene of the High Street by the degree of the lighting proposed which is more extensive than other properties. The committee feel that this degree of lighting is unnecessary in such a built up area.

The shop front shown on the submitted plan is not compatible with the existing. There is currently a large window with a door to the right of the frontage. These features were changed from the design shown on the plan for 'Tangs' shop.

6.8 **07/00662/FUL**

Applicant: Mr & Mrs T Dungey
Agent: F K Tancock
Location: 8 Downs View Close, Aberthin
Proposal: Side extension to bungalow to provide enlarged kitchen with utility room.

No Objections

Item 7: Correspondence.

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

(i) **06/00216/FUL** – Renovations and improvements to existing dwelling with demolition and new build of 'Little Chantry' Chantry Rise, Church Road, Llanblethian – **Grants permission with 4 conditions.**

(ii) **06/00318/FUL** - Proposed conservatory to the rear at 18 The Verlands, Cowbridge.- **Grants permission with no conditions.**

(iii) **07/00451/FUL** – single storey extension at 11 St Bleddians Close, Cowbridge - **Grants permission with 2 conditions.**

Item 8: Matters to be discussed at the discretion of the Chairman.

None.

Item 9: Date and Time of next Meeting.

Monday 2nd July, 2007 at 8.00pm.

Councillor Mrs S M Cox.
Chairman.