

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 2nd June 2008 at 8.00pm.

Present: Mayor - Councillor D W Morris
Deputy Mayor – Councillor J R Harris
Councillors –Mrs M Arnold, A E Banks, Mrs A Burges,
Mrs N C Thomas and A Williams.

In Attendance: Town Clerk – Mr Andrew Davies

Item 1: Apologies for absence.
Councillors: Mrs S M Cox and Mrs G Baty

Item 2: Appointment of Chairman and Vice Chairman for the ensuing year.
Proposed by Councillor D W Morris, seconded by Councillor J R Harris, 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 Mrs A Burges, that
Councillor A Williams 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 28th April 2008.
No matters arising.

Item 5: Matters arising from the Town Council Meeting held on 14th May 2008.
No matters arising.

Item 6: To consider the following Planning Applications:

6.1 **08/00583/FUL**

Applicant: Mr & Mrs A Thomas
Agent: David Preece, Chartered Architect
Location: House adjacent to New Breach Farm, Cowbridge
Proposal: Extensions and garage to existing dwelling – Farmhouse.

No objections.

6.2 **08/00589/FUL**

Applicant: Mr & Mrs Davies
Agent: N/A
Location: 15 Vale Court, Cowbridge
Proposal: Single storey extension to side of dwelling.

No objections.

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Item 6: To consider the following Planning Applications:

6.3 **08/00659/FUL**

Applicant: Mr & Mrs Allin
Agent: J H Leeke & Sons
Location: 59 The Broadway, Cowbridge
Proposal: Conservatory.

No objections.

6.4 **08/00474/FUL**

Applicant: Mrs Wilson
Agent: Anderson and Associates
Location: 17 Westgate, Cowbridge
Proposal: Amended plans.

Objection to the roof garden which fails to improve or enhance the Conservation Area, is unsightly and out of keeping with the surrounding properties and area.

6.5 **08/00674/FUL**

Applicant: Freshfind Ltd
Agent: Kennedy James Griffiths
Location: Former 'Mulligans' Restaurant, Stalling Down, Cowbridge
Proposal: Replacement sewage treatment plant to existing system.

No objections.

6.6 **08/00710/FUL**

Applicant: Mrs Moran
Agent: C Thomas
Location: 12 Stradling Close, Cowbridge
Proposal: Enlargement of roof dormers and small side extension.

No objections.

Item 7 Local Development Plan.

No matters arising.

Item 8: Proposed revision of Conservation Area.

Councillor Harris reported on a meeting he had attended at the Vale of Glamorgan Council in respect of Conservation Area Appraisals and Management Plans. The consultants will review nineteen village areas and the fourth and fifth phases will include Aberthin. The aim of the meeting was to discuss the appraisal process and how local community views might best be obtained and how a questionnaire might be distributed locally to those living within the respective conservation area.

Councillor J R Harris attended the meeting on behalf of the Town Council and reported back to the Committee. The return date for the questionnaire was 20th June but this has been extended until 27th June. Members discussed the merits of

- hiring the Aberthin Village hall on a given day and members of the local community being encouraged through notices and publicity to fill out the forms or;
- forms to be distributed to each household in the conservation area of Aberthin and for each individual household to respond if they so desired.

Members agreed that the matter should be progressed by the Chairman of the Planning Committee.

Item 9:
9.1

Correspondence.

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

- (i) **08/00111/ADV** – Shop sign at 22 High Street, Cowbridge – **Consents with 7 conditions.**
- (ii) **08/00311/FUL** – Two storey rear extension and new balcony at River Cottage, Piccadilly, Llanblethian - **Grants permission with 2 conditions (T.C. objected).**
- (iii) **06/01181/FUL** – Proposed refurbishment/extensions to existing dwelling at Greenfields, Church Hill, Llanblethian – **Refuses to permit.**
- (iv) **08/00026/FUL** – Proposed new dwelling incorporating existing residential annexe building at Old Factory House, Factory Road, Llanblethian – **Grants permission with 11 conditions (T.C. objected).**
- (v) **08/00162/FUL** – Two storey side extension with garage to ground floor; single to one half storey rear extension at Cross House, Cowbridge Road, Aberthin – **Refuses to permit.**
- (vi) **08/00166/FUL** – Single storey extension to garage in front of house incorporating entrance lobby. Alterations to vehicular access at 6 The Verlands, Cowbridge – **Grants permission with 1 condition.**
- (vii) **08/00196/FUL** – Removal of existing roof and construction of new roof at steeper pitch and with additional dormer windows at Herontye, Castle Hill, Llanblethian - **Grants permission with 2 conditions.**
- (viii) **08/00202/FUL** – The placement of a timber field shelter, erected on a metal skid with open floor and corrugated roof, placed on a 4” concrete plinth at Ordnance Survey Reference Pt 1941/2745, Aberthin - **Grants permission with 1 condition.**
- (ix) **08/00226/FUL** – New external signage interation refit at 42 High Street, Cowbridge - **Consents with 0 conditions.**
- (x) **08/00236/FUL** – Summerhouse extension at 6 Church Street, Cowbridge – **Consents with 3 conditions.**
- (xi) **08/00237/ADV** – Shop sign and projecting sign at 42 High Street, Cowbridge – **Consents with 6 conditions.**
- (xii) **08/00251/FUL** – Alterations to existing roof – remove flat roof and replace with hipped pitched roof, extension at rear of property at 3 Downs View Close, Aberthin – **Grants permission with 1 condition.**
- (xiii) **08/00263/FUL** – Ground floor hall extension at 14 Druids Green, Cowbridge – **Grants permission with one condition.**
- (xiv) **08/00279/FUL** – Porch at 36 The Broad Shoard, Cowbridge – **Grants permission with one condition.**
- (xv) **08/00282/ADV** – 1no. projecting sign, 4 no. Fascia sign, 1 no. hand painted Strapline, 1no. Goal Post signs at Former Mulligans Restaurant, Stalling Down, Cowbridge – **Consents with 7 conditions.**
- (xvi) **08/00289/FUL** – Two single storey rear extensions (amendment to planning permission 07/00388/FUL) at 12 Middlegate Court, Cowbridge – **Grants permission with one condition.**
- (xvii) **08/00293/FUL** – Dormer window modifications at Ambleside, Pen-y-Lan Road, Aberthin – **Grants permission with one condition.**
- (xviii) **07/01637/FUL** – Domestic garage, dressing room and en-suite bathroom at 91 Broadway, Llanblethian – **Refuses to permit.**
- (xix) **08/00315/FUL** – Erection of a smoking shelter constructed of a free standing frame enclosed at one end and over existing beer garden benches at Horse and Groom, 19 High Street, Cowbridge – **Grants permission with no conditions. (TC objected).**

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Item 9: Correspondence.

- 9.2 Letter received from the Vale of Glamorgan Council in respect of the Local Development Plan and the letter specifically refers to an assessment of open spaces within the Vale of Glamorgan area and which can include a wide range of recreational and Leisure facilities. The letter is seeking information on local facilities owned and operated by Town and Community Councils and details on the number, size and locations. Members of the committee **recommend** that the Town Clerk should respond to the letter and provide the information, to include, The Twt Park, Southgate Park, Llanblethian Playing Fields, Emms Cottage, The Limes Cemetery, Holy Cross Churchyard, Cae Rex Allotments and the area next to River Cottage in Piccadilly. In addition, the Town Hall and the shed at the Limes will also be referred to.
- 9.3 Letter received from the Vale of Glamorgan Council enclosing a copy of the Notice of Confirmation and the Plan for the above Definitive Map (Modification Order) 2007. in respect of Public Footpath No. 50 Llanblethian.
Noted.
- 9.4 Letter received from the Vale of Glamorgan Council enclosing a copy of the Notice of Confirmation and the Plan for the above Definitive Map (Modification Order) 2007. in respect of Public Footpath No. 60 Llanblethian.
Noted.
- 9.5 Letter received from the Vale of Glamorgan Council advising of as Section 78 Appeal under the Town and Country Planning Act 1990 in respect of 1 New Forst View, Aberthin.
Noted.
- 9.6 Letter received from the Vale of Glamorgan Council enclosing a copy of the Tree Preservation Order in respect of three trees at the former Cowbridge Grammar School site namely one Holm Oak tree and two Beech Trees.
Noted.
Members **recommend** that a letter is sent to the Vale of Glamorgan Council with regard to the magnolia tree in the grounds of the Grammar School also being made the subject of a Tree Preservation Order.
- 9.7 Letter received from the Vale of Glamorgan Council in respect of the Town & Country Planning (General Development Procedure) Order 1995. The letter referred to the consultation process undertaken by the Vale of Glamorgan Council in respect of planning applications and how improvements in computer software will now allow consultations to be sent through email and include a hyperlink to allow plans to be viewed on line.
Noted.
The Town Clerk advised that it has been confirmed that hard copies of the plans will still be sent to Town and Community Councils.

Item 10: Matters to be discussed at the discretion of the Chairman.

None.

Item 11: Date and Time of next Meeting.

Monday 7th July 2008 at 8.00pm

Councillor Mrs S M Cox
Chairman.