

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 5th July 2004 at 8.00pm.

Present: Mayor – Councillor Mrs S M Cox
Deputy Mayor – Councillor Mrs G Baty
Councillors - Mrs L Adams, Mrs M Arnold, H L Morgan 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 S M Cox, that Councillor Mrs L Adams be appointed Chairman for the ensuing year.
Resolved as proposed.

Proposed by Councillor Mrs M Arnold, seconded by Councillor A Williams, that Councillor H L Morgan be appointed Vice Chairman for the ensuing year.
Resolved as proposed.

Item 3. Declarations of interests.
Councillor A Williams Item 7.3

Item 4: Matters arising from the Committee meeting held on 7th June 2004.
No matters arising.

Item 5: Matters arising from the Full Council meeting held on 23rd June 2004.
No matters arising.

Item 6: To consider the following Planning Applications:
6.1 **04/00856/FUL**

Applicant: Mulligans
Agent: Andrew Parker Associates
Location: Stalling Down, Near Cowbridge.
Proposal: Refurbishment and extension to Mulligans Restaurant including upgrading of food preparation area and improvement to existing car park.

No Objections

The Committee are concerned about the number of intended parking places which they consider being insufficient.

The committee would also like specialist extraction systems to be installed in the kitchen area to minimise any effect of kitchen odours on the surrounding area.

Item 6:

To consider the following Planning Applications (no objections)

6.2

04/00865/FUL

Applicant: G George

Agent: N/A

Location: 11 Seys Close, Cowbridge

Proposal: Two storey side extension for enlarged kitchen/diner, utility, cloakroom and bedroom with ensuite.

No Objections

6.3

04/00874/FUL

Applicant: Mr G Thomas

Agent: Mr R Crockett

Location: 25 The Broad Shoard, Cowbridge

Proposal: Single storey kitchen extension.

No Objections

6.4

04/00894/FUL

Applicant: I Llion

Agent: R O Roberts

Location: 8 Downs View, Aberthin

Proposal: Two storey extension to side of property.

No Objections

6.5

04/00904/FUL

Applicant: G Petty

Agent: Quorum Associates

Location: 13 Eastgate, Cowbridge

Proposal: Ground and first floor rear extension.

No Objections

With the proviso that there are no objections raised by the neighbours.

6.6

04/00914/FUL

Applicant: J G Roberts

Agent: R O Roberts

Location: "Awelfan", Aberthin, Cowbridge

Proposal: First floor bedroom extension.

No Objections

6.7

04/00930/FUL

Applicant: Filco Foods

Agent: Andrew Randall, Llantwit Major Building Contractors.

Location: 2 High Street, Cowbridge

Proposal: Single storey extension to store (flat roof).

The Committee have no objections in principle but would like the following to be taken into consideration:

- 1) The application appears to be retrospective, as work has already commenced.
- 2) The committee objects to the use of the materials specified as they neither improve nor enhance the conservation area and especially with regard to the restrictions placed on the proposals at the adjacent site of the former garage.

Item 6: To consider the following Planning Applications (no objections)

- 6.8 **04/00941/FUL**
Applicant: Sue Morgan
Agent: N/A
Location: 37 Hillside Drive, Cowbridge
Proposal: Conservatory.
No Objections
The committee are concerned that this is yet another retrospective application.
- 6.9 **04/00946/FUL**
Applicant: Mr & Mrs Aubrey
Agent: Peter Jones, Vale Consultancy
Location: Riversdale, The Causeway, Llanblethian
Proposal: Part single storey and part two storey extension to provide increased dining area and extra bedroom and bathrooms.
No Objections in principal, however the committee is unable to give complete consideration to the application as 2 adjacent properties are not shown on the site plan.
- 6.10 **04/00957/FUL**
Applicant: Mr and Mrs P Walker
Agent: Phillip Wynne Architect
Location: The Old Vicarage, Church Road, Llanblethian
Proposal: Swimming pool extension to existing dwelling.
No Objections.
- 6.11 **04/00962/FUL**
Applicant: T B Champion
Agent: N/A
Location: Bali Hai, Castle Hill, Llanblethian
Proposal: Decking over existing staircase.
No Objections.
- 6.12 **04/00969/FUL**
Applicant: Cowbridge Physic Garden Trust
Agent: Anthony Jellard Associates
Location: Walled Garden Old Hall (Opposite Old Grammar School), Church Street
Proposal: To remove trees from site (Planning Approval exists) plus boundary trees; carry out archaeological and topographical surveys; repair walls and buildings; build new west wall with public access; plant and maintain physic garden as plan 2099.01. Change of use to public garden.
No Objections.
The Town Council strongly support this project.
- 6.13 **04/00975/FUL**
Applicant: R. Howells
Agent: N/A
Location: 61 Geraints Way, Cowbridge
Proposal: Summer house and art studio.

Item 6: To consider the following Planning Applications (no objections)
6.13 **04/00975/FUL (continued)**

Objections

The Committee object on the grounds that the proposal would be highly visible from the surrounding area, especially in consideration of the contours of the land. They consider that although the proposed materials have been changed, the profile remains, which is considered out of keeping with surrounding properties.

Should the application be granted, the Committee would like it specified that the proposal may not be used as a separate dwelling and that no separate access is allowed. The committee understand that the partial removal of part of the boundary wall for access is a temporary measure only and request that steps are taken to ensure that it is reinstated at the earliest opportunity.

6.14 **04/00989/FUL**

Applicant: A Sheppard
Agent: S James
Location: 11B Broadway, Cowbridge
Proposal: Single storey extension to rear.

No Objections.

6.15 **04/00821/FUL**

Applicant: Mr & Mrs Greenwell
Agent: Tim Worsfold, Llan, Graig Llwyn Road, Lisvane
Location: 9A Stonewalls, Broadway, Cowbridge
Proposal: Alterations to existing plans.

No Objections

6.16 **04/01012/FUL**

Applicant: Penllyn Properties
Agent: Phillip Wynne Architect
Location: Graig Cottage, Eastgate, Cowbridge
Proposal: Conversion of a dwelling into an office.

Objection

The committee objects on the grounds of the loss of a small residential dwelling whilst office accommodation is available elsewhere in the town.

6.17 **04/00920/TCA**

Location: 3 & 4 Llantwit Major Road, Cowbridge
Proposal: Fell two ash, reduce one Beech, deadwood one Pine fell one Monterey cypress

Members are satisfied that one ash tree should be felled which is cankerous, but object to the felling of second. There is no objection to the work to be carried out to deadwood the pine tree but members were unable to locate the beech and Monterey Cypress trees. The Committee would like it requested for a replacement tree to be planted.

6.18 **04/00922/TCA**

Location: Frontage of Green grocers shop Penny Lane Cowbridge.
Proposal: Fell two cherry trees.

Members of the Committee **strongly object** to the proposal as the trees form part of the street scene.

Item 7. Correspondence.

- 7.1 Received notifications of the planning decisions made by the Vale of Glamorgan
i **04/00592/FUL** – Conservatory at 4 Cae Rex, Llanblethian – **Grants Permission with 1 condition.**
- ii **04/00632/FUL** – Extension of ground floor dining room and first floor bedroom including the construction of an en-suite shower room at 30 St Johns Close, Cowbridge – **Grants Permission with 3 conditions.**
- iii **04/00609/FUL** – Extension to front elevation; ground floor lounge/study, first floor 2 bedrooms, at Seasons, Porth y Green Close, Cowbridge – **Grants Permission with 2 conditions.**
- iv **04/00691/FUL** – Single storey rear conservatory at 16 Cae Rex, Llanblethian - **Grants Permission with 2 conditions.**
- 7.2 Letter received from the Vale of Glamorgan Council in respect of the re-constructed boundary wall at Ger-y-Nant, Llanblethian. The site has been monitored and the wall found to be generally consistent with the previous walls dimensions and photographs that were taken prior to any works taking place and have been used to confirm this.
Noted.
- 7.3 Letter received from Vale of Glamorgan Council enclosing an application from Mr A Williams proposing a diversion of Public Footpath No. 46. The land crossed by this path was the subject of an unsuccessful planning application to build on the land to the rear of 4a Geraints Close. The views of the Town Council are sought regarding the application.
Members of the Committee **object** to the application on the following grounds:
The footpath is an ancient one and members cannot see sufficient reason for it to be moved. The Committee are unable to see any benefit to the public by the footpath being diverted and believes that it crosses public land.
- 7.4 Vale Biodiversity Matters – Summer 2004 Publication.
Noted.

Item 8. Any other business.

- 8.1 Members of the Committee discussed the Downs Garage site and agreed that the Town Clerk should write once again to the Vale of Glamorgan Council to establish the present position with regard to enforcement proceedings being taken. Copies of the letter together with previous correspondence should also be sent to the Chief Executive and Mr Peter Evans, Head of the Legal And Regulatory Services.
- 8.2 Councillor Mrs M Arnold referred to the last meeting of the Footpaths Committee when the matter of the ‘right of way’ at the bottom of closes leading off Geraint’s Way. Part of it has been blocked preventing through access but because it is not a public right of way the Vale of Glamorgan Council is unable to take any action. It is understood that reference is made to the right of way in the deeds of the properties directly affected. Members of the Committee agreed that any aggrieved residents should seek legal advice in this matter.
- 8.3 Members referred to the planning application (04/00225/FUL) for a new pedestrian footbridge at Penny Lane, which has been given permission by the Vale of Glamorgan Council. No mention is made in the conditions about the willow tree, which was shown in the application as being removed. Members agreed that the Town Clerk should send a letter to the Planning Department at the Vale of Glamorgan Council, requesting that the tree be retained if at all possible.

Item 9: Date and Time of next Meeting.
Monday 26th July 2004 at 600pm.

Councillor Mrs L Adams.
Chairman.