

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 3rd July 2006 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, Mrs A Burges, D W Morris and A Williams

In Attendance: Town Clerk – Mr Andrew Davies.

Item 1: Apologies for absence.
Councillor Mrs G Baty

Item 2: Declarations of interests.
Councillor Mrs L Adams – item 5.6 (planning application 06/00783/FUL)

Item 3: Matters arising from the Committee Meetings held on 5th June 2006.
No matters arising.

Item 4: Matters arising from the Town Council Meeting held on 20th June 2006.
No matters arising.

Item 5: To consider the following Planning Applications:

5.1

06/00737/FUL

Applicant: Mr S Wright
Agent: K.J.G. Architects
Location: Lydongrove, Llanblethian
Proposal: Extension to existing stables and construction of perimeter walkways and corner infill to existing barns.

No Objections.

However, the committee would object strongly should any obtrusive exterior floodlighting be proposed.
No site plan accompanied the application.

5.2

06/00707/FUL

Applicant: Coyoti Ltd
Agent: Atisreal UK, Cardiff
Location: Former Pearce & Harris Engineers Workshop, North Road, Cowbridge
Proposal: Change of use to A1 Retail with alterations to building elevations.

No Objections

Item 5: To consider the following Planning Applications:

5.3 **06/00708/LBC**

Applicant: Cowbridge Physic Garden
Agent: R J Cope
Location: Cowbridge Physic Garden, Church Street, Cowbridge
Proposal: Restoration/Repair/Re-roofing new windows and doors (Amendment to application).

No Objections

5.4 **06/00763/PNA**

Applicant: Site Serv Ltd.
Agent: N/A
Location: Pwll-y-Darren Farm, Welsh St Donats
Proposal: Removal of high spot in 40 acre field to improve level for agricultural use.

Whilst the Committee has **no objections** to the proposal, they are concerned that there are significant archaeological features in the area and consider that an archaeological survey should be required.

5.5 **06/00778/FUL**

Applicant: R A Hitchings
Agent: Ivor M Jones
Location: Dunelm, Factory Road, Llanblethian
Proposal: Formation of new car parking area – rebuilding stone retaining wall – to same height as original.

No Objections

The Committee would like a condition to ensure that the stone of the existing wall which is demolished is used to ‘face’ the new one. Stone walls form an important feature of this conservation area.

Councillor Mrs L Adams left the meeting whilst the following item was discussed.

5.6 **06/00783/FUL**

Applicant: Miss Rosewell
Agent: Anderson & Associates
Location: Limes Gate Cottage, The Limes, Cowbridge
Proposal: Bedroom with en-suite and front porch extension.

Objections

The Committee strongly object to the proposed decking over the River Thaw because it could cause problems by obstructing debris when the river is in flood. The decking doesn't improve or enhance the conservation area.

5.7 **06/00807/FUL**

Applicant: England Environmental (Northern) Ltd
Agent: Anderson and Associates
Location: 75 Eastgate (First Floor), Cowbridge
Proposal: Conversion from residential to office at first floor of 75 Eastgate and at rear store.

No Objections

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Item 5: To consider the following Planning Applications:

5.8

06/00826/FUL

Applicant: Mr & Mrs Mumford
Agent: Richard Whitaker Architects, Penarth
Location: Fernbank, Aberthin, Cowbridge
Proposal: Hallway and utility room extension.

No Objections

5.9

06/00837/FUL

Applicant: Mr & Mrs Thomas
Agent: N/A
Location: 5 Court Close, Aberthin, Cowbridge
Proposal: Conservatory.

No Objections

5.10

06/00845/FUL

Applicant: Mr & Mrs Pearce
Agent: Larcombe & Co
Location: Primrose View, St Quentins Close, Llanblethian, Cowbridge
Proposal: Demolition of existing bungalow and erection of 2no. semi detached dwellings. (Resubmission of revised proposals).

Objections

The Committee strongly objects on the following grounds:

1. The proposal fails to improve or enhance the conservation area.
2. Over development of the site.
3. Removal of the trees – should the application be successful, the committee requests the replacement of any trees removed.
4. Strong opposition to the loss of any of the verge which members consider to be the loss of an amenity and ‘open space’
5. The proposal is considered to be out of keeping with surrounding properties.
6. Members are aware that residents have experienced problems with the sewers.
7. The proposed boundary wall will have an impact on the ‘view line’ of traffic.
8. Members are given to understand that levels have been raised and that an existing manhole cover may have been covered over in the garden.

5.11

06/00838/FUL

Applicant: Mr S Gale
Agent: Studio 56
Location: 14 Mill Park, Cowbridge
Proposal: Two storey extension at side of existing house (includes part demolition of room over garage).

No Objections

Item 6:

Correspondence.

6.1

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

i)

05/01023/OUT – Proposed building plot at Forest Lyn, Llanblethian, Cowbridge – **Grants outline permission with 16 conditions** (*T.C. had concerns*).

ii)

06/00442/FUL – Extend the theatre to add a rehearsal/general purpose room at The Market Theatre, The Butts, Cowbridge - **Grants Permission with 3 conditions.**

iii)

06/00486/FUL – Existing garage and studio (amendment to application 02/00126/FUL) at 34 Westgate, Cowbridge – **Grants Permission with 2 conditions.**

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Item 6: Correspondence.(continued)

- iv) **06/00466/FUL** – Construction of a maximum 800sq.m. outdoor riding arena with surrounding timber fence for private use only at Pant Wilkin Farm, Llanquian Road, Aberthin – **Grants Permission with 2 conditions.**
- v) **06/00568/PNT** – Development by Telecommunications Code System Operators at A4222 Darren Hill, Cowbridge – **Prior Approval is not required.**
Members discussed the notification and **recommend** that a letter is sent to the Vale of Glamorgan Borough Council to request details of why it was determined that prior approval is not required.
- vi) **06/00432/FUL** – Provide ground floor bathroom/WC for use by registered disabled person, also extend house to relocate living accommodation at 7 Broadshoard, Cowbridge - **Refuses to permit.**
- 6.2 Received from Vale of Glamorgan Council notification of application No. **06/00856/TCA** – Old Factory House, Llanblethian – Works to trees.
Noted.

Item 7: Any other business.

None.

Item 8: Date and Time of next Meeting.

Monday 24th July 2006 at 6.00pm.

Councillor Mrs S M Cox
Chairman.