

**Cowbridge with Llanblethian Town Council**  
**Minutes of the Planning Committee Meeting held in the Council Chamber,**  
**Cowbridge Town Hall,**  
**on Monday 2<sup>nd</sup> July 2007 at 8.00pm.**

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

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

**Item 1:** **Apologies for absence.**  
Councillor A E Banks

**Item 2:** **Declarations of interests.**  
Councillor Mrs L Adams – item 5.2

**Item 3:** **Matters arising from the Committee Meeting held on 4<sup>th</sup> June 2007.**  
No matters arising.

**Item 4:** **Matters arising from the Town Council Meeting held on 19<sup>th</sup> June 2007.**  
No matters arising.

**Item 5:** **To consider the following Planning Applications:**  
5.1 **07/00664/FUL**

Applicant: Mr S J Wright  
Agent: DPP, 14 Windsor Place, Cardiff  
Location: Lydongrove, Llanblethian  
Proposal: Resurfacing of existing yard in surfacing material to be agreed and re-siting of horse walker.

**Objection**

The Committee supports the previous determination made by the Vale of Glamorgan Council in that ‘by virtue of their significant size and scale’, the hard surface and horse walker, ‘are considered to represent an unacceptable, unjustified and urbanizing form of development which would be detrimental to the character of the countryside, especially when considered in conjunction with other authorised and unauthorised development at the site’. This applies to the current application also.

The Committee therefore **objects** to the use of any hard surfacing and would prefer the area to be grassed.

In relation to the re-siting of the horse walker, if this has never received planning permission for its construction, then the committee would prefer it to be removed completely. If permission has already been granted for its construction then the committee objects to it being moved.

**Item 5:** **To consider the following Planning Applications (continued)**  
*Councillor Mrs L Adams left the meeting whilst the following application was discussed.*

5.2 **07/00742/LBC**

Applicant: Centre Great Ltd  
Agent: Davies Sutton Architects  
Location: Old Grammar School, Cowbridge  
Proposal: Revised layout of The Ball Court and Church Street frontage.

**Objection**

The committee make the following observations:

- The committee objects to the proposed open parking area and believe it detrimental to the aspect of this part of the conservation area, neither enhancing nor improving.
- The Committee seeks clarification of the proposed height of the boundary wall between the ball court and the church entrance before it can comment on this part of the application.

5.3 **07/00748/FUL**

Applicant: Mr & Mrs Ricketts  
Agent: R A Hicks  
Location: Prospect Cottage, North Road, Cowbridge  
Proposal: New front entrance door with new window to ground floor, w.c. & garage.

**No Objections**

The committee would request a condition to be imposed to ensure the continued use of the garage in the future be for the purpose of a garage only.

5.4 **07/00761/LBC**

Applicant: Lloyds TSB Property Management  
Agent: Haes Signs  
Location: Lloyds Bank plc, 33 High Street, Cowbridge  
Proposal: Signs.

**No Objections**

5.5 **07/00769/FUL**

Applicant: Mr & Mrs Hawkins  
Agent: Dinas Windows Ltd  
Location: 6 Druids Green, Cowbridge  
Proposal: White lean-to style conservatory.

**No Objections**

5.6 **07/00772/FUL**

Applicant: Mr & Mrs Rees  
Agent: J H Leeke & Sons  
Location: 9 Darren Close, Cowbridge  
Proposal: Conservatory.

**No Objections**

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

5.7 **07/00790/FUL**

Applicant: Mr & Mrs R Thomas  
Agent: N/A  
Location: 29 Primrose Close, Cowbridge  
Proposal: Two storey extension to side (re submission) Ref. 07/00299/FUL.

**No Objections**

5.8 **07/00843/RG3**

Applicant: Vale of Glamorgan Council  
Agent: Property Section, Vale of Glamorgan Council  
Location: Adjacent to Cowbridge Leisure Centre  
Proposal: The location of a single storey prefabricated nursery unit together with all necessary site works.

**No objections**

However, there is no indication as to the number of children likely to be enrolled within the unit, and committee is concerned regarding access and the extra traffic likely to be generated on top of users of the leisure facilities and proposed new health centre particularly first thing in the morning.

5.9 **07/00755/OUT**

Applicant: Mr Ian Hunt, 84 Broadway, Llanblethian, Cowbridge  
Agent: Anderson & Associates, 39 High St, Cowbridge.  
Location: Site south & on the grounds of 84 Broadway. Site fronts Broadway  
Proposal: Outline application for a detached dwelling and garage.

**Objections**

The committee **objects** to the application on the following grounds:

- i) That it is an over development of the site.
- ii) The close proximity of the site to the main road,
- iii) Access onto a very narrow part of Broadway with limited visibility and directly opposite large properties probably with frequent vehicle access and egress.

If permission is granted, the committee request that conditions be applied to ensure that contactors vehicles park within the grounds and not the main road.

5.10 **07/00875/FUL**

Applicant: Mr & Mrs Otto-Jones  
Agent: Don Mitchell Associates  
Location: Barn at The Granary, Pen-y-Lan Road, Aberthin  
Proposal: Conversion of Barn to provide additional accommodation, ancillary to 'The Granary' comprising – two bedrooms to first floor, general purpose room to ground floor.

**No Objections**

The committee request that a condition is attached to ensure that the additional accommodation is only ever ancillary to 'The Granary' and is not used as a separate dwelling.

5.11 **07/00889/FUL**

Applicant: Mr & Mrs Lewis  
Agent: Kotzmuth-Williams Architect  
Location: 67 Broadway, Llanblethian  
Proposal: Replace existing porch with two-storey porch and first floor extension over kitchen.

**No Objections**

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**Item 5:** To consider the following Planning Applications (continued)  
5.12 Planning Application No. **07/00898/FUL**  
Applicant: Mr & Mrs R Fisher  
Agent: N/A  
Location: 1 New Forest View, Cowbridge  
Proposal: Storey extension to existing garage to form annexed living and bedroom accommodation.

**No Objections**

**Item 6: Correspondence.**

- 6.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
- (i) **06/01768/FUL** – Construction of new garage with room over; single storey rear extension and loft conversion involving raising of ridge height. Demolition of existing garage, rear extensions at 61 Broadway, Llanblethian, Cowbridge. – **Grants permission with 3 conditions.**
  - (ii) **07/00326/FUL** - New 5 bedroom, 4 storey detached dwelling with garage for 2 cars and external parking for 3 at plot adjacent to Beech House, 69 Broadway, Cowbridge. - **Grants permission with 8 conditions.**
  - (iii) **07/00353/ADV** – New Bank signage at, 33 High Street, Cowbridge. - **Consents with 6 conditions.**
  - (iv) **07/00356/FUL** – Increase width of forecourt, including crossover, build new steps. Increase by 50mm width of entrance lobby and replace flat roofs to study and lobby with a pitched roof at Oakhurst, 12 Mill Park, Cowbridge. **Grants permission with 2 conditions.**
  - (v) **07/00382/FUL** – Proposed conservatory to rear at 42 Millfield Drive, Cowbridge – **Grants permission with 1 condition.**
  - (vi) **07/00408/FUL** – Erection of four detached dwellings at River Walk, Cowbridge. – **Grants with 5 conditions. (Town Council objected)**
  - (vii) **07/00409/FUL** – Erection of two detached dwellings at River Walk, Cowbridge. – **Grants permission with 13 conditions.**
  - (viii) **07/00422/FUL** -Demolition of existing bungalow and erection of 5 bedroom dormer bungalow and double garage at Three Oaks, Church Road Llanblethian, Cowbridge. – **Grants permission with 10 conditions.**
  - (ix) **07/00436/FUL** –Change of use garage-to bedroom/bathroom. The only alteration property outside will be to change garage door to small frosted window and increase paved area on existing drive at 3A Stonewalls, Broadway, Cowbridge – **Grants permission with 3 conditions. (Town Council objected)**
  - (x) **07/00439/FUL** –Two-storey extension at rear at 7 Town Mill Road, Cowbridge. – **Refuses to permit.**
  - (xi) **07/00491/FUL** –Conservatory to rear of property at 23, Eastgate, Cowbridge. - **Grants permission with 1 condition.**
  - (xii) **07/00548/FUL** –Single storey extension to lounge & dining rooms at Highfield, Love Lane, Llanblethian, Cowbridge. - **Grants permission with 2 conditions.**
  - (xiii) **07/00550/FUL** – Proposed conservatory to rear at, 8 Downs View Aberthin, Nr Cowbridge. - **Grants permission with 1 condition.**
  - (xiv) **07/00614/FUL** – Conservatory at The Barn, Stalling Down, Cowbridge – **Refuses to permit.**
  - (xv) **07/00621/ADV** – Shop sign (Retrospective consent) at 22 High Street, Cowbridge – **Refuses to grant consent.**
- 6.2 (a) Received notifications of application 07/000762/TCA to fell conifers located in back garden of Fairways Cottage, Llanblethian Cowbridge.

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**Item 6: Correspondence (continued)**

6.3 To note a letter received from the Vale of Glamorgan Council in respect of S.174 Appeal against an enforcement notice served by the Vale Planning Department in respect of Lyndon Grove. The appeal is currently being held in abeyance.  
**Noted.**

6.4 To note acknowledgement received from the Vale of Glamorgan Council in respect of complaint made about the newly constructed pillars at Beech House.  
**Noted.**

6.5 Letter received from Llandow Newydd advising of a proposed housing development at Llandow  
**Noted.**

**Item 7: Matters to be discussed at the discretion of the Chairman.**

7.1 The Conservation Area Group have rejected the application made in respect of Church Hill Close.

7.2 Concerns were raised in respect of the number of boards placed outside the 'Market Place', which are causing difficulties for pedestrians and whether these might now be considered a Health and Safety issue.  
**Recommendation** that the Town Council write to the Highways Department at the Vale of Glamorgan concerning this matter.

**Item 8: Date and Time of next Meeting.**

Monday 23<sup>rd</sup> July, 2007 at 6.00pm.

Councillor Mrs S M Cox.  
**Chairman.**