

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 7th July 2008 at 8.00pm.

Present: Chairman – Councillor Mrs S M Cox
Vice Chairman – Councillor A Williams
Mayor - Councillor D W Morris (*arrived at the start of Item 5.1*)
Deputy Mayor – Councillor J R Harris
Councillors –Mrs M Arnold, A E Banks, Mrs G Baty, Mrs A Burges
and Mrs N C Thomas.

In Attendance: Town Clerk – Mr Andrew Davies

Item 1: Apologies for absence.
All members present.

Item 2: Declarations of interests.
Councillor Mrs A Burges - Item 9.2.

Item 3: Matters arising from the Committee Meeting held on 2nd June 2008.
No matters arising.

Item 4: Matters arising from the Town Council Meeting held on 17th June 2008.
No matters arising.

Item 5: To consider the following Planning Applications:

5.1 **08/00184/FUL**

Applicant: Mr & Mrs Thomas
Agent: Loyn & Co
Location: 6 Westgate, Cowbridge
Proposal: Amended plans.

No objection on the basis that the only amendment to the previous planning Application is the addition of the sliding doors.

5.2 **08/00719/FUL**

Applicant: Mr & Mrs Anderson
Agent: C2J Architects, Roath, Cardiff
Location: Greystones, Westgate, Cowbridge
Proposal: Demolition of existing double garage and construction of new 2 storey extension (Double garage with bedroom/ensuite and study above).
Internal alterations at ground and first floors and provision of bi-fold doors to Reception room.

No objection to the application however it was noted that there is no site plan included.

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5.3 **08/00724/FUL**

Applicant: Mr & Mrs Morgan
Agent: N/A
Location: 8 Stradling Close, Cowbridge
Proposal: Dormer windows to front and rear elevations.

No objections.

5.4 **08/00731/FUL**

Applicant: Centre Great Ltd
Agent: Davies Sutton Architects
Location: Cowbridge Grammar School, Church Street, Cowbridge
Proposal: Application for the amendment to the Boot House and extension from 2 separate dwellings into one 3-bed house.

No objections.

5.5 **08/00743/FUL**

Applicant: Tim Vaughan Racing
Agent: Brian Griffin P. & C.C. Ltd
Location: Pant Wilkin Stables, Llanquian Road, Aberthin
Proposal: Retention of additional stables, 2 horse walkers and refurbishment of part building 2. Retention of increase in width of gallops.

No objection.

However, the committee would request that consideration is given to a condition being imposed for access to the site to be specified as the A48 only and not Llanquian Road, thereby allowing for the extra traffic.

It is also suggested that additional signage is placed on the A48 warning of vehicles entering and emerging the site.

5.6 **08/00747/FUL**

Applicant: Principality Building Society
Agent: Complete Technical Services, Rotherham
Location: 28 High Street, Cowbridge
Proposal: Installation of an Automated Teller Machine.

No objection to the installation of an automated teller machine, but the committee would request that the intrusive signage above the machine is reduced in size in order to have less of an impact on the Conservation area and this listed building.

5.7 **08/00749/LBC**

Applicant: Principality Building Society
Agent: Complete Technical Services, Rotherham
Location: 28 High Street, Cowbridge
Proposal: Installation of an Automated Teller Machine.

No objection to the installation of an automated teller machine, but the committee would request that the intrusive signage above the machine is reduced in size in order to have less of an impact on the Conservation area and this listed building.

5.8 **08/00754/FUL**

Applicant: Mr M Hancock
Agent: Juicy Design, Barry
Location: 5 Church Hill Close, Llanblethian
Proposal: Single storey extension to rear of property.

No objections.

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5.9 **08/00785/FUL**

Applicant: Mr & Mrs Collett
Agent: Evolution Building Design
Location: 16 Broad Shoard, Cowbridge
Proposal: Single storey rear extension.

No objections.

5.10 **08/00798/FUL**

Applicant: Mr & Mrs O'Flynn
Agent: N/A
Location: 31 Middlegate Court, Cowbridge
Proposal: Provision of utility pod in garage and widen driveway.

No objections.

5.11 **08/00509/FUL**

Applicant: Mr & Mrs Norris
Agent: Andrew Parker Associates
Location: Glyndwr Vineyard, Llanblethian
Proposal: Amended Plans.

No objection.

If permission is granted, the committee requests that a condition is imposed for the proposal to be used for agricultural use only and not to be used as a separate dwelling in the future.

5.12 **07/001059/FUL**

Applicant: RA England & Sons
Agent: Keith Owen, 130 Abergwili Road, Carmarthen.
Location: Pwll y Darren Farm, Welsh St Donats, Cowbridge
Proposal: Proposed Beef Cattle Housing & Agricultural machinery storage building (Amended Plans.)

No objections.

5.13 **08/00743/FUL**

Applicant: Mr T Vaughan
Agent: Brian Griffin P & CC Ltd.
Location: Pant Wilkin Stables, Aberthin
Proposal: Amended plan.

No objection.

However, the committee would request that consideration is given to a condition being imposed for access to the site to be specified as the A48 only and not Llanquian Road, thereby allowing for the extra traffic.

It is also suggested that additional signage is placed on the A48 warning of vehicles entering and emerging the site.

Item 6: Local Development Plan.

No matters arising.

Item 7: Proposed revision of Conservation Area.

No matters arising.

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Item 8: Grass Verge adjacent to The Physic Garden.
A meeting is to be arranged with the members of the Physic Garden Trust.
Proposed by Councillor Mrs M Arnold, seconded by Councillor Mrs G Baty, that the Town Council register ownership of the grass verge adjacent to the Physic Garden at H M Land Registry.
Recommended as proposed.

Item 9: Correspondence.

- 9.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
- (i) **08/00184/FUL** – Rear extension to existing terraced house and new garage coach house to end of garden at 6 Westgate, Cowbridge – **Grants permission with 9 conditions.**
 - (ii) **08/00432/FUL** – Extension loft to form new living room and en-suite bedrooms at Tyn y Tyla, Pen-y-lan Road, Aberthin - **Grants permission with 1 condition.**
 - (iii) **08/00447/FUL** – Garage conversion and new pitched roof over existing flat roof at 4 Court Close, Aberthin – **Grants permission with 2 conditions.**
 - (iv) **08/00450/FUL** – Replace existing window with bow window, replace existing door and re-render at 57 Eastgate, Cowbridge – **Refuses to permit.**
 - (v) **08/00470/FUL** – Proposed two-storey extension at Cilrhedyn, Llanquian Road, Aberthin - **Grants permission with 1 condition.**
 - (vi) **08/00583/FUL** – Extensions and garage to existing dwelling farm house at House adjacent to New Breach Farm, Cowbridge – **Grants permission with 7 conditions.**
 - (vii) **08/00674/FUL** – Replacement sewage treatment plant to existing system at Former Mulligans Restaurant, Stalling Down, Cowbridge – **Grants permission with no conditions.**
- Noted.**

Councillor Mrs A Burges left the meeting whilst the next item was discussed.

- 9.2 Letter received from Mr & Mrs Griffiths detailing their concerns regarding the condition of Greenfield House, Llanblethian and requesting that some action is taken to rectify the situation. The Town Clerk confirmed that the letter had been acknowledged.
The committee discussed the content of the letter and **recommended** that a reply is sent advising that the Town Council have previously written to the Vale of Glamorgan Council on this matter and it is understood that there is a court case pending, which is next listed sometime during July. The Town Council will continue to monitor the situation.

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

- 10.1 Members discussed the entrance to the Twt Playpark adjacent to the Old Grammar School and agreed that it should be made an agenda item at the next Full Council meeting and also be included on the planning agenda for 28th July.
- 10.2 Members discussed information received regarding changes to the retail premises at 27 Eastgate, Cowbridge.
Noted.

Item 11: Date and Time of next Meeting.

Monday 28th July 2008 at 6.00pm

Councillor Mrs S M Cox
Chairman.