

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 6th July 2009 at 8.00pm.

Present: Chairman – Councillor Mrs S M Cox
Vice Chairman – Councillor A Williams
Mayor – Councillor J R Harris
Deputy Mayor – Councillor L E Taylor
Councillors: Mrs M Arnold, A E Banks, Mrs G Baty and Mrs A Burges.

In Attendance: Town Clerk – Mr Andrew Davies

Item 1: Apologies for absence.
Councillor Mrs N C Thomas.

Item 2: Declarations of interests.
Councillor Mrs S M Cox (item 5.4).

Item 3: Matters arising from the Committee Meeting held on 1st June 2009.
No matters arising.

Item 4: Matters arising from the Town Council Meeting held on 16th June 2009.
No matters arising.

Item 5: To consider the following Planning Applications:
5.1 **2009/00524/FUL**

Applicant: Mr & Mrs Stephens
Agent: Andrew Parker Associates
Location: 3 Bowmans Well, Cowbridge.
Proposal: Demolition of existing garage, proposed garage with shower and utility room to ground floor, additional bedroom and shower room to first floor.

No Objections.

5.2 **2009/00526/FUL**

Applicant: Mr Powell
Agent: Lanwell Construction Ltd.
Location: 1 Wolfe Close, Cowbridge
Proposal: Two storey and dormer extension.

No Objections.

5.3 **2009/00549/FUL**

Applicant: Mr Morris
Agent: N/A
Location: 18 St Athan Road, Cowbridge
Proposal: Two storey front extension (squaring off) plus garage conversion to living space.

No Objections.

Page two

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

Councillor Mrs S M Cox who is a Trustee of Cowbridge Charter Trust left the meeting whilst the following item was discussed and Councillor A Williams took the chair.

5.4. 2009/00551/LBC

Applicant: Charter Trust
Agent: Vale Consultancy
Location: Old Hall, Cowbridge
Proposal: Maintenance and reinstatement works for the remaining length of wall between the gated entrance to the Health Centre and The Market Place.

No Objections.

5.5 2009/00557/FUL

Applicant: Mr Cooper
Agent: Mr Bailey c/o Tes Aviation
Location: The Old Vicarage, Church Road, Llanblethian
Proposal: Renewal of previous approval for a swimming pool extension (2004/00957/FUL).

No Objections.

5.6. 2009/00562/FUL

Applicant: Mr & Mrs Ryland
Agent: Don Mitchell Associates
Location: Larkhill, Westgate, Cowbridge
Proposal: Alteration and extension of existing bungalow to provide additional Accommodation at first floor level, provision of new attached garage.

No Objections.

5.7. 2009/00569/FUL

Applicant: Mr Davies
Agent: Anderson and Associates
Location: 29 Broadway, Llanblethian, Cowbridge
Proposal: Removal of existing single garage and erection of double garage.

No Objections.

5.8. 2009/00583/FUL

Applicant: Mr Hopkins
Agent: Richard Whitaker Architects
Location: 34 The Broad Shoard, Cowbridge
Proposal: Proposed two storey extension to side and rear, with proposed single storey porch to front.

No Objections.

Page three

Item 5: To consider the following Planning Applications: (continued)
5.9 **2009/00626/FUL**

Applicant: Mr & Mrs J Pearce, Wellfield Road, Port Talbot.
Agent: Mr G Carlisle, CDN Planning (Wales) Ltd.
Location: Primrose View, St Quentins Close, Cowbridge
Proposal: Removal of existing bungalow and erection of a detached dwelling.

Whilst the committee has **no objections** to the application, it requests that the following points are taken into consideration if permission is granted.

1. For a condition to be imposed that throughout construction, the grassed verge, which forms part of the highway, is not encroached upon, neither is it used to deposit any materials in connection with the construction and furthermore that it should be protected against any damage.
2. That a manhole in the garden area, which the committee understands has been covered over, is identified and future access maintained.
3. It is understood that there have been problems with the sewers experienced with residents in the area.

5.10 **09/00514/FUL**

Applicant: Tim Vaughan Racing
Agent: Brian Griffin P&CC Ltd
Location: Pant Wilkin Stables, Llanquian Road, Aberthin
Proposal: Erection of building for 22 stables and feed store (part retrospective), 2 isolation stables and retention of five pens within existing building.

No objections.

Whilst the committee has no objections, it is concerned that this is another part retrospective application for the site.

5.11 **09/00514/FUL**

Applicant: Mr M Chapman
Agent: AHA Architects
Location: 3 Downs View, Aberthin
Proposal: Two storey extension to the side of the dwelling with single storey extension to the rear.

No objections.

Item 6: Local Development Plan.

Letter received from the Vale of Glamorgan Council in respect of the Draft Preferred Strategy and Initial Sustainability Appraisal Report with the relevant internet link to view the document. The letter also advised that a revised timetable which will result in the consultation on the deposit LDP will now take place in May/June 2010 and that the LDP will be adopted in April 2012.

Noted.

Item 7: Correspondence.

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

- (i) **09/00152/FUL** – Demolition of existing conservatory and erection of two storey rear extension at 79 Broadway, Llanblethian. - **Grants permission with 4 conditions.**
- (ii) **09/00183/FUL** – Demolish existing dwelling on site and construct two new 2 storey detached dwellings and associated parking, etc at Trem-y-Glyn, 8 Windmill Lane, Cowbridge. – **Grants permission with 13 conditions.**

Page four

Item 7: Correspondence. (Continued)

- 7.1
- (iii) **09/00333/FUL** – Two storey rear extension and new double garage with parking fronting Aubrey Terrace at rear of plot at 10, Eastgate, Cowbridge. – **Grants permission with 8 conditions.**
 - (iv) **09/00351/FUL** – Erection of single storey rear extension and conservatory at 3, Church Hill Close, Llanblethian, Cowbridge. – **Grants permission with 1 condition.**
 - (v) **09/00355/FUL** – Single storey rear extension following demolition of existing structure and replace first floor windows to the front elevation at 91 Eastgate, Cowbridge. – **Grants permission with 3 conditions.**
 - (vi) **09/00391/FUL** – Two Storey extension to rear at 22 Hillside Drive, Cowbridge. – **Grants permission with 3 conditions.**
 - (vii) **09/00420/FUL** – single storey rear extension and loft conversion to include new and enlarged dormers to the front and rear elevations at 4, Stradling Close, Cowbridge. – **Refuses to Permit.**
 - (viii) **09/00425/LBC** – Replace Old Shop sign to front exterior at Quills of Cowbridge, 52 High Street, Cowbridge. – **Consents with 2 conditions.**
 - (ix) **09/00432/ADV** – Re-position hanging sign and install new shop name in aluminium profile letters (6no) Renaming business with new name Zahins at 70 Eastgate, Cowbridge.- **Consents with 6 conditions.**
 - (x) **09/00433/LBC** – Re-position hanging sign and install new shop name in aluminium profile letters (6no) at 70 Eastgate, - **Consents with 2 conditions.**
- 7.2
- Letter received from the Vale of Glamorgan Planning Department, following the recent Community Council Forum. The letter advised that it has been noted that individual responses from Community Councillors have been received in respect of planning applications rather than a collective one. The letter recommends that each council prepare a response based on the views of the council as a whole. This Council responds correctly to planning issues and the document was therefore **noted.**
- 7.3
- Letter received from the Vale of Glamorgan Council confirming the Diversion of Public Footpath Order relating to Footpath nos 17b & 25 Llanblethian. **Noted.**

Item 8: Matters, relevant to the committee, to be discussed at the discretion of the Chairman.

- 8.1
- Members of the committee discussed the footpath that runs between Millfield Drive and Aberthin Road, which is used by students to go to school. Once the building work at the school has been completed it will be used considerably more. It is understood that sometime in the future, the school will be applying for the footpaths used by the students travelling on foot to and from the school to be upgraded and to improve the surface. It is **recommended** that whenever such an application is made, the Town Council is fully supportive of it.
- 8.2
- Members of the committee also discussed the former Girls High School building, which is currently used by the 6th form. It was **recommended** that a letter be sent to enquire as to the future of the building once the building work of the new school is completed and quoting complaints about the grass height and condition of repair.

Item 9: Date and Time of next Meeting - Monday 27th July 2009 at 6.00pm Councillor Mrs S M Cox, **Chairman.**