

**Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting
held in the Council Chamber, Cowbridge Town Hall,
on Monday 5th July 2010 at 8.00pm.**

Present: Mayor – Councillor L E Taylor
Deputy Mayor – Councillor A E Banks
Chairman – Councillor Mrs S M Cox
Vice Chairman – Councillor A Williams
Councillors: Mrs M Arnold, Mrs G Baty, Mrs A Burges, Dr B A Gibbon
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.
None.

Item 3: Matters arising from the Committee Meeting held on 7th June 2010.
No matters arising.

Item 4: Matters arising from the Town Council Meeting held on 22nd June 2010.
No matters arising.

Item 5: To consider the following Planning Applications:

5.1 **2010/00346/FUL**
Applicant: Denticare Ltd
Agent: Robertson Francis Partnership
Location: 64A and 64C Eastgate, Cowbridge
Proposal: Change of use of ground floor A1 retail unit at 64A to D1 Dentist practice as an expansion of existing Dentist at 64C (first floor) plus ramp to front and associated alterations.

No Objections

5.2 **2010/00532/FUL**
Applicant: Mr W Roderick
Agent: PDW Design and Drawing Services
Location: 58 Millfield Drive, Cowbridge
Proposal: Double storey side extension (East side).
No Objections, but in light of 2 new ensembles, a cloakroom and a large kitchen, the introduction of more efficient systems would be more desirable

5.3 **2010/00540/FUL**
Applicant: Mr M Hitchcock
Agent: Andrew Parker Associates
Location: Chy Avallan, Church Road, Llanblethian
Proposal: Proposed amendments to planning approval No. 2009/00999/FUL to increase single storey extension to form kitchen and breakfast area by 1 metre.

No Objections

Item 5: To consider the following Planning Applications:

5.4 **2010/00572/FUL & 2010/00573/CAC**

Applicant: Mr & Mrs Thomas
Agent: Nigel Arnold Architects
Location: Maes Melyn, Westgate, Cowbridge
Proposal: Demolition of existing house and construction of new house as approved under Planning Permission **2008/00999/FUL**.

No Objections

5.5 **2010/00376/FUL**

Applicant: Mr M Rendell
Agent: C2J Architects
Location: 11 Primrose Close, Cowbridge
Proposal: Proposed two storey side extension and single storey rear extension.
Objection. The Committee objects on the grounds that there is limited space on the site and that such an application constitutes over-development.

5.6 **2010/00583/FUL**

Applicant: Mr & Mrs Pearce
Agent: Don Mitchell Associates
Location: Primrose View, St Quentins Close, Llanblethian
Proposal: Alteration and extension of existing bungalow to provide additional accommodation at first floor level. Provision of new attached garage.

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 by residents in the area.

5.7 **2010/00587/FUL**

Applicant: Mr G Powell
Agent: Anderson & Associates
Location: 1 Court Close, Aberthin
Proposal: Erection of bedroom and en-suite above existing garage.

No Objections

5.8 **2010/00600/FUL**

Applicant: Mr R Smith
Agent: C2J Architects
Location: 11 Court Close, Aberthin
Proposal: Demolition of existing garage/utility. Proposed 2 storey side extension and single storey rear extension, with internal alterations.

No Objections, with the proviso that the balcony does not overlook and affect the neighbours' privacy

Page three

Item 5: **To consider the following Planning Applications:**
5.9 **2010/00603/FUL**

Applicant: J Martin and V Griffiths
Agent: Andrew Parker Associates
Location: Plot adjacent to the Old Bakehouse, Greenfield Way, Llanblethian
Proposal: New dwelling and garage.

No Objections.

The committee would like to compliment the architects on their 'eco' provisions.

5.10 **2010/00611/FUL**

Applicant: Mrs C Matthews
Agent: Planspeople
Location: 11 The Verlands, Cowbridge
Proposal: Single storey rear extension and first floor extension above existing ground floor extension.

No Objections to the proposed extension.

However, the committee is concerned that the 'expanded' site plan clearly indicates that the public footpath is obstructed/encroached upon. This is contrary to the application form which states that no diversion to any 'public right of way' is required. The committee seeks clarification on this point.

5.11 **2010/00615/FUL**

Applicant: Mr S Wright
Agent: Phoenix Design Partnership Ltd
Location: Lyndongrove, Llanblethian
Proposal: Retrospective application for retention of foaling block.

No Objections.

The committee is concerned that this may involve the site being used for a separate business and none of its members had heard of the site being referred to as St James Stables before.

The committee once again deplores the fact that the work has been completed without planning permission.

5.12 **2010/00626/FUL**

Applicant: Mr J Merlini
Agent: Andrews, Gay & Partners
Location: 2 Cae Rex, Llanblethian
Proposal: Proposed extensions to provide living room, bedroom and garage.

No Objections

Whilst the committee has no objections to the proposed extensions, it requests that the highways department is asked to look at the new proposed access and the impact that it might have on the properties opposite especially in relation to its position on the bend.

Item 6: **Local Development Plan.**

No matters arising.

Page four

Item 7: Correspondence.

- 7.1 Received notifications of the planning decisions made by the Vale of Glamorgan Council:
- (i) **2010/00337/FUL** – Single storey rear extension at 21 St Johns Close, Cowbridge – **Grants permission with 2 conditions.**
 - (ii) **2010/00419/FUL** – Convert existing flat front dining window into three segment angled window with new cavity wall and flat roof to suit at 9 Bowmans Way, Cowbridge – **Grants permission with 1 condition.**
- 7.2 Letter from the Vale of Glamorgan Council regarding the footpath linking Broadway to Cae Stumpie and to the skip sited there which was the subject of the original complaint. Since receiving the complaint, the skip has been removed. The letter further advises that there are permitted development rights under the Town and Country Planning Act (General Permitted Development Order 1995 for the use of storage of materials and equipment such as a skip on adjacent land which may have been applicable in this case. The letter also advised that the Council does not hold any recorded information regarding rights of access over the land.
Noted.
- 7.3 Letter received from the Vale of Glamorgan Council regarding ‘Greenfields’, Llanblethian in response to concerns raised by the Town Council about the site. The letter advised that since the initial works to the site had been carried out, no further work had been done and the Vale of Glamorgan Council is in the process of re-serving the Section 215 notice on the new owner. This will give a period of twelve weeks to allow the owner to carry out the necessary works to improve the site or for a formal planning permission to be submitted.
Noted.

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

No matters.

Item 9: Date and Time of next Meeting

Monday, 26th July 2010 at 6.00pm.

Councillor Mrs S M Cox
Chairman.

Meeting closed at 9.35pm.