

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 3rd September 2007 at 8.00pm.

Present: Chairman – Councillor Mrs S M Cox
Vice Chairman- Councillor A E Banks
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.
All members present.

Item 2: Declarations of interests.
Councillor Mrs L Adams Item 5.5 (planning application 07/01098/FUL)

Item 3: Matters arising from the Committee Meeting held on 2nd July 2007.
No matters arising.

Item 4: Matters arising from the Town Council Meeting held on 17th July 2007.
No matters arising.

Item 5: To consider the following Planning Applications:
5.1 **07/01047/FUL**

Applicant: Mr S Hooper
Agent: Welsh Oak Frame Ltd
Location: Pen y Bryn, Pen y Lan Road, Aberthin
Proposal: Extension.

Objection

The committee objects on the following grounds:

- (i) The site plan, which accompanied the application, was considered to be inadequate and failed to show surrounding properties.
- (i) The proposal changes the character of a Grade II listed building and is not in keeping with the existing cottage, which is one of the few remaining cottages, left in the village.

5.2 **07/01059/FUL**

Applicant: R A England & Sons
Agent: Keith Owen, 130 Abergwill Rd, Carmarthen.
Location: Pwll y Darren Farm, Welsh St Donats, Cowbridge
Proposal: Proposed beef cattle housing and reduction in size of granted straw building.

No Objection

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

5.3 **07/01070/FUL**

Applicant: Mr P Sheehan
Agent: Northway Bros Ltd, 31 Cardiff Road, Dinas Powis.
Location: 10 Millfield Drive, Cowbridge.
Proposal: 2 Bedroom Granny Annexe.

Objection

The committee object on the grounds that:

- (i) it is considered to be over-development of the site.
- (ii) the application is un-neighbourly.
- (iii) additional movement of vehicles at this point will cause disruption to through traffic.

5.4 **07/01071/FUL**

Applicant: Mr & Mrs M Jones
Agent: FDH Ltd, 45 High Street, Lydney, Gloucestershire.
Location: Old Town Mill, Cowbridge.
Proposal: The erection of porch and associated works.

No Objection

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

5.5 **07/01098/FUL**

Applicant: Miss Catherine Rosewell
Agent: Anderson & Associates 39 High St, Cowbridge.
Location: Limes Gate Cottage, The Limes, Cowbridge.
Proposal: Provision of timber decking to the rear of cottage, extending 1.5m above the river Thaw.

Objection

The committee strongly objects on the following grounds:

- (i) The decking is out of keeping with the surrounding area and is in the heart of the conservation area and visible from the High Street.
- (ii) the proposal neither improves nor enhances the conservation area and will form a visible intrusion..
- (iii) the decking encroaches on the river and will impact on the 'wild life corridor' formed by the River Thaw.

5.6 **07/01106/FUL**

Applicant: Mr A Jenkins
Agent: C Thomas, 26 Middlegate Court, Cowbridge.
Location: 13 Seys Close, Cowbridge.
Proposal: Remove existing dormer and fir new first floor dormers.

No Objection

5.7 **07/01124/FUL**

Applicant: Mr & Mrs Andrews
Agent: Don Mitchell Associates
Location: Porth-y-Green House, Love Lane, Llanblethian
Proposal: Extension at ground and first floors to provide kitchen, bedroom and bathroom and alterations to outbuilding.

No Objection

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

5.8 **07/01158/FUL**

Applicant: Mrs Jones
Agent: Morgan Thomas Rickey
Location: 33 Westgate, Cowbridge
Proposal: To the rear of property – extension above existing garage to form bedroom accommodation (Inc. first floor link to bedroom). To front elevation – balcony guarding and ‘juliet’ balcony to existing f.f. door.

No Objection

5.9 **07/01174/FUL**

Applicant: D Vicker
Agent: N/A
Location: Ty Newydd, Westgate, Cowbridge
Proposal: Two storey and single storey extension with integral garage.

No Objection

5.10 **07/01200/FUL**

Applicant: Mrs Prytherch
Agent: Dickson Consulting
Location: ‘Brooklyn’ House, Piccadilly, Llanblethian
Proposal: Double storey side extension.

Objection

The Committee objects to:

- (i) The demolition of the stone walls, which are a feature of the village of Llanblethian in the Conservation Area. The plan fails to indicate why the removal of the wall is necessary.
- (ii) The plan fails to identify the parking provisions as stated in the application.

5.11 **07/01204/FUL**

Applicant: Mr & Mrs Morris
Agent: Don Mitchell Associates
Location: Former Browns Printing Works Site, Adj. To 8 The Limes, Cowbridge
Proposal: Construct 3/4 bedroom dwelling including associated amenity and parking areas.

No Objection

5.12 **07/01206/FUL**

Applicant: Revd & Mrs Austin
Agent: C Thomas
Location: 3 Factory Road, Llanblethian
Proposal: Off road car parking.

No Objection

Item 6: Correspondence.

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

- (i) **06/01434/FUL** – Erection of ten cottages at The Limes, Cowbridge – **Refuses to permit.**
- (ii) **07/00167/ADV** – Shop sign at Cowbridge Dental Care, 30 High Street, Cowbridge. – **Refuses to grant consent.**

6. Correspondence.

6.1 Received notifications of the planning decisions made by the Vale of Glamorgan: (continued)

- (iii) **07/00509/FUL** – Change of use and extension of shop with offices to shop and two self contained flats at 42 Eastgate, Cowbridge – **Grants permission with 2 conditions.**
- (iv) **07/00551/OUT** – Outline planning permission for dwelling with 2/3 bedrooms at 4 Church Hill Close, Llanblethian, Cowbridge – **Refuses to permit.**
- (v) **07/00558/FUL** – Two storey extension to side at 51 The Verlands, Cowbridge – **Grants permission with 3 conditions.**
- (vi) **07/00592/FUL** – Alterations of extra front dormers and side and rear two-storey extension at Fairways, 8 Tyla Rhosyr, Cowbridge – **Grants permission with 2 conditions.**
- (vii) **07/00611/FUL** – Proposed detached house and garage at Plot 2 within the grounds of Edmonton, 84 Broadway, Llanblethian – **Grants permission with 5 conditions.**
- (viii) **07/00662/FUL** – Side extension to bungalow to provide enlarged kitchen with utility room at 8 Downs View Close, Aberthin, Cowbridge - **Grants permission with 1 condition.**
- (ix) **07/00673/FUL** – Retention of new house as built at Hillcot House, Church Road, Llanblethian - **Grants permission with 4 conditions.**
- (x) **07/00742/LBC** – Conversion into 15 residential units at Cowbridge Grammar School, Church Street, Cowbridge – **Consents with 2 conditions. (TC objected).**
- (xi) **07/00748/FUL** – New front entrance door with new window to ground floor wc and garage at Prospect Cottage, North Road, Cowbridge - **Grants permission with 2 conditions.**
- (xii) **07/00761/LBC** – New signage at Lloyds TSB, 33 High Street, Cowbridge. - **Grants permission with 3 conditions.**
- (xiii) **07/00769/FUL** – White lean to conservatory and porch at 6 Druids Green, Cowbridge - **Grants permission with 1 condition.**
- (xiv) **07/00772/FUL** – Conservatory to rear of property at 9 Darren Close, Cowbridge – **Grants permission with 2 conditions.**
- (xv) **07/00790/FUL** – Two storey extension to side at 29 Primrose Close, Cowbridge – **Grants permission with 2 conditions.**
- (xvi) **07/00875/FUL** – Conversion of barn to provide additional accommodation ancillary to The Granary at Barn at The Granary, Penylan Road, Aberthin – **Grants permission with 5 conditions.**
- (xvii) **07/00889/FUL** – Replace existing porch with two storey porch and first floor extension over kitchen at 67 Broadway, Cowbridge – **Grants permission with 1 condition.**
- (xviii) **07/00923/FUL** – Use of courtyard for retail sales associated with existing shop and shed for storage at 39 High Street, Cowbridge – **Grants permission with 2 conditions.**
- (xix) **07/00241/FUL** – Two storey rear extension at 5 Slade Close, Cowbridge – **Refuses to permit.**
- (xx) **07/00755/OUT** – Outline application for a detached dwelling and garage at Site south and on the grounds of 84 Broadway, Llanblethian – **Refuses to permit.**
- (xxi) **07/00944/FUL** – Retention of rebuild and extension of former outbuilding to provide a two storey office building. As built. At rear of 75 Eastgate, Cowbridge – **Grants permission with 3 conditions.**
- (xxii) **07/00953/FUL** – New livestock barn at New Breach Farm, Crossways, Cowbridge – **Grants permission with 2 conditions.**

6. Correspondence.

6.1 Received notifications of the planning decisions made by the Vale of Glamorgan (continued)

(xxiii) **07/00981/FUL** – UPVC conservatory to rear of dwelling at 1 Druids Green, Cowbridge – **Grants permission with 1 condition.**

6.1(a) Applications received by VGC in respect of tree work:

07/0000918/TPO – 25 The Verlands – Silver Maple – reduce in size by approximately 3m and balance the loading of the crown (renewal of 2006/01410/TPO).

6.1(b) 07/01116/TCA – Holy Cross Church – Remove tree by felling.

The Town Clerk confirmed that the tree is situated on land in the ownership of the Church and that the Vale of Glamorgan Council has granted permission for its removal.

Recommended that a letter is sent from the Town Council to the church asking what is proposed for the remaining trunk and re-seeding of the surrounding grass.

6.2 To note the letter received from VGC in respect of the candidate site register for the LDP (Local Development Plan).

Noted.

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

The following items were raised:

- Llanblethian Church – provision of toilets in the grounds.

Recommendation that a letter is sent from the Town Council to the Parish Office on the basis that it is understood that provision of external toilets in the church grounds is presently being considered, for use by the congregation. Such a provision would have to be made by way of a planning application to the Vale of Glamorgan Council and toilets would have to reflect current law pertaining to disabled access.

- Broadway – advise Vale of Glamorgan Council of what appears to be ‘slippage’ of a boundary wall onto the pavement from a property in Broadway.
- Replacement of a missing 30mph sign on the Llantwit Major Road from the direction of Llandow by the ‘Bowman’s Well’ Estate.
- Provision of ‘doggy bin(s) on the ‘Three Fields’ footpath

Item 8: Date and Time of next Meeting.

Monday 1st October 2007 at 8.00pm.

Councillor Mrs S M Cox.

Chairman.