

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 1st September 2008 at 8.00pm.

Present: Vice Chairman – Councillor A Williams
Mayor - Councillor D W Morris
Deputy Mayor – Councillor J R Harris
Councillors –Mrs M Arnold, Mrs G Baty, Mrs A Burges and Mrs N C Thomas.

In Attendance: Town Clerk – Mr Andrew Davies

Item 1: **Apologies for absence.**
Councillors Mrs S M Cox and A E Banks

Item 2: **Declarations of interests.**
None.

Item 3: **Matters arising from the Committee Meeting held on 7th July 2008.**
No matters arising.

Item 4: **Matters arising from the Town Council Meeting held on 22nd July 2008.**
No matters arising.

Item 5: **To consider the following Planning Applications:**
5.1 **08/00985/FUL**

Applicant: Mr & Mrs R Norris
Agent: Andrew Parker Associates, The Great Barn, Lillypot, Bonvilston
Location: Glyndwr Vineyard Llanblethian, Cowbridge.
Proposal: Tractor and Implement shed, fruit crate and general store with shower room, kitchen and rest area.

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.

5.2 **08/00999/FUL**

Applicant: Mr & Mrs Thomas
Agent: Nigel Arnold, Architect, 1 The Washington, Stanwell Road, Penarth
Location: Maes Melyn, Westgate, Cowbridge.
Proposal: Demolition of existing garage, construction of single and two storey extensions., remodelling of roof, remodelling of elevations
construction of balcony, construction of detached garage.

No Objections

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

5.3 **08/01003/FUL**

Applicant: Mr M Lewis
Agent: Anglia Home Improvements
Location: 7 The Broadshord, Cowbridge.
Proposal: Erect a PVCU conservatory to the rear of the property.

No Objections

5.4 **08/01025/RG3**

Applicant: Cowbridge Community College, Old Hall, High Street, Cowbridge
Agent: N/A
Location: Flats, 3,4,5,6 Old Hall Complex, Cowbridge.
Proposal: Change of use for flats 3,4,5 &6 from residential to business use.

Objections

The planning committee objects on the grounds that:

- i) No parking provision is being made for the extra 25 staff quoted in the application.
- ii) It will result in the loss of potential 'council' accommodation in the town.

5.5 **08/01040/FUL**

Applicant: Mr & Mrs Hamlett
Agent: N/A
Location: 29 Hillside Drive, Cowbridge
Proposal: Integral garage conversion to create larger kitchen/diner.

No Objections

5.6 **08/01041/FUL**

Applicant: Mr & Mrs Lewis
Agent: Kotzmuth Williams Architect, Cardiff
Location: 67 Broadway, Llanblethian, Cowbridge
Proposal: Retention of first floor extension.

No Objections

The committee are concerned that this is a retrospective planning application.

5.7 **08/01072/FUL**

Applicant: Mr & Mrs Morris
Agent: Allied Welsh Ltd
Location: 14 Cae Rex, Llanblethian
Proposal: Dormer roof extension to front elevation.

No Objections

5.8 **08/01077/FUL**

Applicant: Mr & Mrs Rogers
Agent: C Thomas
Location: The Dormers, St Athan Road, Cowbridge
Proposal: Extensions – Amendments to previously approved proposal – 2007/01211/FUL.

No Objections

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Item 5: **To consider the following Planning Applications (continued):**
5.9 **08/01088/FUL**

Applicant: Mr W J Pugh
Agent: N/A
Location: OS Field 8057, Llanquian Road, Aberthin
Proposal: Field Shelter. Standard model made by Ashdown Sheds. Length 9m,
 Depth 3.6m, and 1.2m overhang. On galvanised metal skids on level
 base of stone chippings.

No Objections

5.10 **08/01081/FUL**

Applicant: Mr A John
Agent: Atisreal UK
Location: Land off Middlegate Court, Cowbridge
Proposal: To provide car parking for up to 22 cars, with bridged access across
 ditch incorporating landscaping.

No Objections

5.11 **08/00943/FUL**

Applicant: N & H Williams,
Agent: Nicholas Francis, 'Tymawth', Cowbridge Road, Ystradowen
Location: 30 Broadway Cowbridge
Proposal: To demolish existing porch and rear extension. Rebuild rear extension
 to include utility room and demolish existing garage and relocate,
 rebuild to form garden store.

No Objections

5.12 **08/01110/FUL**

Applicant: Mrs E Roderick, Bryn Crogwr, Westgate, Cowbridge
Agent: Meridian Building Design, 'The Rise' 41a Highwalls Avenue, Dinas
 Powis.
Location: 11 St Bleddian Close, Cowbridge.
Proposal: New dormer to front elevation.

No Objections

Item 6: **Notification received from the Vale of Glamorgan Council regarding the
Proposed Diversion of Part of Public Footpath No. 21 Llanblethian.**

No objections.

Item 7: **Local Development Plan.**

No matters arising.

Item 8: **Grass Verge adjacent to The Physic Garden.**

Solicitors acting for the Physic Garden Trust have advised that there is an agreement between the Vale of Glamorgan Council and the Trust for access to be gained over the verge into the Physic Garden.

Recommended that the Town Clerk writes to the Vale of Glamorgan Council to seek further clarification as to ownership of the verge.

Item 9: **Greenfield House, Llanblethian.**

No matters arising.

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Item 10: Correspondence.

- 10.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
- (i) **07/01509/CAC** – Demolition of two brick/block structures formerly used for maintenance/servicing of Post Office vans and breaking up of hardstanding and areas of tarmac surfacing at Rear of Old Post Office, 61 Eastgate, Cowbridge – **Consents with 5 conditions.**
 - (ii) **08/00188/LBC** – First floor rear extension, ground floor infill extension, internal alterations and external alterations at The Ancient Druid, Eastgate, Cowbridge – **Consents with 6 conditions.**
 - (iii) **08/00191/FUL** – First floor rear extension and ground floor infill extension at The Ancient Druid, Eastgate, Cowbridge – **Grants permission with 3 conditions.**
 - (iv) **08/00394/FUL** – Proposed new stair tower and dormer windows to rear. Proposed new fire escape staircase to rear and loft conversion at Woodstock House, High Street, Cowbridge – **Grants permission with 4 conditions.**
 - (v) **08/00397/LBC** – Proposed new masonry stair tower to rear (external) to include removal of existing steel staircase. Conversion of roof space to living accommodation. New dormers to roof, new fire escape door to 2nd floor and new external fire escape staircase at Woodstock House, High Street, Cowbridge – **Consents with 4 conditions.**
 - (vi) **08/00417/LBC** – (a) Revised layout of Ball Court; (b) Amendments to internal layout and to external elevations of Boot House; (c) Amendments to external staircase of Unit 5 and (d) Amendments to external elevation of Unit 12 (e) Additional roof lights to the N.E. and S.W. slopes of the ‘1984 Range’ (f) Re-pointing, rendering and painting of the southern elevation of the former ‘Headmasters House’, at Cowbridge Grammar School, Church Street, Cowbridge – **Consents with 5 conditions.**
 - (vii) **08/00474/FUL** – Two storey rear extension, rear conservatory and rear dormer window at 17 Westgate, Cowbridge – **Grants permission with 6 conditions.**
 - (viii) **08/00589/FUL** – Single storey extension to side of dwelling at 15 Vale Court, Cowbridge – **Grant permission with one condition.**
 - (ix) **08/00659/FUL** – Conservatory to rear elevation at 59 Broadway, Cowbridge – **Grants permission with one condition.**
 - (x) **08/00719/FUL** – Demolition of existing double garage and construction of new 2 storey extension (double garage with bedroom en-suite and study above). Internal alterations at ground and first floors and provision of Bi-fold doors to reception room at Greystones, Westgate, Cowbridge – **Grants permission with 2 conditions.**
 - (xi) **08/00724/FUL** – Dormer windows in front and rear roof slopes at 8 Stradling Close, Cowbridge – **Grants permission with one condition.**
 - (xii) **08/00731/FUL** – Application for the amendment to the Boot House and extension from 2 separate dwellings into one 3-bed house at Cowbridge Grammar School, Church Street, Cowbridge – **Grants permission with 3 conditions.**
 - (xiii) **08/00754/FUL** – Single storey extension to rear of property at 5 Church Hill Close, Llanblethian – **Grants permission with 4 conditions.**
 - (xiv) **08/00785/FUL** – Single storey rear extension at 16 The Broadshoard, Cowbridge – **Grants permission with one condition.**
 - (xv) **08/00798/FUL** – Convert part of the existing garage and widen existing driveway and erection of porch at 31 Middlegate Court, Cowbridge – **Grants permission with one condition.**
 - (xvi) **08/00935/LBC** – Replace roof cover at 41 High Street, Cowbridge – **Consents with 5 conditions.**
- Noted.**

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Item 10: Correspondence (continued).

10.2 Consultation Document – setting local speed limits.

Matter to be listed on Full Council agenda.

10.3 Letter received from the Vale of Glamorgan Council in respect of the Vale of Glamorgan Draft Supplementary Planning Guidance: County Treasures and attaching a comment form.

It was agreed that members should complete the form and return them to the Town Clerk before the 19th of September. (The Town Clerk will provide copies of the document to those Members who don't have internet access)

Item 11: Matters to be discussed at the discretion of the Chairman.

11.1 Members discussed the grass verge, which runs alongside Beech Court, which appears to have been omitted from the verge-cutting programme.

Recommended that the Town Clerk write to the Vale of Glamorgan Council to bring their attention to this matter.

11.2 Members agreed that the Town Clerk should contact the Vale of Glamorgan Planning Department regarding works that are being carried out in Westgate at 'The Cottage' to confirm that planning permission has been approved.

Item 12: Date and Time of next Meeting.

Monday 6th October 2008 at 8.00pm

Councillor D W Morris
Chairman.