

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 1st October 2007 at 8.00pm.

Present: Chairman – Councillor Mrs S M Cox
Mayor – Councillor H Ll Morgan
Deputy Mayor – Councillor D W Morris
Councillors – Mrs L Adams, Mrs M Arnold and Mrs A Burges.

In Attendance: Town Clerk – Mr Andrew Davies.

Item 1: Apologies for absence.
Councillors A E Banks, Mrs G Baty and A Williams.

Item 2: Declarations of interests.
None.

Item 3: Matters arising from the Committee Meeting held on 3rd September 2007.
No matters arising.

Item 4: Matters arising from the Town Council Meeting held on 18th September 2007.
No matters arising.

Item 5: To consider the following Planning Applications:

5.1 **07/00898/FUL**

Applicant: Mr & Mrs Fisher
Agent: N/A
Location: 1 New Forest View, Cowbridge
Proposal: Amended plan.

No objection.

5.2 **07/01211/FUL**

Applicant: Mr & Mrs Rogers
Agent: Evolution Building Design
Location: The Dormers, St Athan Road, Cowbridge
Proposal: Two storey rear extension.

No objection.

5.3 **07/01212/FUL**

Applicant: Mr & Mrs Powell
Agent: Evolution Building Design
Location: 39 Hillside Drive, Cowbridge
Proposal: Garage extension and conversion.

No objection.

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

5.4

07/01251/FUL

Applicant: Mr H W Field

Agent: N/A

Location: Land to the rear of Pen y Bryn, Llantwit Major Road.

Proposal: Conversion and extension of existing barn to create a residential property offering bed and breakfast. Timber frame building, rainwater collection, grey water collection, heat pump and solar heating.

Objection.

Members of the committee are concerned about the concealed entrance accessing what is a very narrow road especially the increased number of vehicles entering and exiting as a result of the 'bed and breakfast' business. In addition, the road leads to the junction at the Cross-Inn, which has been the location of a number of accidents and a fairly serious one recently which has increased local concerns about the junction.

Members also consider that the application should be looked upon as a new dwelling rather than a barn conversion as this is what it is comprised of in the main. The application is outside the settlement boundary as shown in the adopted UDP.

5.5

07/01303/FUL

Applicant: Mr & Mrs Mumford

Agent: N/A

Location: Field 7179 Aberthin Lane, Aberthin

Proposal: Riding arena (outside).

No objection.

5.6

07/01285/FUL

Applicant: Mr N England

Agent: Robertson Francis Partnership

Location: The Old Post Office, 61 Eastgate, Cowbridge

Proposal: Demolition of former Post Office outbuilding and replacement with 4 No. 3 Bedroom Town Houses and associated car parking and amenity space.

No objection.

Item 6: Correspondence.

6.1

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

- (i) **07/00943/RG3** – Renewal of permission for 1 no. single storey double demountable classroom at Cowbridge Comprehensive School Lower Site – **Grants deemed planning consent (1 condition).**
- (ii) **07/00979/FUL** – Construction of external stairs and balcony to existing detached garage to access existing loft at Four Hedges, Castle Hill, Llanblethian – **Grants permission (2 conditions) – T.C. objected.**
- (iii) **07/01071/FUL** – The erection of a porch and associated works at Old Town Mill, Cowbridge – **Grants permission (1 condition).**
- (iv) **07/01106/FUL** – Remove existing dormer and new first floor dormers at 13 Seys Close, Cowbridge – **Grants permission (2 conditions).**
- (v) **07/01070/FUL** – 2 bedroom granny annex at 10 Millfield Drive, Cowbridge - **Grants permission (3 conditions) - T.C. objected.**

Page three

Item 6: Correspondence.

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

(vi) **06/01419/FUL** – Erection of two storey medical centre with associated access, parking and landscaping at The Bear Field, The Broadshoard, Cowbridge – **Grants permission (17 conditions).**

(Copies of the conditions to be circulated to committee members)

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

07/01242/TPO – The Coach House, Church Road, Llanblethian – Lopping of Ash tree.

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

7.1 Members discussed a house in Broadway whose garden has been ‘extended’ at the front to include part of the ‘highway’. Further enquiries with the Planning Department reveal that the original planning application showed a house, garden and a lay-by area. The lay-by was not made conditional and does not form part of the adopted highway. As a result, it is possible to extend the garden without requiring planning permission and is deemed permitted development.

7.2 Footpath next to the Bridge Garage Site – there is due to be a meeting between the Vale of Glamorgan Planners and local Vale Councillors.

7.3 Members queried ownership of the land on the riverbank by Penny Lane Bridge, where the Vale of Glamorgan Council has recently removed protruding metal girders.

7.4 Members discussed the planning application, which was made in respect of ‘Chiltern’ and queried whether the glass construction complied with the planning permission granted. If not, it was agreed that a letter should be written to the Vale of Glamorgan Council.

Item 8: Date and Time of next Meeting.

Monday 5th November 2007 at 8.00pm.

Councillor Mrs S M Cox.

Chairman.