

**Cowbridge with Llanblethian Town Council**  
**Minutes of the Planning Committee Meeting held in the Council Chamber,**  
**Cowbridge Town Hall,**  
**on Monday 5<sup>th</sup> November 2007 at 8.00pm.**

**Present:** Chairman – Councillor Mrs S M Cox  
Mayor – Councillor H Ll Morgan  
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.**  
Councillors: A E Banks and D W Morris.

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

**Item 3: Matters arising from the Committee Meeting held on 1<sup>st</sup> October 2007.**  
No matters arising.

**Item 4: Matters arising from the Town Council Meeting held on 16<sup>th</sup> October 2007.**  
No matters arising.

**Item 5: To consider the following Planning Applications:**

5.1 **07/01335/FUL**  
Applicant: Mr & Mrs Murray  
Agent: N/A  
Location: 44 Westgate, Cowbridge  
Proposal: Retention of existing building. Ref No. 2006/00508/FUL.  
**No Objections.**

5.2 **07/01341/FUL**  
Applicant: Mr Huish  
Agent: Polaris Design Group  
Location: 5 Eastgate Street, Cowbridge  
Proposal: Demolition of existing conservatory and shed. Proposed conservatory  
and garage to form off lane parking.  
**No Objections.**

5.3 **07/01401/FUL**  
Applicant: Mr & Mrs Harding  
Agent: Andrews, Gay & Partners  
Location: 22 St Athan Road, Cowbridge  
Proposal: Proposed two storey extension to front of property to enlarge  
study/bedroom and rear single storey extension to provide dining  
room.  
**No Objections.**

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

5.4 **07/01419/FUL**

Applicant: Mrs Pursey  
Agent: Evolution Building Design  
Location: 5 Slade Close, Cowbridge  
Proposal: Conversion of existing garage into habitable area with a single storey extension to the rear.

**No Objections.**

5.5 **07/01433/LBC**

Applicant: Barclays Bank plc  
Agent: Stride Treglown  
Location: 62 High Street, Cowbridge  
Proposal: Installation of new replacement non-illuminated external signage.

**No Objections.**

5.6 **07/01434/LBC**

Applicant: Mr Hooper  
Agent: Welsh Oak Frame  
Location: Pen-y-Bryn, Pen-y-Lan Road, Aberthin  
Proposal: Small extension to side of existing cottage and a separate oak framed structure linked to existing with glazed walkway.

**Objection.**

The committee object on the following grounds:

- (i) The proposal fails to enhance or improve the Conservation Area.
- (ii) The proposal is out of keeping with the character of the cottage – one of the few thatched cottages remaining.

The committee requests that this application is referred to the Vale of Glamorgan Committee and the hold a site meeting to appreciate the property and its situation.

5.7 **07/01435/FUL**

Applicant: Mr Brock  
Agent: Dunraven  
Location: 7 Darren Close, Cowbridge  
Proposal: Porch to front.

**No Objections.**

5.8 **07/01457/FUL**

Applicant: Mr R, Mrs A & Miss S Wood  
Agent: Gwyn Davies, Latter Davies, 6 Park Grove Cardiff  
Location: Pen-y-Lan House, Pen-y-Lan Road, Aberthin  
Proposal: Single storey Rear Extension (kitchen/dining room) with first floor terrace. Alteration to two windows on front elevation.

**No Objections.**

5.9 **07/01459/FUL**

Applicant: Mr Lee Thomas, 12 The Parade, Porth, R.C.T.  
Agent: Dickson Consulting, 10 Clos, Collwyn, Llantwit Fardre.  
Location: Site adjacent to Southgate House, Town Mill Road, Cowbridge.  
Proposal: Four bedroom detached private dwelling with separate double/single garages.

**No Objections.**

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**Item 6: Correspondence.**

- 6.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
- (i) **07/00843/RG3** – The location of a single storey prefabricated nursery unit together with all necessary site works at Cowbridge Leisure Centre, off Eagle Lane, Cowbridge – **Grants deemed planning consent (5 conditions).**
  - (ii) **07/01124/FUL** – Extension at ground and first floors to provide kitchen, bedroom and bathroom and alterations to building at Porth-y-Green House, Love Lane, Llanblethian - **Grants permission (3 conditions).**
  - (iii) **07/01158/FUL** – Rear extension above garage to form new bedroom at 33 Westgate, Cowbridge – **Grants permission (2 conditions).**
  - (iv) **07/01174/FUL** – Two storey and single storey extension with integral garage at Ty Newydd, Westgate, Cowbridge – **Grants permission (2 conditions).**
  - (v) **07/01204/FUL** – Construct new 3/4 bedroom dwelling including associated amenity and parking areas at Former Browns Printing Works Site, adjacent to No. 8, The Limes, Cowbridge - **Grants permission (8 conditions).**
  - (vi) **07/01212/FUL** – Garage extension and conversion at 39 Hillside Drive, Cowbridge – **Grants permission (1 condition).**
  - (vii) **07/01181/FUL** – Lime rendering and limewash to tower at Holy Cross Church, Cowbridge – **Grants permission (1 condition).** \*  
*\* The committee are concerned that the Vale of Glamorgan Council, Planning Department, did not send out this planning application to them for consultation.*
  - (viii) **07/01211/FUL** – Two storey rear extension at The Dormers, St Athan Road, Cowbridge - **Grants permission (2 conditions).**
- 6.2 Letter received from Brackley Primary Health Care Property in respect of the new Cowbridge Medical Centre. The letter referred to the engineering drawings submitted to the Vale of Glamorgan Council in August for approval. The letter asked whether any pressure could be brought by the Town Council to speed up the process. **Recommended** that that a reply is sent by the Town Clerk advising that this is a matter for the Vale of Glamorgan Council to decide upon.
- 6.3 Letter received from the Vale of Glamorgan Council advising that a workshop arranged for Wednesday 24<sup>th</sup> October 2007 in respect of the Local Development Plan (LDP) has been cancelled due to lack of interested. Three members of the Planning Committee had attended the previous workshop and had intended to attend this one. **Recommended** that a letter is sent from the Town Council to request any information relevant to the Cowbridge area that was due to be discussed at the workshop study and any similarly any reference made in the LDP draft preferred strategy options. They would appreciate a meeting with officers to further this issue.
- 6.4 Letter received from the Vale of Glamorgan Council containing information in respect of a diversion of Public Footpath No.16 at Llanblethian. **Noted.**
- 6.5 Letter received from the Vale of Glamorgan Council containing information in respect of a an amendment to the Definitive Map of the Public Rights of Way statement in respect of Public Footpath No. 50 Llanblethian in the area of Tyla-Rhosyr. **Noted** and **resolved** that the Vale of Glamorgan Council be advised of the incorrect spelling of Tyla Rhosyr in all the documentation save the map.

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**Item 6: Correspondence (continued).**

6.6 Letter received from the Vale of Glamorgan Council containing information in respect of a an amendment to the Definitive Map of the Public Rights of Way statement in respect of Public Footpath No. 50 Llanblethian in the area of Bridge Road..

**Noted.**

6.7 Letter received from the Vale of Glamorgan Council in respect of the Environment Act 1995 – Local Air Quality Management. The letter advised on the latest Review and Assessment Progress Report which can be accessed on the through the Vale of Glamorgan Council’s web site. Any views on the review are required by 31<sup>st</sup> December 2007.

**Noted**

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

The following items were discussed:

- The entrance to the ‘Three Fields’ footpath from Llanblethian. Members are concerned about the state of the area and the ‘pump’ as well as a small area on the opposite side of the road.

**Recommended** that a letter is sent from the Town Clerk to the Highways Department at the Vale of Glamorgan Council requesting that attention is given to the areas of concern and that a copy of the letter is sent to Nick Lloyd, the Conservation Officer because of concerns about the pump. which in previous years has been cut by their council..

- The temporary marquee erected in the grounds of Holy Cross Church. Members are concerned about the detrimental effect this may be having on the grass and that the church should be requested to remove it in time for Remembrance Sunday. Also that in future they make an advanced request to erect a marquee on any of the Council’s land. The Council also requests that the church desists from locking the gates of the churchyard at any time.

- General concerns were raised about ‘temporary’/permanent shelters which have been erected/constructed at two licensed premises in the town. i.e. ‘The Market Place’ and ‘Horse and Groom’.

**Recommended** that a general letter is sent to the Planning Department at the Vale of Glamorgan Council to find out if such structures require planning permission particularly as they are with the Conservation Area.

**Item 8:** Date and Time of next Meeting.

**Monday 3<sup>rd</sup> December 2007 at 8.00pm.**

Councillor Mrs S M Cox.  
**Chairman.**