

**Cowbridge with Llanblethian Town Council**  
**Minutes of the Planning Committee Meeting held in the Council Chamber,**  
**Cowbridge Town Hall,**  
**on Monday 2<sup>nd</sup> November 2009 at 8.00pm.**

**Present:** Chairman – Councillor Mrs S M Cox  
Mayor – Councillor J R Harris  
Deputy Mayor – Councillor L E Taylor  
Councillors: A E Banks, 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 M A Arnold and A Williams

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

**Item 3: Matters arising from the Committee Meeting held on 5<sup>th</sup> October 2009.**  
No matters arising.

**Item 4: Matters arising from the Town Council Meeting held on 20<sup>th</sup> October 2009.**  
No Matters arising.

**Item 5: To consider the following Planning Applications:**  
**5.1 2009/00984/FUL**

Applicant: Mr M Price  
Agent: Loyn & Co  
Location: Highgate, Church Road, Llanblethian  
Proposal: Single storey extension to kitchen and utility – Erection of single storey entrance wing – Garage conversion into habitable space – Erection of one storey rear extension to replace conservatory – Minor Landscape reworking.

This site lies within Llanblethian Conservation Area where the stone walls surrounding large properties are a particular feature of note.

**No Objections** provided that the proposed extension is not visible from Church Road above the boundary wall of the property. .

The Committee requests that any trees that are removed as a consequence of the proposal are replaced with mature varieties.

**5.2 2009/00999/FUL**

Applicant: Mr M Hitchcock  
Agent: Andrew Parker Associates  
Location: Chy Avallan, Llanblethian, Cowbridge  
Proposal: Proposed alterations and single storey extension to form kitchen and breakfast area.

**No objections.**

Page two

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

**5.3 2009/01000/FUL**

Applicant: Mr P Davies  
Agent: Planspeople  
Location: 'Old Barn Cottage', Church Road, Llanblethian, Cowbridge  
Proposal: Addition of hardstanding to front of property.

**No objections.**

The Committee requests that the hedgerow is replaced to maintain the current appearance of the property and that any additional stone required for the re-building of the wall matches the existing.

**5.4 2009/01006/FUL**

Applicant: Messrs B & I Mead  
Agent: Don Mitchell Associates  
Location: Trem-y-Glyn, 8 Windmill Lane, Llanblethian, Cowbridge  
Proposal: Demolish existing house on site. Erect two new two-storey detached dwellings with associated landscaping, terraces and parking.

The Committee **strongly objects** to the proposal, the height of which is considered to be out of keeping with surrounding properties. The original application previously granted and which incorporated the lower levels should be adhered to. The properties overlook the Thaw Valley that is an area of outstanding beauty and an area of a scientific interest.

**5.5 2009/01031/FUL**

Applicant: Mr & Mrs P J O'Donnell  
Agent: N/A  
Location: Plot adjacent to Lyndale, The Causeway, Llanblethian  
Proposal: New two storey dwelling (renewal of 2004/00731/FUL).

**No objections.**

**5.6 2009/01038/FUL**

Applicant: Mr M Cuddy  
Agent: Powell Dobson Architects  
Location: Tyn-y-Caeau Farm, Primrose Hill, Cowbridge  
Proposal: Single storey extension with indoor pool to existing house and out buildings with associated landscaping works.

**No objections.**

**5.7 2009/01068/FUL**

Applicant: Mr A Thomas  
Agent: Martyn J Page Building Design  
Location: New Breach Farm, Crossways, Cowbridge  
Proposal: Relocation of access serving property.

**No objections.**

**Page three**

**Item 5: To consider the following Planning Applications: (continued)**  
**5.8 2009/01097/FUL**

Applicant: Abertawe Bro Morgannwg University Local Health Board  
Agent: WYG Planning & Design  
Location: Cowbridge Health Centre, Old Hall, High Street, Cowbridge  
Proposal: Change of use of health centre to financial and professional services (class A2).

This site is within Conservation Area and has access to the nearby Physic Garden, former Cowbridge Grammar School and Holy Cross Church. . Old Hall Cowbridge was the former home of the Edmondes family, now demolished and replaced by Old Hall Community college and annexes, with the Town library and the Health centre built within the grounds which are currently open to the public and form a much needed 'green open space' in the town centre. The gardens are (subject to signing of agreement between the Vale of Glamorgan Council and Cowbridge Charter Trust) about to be re-designed and planted.

Cowbridge Town Walls are of great historic interest and currently being repaired by agreement and funding from the Vale of Glamorgan Council jointly with Cowbridge Charter Trust. The walls enclose the 'application site' on two sides and all parking for the 'application site' would be outside the walls as no vehicles can access the gardens. The committee is concerned that the green open space surrounding the Health Centre, which is owned by the Local Health Board, remains for public view and use and is not fenced off.

The committee has **no objections** to the change of use.

The committee thinks that this site is so important that a planning brief should be developed and would like to see it when it is prepared.

**Item 6: Local Development Plan.**

No matters arising.

**Item 7: Correspondence.**

- 7.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
- (i) **08/00036/CAC** – Demolition of former club house building and replacement with residential development of Site of the former Royal British Legion Club, Cowbridge - **Grants permission with 4 conditions.**
  - (ii) **09/00551/LBC** – Maintenance and reinstatement works for the remaining length of wall between the gated entrance to the Health Centre and The Market Place Tavern at Old Hall, Cowbridge – **Consents with 3 conditions.**
  - (iii) **09/00787/FUL** – Change of use from A1 shop to D1 Chiropractic clinic at First Floor, 48A Eastgate, Cowbridge - **Grants permission with 2 conditions.**
  - (iv) **09/00844/FUL** – Erection of free standing, single storey, timber framed, glazed conservatory at Stallcourt House, Stallcourt Close, Llanblethian – **Grants permission with 1 condition.**
  - (v) **09/00929/FUL** – Extra rooms in roof space including dormer window at 1 Seys Close, Cowbridge – **Grants permission with 2 conditions.**
  - (vi) **08/01383/FUL** – Demolition of former clubhouse building and replacement with residential development of 8 No. 3 bedroom terraced town houses with associated parking and amenity space at The Site of the former Royal British Legion Club, Cowbridge – **Grants permission with 14 conditions.**

**Page four**

- Item 7:** **Correspondence. (correspondence)**  
7.2 Letter received from Mr N Lloyd, Conservation Officer from the Vale of Glamorgan Council in respect of the 'Phone Box' in Bridge Road, Llanblethian. The purpose of the letter was to allow the Town Council to state whether or not it gave support to the cessation of the telephony service which would then allow the 'adoption' of the 'phone box.  
**Proposed** by Councillor L E Taylor, seconded by Councillor J R Harris, that the Town Council agrees to the removal of the telephony service to allow the adoption process to proceed.
- Item 8:** **Matters, relevant to the committee, to be discussed at the discretion of the Chairman.**  
No matters arising.
- Item 9:** **Date and Time of next Meeting**  
Monday 7<sup>th</sup> December 2009 at 8.00pm

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