

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

Present: Chairman – Councillor Mrs S M Cox
Vice Chairman – Councillor A E Banks
Mayor – Councillor H Ll Morgan
Councillors – Mrs L Adams, , Mrs G Baty, Mrs A Burges and A Williams.

In Attendance: Town Clerk – Mr Andrew Davies.

Item 1: Apologies for absence.
Councillors: Mrs M Arnold and D W Morris

Item 2: Declarations of interests.
Councillor Mr S M Cox (item 5.12 – Planning application 07/01609/FUL)

Item 3: Matters arising from the Committee Meeting held on 5th November 2007.
No matters arising.

Item 4: Matters arising from the Town Council Meeting held on 20th November 2007.
4.1 Safe Routes to School Funding workshop at Barry Dock Offices on 11th December 2007 between 9.30am to 12.00pm.
It was agreed that Councillor Mrs S M Cox would attend.

Item 5: To consider the following Planning Applications:
5.1 **07/01478/FUL**
Applicant: Mr T Vaughan
Agent: Brian Griffin Planning & Countryside Consultants Ltd
Location: Pant Wilkin, Aberthin
Proposal: Training stables with mobile home.
No Objection.

5.2 **07/01481/FUL**
Applicant: Mr T Vaughan
Agent: Brian Griffin Planning & Countryside Consultants Ltd
Location: Pant Wilkin, Aberthin
Proposal: Training stables with mobile home.
No Objection.

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

5.3 **07/01509/CAC**

Applicant: Mr N England
Agent: Robertsons Francis Partnership
Location: Former Post Office Storage/Maintenance/Service Units
Proposal: Demolition of two brick/block structures, formerly used for maintenance/servicing of post office vehicles and storage of equipment, plus breaking-up of hardstanding and areas of tarmac hardstanding.

No Objection

The committee request that 'planning gain' is negotiated, to enable suitable ramping for disabled/ school / pushchair access on the footpath adjacent to the site.

5.4 **07/01251/FUL**

Applicant: Mr H W Field
Agent: N/A
Location: Land to the rear of Pen Y Bryn
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 solar heating.

Despite the slight improvement to the visual splay at the entrance the committee **objects** on the following grounds:

(i) Concerns about the 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.

(ii) 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.

(iii) 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 **07/00664/FUL**

Applicant: Mr S J Wright
Agent: DPP, 14 Windsor Place, Cardiff
Location: Lydongrove, Llanblethian
Proposal: Extension to existing stables.

No Objections.

However, the committee would object strongly to any obtrusive exterior floodlighting should it be proposed.

5.6 **07/01518/FUL**

Applicant: Freshfind Ltd, Kenneth Pollard House, 5-19 Cowbridge Rd East, Cardiff
Agent: Kennedy James Griffiths, 7 Oak Tree Court, Mulberry Drive, Cardiff Business Gate, Cardiff
Location: Former 'Mulligans' Restaurant, Stalling Down, A48, Vale of Glamorgan.
Proposal: Refurbishment, renovation & extension to existing building. Proposed decked terrace, landscaping and re-surfacing of existing car park.

No Objection.

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

5.7 **07/01526/FUL**

Applicant: Arqiva Ltd, Crawley Court, Winchester, Hants, SO21 2GA
Agent: Mr M. Smith, Crawley Court, Winchester, Hants, SO21 2GA
Location: Arqiva St Hilary Transmitting Station, Cowbridge.
Proposal: Installation of 2 x Colinear Antennas on the existing mast.
No Objection.

5.8 **07/01546/FUL**

Applicant: Mr & Mrs G Davies
Agent: Mr R Crockett
Location: 2 Talyfan Close, Cowbridge
Proposal: Two single storey extensions.
No Objection.

5.9 **07/01200/FUL**

Applicant: Mrs Prytherch
Agent: Dickson Consulting, Llantwit Fadre
Location: Brooklyn House, Piccadily, Cowbridge
Proposal: Double Storey side extension (amended plans)
The committee has **no objection** to the amendment but re-iterates the **objections** put forward previously.

- (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.

5.10 **07/1576/FUL**

Applicant: Mr & Mrs Tomlinson
Agent: N/A
Location: Cnapan, 41 Broadway, Cowbridge
Proposal: Proposed conservatory to rear and railings to front.
No Objection.

5.11 **07/01578/FUL**

Applicant: Barclays Bank plc
Agent: Stride Treglown Ltd
Location: 62 High Street, Cowbridge
Proposal: New external light and CCTV camera.
No Objection.

Councillor Mrs S M Cox left the meeting when the next item was discussed and Councillor A Banks took the chair.

5.12 **07/01609/FUL**

Applicant: Cowbridge Charter Trust
Agent: P Jones
Location: Town Walls, Cowbridge
Proposal: Maintenance and reinstatement works for the section of wall (south) between The Physic Garden/Rose Cottage Garage, to gate entrance to Health Centre/Gardens.
No Objection.

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- Item 6:** **Draft Housing Strategy** – consultation Document.
Members prepared a response to the questionnaire provided.
- Item 7:** **LDP – Candidate Sites List**
Members agreed that this should be made a permanent agenda item and for the proposed revision of the Conservation Area to be listed also.
- Item 8:** **Correspondence.**
- 8.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
- (i) **07/00961/FUL** – Loft conversion and dormer extension at 38 Eastgate, Cowbridge – **Grants permission with 2 conditions.**
- (ii) **07/01335/FUL** – Retention of existing building ref no. 2006/00508/FUL at 44 Westgate, Cowbridge - **Grants permission with 1 condition.**
- (iii) **07/01206/FUL** – Off road car parking at 3 Factory Road, Llanblethian – **Grants permission with 5 conditions.**
- (iv) **07/01433/LBC** – Installation of new replacement non-illuminated external signage at Barclays Bank, 62 High Street, Cowbridge – **Consents with 1 condition.**
- (v) **07/01303/FUL** – Riding arena at 7179 Aberthin Lane, Aberthin – **Refuses to permit.**
- (vi) **07/01341/FUL** – Demolition of existing conservatory and shed. Proposed conservatory and garage to form off lane parking at 5 Eastgate Street, Cowbridge – **Grants permission with 1 condition.**
- 8.2 Notification received from the Vale of Glamorgan Council enclosing the proposed (Westgate and The Broad Shoard, Cowbridge) (Prohibition of Waiting at any time) Order 2007 in relation to the access to Cowbridge Medical Centre.
Noted.
- 8.2 Notification received from the Vale of Glamorgan Council advising that a site meeting is due to be held on Thursday 13th December 2007 at 11.50am at Limes Gate Cottage, The Limes Cowbridge.
Noted.
- Item 9:** **Matters to be discussed at the discretion of the Chairman.**
- 9.1 Members discussed the presentation by Llandow Newydd which preceded the last Full Council meeting.
Recommended that a letter is sent to the Vale of Glamorgan Council, stating that the Town Council is aware of the proposal and wishes to be kept informed of its progress. It is understood that this is a ‘candidate’ site for the LDP and there is great concern as to the impact that such a development will have on Cowbridge. The Town Council would also request consultation for about any possible ‘planning gain’ that could be achieved to mitigate the impact of any possible development..
- 9.2 Members discussed the maintenance of the verge out side the ‘Physic Garden’ and agreed that the Town Clerk should make enquiries with the Vale of Glamorgan Highways Department to find out if it is registered as their ownership.

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Item 9: Matters to be discussed at the discretion of the Chairman.

9.3 Concerns were expressed about the overhanging trees in Poplars Park and it was agreed that the Town Clerk should take more photographs and contact the Environment Agency again.

Item 10: Date and Time of next Meeting.
Monday 7th January 2008 at 8.00pm.

Councillor Mrs S M Cox.
Chairman.