

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 7th December 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 Arnold and Councillor A Williams

Item 2: Declarations of interests.
Councillor A E Banks.(item 5.2)

Item 3: Matters arising from the Committee Meeting held on 2nd November 2009.
No matters arising.

Item 4: Matters arising from the Town Council Meeting held on 17th November 2009.
No matters arising.

Item 5: To consider the following Planning Applications:
5.1 **2009/01099/FUL**

Applicant: Abertawe Bro Morgannwg University Local Health Board

Agent: WYG Planning and Design, Cardiff

Location: Cowbridge Health Centre, Old Hall, Cowbridge

Proposal: Change of use of health centre to offices (class B1).

This site is within Conservation Area and has access to the nearby Physic Garden, former Cowbridge Grammar School and Holy Cross Church. The 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 with agreement and funding from the Vale of Glamorgan Council by 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. If the application is approved, the committee ask that this is a condition.

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.

Page two

Item 5: To consider the following Planning Applications (continued):
Councillor A E Banks left the meeting whilst the following item was discussed.

5.2 **2009/00740/FUL** (amended application)

Applicant: Miss E Thomas
Agent: Ashdown Stables Ltd
Location: Land adjoining 3 Cwrt Llanfleiddan, Llanblethian, Cowbridge
Proposal: Replace existing shed and field shelter with stables for own use.
No Objections.

5.3 **2009/01109/FUL**

Applicant: Mrs J Devine
Agent: Mr J Rosser
Location: 9 St Johns Close, Cowbridge
Proposal: Single storey kitchen/dining extension to front of property and conversion of existing integral garage into utility room and store within single storey extension.

No Objections.

5.4 **2009/01006/FUL**

Applicant: Messrs B & I Mead
Agent: Don Mitchell Associates
Location: Trem-y-Glyn, 8 Windmill Lane, Cowbridge
Proposal: Amended plans.

The Committee **strongly objects** to this retrospective proposal, the height of which is considered to be out of keeping with surrounding properties. The committee objects to the proposed glass screening which is out of keeping with surrounding properties and any such proposal should be more sympathetic to surrounding properties in the area **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.

The committee asks that the buildings be re-built to the details of the agreed plan and not amended.

5.5 **2009/01142/FUL**

Applicant: Mr A Cooper
Agent: Martyn J Page
Location: The Old Vicarage, Church Road, Llanblethian
Proposal: Erection of single storey, two car garage.

No Objections.

Page three

Item 5: To consider the following Planning Applications (continued):
5.6 **2009/01167/FUL & 2009/01168/LBC**

Applicant: Mr P Marriott
Agent: Design Management Partnership
Location: The Market Place, 66 High Street, Cowbridge
Proposal: 1) Construction of new timber balcony; 2) New doorway to rear courtyard and installation of bi-folding doors; 3) 2 no. conservation rooflights; 4) New timber roof lantern over flat roof; 5) Alterations to front feature window; 6) Storage shed; 7) Enlarge opening on front boundary wall; 8) Roofing over alleyway; 9) Other internal modifications.

No Objections.

The committee particularly welcomes the proposal to glaze the feature 'arched' window at the front of the building. The committee requests that care is taken not to cause any damage to the building or to the adjoining Town Wall during the work, should the application be successful.

5.7 **2009/01171/FUL**

Applicant: Mr J Pritchard
Agent: N/A
Location: 32 Primrose Close, Cowbridge
Proposal: Proposed two-storey extension to rear.

Objection

The committee considers the proposal to be over development of the site.

5.8 **2009/01221/FUL**

Applicant: Mr N Jenkins
Agent: Magical Windows and Conservatories Ltd
Location: 23 Druids Green, Cowbridge
Proposal: Erection of conservatory.

No Objections.

5.9 **2009/01224/FUL**

Applicant: Mr T Vaughan
Agent: B Griffin P & CC Ltd
Location: Pant Wilkin Stables, Llanquian Road, Aberthin
Proposal: Erection of building to house 2 horse walkers.

No Objections.

5.10 **2009/01227/FUL**

Applicant: Mr J Caines
Agent: Vale Consultancy
Location: 83 Broadway, Llanblethian
Proposal: Single storey extension to rear.

No Objections.

Item 6: Local Development Plan.

No matters arising.

Page four

Item 7: Correspondence.

- 7.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
- (i) **09/00950/FUL** – Erection of lean-to to provide 5 stables at Pant Wilkin Stables, Llanquian Road, Aberthin - **Grants permission with 2 conditions.**
 - (ii) **09/00951/FUL** – Retention of viewing platform at Pant Wilkin Stables, Llanquian Road, Aberthin – **Refuses to permit.**
 - (iii) **09/00970/FUL** – Canopy to front elevation at 73 Eastgate, Cowbridge - **Grants permission with 2 conditions.**
 - (iv) **09/00971/LBC** – Provide canopy to front elevation, provide advertisement to side plus hanging sign, provide internal shutters at 73 Eastgate, Cowbridge – **Consents with 3 conditions.**
 - (v) **09/00976/ADV** – Fascia sign to the front elevation of the premises at 14 High Street, Cowbridge – **Consents with 6 conditions.**
 - (vi) **09/00984/FUL** – Alterations and extensions including single storey extension to replace conservatory and conversion of garage at Highgate, Church Road, Llanblethian – **Grants permission with 3 conditions.**
 - (vii) **09/00999/FUL** – Proposed alterations and single storey extension to form kitchen and breakfast area at Chy Avallan, Llanblethian – **Grants permission with 1 condition.**
 - (viii) **09/01000/FUL** – Addition of hardstanding to front of property at Old Barn Cottage, Church Road, Llanblethian – **Refuses to permit.**
 - (ix) **09/00740/FUL** – Replace existing shed and field shelter with stables for own use at Land adjoining 3 Cwrt Llanfleiddan, Llanblethian – **Grants permission with 7 conditions.**
 - (x) **09/01031/FUL** – New 2 storey dwelling (renewal of 2004/00731/FUL) at Plot adjacent to Lyndale, The Causeway, Llanblethian – **Grants permission with 2 conditions.**
 - (xi) **09/01038/FUL** – Single storey extension with indoor pool to existing house and out buildings with associated landscaping works at Tyn-y-Caeau Farm, Primrose Hill, Cowbridge – **Grants permission with 2 conditions.**
- 7.2 Vale of Glamorgan Council – Notice of Section 78 Appeal - Application No. **2009/00511/FUL** – Land adjacent to 4A Geraints Close, Bowmans Well, Cowbridge **Noted.**

Item 8: Matters, relevant to the committee, to be discussed at the discretion of the Chairman.

- 8.1 The Public footpath leading from Broadway through to Cae Stumpie. Members of the committee **recommend** that a letter is sent from the Town Council to the Vale of Glamorgan Council to seek reassurance that the grassed area half way along the path and broken kerb edgings around it, is properly reinstated. Additionally, to seek clarification of what ‘rights of access’ are in existence and if there are none other than it being a footpath, that a post is erected at the point where it starts in Broadway to prevent any future vehicular access.
- 8.2 That a letter is sent to the Vale of Glamorgan Council to seek clarification on its policy regarding work carried out to private driveways, which extends and includes the ‘crossover’ of the pavement before it reaches the road itself.

Item 9: **Date and Time of next Meeting**
Monday 7th December 2009 at 8.00pm

Councillor Mrs S M Cox,
Chairman.