

**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> December 2013 at 8.00pm.**

**Present:** Chairman – Councillor Mrs S M Cox  
Vice Chairman – Councillor Mrs N C Thomas  
Mayor – Councillor Mrs G Baty  
Councillors: Mrs A Burges, D G Morgan and T L Williams MBE.

**In Attendance:** Town Clerk – Mr Andrew Davies

**Item 1: Apologies for absence.**

Councillors: Mrs M Arnold and P J Knapp.

**Item 2: Declarations of interests.**

None.

**Item 3: Matters arising from the Committee Meeting held on 4<sup>th</sup> November 2013.**

No matters arising.

**Item 4: Matters arising from the Town Council Meetings held on 19<sup>th</sup> November 2013.**

No matters arising.

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

5.1 **2013/01052/LBC**

Applicant: Ty Hafan  
Agent: Bruton Knowles  
Location: 29 High Street, Cowbridge  
Proposal: Replacement of canopy.

**No objection.**

The Committee notes that the canopy is already in place resulting in this being a retrospective application.

5.2 **2013/01054/PNT**

Applicant: Cowbridge Book Shop  
Agent: Harlequin Group  
Location: Outside on pavement, Cowbridge Old Book Shop, 72 Eastgate,  
Cowbridge  
Proposal: Openreach broadband cabinet.

**Objection.**

The Committee has the following objections and concerns:

- i) The positioning and dimensions of the proposed cabinet and the impact this will have on pedestrians and the street scene.
- ii) The members of the Committee would prefer the cabinet not to be located on the street at all as it does not improve or enhance the Conservation Area and because of its impact on adjacent listed buildings. The Committee is also concerned that should the application be approved, this will set a precedent for the future.
- iii) The Committee would prefer the cabinet to be in black rather than green so that it would correspond with existing Street furniture.

The Committee seeks clarification of the regulations and permitted development which allows the cabinet to be placed on the highway.

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

5.3 **2013/01060/FUL**

Applicant: Mr J Smith  
Agent: Davies Evans Partnership  
Location: 7 Downs View, Aberthin  
Proposal: Ground floor kitchen extension.

**No objection.**

5.4 **2013/01061/LBC**

Applicant: Mr P A Taylor  
Agent: Miss L Taylor  
Location: The Flat, 71 Eastgate, Cowbridge  
Proposal: Lath and plaster ceiling reinstatement, painting of facade and front window frames.

**No objection.**

5.5 **2013/01065/FUL**

Applicant: Mr M Lewis  
Agent: Plan R Ltd  
Location: 67 Broadway, Cowbridge  
Proposal: Retrospective change of use of land to be included in curtilage of garden and used for a tennis court.

**No objection**, provided that the tennis court is grassed and not laid in tarmac. The Committee is concerned that this is a retrospective application.

5.6 **2013/01084/FUL**

Applicant: Mr & Mrs R Jenkins  
Agent: Mr C Wilkins  
Location: 8 Primrose Close, Cowbridge  
Proposal: Erection of a two storey side extension and replace existing conservatory with new.

**No objection.** However the Committee has concerns about the proposed balcony and whether this might overlook neighbouring properties which are at a lower level e.g. St Athan Road, opposite the site.

5.7 **2013/01112/PNT**

Applicant: BT PLC.,  
Agent: Shaun Whyman, Harlequin Group, Innovation Centre, Maidstone Road, Chatham, Kent  
Location: Side of The Market Place Restaurant, 66, High Street, Cowbridge  
Proposal: Openreach Broadband cabinet (PCP012)

**Objection.**

The Committee has the following objections and concerns:

- i) The positioning and size of the proposed cabinet and the impact this will have on pedestrians and the street scene. The plan is very difficult to interpret.
- ii) As a preference, the members of the Committee would prefer the cabinet not to be located on the street at all as it does not improve or enhance the Conservation Area and because of its impact on adjacent listed buildings. The Committee is also concerned that should the application be approved, this will set a precedent for the future.
- iii) The Committee would prefer the cabinet to be in black rather than green so that it would blend in with existing Street furniture.

The Committee seeks clarification of the regulations and permitted development which allows the cabinet to be placed on the on the highway.

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

5.8 **2013/01113/FUL**

Applicant: Mrs R J Kingdon,  
Agent: Robert Toutt Building and Design Solutions, 69, Geraints Way, Cowbridge.  
Location: Brynawel, 1, Pen Y Lan Road, Aberthin  
Proposal: Demolition of existing dilapidated garage to allow for construction of proposed eco friendly carport and improved vehicular access.

**No objection**, although the Committee considers the proposed design of the carport to be out of keeping with the area and would prefer the roof to reflect the design of the main property.

5.9 **2013/01114ADV**

Applicant: Greene King Plc, Westgate Brewery, Bury St. Edmunds, Suffolk.  
Agent: Morgan Signs and Design Ltd. Walsall Enterprise Park, Regal Drive, Walsall.  
Location: Loch Fyne Restaurant, Stalling Down, Cowbridge  
Proposal: Replacement external signage as the business will transfer from Loch Fyne to Old English Inns within Greene King PLC.

**No objection.**

5.10 **2013/01132/FUL**

Applicant: Mr & Mrs Friedl  
Agent: Leekes Ltd  
Location: 'Glanville House', Town Mill Road, Cowbridge  
Proposal: Single storey conservatory.

**No objection.**

**Item 6: Local Development Plan.**

Members were reminded of the meeting on Friday 6<sup>th</sup> December at 10am.

**Item 7: Correspondence.**

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

- (i) Planning Application No. **2013/00973/FUL** – Extension and alterations to front and rear elevations at Mayfields, St Quentins Close, Llanblethian – **Grants permission with 2 conditions.**

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

8.1 Councillor Mrs N C Thomas enquired about the meeting, that she was unable to attend, concerning the 'lettings policy' in respect of the Wales and West Housing Association properties in Town Mill Road. Councillor Mrs S M Cox gave background details of the discussion and outcome and advised that a revised document is to be prepared and will be forwarded to the Town Council in due course.

**Item 9: Date and Time of next Meeting**

Monday, 6<sup>th</sup> January 2013 at 8.00pm.

Councillor Mrs S M Cox  
**Chairman.**