

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting
held in the Council Chamber, Cowbridge Town Hall,
on Monday 4th July 2011 at 8.00pm.

Present: Vice Chairman – Councillor Dr B A Gibbon
Mayor – Councillor A E Banks
Deputy Mayor – Councillor Mrs N C Thomas
Councillors: Mrs M Arnold and Mrs G Baty.

In Attendance: Town Clerk – Mr Andrew Davies

Item 1: Apologies for absence.
Councillors: Mrs A Burges, Mrs S M Cox and P Knapp.

Item 2: Declarations of interests.
Councillor A E Banks – Item 5.3.

Item 3: Matters arising from the Committee Meeting held on 6th June 2011.
No matters arising.

Item 4: Matters arising from the Town Council Meeting held on 21st June 2011.
No matters arising.

Item 5: To consider the following Planning Applications:
5.1 **2011/00423/FUL**

Applicant: R S Bird & Waitrose Ltd
Agent: Alder King
Location: R S Bird Ltd., Birds Lane, Cowbridge
Proposal: Demolition of redundant garden centre buildings and erection of foodstore building (approximately 2074m² gross external area) and non food retail building (approximately 661m² gross external area).

No objection, however the Committee would like to put forward the following concerns:

- 1). Proposed Diversion of the Footpath – the Committee considers the proposed route dangerous as it crosses service roads at three separate points as well as the safety implications of reversing vehicles. The Committee therefore requests an alternative footpath around the perimeter of the site, which is properly lit but sympathetic to residents along its route or the creation of a ‘river walk’ to connect with the footpath leading to Twt Park.
- 2). The Committee has concerns over the design of the building and would like more use made of stone and local materials as it is in the heart of the Conservation Area.
- 3). The Committee is concerned that there is no provision being made for staff car parking and the impact that this will have on parking in the rest of the town especially in light of the proposed Cattle Market redevelopment. It is also concerned with the traffic congestion resulting from traffic entering and emerging from Birds Lane and similar with vehicles entering and leaving Town Hall Square opposite.

...Continued

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Item 5: To consider the following Planning Applications:

5.1 2011/00423/FUL (Continued)

- 4). Concerns are expressed about the use of Lime trees on the site and their maintenance i.e. their pollarding requirement and resulting appearance.
- 5). The Committee objects to the siting of the smoking bay and its close proximity to Twt Park and children's playground.
- 6). The Committee would like to see the privacy of the residents, whose houses back onto the River Thaw, be maintained through the use of appropriate screening.

5.2 2011/00508/LBC

Applicant: Mr G Morgan

Agent: N/A

Location: 66-68 Eastgate, Cowbridge

Proposal: Replace plastic guttering with aluminium. Replace existing mixture of sash and top hung windows with UPVC sliding sash windows. Paint front elevation in cream/magnolia shade.

No objection.

However the Committee would prefer the sash windows to be replaced with wood to be in keeping with the Conservation Area on a listed building.

Councillor A E Banks left the meeting whilst the next item was discussed.

5.3 2011/00510/FUL

Applicant: Mrs M Fletcher

Agent: Paul Blackburn Design

Location: 6 Bowmans Way, Cowbridge

Proposal: Single storey extension for front porch and additional dining room floor area.

No objection.

5.4 2011/00524/FUL

Applicant: Mr M Jones

Agent: James & Nicholas LLP

Location: 35 The Verlands, Cowbridge

Proposal: First floor extensions above the existing ground floor.

No objection.

5.5 2011/00546/FUL

Applicant: Mr & Mrs R Smith

Agent: Don Mitchell Associates

Location: Fairways, 6 Cae Rex, Llanblethian

Proposal: Extension to front and internal and external alterations.

No objection.

5.6 2011/00552/FUL

Applicant: Mr J Lock-Necrews

Agent: N/A

Location: Castle Edge, Llanblethian

Proposal: Provision of dormer window to bedroom on rear elevation to match existing.

No objection.

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5.7

2011/00567/LBC & 2011/00582/FUL

Applicant: Mr A Oakley
Agent: DWE, Cardiff
Location: Penybryn, Penylan Road, Aberthin
Proposal: Two storey side and rear extension.

No objection.

5.8

2011/00208/FUL

Applicant: Mr & Mrs S Easterby
Agent: 1010 Architects
Location: Afryn Farm Primrose Hill, Cowbridge
Proposal: Demolition of the existing farm house to be replaced with a new single dwelling.

Objection.

The Committee objects to the size of the proposal especially as it appears to comprise of two units. It also objects to the zinc element of the roof design. The Committee is also concerned about the visual impact of the development on the landscape particularly approaching Cowbridge down Primrose Hill.

If, however, the application is successful, the Committee would like it conditioned that the development cannot be used as two separate residential units in the future.

5.9

2011/00569/LBC

Applicant: Lloyds TSB Bank plc
Agent: A & Q Partnership
Location: 33 High Street, Cowbridge
Proposal: Installation of internal light strips to the front elevation windows (7 No.)

No objection.

5.10

2011/00348/FUL

Applicant: C Voyle
Agent: Connections Design
Location: 48A Eastgate, Cowbridge
Proposal: Change of use from former Cowbridge Gallery to Children's Play Centre (D2) with associated retail and café facility (A1). Minor demolition to brick built sheds to rear of property.

The Committee welcomes the proposals and the benefits it may bring to the town. The Committee has **no objections** overall but does have concerns about parking and access and suggests that use of the rear area is considered for staff parking at least. The current car parks in Cowbridge are already heavily oversubscribed. There are additional concerns about the 'drop off' to the front and rear of the property and the likely congestion and inconvenience that this will cause.

5.11

2011/00612/FUL

Applicant: Mr N Cottle

Agent: CFW Architects Ltd

Location: Westmoor Barn, Primrose Hill, Cowbridge

Proposal: Conversion of existing garage into granny flat annex and provision of new detached garage.

Objection.

The Committee objects on the grounds that this appears to be a new build on agricultural land. However should the application be successful, the Committee requests that it is conditioned that the granny flat, annexe and garage is not allowed to become a separate dwelling in the future, i.e. under separate ownership from the main dwelling.

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 Council:

- (i) **2011/00327/FUL** – laying of hardcore material to form access track for agricultural machinery (4m x 195m) Provision of agricultural storage shed (18.3m x 5.1m x 3.9m max.) at Splott Farm Cowbridge Road, Aberthin - **Approved with 2 conditions.**
- (ii) **2011/00443/FUL** – Installation of 6No. Photovoltaic Array Panels approximately 48m in length, associated cables and boundary treatment at St Hilary Transmitting Station - **Approved with 1 condition.**
- (iii) **2011/00356/LBC** – Single storey rear extension at 10 St John Close, Cowbridge - **Approved with 1 conditions.**
- (iv) **2011/000357/FUL** – Extension to rear of property at 5 Geraints Way, Cowbridge. - **Approved with 2 conditions.**
- (v) **2011/00416/FUL** – Removal of condition 12 of application 2009/01006/FUL to remove requirement for patio screens at Trem y Glyn, 8 Windmill Lane, Llanblethian - **Refused.**

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

Recommendation that a letter is sent to the Vale of Glamorgan Council to express disappointment that the Town Council was not advised about its plans to sell off the Cattle Market site.

Item 9: Date and Time of next Meeting

Monday, 25th July 2011 at 6.00pm.

Monday, 5th September 2011 at 8.00pm.

Councillor Dr B A Gibbon
Chairman.