

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 5th January 2004 at 8.00pm.

Present: Deputy Mayor – Councillor
Chairman – Councillor Mrs G Baty
Vice Chairman – Councillor Mrs L Adams
Councillors – Mrs M Arnold, H L Morgan, A Williams and Mrs J Williams.

In Attendance: Town Clerk - Mr Andrew Davies.

Item 1: Apologies for absence.
Councillors: Mrs S M Cox and H W Field

Item 2: Declarations of Interest.
Councillor Mrs M Arnold Item 7.6 in relation to copy letter from Mr T N Arnold.

Item 3: Matters arising from the Committee meeting held on 1st December 2003.
No matters arising.

Item 4: Matters arising from the Full Council meeting held on 16th December 2003.
No matters arising.

Item 5: To consider the following Planning Applications:
5.1 **03/01698/FUL**
Applicant: Messrs Cook, Baugh, Fallourd
Agent: Davies Sutton Architecture, Pontyclun
Location: The Sweetings, Aberthin
Proposal: The development of a new building plot within the grounds of
The Sweetings, Aberthin, for a one and a half storey house, forming an
'L' shape with a single storey extending from it.

Objections

The Committee object to the proposal on the following grounds:

- i) The coated flat steel roof is not in keeping and neither improves or enhances the Conservation Area.
- ii) The proximity of the proposal to a Grade II listed building.
- iii) The committee consider the proposal to be un-neighbourly with regard to the windows overlooking 'Glan y Nant', an adjacent property.
- iv) No garage is proposed and the committee are concerned that there will be insufficient parking provision. In addition the members of the committee are concerned with the increased traffic exiting onto what is a very busy road.

5.2 **03/01704/FUL**
Applicant: Greta Watts Jones
Agent: Martin Watts Jones, Cwrt Newydd
Location: Cwrt Newydd, Aberthin.
Proposal: To use the garage to prepare frozen food for re-sale at the Farmers Markets instead of using the kitchen.

Objection

The committee consider it inappropriate for a change from residential to commercial use as it will neither enhance nor improve the Conservation Area. The change would also result in the loss of the garage and reduce the parking facility.

Item 5: To consider the following Planning Applications:

5.3

03/01708/FUL

Applicant: The Bear Hotel
Agent: Vale Design and Construction, Suite 3 Britannia House, Penny Lane, Cowbridge.
Location: The Bear Hotel, High Street, Cowbridge
Proposal: Single storey Disabled Toilet and change of use of existing rear accommodation to catering kitchen and store.

No Objections

However, the committee is concerned about the proximity of the proposal to the windows of the neighbouring property. The Committee also request that all materials used are in keeping with the Conservation Area.

The members of committee also query whether the application should strictly be in relation to 65 High Street rather than the Bear Hotel?

5.4

03/01724/FUL

Applicant: Vodafone
Agent: Needham Haddrell
Location: Land at Vale Forge Estate Management, North Road, Cowbridge
Proposal: A new 12m-slimline monopole, with 3 radio antennas, a radio equipment cabinet, a new 6m wooden telegraph pole and development ancillary.

Objection on the following grounds:-

- i) This site is adjacent to the Conservation area and the proposal will neither enhance nor improve it.
- ii) The proximity of the proposal to residential properties.
- iii) The proximity of the proposal to the school especially if there are future plans for extension of the site.
- iv) The proximity of the proposal to the airport/Llandow (albeit not within 3 kilometres)
- v) The affect of the proposal on wildlife.

5.5

03/01683/FUL

Applicant: Mr and Mrs Esquirol
Agent: Quorum Associates
Location: 86 Broadway, Llanblethian,
Proposal: Ground and first floor extension (amended plans.)

No Objections

5.6

03/01746/FUL

Applicant:
Agent: Bean Bower & Co, St Nicholas Street Mews, Chester
Location: Greenfield, Llanblethian, Cowbridge.
Proposal: Renewal of Planning Permission (94/00095/FUL).

No Objection

The Committee is aware that this application originated in 1990 (90/00692/FUL) and has subsequently been renewed in 1994 (94/00095/FUL) and 1998 (98/01222/FUL); Members are very concerned about the current state of the property.

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

5.7

03/00847/FUL

Applicant: Mr & Mrs B Casey
Agent: Phillip Wynne Architect
Location: Fairways Cottage, Llanblethian
Proposal: Additions and alterations to Fairways Cottage, Llanblethian.

No Objections

The Committee is unable to make any further comment on the retaining wall, as it does not have enough structural knowledge. It is disappointed that the Structural report has again not been provided.

5.8

03/01538/FUL

Applicant: The Bear Hotel
Agent: Andrew Parker Associates, Bonvilston.
Location: The Bear Hotel
Proposal: Removal of temporary marquee and construction of new ballroom to ground floor and conference facility. (Amended plans)

No Objections

Councillor Mrs M Arnold requested that it be recorded that she objected to the application.

5.9

03/01791/FUL

Applicant: Mrs R Norris
Agent: Andrew Parker Associates, Bonvilston.
Location: Pentwyn, Llanblethian, Cowbridge
Proposal: Proposed new Garage & staff/granny accommodation and conversion of existing garage into lounge extension with new-pitched roof extension.

Objections

i) Proposed new Garage & staff/granny accommodation.

The Committee objects to the application on the grounds that the proposal for the staff/granny flat appears to be outside the settlement boundary according to the UDP. Members believe that all recent developments in this vicinity were given planning permission due to their connection with agriculture.

Should the committee be advised that the proposal does lie within the settlement boundary, they would like an opportunity to re-consider this application.

ii) Conversion of existing garage into lounge extension with new-pitched roof extension. (Pentwyn)

The Committee objects to this application, as they are concerned over the loss of the garage and consequential loss of parking provision.

5.10

03/01792/FUL

Applicant: Mr Collins
Agent: Charles Harrington, J H Leeke & Sons Ltd.
Location: 12 Vale Court Hillside, Cowbridge.
Proposal: To erect a conservatory on dwarf walls to the rear of the property.

No Objections

Item 6: The Footbridge, Old Masons Yard, Cowbridge.
No matters arising.

7. Correspondence.

- 7.1 Received notifications of the planning decisions made by the Vale of Glamorgan Council:-
- i **03/01426/FUL** – First floor extension and glazed link to garage, Repair to boundary walls and bridge wall to stream at Ger-y-Nant, Bridge Road, Llanblethian – **Grants Permission.**
 - ii **03/01444/FUL** – To install two DAB Yagi Antenna @ 212.m at ntl: St. Hilary Transmitter station, St Hilary – **Grants Permission.**
 - iii **03/01471/FUL** – Domestic extension : Hall/living room to ground floor bedroom/en-suite to first floor at 19 Broadshoard, Cowbridge – **Grants Permission.**
 - iv **03/01510/FUL** – Two storey extension of living room and bedroom to front of house at 19 Bessant Close, Cowbridge – **Grants Permission.**
 - v **03/01555/LBC** – Replacement of signage and lighting to enhance the external building appearance at The Duke of Wellington, 48 High Street, Cowbridge - **Consents.**
 - vi **03/01203/FUL** – Extension and renovation of existing bungalow/dwelling at The Acorns, Aberthin – **Grants Permission.**
 - vii **03/01433/FUL** – 15m Telecommunication column and equipment cabinets and associated equipment at Garden Centre area, Vale Forge Estate, North Road, Cowbridge – **Refuses to permit.**
 - viii **03/01740/TCA** – Fell trees in the grounds of Cowbridge Grammar School. Fell several young ash, hawthorn, wych elm, hilly and a Lawsons Cypress. Minor crown lifting tone holm oak at Cowbridge Grammar School, Church Street, Cowbridge.
 - ix **03/01783/TCA** – Crown lift, crown thin and reduce selected limbs on one ash at The Old Orchard, Bridge Road, Llanblethian.
- 7.2 Received, copy of letter sent to the Planning Department at the Vale of Glamorgan Council by Fidmac, Town Planning and Development Consultants) and agents for Mr B Lewis, proprietor of Cowbridge and Vale Cars. The letter refers to a proposed new operations centre for Cowbridge and Vale Cars operating from a disused agricultural office at Llwynhelig Farm, Cowbridge and the opportunity being given to Mr Lewis to submit a retrospective planning application.
Noted
- 7.3 Vale Biodiversity Matters Publication – Winter 2003.
Noted.
- 7.4 Letter received from Environment Agency Wales in respect of the Cowbridge and Llanblethian Flood Alleviation Scheme. The letter advised that the preferred option to improve the protection level for both Cowbridge and Llanblethian is the provision of a flood storage pond. The Agency is progressing the Project Appraisal Report through its internal approval processes and liaison with the Welsh Assembly Government and the local planning authority prior to formal submission in the New Year. The Environmental statement is almost complete and contains feedback from many interested parties. This will accompany the planning application and form part of the subsequent submission to the Welsh Assembly Government for grant aid. It is proposed to arrange a public meeting in Cowbridge at the end of February 2004.
Noted.

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7. Correspondence.

- 7.5 Letter received from the Environment Agency Wales enclosing the Thaw & Cadoxton Cams Awareness Raising Leaflet. The letter invited any concerns with the way the water resources are currently managed within the Thaw and Cadoxton catchments to be forwarded by 6 February 2004. If there are no comments at this stage, a copy of the Thaw and Cadoxton Consultation Document may be requested when published.

Noted

A copy of the Consultation Document will be requested for the Town Council.

7.6 *Councillor Mrs M Arnold left the meeting whilst the next item was discussed.*

Copy of a letter sent by Mr T N Arnold to the Planning Department at the Vale of Glamorgan Council in respect of the recent planning application submitted for 17 Cae Rex, Cowbridge. The letter made direct reference to the decisions taken by the Planning Committee of the Town Council at their June and December meetings and specifically requested the comments from The Vale of Glamorgan Council regarding these. (A copy of the letter has also been forwarded to Jane Hutt A.M.)

Noted.

Item 8. Any other business.

- 8.1 Councillor Mrs Arnold advised members that she had contacted the Vale of Glamorgan Council about two lights, which were not working on Broadway and commented about the junction of St Quentin's Hill with Broadway which has no street lighting and is complete darkness.

Members of the committee **recommend** that the concerns are brought to the attention of the Highways Department at the Vale of Glamorgan Council again.

- 8.2 Members discussed the planning application for change of use at 1 The Limes. No decision has been made by the Vale of Glamorgan Council in respect of the application, but despite this the premises has been opened and signage erected. Councillor Mrs G Baty confirmed that she has spoken to and written to the planning officer and conservation officer regarding this matter as well as numerous 'phone calls being made from the Town Clerk's Office.

Members **recommend** that a letter be sent from the Town Council to express their concerns regarding this matter.

- 8.3 Councillor A Williams expressed concerns about the parking on the hill close to the junction of Llantwit Major Road with Westgate, outside Westgate Lodge. The committee **recommends** that a letter be sent to the Highways Department to draw their attention to the matter.

Councillor Mrs G Baty declared an interest in this matter and took no part in the discussion.

Item 9. Date and Time of next Meeting.

Monday 2nd February 2004 at 8.00pm.

Councillor Mrs G Baty
Chairman.