

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 10th January 2005 at 8.00pm.

Present: Chairman – Councillor Mrs L Adams
Vice Chairman – Councillor H L Morgan
Mayor - Councillor Mrs S M Cox (arrived item 5.5.)
Deputy Mayor – Councillor Mrs G Baty
Councillors - Mrs M Arnold and A Williams.

In Attendance: Town Clerk - Mr Andrew Davies.

Item 1: Apologies for absence.
Councillors Mrs A Burges, R G Jones and D W Morris.

Item 2: Declarations of interests.
Councillor Mrs L Adams – item 5.4

Item 3: Matters arising from the Committee meeting held on 6th December 2004.
No matters arising.

Item 4: Matters arising from the Full Council meeting held on 21st December 2004.
No matters arising.

Item 5: To consider the following Planning Applications:
5.1 **04/01935/FUL**

Applicant: M Lewis
Agent: G Powys Jones MSc. FRTPI, The Maltings, East Tyndall Street,
Cardiff

Location: Crossways Farm, Crossways, Cowbridge

Proposal: Retention of dwelling (and works to complete).

The members of the Committee have no objection to the application in principle; **however**, members query when permission was originally granted and when the structure already in existence was constructed.

5.2 **04/01869/FUL**

Applicant: Wendy Hopkins & Co.

Agent: Stride Treglown Davies, Ocean House, Cardiff

Location: 18 to 20 High Street, Cowbridge

Proposal: Extension of existing retail premises involving demolition of existing flat roof construction and construction (to rear of site) of two storey development with 2 No. gable roofs.

No objections apart from the security grill which the members consider neither improves nor enhances the Conservation Area.

The Committee believes that there is an error on the application submitted and that it should refer to Nos 18a and 18b.

Item 5: To consider the following Planning Applications:

5.3

04/01947/FUL

Applicant: Mr M J Thomas.
Agent: N/A
Location: 34 Middlegate Court, Cowbridge
Proposal: Conservatory.

No Objections.

Mrs. L. Adams left the room when the next item was discussed and Councillor H L Morgan took the chair.

5.4

04/01988/REG3

Applicant: The Vale of Glamorgan Council
Agent: Property Division, The Vale of Glamorgan Council
Location: Ysgol Iolo Morganwg, Broadway, Cowbridge
Proposal: Creation of new pedestrian access to alleviate conflict between nursery pupils and parking.

No Objections.

5.5

04/01990/FUL

Applicant: Mr and Mrs Pardoe
Agent: Paul Rees, 3 Heol y Parc, Efail Isaf, Pontypridd
Location: 11 Tal y Fan Close, Cowbridge
Proposal: 2 storey extension.

No Objections.

[Councillor Mrs M Arnold objected to the application.]

5.6

04/02021/PNT

Applicant: Vodafone
Agent: Strategic Projects Design Services, 395 George Road, Erdington, Birmingham
Location: Radio Base Station at South Wales Police Radio Mast, A48 Cowbridge By-Pass, St Hilary Down, Cowbridge
Proposal: New antennas attached to existing Police equipment.

No Objections.

5.7

04/02027/FUL

Applicant: Mrs Roderick
Agent: T R Davies Ltd., Chartered Surveyors, Talbot Green
Location: 11 St Bleddians Close, Cowbridge
Proposal: Replacement of existing single garage with double garage and associated hard landscaping works.

No Objections.

5.8

04/02035/FUL

Applicant: Mr Parry
Agent: Dunraven, St Davids House, Heol Mostyn, Village Farm Ind Est, Pyle
Location: 45 Geraints Way, Cowbridge
Proposal: Conservatory to rear.

No Objections.

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

5.9

04/02042/FUL

Applicant: Mrs A Burges
Agent: Anderson & Associates
Location: 26 Millfield Drive, Cowbridge
Proposal: Provision of front porch and rear toilet.

No Objections.

5.10

04/02044/FUL

Applicant: Mr P John
Agent: Anderson & Associates
Location: 68 Broadway, Llanblethian, Cowbridge
Proposal: Loft conversion providing a bedroom and bathroom and a ground floor conservatory.

Objections.

The committee understands that this is a retrospective application. The dormer, which has been constructed, exceeds the dimensions contained in the original plan submitted and for which permission was granted.

The committee considers the application to be un-neighbourly and that it will dominate the adjacent property and impinge on privacy. Should retrospective planning permission be granted, the committee feels that the restrictions imposed by the previous planning consent, i.e. that the dormer should be fitted with fixed obscure glass, should be enforced.

The committee is advised that the owners of the adjacent property have raised a strong objection.

Item 6

Correspondence.

6.1

Received notifications of the planning decisions made by the Vale of Glamorgan

i

04/00731/FUL – New 2 storey dwelling at Plot adjacent to Lyndale, The Causeway, Llanblethian - **Grants Permission with 10 conditions.** (*Town Council objected*).

ii

04/01012/FUL – Conversion of a dwelling into an office at Graig Cottage, R/O 53 Eastgate, Cowbridge – **Grants Permission with 5 conditions.** (*Town Council objected*).

iii

04/01302/FUL – Conversion of existing garage into lounge. Extension with new pitched roof with attached garage and ‘granny’ accommodation including improvement to existing access at Pentwyn, Church Road, Llanblethian – **Grants Permission with 5 conditions.** (*Town Council objected*).

iv

04/01515/FUL – Construct new 2/3 bedroom, two storey house, construct new driveway and shared vehicle access to St Athan Road at Plot of land between Frampton and Hallowdene, St Athan Road, Cowbridge – **Grants Permission with 9 conditions.**

v

04/01601/FUL – Change of use of first floor from retail (A1) to classes (D1) at 1 Westgate, Cowbridge – **Grants Permission with 2 conditions.**

vi

04/01647/FUL – Installation of canvas awning to front of shop premises at 6b Penny Lane Shopping Precinct, Cowbridge - **Grants Permission with 1 condition.**

vii

04/01655/FUL – To provide access to (a) feeding area for cattle; (b) area for storage baled silage for tractor trailer movement from existing entrance to land off Llanquian Road at land north of Hollybush Farm, Stalling Down, Cowbridge - **Grants Permission with 2 conditions.** (*Town Council objected*).

viii

04/01695/FUL – New shop front and alterations at 22 High Street, Cowbridge – **Grants Permission with two conditions.**

Item 6

Correspondence (continued).

- ix **04/01716/FUL** – Change front elevation dormer roof to original slope (remove dormer and replace with Velux windows) at Meadow House, Factory Road, Llanblethian – **Grants Permission with 1 condition.**
- x **04/01810/FUL** – Ground floor front of building to be used as retail premises. Ground floor rear to be used as pilates studio. First floor to be used as two treatment rooms and rest area at Post Office, 61 Eastgate, Cowbridge – **Grants Permission with 2 conditions.**
- xi **04/01825/FUL** – Proposed double garage and internal alterations at 3 The Paddocks, Cowbridge – **Grants Permission with 1 condition.**
- 6.2 Letter received from Vale of Glamorgan Council in respect of Planning Application 04/01012/FUL: Conversion of a dwelling into an office at Graig Cottage, Eastgate, Cowbridge. The letter advised that the application was granted and that before a decision was reached, consideration of all representations and comments was made. **Noted.**
- 6.3 Letter received from Welsh Water in respect of Water Mains Refurbishment, in the Cowbridge Area (Cowbridge South) with an anticipated start date August 2005. **Noted.**
It was apparent from the map of the proposed work that the centre of the town will not be affected.
- 6.4 Vale Biodiversity Matters – Winter 2004/5 (Publication issued by the Vale of Glamorgan Council in conjunction with the Countryside Council for Wales and Biodiversity Wales). **Noted.**

Item 7:

Any Other Business.

- 7.1 The Town Clerk referred to information he has received via Vale Councillor Mrs C V Clay in respect of the Downs Filling Station. This confirmed that there are current proceedings in respect of the breach of a previous enforcement notice in relation to the sale and storage of cars. In relation to the material at the back of the garage, responsibility and liability for this lies with highways. Members are still concerned with regard to a matter which arose prior to 1999 involving the re-instatement of trees removed from the site and agreed that they would search the records for evidence of this issue. The Town Clerk confirmed that Garage site is to be raised at the Community Liaison Committee by Councillor J R Harris as suggested by an officer at the Vale of Glamorgan Planning Department.
- 7.2 The Town Clerk confirmed that the Vale of Glamorgan Council has been in contact with the owners of 1 Westgate regarding unauthorised advertisements being displayed and that a planning application for their retention has been submitted but not yet registered.
- 7.3 Councillor Mrs Arnold referred to the Charter Trust Banners and it was confirmed that they are to be discussed at the Trust's next meeting.

Item 8:

Date and Time of next Meeting.

Monday 7th February 2005 at 8.00pm.

Councillor Mrs L Adams.
Chairman.