

**Cowbridge with Llanblethian Town Council**  
**Minutes of the Planning Committee Meeting held in the Council Chamber,**  
**Cowbridge Town Hall,**  
**on Monday 9<sup>th</sup> January 2006 at 8.00pm.**

**Present:** Vice Chairman – Councillor R G Jones  
Mayor – Councillor Mrs G Baty  
Deputy Mayor – Councillor Mrs L Adams  
Councillors – Mrs M Arnold, Mrs A Burges, Councillor Mrs S M Cox  
(not present for item 5.7), D W Morris and A Williams

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

**Item 1:** **Apologies for absence.**  
Councillor H Ll Morgan

**Item 2:** **Declarations of interests.**  
Councillor Mrs A Burges item 5.8

**Item 3:** **Matters arising from the Committee meeting held on 6<sup>th</sup> December 2005.**  
Item 6.3 - The Town Clerk confirmed that a letter in respect of the 'A' boards in front of the Town Hall has been sent to the Highways Department and copied to the Conservation Officer at the Planning Department.

Item 7.1 - Development on the Llantwit Major Road - The Town Clerk confirmed that he has contacted the enforcement officer at the Planning Department at the Vale and Councillor A Williams advised that some stones have since re-appeared. Members agreed that the site should continue to be monitored.

**Item 4:** **Matters arising from the Full Council meeting held on 20<sup>th</sup> December 2005.**  
No matters arising.

**Item 5:** **To consider the following Planning Applications:**  
**5.1 05/01861/FUL**

Applicant: Mr John Davies

Agent: N/A

Location: Crossways House, Llanblethian, Cowbridge

Proposal: Demolish existing conservatory outbuilding and construct new extension to provide family lounge / office area with adjoining kitchen/utility and w.c.

**No objections.**

**Item 5:** To consider the following Planning Applications: (continued)  
**5.2** **05/01869/FUL**

Applicant: L V Wright  
Agent: M K Lewis  
Location: 7 The Broad Shoard, Cowbridge  
Proposal: Extension to side of house. To 1<sup>st</sup> floor provide 2 additional bedrooms, downstairs provide for wc/shower facilities, Lounge/Bedroom, extend exist kitchen.

**Objections**

The Committee object on the following grounds:

1. Over development of the site.
2. The removal of the garage will result in only one parking space being available.
3. A five-bedroom house is not satisfied by the provision of only one parking space.
4. On street parking on the Broadshoard is already congested.

**5.3** **05/01892/FUL**

Applicant: R S Bird Ltd  
Agent: Kennedy James Griffiths, 7 Oak Tree Court  
Mulberry Drive, Cardiff Gate Business Park.  
Location: Proposed Retail and Office Pavilion at Site adjacent to Hurrans Garden Centre  
Proposal: Removal of Condition 4 and confirmation of A Class Uses indicated in Planning Approval 02/00209/FUL.

**Objection**

The committee consider the original condition was correctly imposed and do not wish to see it removed as there is insufficient on-site parking.

**5.4** **05/01897/FUL**

Applicant: Mr & Mrs R Summers  
Agent: Robertson Francis Partnership, 5-7 Museum Place, Cardiff  
Location: Coed Emlyn House, St Hilary  
Proposal: Re-development of site from existing Caravan/Motorhome Repair Business to Five detached 5 bedroom dwelling houses with integral double garages.

**Objection**

The Committee objects on the following grounds:

1. The proposal is outside the settlement area.
2. The felling of trees.
3. It is considered that there will be a increase in traffic leaving and entering the site.
4. The proposal represents a 'ribbon development'.

**5.5** **05/01881/FUL**

Applicant: Mr & Mrs Dawson  
Agent: Anderson & Associates  
Location: "West House", 32 Westgate, Cowbridge  
Proposal: Amendment of the south eastern corner of the approved extension (Application No. 05/00165/FUL).

**No objections**

However, the committee are concerned about references made on the plans submitted to the 'main house'. This implies that there is a second house on the site!

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

**5.6 05/01911/FUL**

Applicant: Mr S Erri (Ford Berry Uk Ltd)  
Agent: Anderson & Associates  
Location: Proposed "Chic Bistro", 2B Britannia House, Penny Lane, Cowbridge.  
Proposal: Change of use of office into kitchen.

**No Objections**

**5.7 05/01923/FUL**

Applicant: Mr & Mrs Pearce  
Agent: Larcombe & Co  
Location: Primrose View, St Quentins Close, Llanblethian, Cowbridge  
Proposal: Demolition of existing bungalow and erection of 2 no. semi detached dwellings.

**Objections**

The Committee strongly objects on the following grounds:

1. The proposal fails to improve or enhance the conservation area.
2. Over development of the site.
3. Removal of the trees – should the application be successful, the committee requests the replacement of any trees removed.
4. Strong opposition to the loss of any of the verge which members consider to be the loss of an amenity and 'open space'
5. The height (3 storey) of the proposed development and its impact on surrounding properties.
6. The proposal is considered to be out of keeping with surrounding properties.
7. Members are aware that residents have experienced problems with the sewers.
8. The proposed boundary wall will have an impact on the 'view line' of traffic.
9. Members are given to understand that levels have been raised and that an existing manhole cover may have been covered over in the garden.

*Members observed that no dimensions are given on the plans submitted.*

*Councillor Mrs A Burges left the meeting whilst the following item was discussed.*

**5.8 05/01931/FUL**

Applicant: Mr J F Bower  
Agent: Cleartree Developments Ltd  
Location: 'Greenfields', Llanblethian, Cowbridge  
Proposal: Refurbishment of existing dwelling and construction of new detached dwelling.

**No objections** to the refurbishment of the existing dwelling.

However, the Committee strongly objects to the construction of the new dwelling on the following grounds:

1. Over development of the site.
2. The proposal neither improves or enhances the Conservation Area
3. The proposal will be detrimental to the 'street scene'
4. Additional strain on the existing sewer.
5. There is concern about the removal of major trees.
6. The Committee is concerned of possible flooding problems from Factory Brook.

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

**5.9**

**05/01704/FUL**

Applicant: PH 71 Haircrew Ltd  
Agent: N/A  
Location: 71 Eastgate, Cowbridge  
Proposal: Fire proof ceilings to local authority specification. Dry line plasterboard walls, having removed plywood (fire risk). Remove unstable (partly demolished) fireplace and instate to doorway, to provide working light to salon.

**No Objections**

**5.10**

**05/01835/LBC**

Applicant: PH 71 Haircrew Ltd  
Agent: N/A  
Location: 71 Eastgate, Cowbridge  
Proposal: Fire proof ceilings to local authority specification. Dry line plasterboard walls, having removed plywood (fire risk). Remove unstable (partly demolished) fireplace and instate to doorway, to provide working light to salon.

**No Objections**

**5.11**

**05/01961/LBC**

Applicant: Cowbridge Physic Garden Trust Ltd  
Agent: R J Cope  
Location: Cowbridge Physic Garden, Church Street, Cowbridge  
Proposal: Restoration, repair, re-roofing, new windows and doors to outbuildings.

**No Objections**

**5.12**

**05/01950/FUL**

Applicant: Huddarts Restaurant  
Agent: Alun Arthur Architect  
Location: 69 High Street, Cowbridge  
Proposal: Two storey rear extension and alteration to roof of main building.

**No Objections**

Members request that archaeological supervision is a requirement.

**Item 6:**

**Correspondence.**

6.1

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

i)

**05/00951/FUL** – Proposed first floor rear extension and conversion of attic into bedroom and ensuite including 2 No. dormers to front elevation at Broadshoard House, Cowbridge – **Refuses to Permit.**

ii)

**05/01017/ADV** – Shop signs and 1 projecting sign at 1 Westgate, Cowbridge – **Consents with 9 conditions.**

Members are concerned with the external colour of the building and recommend that a letter is sent to the Planning Department at the Vale of Glamorgan Council to ask if it is considered to be appropriate for a listed building in the Conservation Area.

iii)

**05/01440/LBC** – Addition of signs on front and side elevation at 1 Westgate, Cowbridge – **Consents with 4 conditions.**

iv)

**05/01565/FUL** – Conservatory at 9 Seys Close, Cowbridge – **Grants permission with 2 conditions.**

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### Item 6: Correspondence. (continued)

- v) **05/01660/FUL** – Retrospective application for part demolition of old pig sty and construction of new store at pig sty adjacent Old Factory House, Factory Road, Llanblethian – **No conditions.**
- vi) **05/01767/FUL** – Single storey rear conservatory at 2 Geraints Close, Cowbridge – **Grants Permission with 3 conditions.**
- vii) **05/01781/FUL** – Conservatory to side of property at 19 Church Hill Close, Llanblethian - **Grants Permission for 3 conditions.**

6.2 Letter received from the Vale of Glamorgan Council in response to this Council's enquiry about 'Planning Gain' in Cowbridge. The letter advised that the Vale of Glamorgan Council is not in receipt of or expecting any monies associated with Section 106 legal agreements (otherwise known as planning obligations or planning gain) for sites within the Cowbridge area. Such monies tend to be sought for large development schemes, which have been limited in the recent past. Any potential for planning obligations are assessed and sought on a site-by-site basis in accordance with planning law and policy. The letter further advised that as the Town Council is notified of planning applications in their area they will be aware of any major development proposals, which may result in planning obligations being sought.

**Noted.**

Members of the Committee agreed that the letter should be acknowledged and further details be sought as to what is considered to be a 'large development' and whether this would be proportionate to the size of town/village where it is proposed?

### Item 7: Any Other Business.

7.1 Members discussed the pedestrian bridge at Penny Lane and raised the following matters:

- Tables and chairs are being placed on the bridge, which has the effect of reducing the width of the bridge available for pedestrians, and this in turn may affect disabled access.
- Has planning consent been given for the banner placed on the bridge advertising the café?

Members recommend that a letter is sent to the Vale of Glamorgan Planning Department drawing the matter to their attention.

7.2 Councillor Mrs M Arnold referred to the ménage at Tyn y Cae Farm off Primrose Hill and whether planning permission has been granted for the floodlights sited there.

Members recommend that a letter is sent to the Vale of Glamorgan Planning Department drawing the matter to their attention.

### Item 8: Date and Time of next Meeting.

Monday 6<sup>th</sup> February 2006 at 8.00pm.

Councillor H Ll Morgan  
**Chairman.**