

**Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting
held in the Council Chamber, Cowbridge Town Hall,
on Monday 10th January 2011 at 8.00pm.**

Present: Chairman – Councillor Mrs S M Cox
Mayor – Councillor L E Taylor
Deputy Mayor – Councillor A E Banks
Councillors: Mrs M Arnold, Mrs G Baty, Mrs A Burges and Dr B A Gibbon,

In Attendance: Town Clerk – Mr Andrew Davies

Item 1: Apologies for absence.
Councillor A Williams.

Item 2: Declarations of interests.
None.

Item 3: Matters arising from the Committee Meeting held on 6th December 2010.
No matters arising.

Item 4: Matters arising from the Town Council Meeting held on 21st December 2010.
No matters arising.

Item 5: To consider the following Planning Applications:

5.1 **2010/01261/FUL**
Applicant: Mr & Mrs Williams
Agent: Allied Welsh Ltd
Location: 4 Tyla Rhosyr, Cowbridge
Proposal: First floor side extension to include balcony to front elevation and extension of existing rear dormer at second floor level.
No objection.

5.2 **2010/01275/FUL**
Applicant: Mr W Roderick
Agent: PDW Design & Drawing Services
Location: 58 Millfield Drive, Cowbridge
Proposal: Single storey rear garden timber shed.
No objection.

The Committee request that if the application is successful, it is conditioned that the shed is not used in the future for residential or commercial purposes.

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5.3

2010/01276/FUL

Applicant: Mr & Mrs A Phillips
Agent: Rosser Associates
Location: 9 Love Lane, Llanblethian
Proposal: 2 storey side extension to provide new kitchen/breakfast facilities and master bedroom, ensuite at first floor.

Objection.

- 1) Love Lane is a very narrow highway with restricted vision for traffic travelling in both directions it is single lane at some points which causes a great deal of vehicle maneuvering and it is also used extensively for a route to both the town's Primary Schools.
- 2) The Committee is concerned that the planning application does not show the actual shape of the site boundary or the curvature of the boundary wall. The committee was therefore unable to evaluate the proximity of the extension to the road.
- 3) The proposal might restrict any future considerations to widening the lane.

5.4

2010/01166/FUL

Applicant: Mr L Jones
Agent: Russell Jones Architects
Location: 2 The Verlands, Cowbridge
Proposal: New dwelling.

Objections

The committee strongly objects on the following grounds:

- Overdevelopment of the site.
- It is considered to be a 'visual intrusion' and is out of keeping with the surrounding properties.
- The height of the proposed dwelling and its impact on the nearby green open space, Southway Home for the elderly and the houses of the Verlands.
- Whilst the property is not in the conservation area it is in close proximity to it and the committee consider that the proposal will neither improve nor enhance.
- The amended plan shows encroachment on the open plan verge which is out of keeping with the original and existing design of the estate and emphasise the 'over development' of the site.

The committee request that a site visit is considered in this case in view of the large number of complaints made by the public.

5.5

2010/01159/FUL

Applicant: Mrs J Wilson, Courtney Homes Ltd
Agent: Anderson and Associates
Location: Kumalo House, 69 Eastgate, Cowbridge
Proposal: Amended Plan.

The Committee has **no objection** to the proposed internal amendments to divide the house or to the subsequent change to the conservatories. However, the committee strongly requests that the front façade of the building with the inwardly canted window is retained as shown on sheet 1 (existing front elevation photograph) which would therefore slightly decrease the area of the lounge in the one property. (see amended plan no.03(A) and photo previously mentioned above)

5.6

2010/01285/FUL

Applicant: Mr J Robbins
Agent: Andrew Parker Associates
Location: Marlborough Grange Farm, Crossways
Proposal: Proposed demolition of old barn, removal of residential caravan and replacement with prefabricated log cabin to provide residential (retirement) accommodation for Mr & Mrs Robbins.

Objection.

The Committee objects on the grounds of the proposal being a new residential dwelling in 'open countryside'.

Should the proposal be successful, the Committee request the requirement of an archaeological watching brief in relation to any footings etc. involved with the proposal.

5.7

2010/01307/FUL

Applicant: Mr & Mrs D Osborn
Agent: Homes & Garden
Location: 10 The Limes, Cowbridge
Proposal: Demolition of upvc conservatory, construction of single storey rear extension to form Sitting/music room, kitchen/dining room and associated terraces/landscaping.

No objection.

5.8

2010/01310/FUL

Applicant: Mr D Ellis
Agent: Anderson and Associates
Location: 4 Leoline Close, Cowbridge
Proposal: Proposed kitchen extension and provision of dormer window to first floor bedroom.

No objection.

5.9

2010/01327/FUL

Applicant: Ms J Beynon
Agent: N/A
Location: Llyswen, Windmill Lane, Llanblethian
Proposal: Ground and first floor extension to an existing dwelling.

Objection.

The Committee objects to such a prominent proposal and the impact it will have on the Thaw Valley which is an area of special scientific interest.

The Committee considers the proposal to be an overdevelopment of the site.

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5.10

2010/01340/FUL

Applicant: Mr & Mrs H Jones
Agent: DWE Architecture
Location: Old School House, Cardiff Road, Cowbridge
Proposal: New 3 bedroomed house in part of existing curtilage of Old School House.

Objection.

- 1) This application lies within the Conservation Area and the Committee is very Concerned about the impact the proposal will have on Greenside on the Aberthin Road and also the possible impact on the adjacent Paddocks.
- 2) The Committee is also concerned with regard to the access onto what is a very busy main road and the increase in the number of vehicles resulting from the proposal.
- 3) The Committee objects to the number of trees that will be lost.

Councillors L E Taylor and A E Banks left the meeting before the following item.

5.11

2010/01342/FUL

Applicant: HSBC Bank plc
Agent: HLN Architects Ltd
Location: 61 High Street, Cowbridge
Proposal: Installation of a new external DDA compliant ramp into existing Banking Hall.

No objection.

(Although the application makes no specific reference to the signage, it is shown on the plan and the Committee would prefer the notice relating to the cash machine to be on the same level rather than above on the window where it detracts from the symmetry of this prominent listed building).

5.12

2010/01343/LBC

Applicant: HSBC Bank plc
Agent: HLN Architects Ltd
Location: 61 High Street, Cowbridge
Proposal: Installation of a new external DDA compliant ramp into existing Banking Hall.

No objection.

(Although the application makes no specific reference to the signage, it is shown on the plan and the Committee would prefer the notice relating to the cash machine to be on the same level rather than above on the window it where it detracts from the symmetry of this prominent listed building).

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) Planning Application No. **2010/00987/LBC** - Extensions to the north of the property to provide an extended sun lounge area and playroom at ground floor and larger bedrooms at first floor at Sweetings, Llanquian Road, Aberthin - **approved with 4 conditions.**

Item 7: Correspondence (Continued).

- (ii) Planning Application No. **2010/00990/FUL** – Extensions to the north of the property to provide an extended sun lounge area and playroom at ground floor and larger bedrooms at first floor at Sweetings, Llanquian Road, Aberthin - **approved with 6 conditions.**
- (iii) Planning Application No. **2010/01023/LBC** – New signage and internal shopfitting works at Viyella – **approved with 0 conditions.**
- (iv) Planning Application No. **2010/01066/FUL** – Rebuild garage (not started). Rebuild stone wall on front of property (already started) at Canolfan, Windmill Lane, Llanblethian – **approved with one condition.**
- (v) Planning Application No. **2010/01076/FUL** – Construction of single storey garden room extension and all associated works at Hafanwen, Westgate, Cowbridge – **approved with 1 condition.**
- (vi) Planning Application No. **2010/01130/FUL** – New bay window in rear elevation. Widen drive access crossover at 1 Mill Park, Cowbridge – **approved with 2 conditions.**
Noted.

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

The Committee requests the Town Council to provide a sum of money for the purpose of display boards which will enable the plans to be exhibited at planning committee meetings.

Item 9: Date and Time of next Meeting

Monday, 7th February 2011 at 8.00pm.

Councillor Mrs S M Cox
Chairman.