

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 2nd February 2004 at 8.00pm.

Present: Mayor – Councillor H W Field
Deputy Mayor – Councillor Mrs S M Cox
Chairman – Councillor Mrs G Baty
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.
Councillor Mrs L Adams

Item 2: Declarations of Interest.
Councillor Mrs S M Cox - Items 5.14
Councillor Mrs J Williams - 5.3 and 5.14
Councillor A Williams - Item 5.6

Item 3: Matters arising from the Committee meeting held on 5th January 2004.
No matters arising.

Item 4: Matters arising from the Full Council meeting held on 20th January 2004.
No matters arising.

Item 5: To consider the following Planning Applications:

5.1 **03/01816/FUL**
Applicant: Mr & Mrs Knight
Agent: KEW Architectural Design
Location: Ashton Court, Westgate, Cowbridge.
Proposal: New front entrance porch.
No Objections.

5.2 **03/01818/FUL**
Applicant: Vale Forge Estate Management
Agent: Grove Associate Architects
Location: Vale Forge, North Road, Cowbridge.
Proposal: Extend existing workshop to form 2 storey office accommodation;
extend car park.
No Objections.

Councillor Mrs J Williams left the meeting whilst the following item was discussed.

5.3 **03/01827/FUL**
Applicant: Mr Wilkins
Agent: Phillip Wynne Architect
Location: Briarley, Llantwit Major Road, Cowbridge
Proposal: Extension to rear of existing garage.
No Objections.

If permission is granted, the Committee would request that a clause is attached to prevent future use of the building as a separate residential dwelling.

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

5.4

03/01830/FUL

Applicant: Mr & Mrs Pepper
Agent: Anglian Home Improvements
Location: 11 Grays Walk, Cowbridge
Proposal: Erection of PVCU Conservatory to rear of property.

No Objections.

5.5

03/01831/ADV

Applicant: Mr Llewellyn
Agent: Alun Arthur Architects
Location: Limes Cottage, The Limes Cowbridge
Proposal: Retail use subject to application No. 03/01563/FUL.

No Objection – to the signs . However, the committee is very concerned that this is a retrospective application and also the fact that retail use of the premises commenced before permission had been granted.

The Committee are concerned with the current practice adopted by the owners to hang clothes on the outside of the premises, this they consider to be inappropriate in the heart of the Conservation Area.

Councillor A Williams left the meeting whilst the following item was discussed.

5.6

03/01832/FUL

Applicant: Mr. Thomas
Agent: C Thomas
Location: 49 Geraints Way, Cowbridge
Proposal: Extensions.

Objections

The Committee object to the application on the following grounds:

- i) Over development of the site.
- ii) The proposal is unneighbourly in relation to its proximity to the next property.

The Committee found the plan submitted with the application to be confusing and unclear and with no dimensions.

5.7

04/00002/FUL

Application: Mr & Mrs Bird
Agent: Kennedy James Griffiths
Location: The Wickets, 6 Eastgate, Cowbridge
Proposal: Demolition of existing single storey extension and replaced with new two storey extension. Pitched roof to existing garage.

No Objections.

5.8

04/00005/FUL

Applicant: Southgate Estates
Agent: Southgate Estates
Location: The Limes, Cowbridge
Proposal: Erection of 2 No. Blocks of 3 storey apartments for 12 No. Bed Retirement flats.

Objections

The Committee strongly objects to the proposal on the following grounds:

- i) The proposal is an over-development of the site and it is considered to be unneighbourly especially the cottage, 8 The Limes which will be dominated by three storeys. The plan submitted does show the extension already in existence on this cottage which windows face the site.

Item 5: To consider the following Planning Applications (continued)
5.8 **04/00005/FUL (continued)**

ii) The committee objects to the balconies and considers the brick finish to be out of keeping with surrounding properties and that it neither enhances nor improves the conservation area. They are aware of detail and requirements laid down for the garage site development nearby and consider where appropriate, these should be applied to this site.

iii) There has been insufficient allowance for parking i.e. only ten car parking spaces for twelve residences. There is no 'on street' parking available in the Limes and Aubrey Terrace and adjacent side streets are already subject to parking by those residents. The High Street cannot be used as this already allows for resident permit holders only and otherwise has restricted parking availability.

iv) The Limes is an extremely narrow road and busy road with a very nasty blind bend. The proposed development will have a marked impact on traffic using what is already a dangerous road. Many vehicles are regularly forced to reverse at various points to give way to traffic travelling from the opposite direction. This route (through the Limes) is also the route to the only Cemetery in use in Cowbridge and is also a main route to the local primary school.

v) The committee is particularly concerned about the safety of pedestrians as this is a main route to school. It would welcome the provision of a footpath within the original wall on the boundary of the site.

vi) There will be a regular 7-day a week traffic flow to and from the parking area of the proposed development and this will have an impact on traffic already using this dangerous road at the Limes.

vii) The committee is aware that there are sewerage problems in the area and is concerned that the development will produce an additional strain on an already overburdened sewerage system. The Committee query whether it is to be connected to the currently controversial private sewer serving the area or the council sewer which is already at full capacity.

5.9 **04/00014/FUL**

Applicant: Mr & Mrs Layzell
Agent: Environmenta, 1 Mill Lane Studios, Cardiff
Location: 5 Stradling Close, Cowbridge
Proposal: Additional bedrooms with extension of rear dormer and addition of front dormer; ground floor side extension; construction of workshop/garden storage.

No Objections.

Should the application be granted, the committee request that a restriction is placed on the workshop for it to be used for private use only and not for commercial use. The Committee notes that no dimensions are given on the plan.

5.10 **03/01683/FUL**

Applicant: Mr & Mrs Esquirol
Agent: Quorum Associates
Location: 86 Broadway, Cowbridge
Proposal: Extension (Amended Plans).

No Objections

The Committee would request that all new walls are in in keeping with the Conservation Area and match existing.

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

5.11

03/01126/FUL

Applicant: Mr J Bird
Agent: Kennedy James Griffiths, Radnor House, Greenwood Close, Cardiff Gate Business Park
Location: Southgate House, Town Mill Road, Cowbridge
Proposal: Amended plans: Detached 4 bedroom dwelling, with integral garage.
No objection in principle to the proposed site, however the committee is concerned about the proposed materials, which it considers, should be of the highest quality having regard to the site being in the Conservation area and its proximity to the Old Grammar School and Holy Cross Church.

5.12

04/00050/FUL

Applicant: Mr & Mrs I Llion
Agent: Alan Gillard RIBA, 7 Kemps Court, St Donats, Llantwit Major.
Location: 8 Downsvie Aberthin CF71 7HF.
Proposal: Alterations & extension to provide additional living accommodation to existing dwelling.

No Objections.

5.13

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)

The Committee **objects** on the following grounds:

- i) The proposed materials are totally out of keeping with the Conservation area and are totally out of keeping with the existing listed building.
- ii) The proposal neither enhances or improves the Conservation Area.

Councillors Mrs S M Cox and Mrs J Williams left the meeting whilst the following item was discussed.

5.14

04/00078/REG3

Applicant: Director of Learning and Development, Vale of Glamorgan Council
Agent: Property Section, Vale of Glamorgan Council
Location: Ysgol Iolo Morganwg, Broadway, Cowbridge
Proposal: Erection of metal toy store. Walls and roof in pressed metal sections, colour olive, erected adjacent to soft play area.

Objection

The Committee are very concerned with the proposed site for the store shed and considers the materials to be totally inappropriate. The proposal does not improve or enhance the Conservation Area.

5.15.

04/00106/LBC

Applicant: Royal Bank of Scotland Group, Edinburgh
Agent: B3 Burgess Architecture Ltd, Cardiff
Location: Nat West Bank, 4 Westgate, Cowbridge
Proposal: DDA Implementation works. Visual contrast to step. New external lighting. Replace existing Bollards with new 1500mm high bollards.

No Objections.

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

5.16

04/00107/FUL

Applicant: Mr & Mrs Murlini
Agent: Dreg Quality Conservatories, Swansea
Location: 2 Cae Rex, Cowbridge
Proposal: Proposed conservatory to rear elevation.

No Objections.

5.17

04/00113/FUL

Applicant: Mr & Mrs Hughes
Agent: N/A
Location: 4 Borough Close, Cowbridge
Proposal: Full extension 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

03/01563/FUL – Change of Use from residential to retail at Limes Cottage, 1, The Limes Cowbridge - **Grants Permission.**

ii

03/01637/FUL – Rear conservatory/sunroom at 17 Cae Rex Cowbridge - **Grants Permission.**

iii

03/01668/FUL – Two Storey Extension at 4 The Orchard, Aberthin - **Grants Permission.**

iv

03/01704/FUL – To use the garage to prepare frozen food for re-sale at farmers market instead of using the kitchen at Cwrt Newydd, Aberthin, Cowbridge - **Grants Permission.**

v

03/01621/FUL – Erect fence adjoining property and Aberthin Road at Kingfisher House, The Paddocks, Cowbridge – **Grants Permission with 1 Condition.**

vi

03/01792/FUL – To erect a conservatory on dwarf walls to the rear of property at 12 Vale Court, Hillside, Cowbridge – **Grants Permission with 2 Conditions.**

7.2

Letter received from Vale of Glamorgan Council – Vale of Glamorgan Unitary Plan Deposit Draft 1998 (as amended 2003) – progression to adoption. The letter advised that it is anticipated that the Vale of Glamorgan Council will endorse the plan in October 2004.

Noted.

7.3

Letter received from Vale of Glamorgan Council in respect of – Limes Cottage – Change of use from residential to retail. The letter advised that the comments made by the Town Council were considered in determining the application and the consent is subject to conditions limiting the hours of opening and confirming that the application relates only to the sitting and living rooms at the front of the premises. The permission does not grant display of the advertisements already displayed on the building and as application has not (at the time of writing) been submitted for the signs, enforcement action is to proceed.

Noted.

- 7.4 Letter received from the Vale of Glamorgan Council in respect of the Condition of Land at Downs Filling Station, Stalling Down, Cowbridge. The letter advised that a notice was served upon the owners in September 2003 requiring the removal of the dumped cars, containers and other vehicular related items from the land to the rear of the garage; the erection of a fence; the removal of stone chippings and the seeding or turfing of an area of land. Correspondence is currently ongoing between the Planning Department and the Solicitors acting on behalf of recipients of the notice in order to clarify various facts.

Noted.

Members agreed that the letter should be acknowledged and clarification sought with regard to replacement of previously felled trees and also drawing attention to the concerns of the Council with the amount of litter, which appears to be emanating from the site.

- 7.5 Letter received from Mr G H Haynes in respect of Planning Application Ref. 03/00847/FUL relating to Fairways Cottage, Llanblethian.
The Chairman read out contents of the letter to the Committee.

Noted.

- 7.6 Letter received from Professor J Buswell in respect of Planning Application Ref. 04/00005/FUL relating to vacant land at The Limes.
The Chairman read out the contents of the letter to the Committee and his comments and concerns were **noted**.

- 7.7 Letter received from The Vale of Glamorgan Council – Planning Application ref. 03/01704/FUL.(Proposed change of use of garage to frozen food preparation, Cwrt Newydd, Aberthin. The letter advised that following careful consideration of the comments received from the Town Council, planning permission was given subject to conditions.

Noted.

- 7.8 The Chairman read out an e-mail received by the Town Clerk from the Vale of Glamorgan Council in respect of the proposed artificial sports pitch at Ysgol Iolo Morganwg / Y Bont Faen Schools, which confirmed that planning approval is not required, neither is Conservation area consent as there is no demolition to take place. It was further advised that existing trees are to be protected whilst works are underway and would thereafter be retained.

Noted.

Item 8. Any Other Business.

- 8.1 Councillor Mrs M Arnold advised that a resident of Love Lane had approached her expressing concerns about an alleged hairdressing business.
The Town Council has already drawn this matter to the attention of the Planning Department and members agreed that the resident concerned should take the matter up directly with the Vale of Glamorgan Council.

- 8.2 Councillor Mrs M Arnold drew members attention to the condition of the verges from the top of Constitution Hill down toward St Quentins Castle. Previous spraying by the Vale of Glamorgan Council had killed off the wild flowers and as a result of the removal of some trees, vehicles were now encroaching onto the verges.

Recommended that a letter be sent to the Vale of Glamorgan Council expressing the concerns raised and that only environmentally friendly sprays be used in the area.

Item 9. Date and Time of next Meeting.

Monday 1st March 2004 at 8.00pm.

Councillor Mrs G Baty
Chairman.