

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 7th February 2005 at 8.00pm.

Present: Chairman – Councillor Mrs L Adams
Vice Chairman – Councillor H L Morgan
Mayor - Councillor Mrs S M Cox
Deputy Mayor – Councillor Mrs G Baty
Councillors - Mrs M Arnold, Mrs A Burges, R G Jones, D W Morris and A Williams.

In Attendance: Town Clerk - Mr Andrew Davies.

Item 1: Apologies for absence.
All members present.

Item 2: Declarations of interests.
Councillor Mrs L Adams, Items 5.1 and 5.4

Item 3: Matters arising from the Committee meeting held on 10th January 2005.
No matters arising.

Item 4: Matters arising from the Full Council meeting held on 25th January 2005.
No matters arising.

Item 5: To consider the following Planning Applications:
Councillor Mrs Adams left the meeting when this item was discussed.

5.1 **04/02059/FUL**
Applicant: GBS Construction
Agent: Larcombe & Co. Newport
Location: Former Bridge Garage Site, Now Riverside Mews
Proposal: Formal approval of variation of previously approved scheme
03/00086/FUL for eight dwellings.

No objections

Members of the Committee are concerned that the block pavoir pavement is re-instated in its entirety.

5.2 **04/01916/FUL**
Applicant: Mr & Mrs K Barry
Agent: N/A
Location: 14 Leoline Close, Cowbridge
Proposal: Demolition of existing flat roof detached garage. Construction of single storey Utility Room and Hobby Room. Construction of conservatory.

No Objections

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

5.3 **05/0007/FUL**

Applicant: J Jarvis
Agent: N/A
Location: 9 Croft Street, Cowbridge
Proposal: Single storey porch extension and minor alterations.

Objection

The committee considers that the application doesn't improve or enhance the Conservation Area and is out of character with the other properties as none of them have been developed in this way.

Councillor Mrs Adams left the meeting when this item was discussed.

5.4 **04/01105/FUL**

Applicant: Southgate Estates
Agent: N/A
Location: The Limes, Cowbridge
Proposal: Proposed apartments at The Limes, Amendment to original application.

Objection

The committee opposes the application on the following grounds:

- The height of the roof, which will dominate the properties opposite and is considered to be out of proportion with the rest of the development. The dimensions of the roof mass appears to form almost half the size of that part of building.
- The committee object to the balconies, which are out of keeping with the Conservation Area.
- The committee would prefer the windows to have a white painted finish rather than a stained finish.
- Whilst the committee welcomes the provision of a footpath, they are concerned that there is adequate room allowed for the use of pushchairs, as this is a main route to and from the local primary school.

5.5 **05/00042/FUL**

Applicant: Steve Wright
Agent: Kennedy James Griffiths
Location: Lydongrove, Llanmihangel Road, Llanblethian
Proposal: Single storey extension to existing stable to provide groom's accommodation replacing existing.

The Committee are unable to comment on this application, as they understand it to be retrospective with the proposed development already being in existence.

5.6 **04/02013/LBC**

Applicant: Wendy Hopkins & Co
Agent: Stride Treglown Davies
Location: 18a-18b High Street, Cowbridge
Proposal: Extension of existing retail premises involving demolition of existing flat roof construction (to rear of site) and construction 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 and unsuitable for a listed building. 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 (continued):

5.7

05/00047/FUL

Applicant: Mrs S P Tasher

Agent: Thomas Graham Solicitors

Location: Eastgate Gallery, Cowbridge.

Proposal: Change of permitted opening hours to 8.00 to 23.30, Monday to Saturday and 10.00 to 16.00 on Sunday.

Objection

The committee objects on the following grounds:

- The effect that the extended hours will have on neighbouring properties in relation to light pollution, noise and smell.

5.8

05/00052/FUL

Applicant: Capper & Co Ltd

Agent: Wayne Symons

Location: Spar Store, 57 High Street, Cowbridge

Proposal: Installation of new sections of shopfront.

Objections

- The Committee does not consider that the application either improves or enhances the Conservation Area.
- The application is not consistent with the general upgrading of shop fronts in the High Street, many of which now have restored traditional designs and have greatly improved the street scene.
- The Post office is now located within the shop and members would like to see the provision of an external 'post box'.
- Members of the Committee approve of the re-siting of the main entrance further away from the pedestrian crossing.

5.9

05/00025FUL

Applicant: S Andrews & Son

Agent: Atkins, Longcross Court, 47 Newport Road, Cardiff

Location: Penny Lane, Cowbridge

Proposal: Construction of a new pedestrian bridge and approach ramps to replace the existing pedestrian bridge, new circular single storey

No Objections

The Committee would still like to see provision made somewhere for the replacement of the willow tree which is to be removed to allow for the development.

5.10

05/00051/FUL

Applicant: Mr & Mrs R Thomas

Agent: Mr R Crockett, Redbrink Cottage, Redbrink Crescent, Barry Island

Location: Causeway House, The Causeway, Llanblethian.

Proposal: Single storey extension providing bedroom and shower room.

No Objections.

5.11

05/00077/FUL

Applicant: Mr J Devonald

Agent: CLC, 19 Heol y Deri, Rhiwbina

Location: 'Sweetings', Llanquian Road, Aberthin, Cowbridge

Proposal: Conversion of existing stone-built barn into residential accommodation comprising kitchen, study, & garage at ground floor and bathroom and 2 bedrooms at first floor.

No Objections.

Item 6 Correspondence.

- 6.1
i Received notifications of the planning decisions made by the Vale of Glamorgan
04/01566/FUL – Relocation of existing garage and store to form new patio at The Firs, St Quentin’s Hill Llanblethian. **Grants Permission with 5 conditions.**
- ii **04/01839/LBC** – Replacing existing shop front with new glazed hardwood framed and panelled shop front(phase one), replace existing slate roof with new and re-point existing stone chimney (phase two) at 22, High Street, Cowbridge. - **Grants Permission with 5 conditions.**
- iii **04/01901/FUL** – Change of use from existing first floor flat to office accommodation at 70, Eastgate, Cowbridge - **Grants Permission with 2 conditions.**
- iv **04/01947/FUL** – Conservatory at 34 Middlegate Court, Cowbridge. **Grants Permission with 2 conditions.**
- v **04/00946/FUL** – Part single storey and part two storey extension to provide increased dining area and extra bedroom and bathrooms at Riversdale, The Causeway, Cowbridge – **Grants Permission with 3 conditions.**
- vi **04/01806/FUL** – Stables and access track from existing gate at Field No. 4082 to the West of Church Hill Close, Llanblethian – **Refuses to Permit.**
- vii **04/02027/FUL** – Replacement of existing single garage with double garage and associated hard landscaping works at 11 St Bleddians Close, Cowbridge **Grants Permission with 2 conditions.**
- 6.2 Letter received from Vale of Glamorgan Council enclosing the Development Brief for Cowbridge Garden Centre. (Details of the brief are also available for viewing on the Vale of Glamorgan web site www.valeofglamorgan.gov.uk)
The brief was prepared following a public consultation exercise carried out in the Autumn and Councillor Mrs L Adams advised members that sixteen of the observations put forward by the Town Council have been noted and commented upon, and that of these three have been incorporated into the final document.
Members recommend that the brief should be acknowledged by a letter from the Town Clerk and that the Town Council’s preference for the development name is taken into consideration, especially in light of Policy No. 34 of the Cowbridge Local Plan (1986) which states:
“In both Conservation Areas Schemes to advance local public interest in and understanding of the historic character will be encouraged”.
- 6.3 Letter received from Vale of Glamorgan Council advising that the Vale of Glamorgan has been chosen as a pilot site for the ‘Urban Walks Scheme’, which has been commissioned by the Welsh Assembly Government.
The initiative provides for local organisations to work together to promote physical activity. A meeting was held on January 19, which Councillor Mrs S M Cox attended in the absence of the Chair and vice chairman of the Planning Committee. Councillor Mrs Cox advised members that she was the only representative from any of the Town Councils in the Vale and that the idea of the scheme was to identify a suitable walk of an ‘urban’ nature, which would be included in a leaflet produced by ‘The Urban Walkways Company’ who have been commissioned by the Welsh Assembly Government. Details of the exact route for Cowbridge have yet to be finalised but Councillor Mrs Cox put some possibilities forward.
- 6.4 Letter received from Countryside Council for Wales enclosing details of conclusive map in connection with ‘The Countryside Access (Provisional and Conclusive Map – Vale of Glamorgan, Cardiff, Newport and Monmouthshire. The map is provided for the public to inspect it or request a copy of it.
Noted.

Item 6

Correspondence.(continued)

6.5

Letter received from Vale of Glamorgan Council in respect of public rights of way at Llanblethian, footpaths nos. 46b and 49. The footpaths have been included in improvement works to be carried out and consist of stone dusting the surfaces on a sub base to improve the surface for users.

The letter also confirmed work at Cae Rex and the path from Eastgate to Druids Green. The letter invited any comments the Town Council wished to make on the proposals.

Noted

Members recommend that the letter should be acknowledged and the proposed work welcomed but that the Vale Council's attention is drawn to the condition to parts of footpath no.56 running through the 'three fields'

Item 7:

Any Other Business.

None.

Item 8:

Date and Time of next Meeting.

Monday 7th March 2005 at 8.00pm.

Councillor Mrs L Adams.

Chairman.