

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 6th February 2006 at 8.00pm.

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

In Attendance: Town Clerk – Mr Andrew Davies.

Item 1: **Apologies for absence.**
Councillor Mrs A Burges

Item 2: **Declarations of interests.**
None.

Item 3: **Matters arising from the Committee meeting held on 9th January 2006.**
The Town Clerk drew members' attention to the following matters:

- Big Sams High Street – the illumination concerned does not actually form part of an advert and relates to a neon light that illuminates the inside of the front window. This in itself does not require the benefit of advertisement consent or planning permission.

Members agreed that the matter now be brought to the attention of the Nick Lloyd, Conservation Officer at the Vale to query whether the illumination might not be considered inappropriate for a conservation area.

- Development off the Llantwit Major Road (04/00975/FUL) – a planning enforcement officer has visited the site. No formal access has been made and therefore nothing can be done at this stage.

(Members agreed that the planning application should be examined at the next Committee meeting).

- Footbridge at 'Penny Lane' – there was no conditions placed on the consent, which prevent the temporary siting of tables and chairs on the bridge.

Item 4: **Matters arising from the Full Council meeting held on 24th January 2006.**
No matters arising.

Item 5: **To consider the following Planning Applications:**
5.1 **05/01944/ADV**

Applicant: Punch Pub & Co

Agent: Sign Specialists Ltd.

Location: The Market Place Restaurant (Ye Old Masons Arms)

Proposal: Advertising signs.

No Objections

Members note that this is a retrospective application and regret the loss of the original name.

Item 5: To consider the following Planning Applications:

5.2 05/01970/LBC

Applicant: Punch Pub & Co
Agent: Sign Specialists Ltd
Location: The Market Place Restaurant (Ye Old Masons Arms)
Proposal: Advertising signs.

No Objections

Members note that this is a retrospective application and regret the loss of the original name.

5.3 05/01987/FUL

Applicant: Mr & Mrs Griffiths
Agent: Connections Design
Location: 7 Vale Court, Cowbridge
Proposal: Rear 2-storey and lean-to extension and part garage conversion.

Objections

The Committee objects on the grounds of the loss of parking facility and are concerned that there is no clear indication of parking places available shown on the plans submitted

5.4 05/01887/FUL

Applicant: Mr D M Mathias
Agent: Davies Sutton, Penhevad Studios, Penhevad Street, Grangetown, Cardiff
Location: Cowbridge Grammar School and Former Council Depot Yard, Church Street
Proposal: Conversion of existing buildings into 15 residential units with 4 new build residential units on the former council depot yard site and 24 parking spaces and amenity space.

Members have no objections to the proposed internal conversion of the Grammar School but make the following objections to external proposals.

Proposed Car Parking in Church Street

Objection to:-

- Moving the gates, walls and railings to create an area in front – As the space created is to be used for car parking, Members of the committee consider that this would be detrimental to the view of the church as well as to the ‘street scene’, and consider it will also have an adverse impact on the cottages opposite. The proposal will essentially create an extended area of parking on top of that already proposed for the residents in the ‘former ball court’.

[Please note that part of the area involved with the provision of parking in front of the church is in the Town Council’s ownership and no formal approach has been made to the Town Council for permission to either re-locate the gates or incorporate the existing entrance footpath for parking use.]

- Proposed area for residents – Members of the committee would prefer the area to be enclosed with railings and walls in a similar manner to the former ‘Depot site’

Planting. (Grammar School site)

Members of the Committee are concerned at the number of trees to be removed, particularly alongside the footpath from the Twt to the High Street, as compared with the limited re-planting proposed. Members are especially concerned about the removal of the Magnolia tree, which is a particularly fine specimen.

Item 5: To consider the following Planning Applications:

5.4 **05/01887/FUL (continued)**

Planting (former Depot site) (Continued)

Members would like to see an enhanced planting scheme proposed for this area, a former green space, as it appears that provision has only be made for three trees in the central parking area whilst the new dwellings have minimal garden space.

5.5 **06/00016/FUL**

Applicant: Mrs P Pascoe

Agent: N/A

Location: Glyncoed, Aberthin Road, Cowbridge

Proposal: Construction of a toilet and shower and extension to form a bedroom, ensuite and lounge.

No Objections

5.6 **05/01934/FUL**

Applicant: Mr M Hitchcock

Agent: Andrew Parker Associates

Location: 81 High Street, Cowbridge

Proposal: Proposed change of use on ground floor from A2 to A1 and the first floor and second floor from A2 to C3.

No Objections

Members of the committee would like a condition preventing banners from being displayed, as is happening at present.

5.7 **06/00010/FUL**

Applicant: Mr & Mrs Tomlinson

Agent: N/A

Location: 'Cnapan', 41 Broadway, Cowbridge

Proposal: Replacement of garage door with bay window to use integral garage as playroom/guest room.

Objections

Given the proximity of the access to Y Bont Faen school and the large number of cars using the area to drop off and pick up pupils at the beginning and end of the school day, Members object on the grounds of loss of parking facility and query the viability of the three parking places shown on the plan submitted especially with regard to the access/egress through the entrance.

5.8 **06/00026/LBC**

Applicant: Mr M Hitchcock

Agent: Andrew Parker Associates

Location: 81 High Street, Cowbridge

Proposal: Internal alterations to convert from office use to shop on ground floor and from office to residential on first and second floor plus extension to rear of ground floor.

No Objections

Members of the committee would like a condition for banners prohibited from being displayed, as is happening at present.

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

5.9

06/00030/FUL

Applicant: Mrs S Bartlett
Agent: Grove Associate Architects
Location: Glan-yr-Afon, The Limes, Cowbridge
Proposal: Single storey rear extension to an existing house to add utility area and cloakroom/W.C.

No Objections

5.10

06/00048/FUL

Applicant: Mrs G Roberts
Agent: R Fuller, Seafield, Village Farm, Bonvilston
Location: 22 Middlegate Court, Cowbridge
Proposal: Construction of small single storey extension at rear of property (for disabled use) and store/utility room in rear of garage.

No Objections

5.11

06/00072/LBC

Applicant: Mr & Mrs D Kennedy
Agent: Kennedy James Griffiths
Location: 60 High Street, Cowbridge
Proposal: Revision to 04/00773/LBC. Alteration to garage omitting first floor studio. Omission of conservatory and confirmation of external landscaping.

No Objections

5.12

06/00060/ADV

Applicant: Tesco Stores Ltd
Agent: MBH Partnership, Rosemount House, Rosemount Avenue, West Byfleet, Surrey.
Location: 44 High Street, Cowbridge
Proposal: New fascia sign (shop sign) 2 No. new hanging projecting signs. Blue vinyl applied to inside of glazing, blue composite panel to ATM unit.

Objection

The Committee strongly objects on the following grounds:

- The proposal fails to improve, enhance or preserve the Conservation Area. The Committee is dismayed that no attempt has been made for the proposal to take into account existing adjacent properties.
- The proposal and materials specified, especially the aluminium and blue vinyl, are out of keeping with surrounding properties.
- Members object to the proposed swinging illuminated signs
- The committee considers the proposal to be detrimental and insensitive to the 'street scene'.
- Members consider that the proposal is detrimental to the appearance of the building of which it forms part, which is a good example of an 'Edwardian' building, and are strictly opposed to the removal of the columns that are a key characteristic of its frontage.
- The Committee do not consider there is need for another ATM and feel that the present number in the town is sufficient for demand.
- Members are concerned over the congestion that will be caused when deliveries are made. It is understood that 'lay-by' outside the property forms part of the adopted highway and is designated for disabled parking.

Item 5: To consider the following Planning Applications (continued)
5.12 **06/00060/ADV (continued)**

The Committee regrets the loss of three smaller retail properties. The unique nature of Cowbridge's main street with individual shops brings a large number of tourists into the town. It is considered that the proposal could have a detrimental effect on tourism in the Vale.

5.13 **06/00061/FUL**

Applicant: Tesco Stores Ltd
Agent: MBH Partnership, Rosemount House, Rosemount Avenue, West Byfleet, Surrey.
Location: 44 High Street, Cowbridge
Proposal: Replace existing shopfront with new, install ATM unit, install wall mounted plant to rear.

Objection

The Committee strongly objects on the following grounds:

- The proposal fails to improve, enhance or preserve the Conservation Area. The Committee is dismayed that no attempt has been made for the proposal to take into account existing adjacent properties.
- The proposal and materials specified, especially the aluminium and blue vinyl, are out of keeping with surrounding properties.
- Members object to the proposed swinging illuminated signs
- The committee considers the proposal to be detrimental and insensitive to the 'street scene'.
- Members consider that the proposal is detrimental to the appearance of the building of which it forms part, which is a good example of an 'Edwardian' building, and are strictly opposed to the removal of the columns that are a key characteristic of its frontage.
- The Committee do not consider there is need for another ATM and feel that the present number in the town is sufficient for demand.
- Members are concerned over the congestion that will be caused when deliveries are made. It is understood that 'lay-by' outside the property forms part of the adopted highway and is designated for disabled parking.

The Committee regrets the loss of three smaller retail properties. The unique nature of Cowbridge's main street with individual shops brings a large number of tourists into the town. It is considered that the proposal could have a detrimental effect on tourism in the Vale.

Proposed Air conditioning/refrigeration unit.

Members are concerned about the level of noise pollution likely to occur, particularly given the proximity of the unit to Holy Cross Church and residential properties. Members would wish that all environmental issues are addressed and that there is consultation made with the Environmental Health Department in the Vale Council.

5.14 **06/00071/FUL**

Applicant: Mr & Mrs D Kennedy
Agent: Kennedy James Griffiths
Location: 60 High Street, Cowbridge
Proposal: Revision to planning approval 04/00486 and 04/00773/LBC. Alteration to garage omitting first floor studio. Omission of conservatory and confirmation of external landscaping.

No Objections

Item 6: Correspondence.

- 6.1
i) Received notifications of the planning decisions made by the Vale of Glamorgan
05/01861/FUL – Demolish existing conservatory outbuilding and construct new extension to provide new family lounge/office area with adjoining kitchen/utility and W.C. at Crossways House, Cowbridge – **Grants permission with 2 conditions.**
ii) **05/01881/FUL** – Amendment of the southeastern corner of approved extension (application no.05/00165/FUL) at West House, 32 Westgate, Cowbridge. – **Grants permission with 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 clarifies that the term 'large developments' relates solely to the scale of the development proposed and, in the context of planning gain, is not usually assessed in proportion to the size of town or village to which the application relates.
The letter enclosed a draft background paper on planning obligations for information, which is due to be published and updated in due course.
Noted.

6.3 Downs Filling Station
Members were circulated with a plan, received from the Vale of Glamorgan Council showing details of the designated highway in the vicinity of the filling station. The plan shows that the area of trees, which is of concern to this Council, does not form part of the designated highway.
Noted.

The Town Clerk reported that according to the Planning enforcement officer as the trees are not protected, permission is not required for any work carried out. Members agreed that enquires are made to the Land Registry at Swansea and a definitive map of the garage site obtained.

The Town Clerk also advised that any further enforcement proceedings in relation to car sales would be dependant upon the availability of resources especially with regard to the outcome of the previous prosecution.

6.4 Letter received from Vale of Glamorgan Council in respect of 'Planning Briefs'. The letter advised that whilst there is no statutory duty for the Vale Council to produce planning briefs (as known as development briefs), it is recognised as good practice to do so for large and/or particularly sensitive sites. Such briefs have been prepared for Cowbridge Grammar School and Hurrans Garden Centre. It is not planned within existing work programmes to prepare any new development briefs for specific sites within or near Cowbridge. However, should any be prepared the Town Council would be given the opportunity to make comments during the consultation period as has been the case previously.

Noted.
Members of the committee recommend that the letter should be acknowledged and point out that with the relocation of the Lower Comprehensive School progressing might it not be an opportune time for a brief to be considered for this site.

Item 7: Any Other Business.

None.

Item 8:

Date and Time of next Meeting.

Monday 6th March 2006 at 8.00pm.

Councillor H Ll Morgan

Chairman.