

**Cowbridge with Llanblethian Town Council**  
**Minutes of the Planning Committee Meeting held in the Council Chamber,**  
**Cowbridge Town Hall,**  
**on Monday 1<sup>st</sup> March 2004 at 8.00pm.**

**Present:** Mayor – Councillor H W Field  
Deputy Mayor – Councillor Mrs S M Cox  
Chairman – Councillor Mrs G Baty  
Vice-chairman - Mrs L Adams  
Councillors – Mrs M Arnold, A Williams and Mrs J Williams.

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

**Item 1: Apologies for absence.**  
Councillor H L Morgan,

**Item 2: Declarations of Interest.**  
Councillor Mrs S M Cox - Items 5.1

**Item 3: Matters arising from the Committee meeting held on 2<sup>nd</sup> February 2004.**  
No matters arising.

**Item 4: Matters arising from the Full Council meeting held on 17<sup>th</sup> February 2004.**  
No matters arising.

**Item 5: To consider the following Planning Applications:**  
5.1 **03/01126/FUL**

Applicant: Mr J Bird  
Agent: Kennedy James Griffiths  
Location: Southgate House, Town Mill Road  
Proposal: Amended Plans.

**No Objections**

*Councillor Mrs S M Cox left the meeting whilst the next item was discussed and returned to the meeting once concluded.*

5.2 **04/00131/ADV**

Applicant: Cowbridge Charter Trust  
Agent: Mrs S M Cox (Chairperson)  
Location: Banners on lamp posts in Cowbridge.  
Proposal: Celebrating 750<sup>th</sup> Anniversary of granting of first Charter.

**No Objections**

5.3 **04/00154/FUL**

Applicant: Mr L D Thomas  
Agent: N/A  
Location: 1 River Walk, Cowbridge  
Proposal: Erection of a lean-to greenhouse against boundary wall.

**Objections** on the following grounds:

- i). objection to the shed being attached to the wall – members would like it confirmed that the wall is in the ownership of the applicant.
- ii). members do not consider the application to improve or enhance the Conservation Area.

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

5.4

**04/00178/FUL**

Applicant: M Brain, Royal Mail, Cardiff  
Agent: N/A  
Location: Next to street sign, Town Mill Road.  
Proposal: Post person security container for short-term storage of mail prior to delivery.

**No Objections**

Members would like a condition attached to ensure that the appearance of the box is maintained in future years.

5.5

**04/00179/FUL**

Applicant: M Brain, Royal Mail, Cardiff  
Agent: N/A  
Location: Grass area near junction of Church Road and Causeway, Llanblethian.  
Proposal: Post person security container for short-term storage of mail prior to delivery.

**No Objections**

Members would like a condition attached to ensure that the appearance of the box is maintained in future years.

5.6

**04/00180/FUL**

Applicant: M Brain, Royal Mail, Cardiff  
Agent: N/A  
Location: Pathway junction next to 79 Geraints Way, Cowbridge.  
Proposal: Post person security container for short-term storage of mail prior to delivery.

**No Objections**

Members would like a condition attached to ensure that the appearance of the box is maintained in future years.

5.7

**04/00181/FUL**

Applicant: M Brain, Royal Mail, Cardiff  
Agent: N/A  
Location: Grass verge at the Entrance to Middlegate Court, Cowbridge.  
Proposal: Post person security container for short-term storage of mail prior to delivery.

**No Objections**

Members would like a condition attached to ensure that the appearance of the box is maintained in future years.

5.8

**04/00225/FUL**

Applicant: Sarah Smith / S. Andrew & Son Ltd  
Agent: Atkins Dez, Longcross Court, 47 Newport Road, Cardiff  
Location: Penny Lane, Cowbridge  
Proposal: Construction of a new pedestrian bridge and approach ramp to replace existing stepped footbridge. Provision of two class A2 units, one single and one two-storey unit.

The members of the committee welcome proposals to replace the existing bridge with one that provides wheelchair access and is suitable for use by prams etc.

However, the committee do have the following **objections and concerns** to the proposal which overall, it considers neither enhances or improves the Conservation Area.

**Item 5:** To consider the following Planning Applications: (continued)  
5.8 **04/00225/FUL(continued)**

1. Removal of the Willow Tree – the Committee have **strong objection** to the tree being removed – the area is known as ‘Willow Walk’; they request that the tree is protected when any work takes place.
2. The Committee **object** to the materials especially the use of concrete for the ramp of the cantilever bridge.
3. The Committee **objects** to the propose balconies and as they do not consider them to improve or enhance the Conservation Area and are out of keeping.
4. Reduction in the height of the walls on the banks of the river particularly
  - a) flooding grounds – members would like assurance that the Environment Agency is satisfied with the proposals.
  - b) safety implication for children.
5. The committee also objects to the
  - i) proposed ‘backlit’ stainless steel sign
  - ii) flat roofed design on the café.

5.9 **04/00229/CAC**

Applicant: Martin W Secker  
Agent: N/A  
Location: Hurrans Garden Centre 14 High Street, Cowbridge.  
Proposal: Demolition of Wooden Portal – Retail Shop.

**No Objections**

5.10 **04/00231/FUL**

Applicant: Peter John  
Agent: Anderson & Associates, 39 High St Cowbridge  
Location: “Ty Helig”, 68 Broadway Llanblethian, Cowbridge  
Proposal: Loft conversion providing a bedroom and bathroom and a ground floor conservatory.

The Committee has **no objection** to the proposed conservatory. However, they do **object** the loss of the garage and consequent loss of parking space. The application refers to parking remaining the same and that no loss of parking will occur.

The committee are very concerned that the site plan accompanying the application is not up to date and does not show existing properties or extensions. It therefore fails to show any impact that the application may have on neighbouring properties.

5.11 **04/00235/FUL**

Applicant: Mrs Davies  
Agent: Anglian Home Improvements, Norwich  
Location: 5 St Quentins Close, Llanblethian, Cowbridge  
Proposal: Erect new conservatory to rear of property.

**No Objections**

5.12 **04/00266/FUL**

Applicant: Glamorgan Marts  
Agent: Civic Planning Associates, 13 Conway Drive, Barry  
Location: Cattle Market to the South East of The Butts, Cowbridge  
Proposal: Retention of means of enclosure for a temporary period of two years.  
The Committee have **strong objections** to this application as the enclosure encroaches onto and is detrimental to the Town Wall and the setting of the area.

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- Item 6: The Footbridge, Old Masons Yard, Cowbridge.**  
See Planning Application 5.8 above.
- Item 7. Correspondence.**
- 7.1 Received notifications of the planning decisions made by the Vale of Glamorgan
- i **03/000238/FUL** – Erection of 8no. detached dwellings at Land adjacent Porth y Green - **Refuses to permit.**
- ii **03/01216/FUL** – Replacement and extension of existing conservatory and replacement of existing double garage at Castle Cottage, Castle Hill Llanblethian. – **Grants Permission with 5 conditions.**
- iii **03/01525/FUL** – Use of first floor as commercial (office) facility at 75 Eastgate, Cowbridge. – **Grants Permission with 4 conditions.**
- iv **03/01683/FUL** – Ground floor and first floor extension at 86 Broadway, Cowbridge. – **Grants Permission with 3 conditions.**
- v **03/01724/FUL** – New 12m slimline monopole with three radio antennae, radio equipment cabinet, new 6m wooden telegraph pole and ancillary development, Land at Vale Forge Estate Management, North Road Cowbridge. – **Refuses to Permit.**
- vi **03/01827/FUL** – Extension to rear of existing garage at Briarley, Llantwit Major Road, Cowbridge. – **Grants Permission with 3 conditions**
- vii **03/01683/FUL** – Erection of conservatory at 11 Grays Walk Cowbridge - **Grants Permission with 2 conditions.**
- viii **03/01832/FUL** – Extensions at 49, Geraints Way, Cowbridge - **Grants Permission with 1 condition.**
- ix **03/01708/FUL** – Single storey disabled toilet and change of use of existing rear accommodation to catering kitchen and store at The Bear Hotel, Cowbridge – **Grants Permission with 4 conditions.**
- x **03/01816/FUL** – New front entrance porch at Ashton Court, Westgate, Cowbridge – **Grants Permission with 2 conditions.**
- 7.2 Copy letter from Environment Agency to Vale of Glamorgan Council in respect of Darren Farm Cowbridge. The letter was written to clarify the position of the Environment Agency’s position regarding the development at Darren Farm and the proposed Flood Alleviation Scheme for Cowbridge with Llanblethian. The agency reiterates its concerns over the watercourse and culverts which route flows from the area of Darren Farm through West Village to River Thaw. These systems are known to be deficient and any additional flows will result in deterioration in the flood situation for local residents. The proposed scheme is based on the current catchment conditions. Any development within the Thaw catchment, upstream of Llanblethian, without run-off restrictions will reduce the standard of protection provided to the residents of the village. If the scheme were not to proceed, any increase run-off would make the existing flood situation worse.
- The letter concluded by confirming that the Agency’s position with respect to the Darren Farm or any other developments is not dependant on whether a Flood Relief Scheme for Cowbridge and Llanblethian is constructed. Irrespective of whether the flood scheme proceeds, run-off from any such developments will need to be reduced.
- Noted**  
Members agreed that a letter should be sent to the Vale of Glamorgan Planning Department in support of the points made in the letter.
- 7.3 Letter received from the Vale of Glamorgan Council advising that an appeal has been made to the Planning Inspectorate in respect of the proposal for the erection of 4 semi detached cottages on land opposite 1 River Walk, Cowbridge.
- Noted**

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**Item 7.**  
7.4

**Correspondence.(continued)**

Letter received from the Countryside Council for Wales in respect of '**The Countryside Access (Provisional and Conclusive Maps)(Wales) Regulations 2002 Provisional Map – Vale of Glamorgan, Cardiff, Newport and Monmouthshire**'  
Enclosed with a copy of the map is a notice explaining how the public can inspect the map and how any person with an interest in land shown on the on the map as open country or registered common land may appeal against the showing of that land on the map.

**Noted.**

The map is now available in the Town Clerk's Office.

**Item 8.**

**Any Other Business.**

None.

**Item 9.**

**Date and Time of next Meeting.**

Monday 5<sup>th</sup> April 2004 at 8.00pm.

Councillor Mrs L Adams  
**Chairman.**