

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

Present: Chairman – Councillor Mrs L Adams
Vice Chairman – Councillor H L Morgan
Mayor - Councillor Mrs S M Cox (arrived item 5.3)
Deputy Mayor – Councillor Mrs G Baty
Councillors - Mrs M Arnold, Mrs A Burges, R G Jones and A Williams.

In Attendance: Town Clerk - Mr Andrew Davies.

Item 1: **Apologies for absence.**
Councillor D W Morris.

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

Item 3: **Matters arising from the Committee meeting held on 7th February 2005.**
No matters arising.

Item 4: **Matters arising from the Full Council meeting held on 22nd February 2005.**
No matters arising.

Item 5: **To consider the following Planning Applications:**

5.1

05/00097/FUL

Applicant: J D Clowes
Agent: N/A
Location: 5 High Street, Cowbridge
Proposal: Conversion to retail premises from rented house.

Objection

The committee does not consider the proposal to enhance or improve the Conservation area and does not consider its position in the middle of residential properties to be appropriate for retail purposes. Other premises nearby where permission for change of use has been given (The Limes) have either reverted to residential use or have closed down.

5.2

05/00149/FUL

Applicant: Mr N John
Agent: Andrews Gay & Partners
Location: Stoneacres, Primrose Hill, Cowbridge
Proposal: Convert existing garage to residential use and construct double garage extension.

Objections

The Committee objects on the following grounds:

- The impact on the rural setting and the Conservation Area.
- Members query how much of the area is garden and how much is agricultural land.

Members are concerned and request that, should permission be granted, a condition is attached to prevent it from becoming a separate dwelling in the future.

Item 5: To consider the following Planning Applications: (continued)
5.3 **05/00152/ADV**

Applicant: Karen Ingram
Agent: Philip Lane, Morgan Signs, Cardiff
Location: Barefoot Studio, 61 Eastgate, Cowbridge
Proposal: For sale and letting signage.

Objection

The Committee objects on the following grounds:

- The property is in the heart of the Conservation area and the proposal neither improves nor enhances it.
- The materials and colour schemes are considered totally inappropriate.
- The number of signs is considered to be prolific and excessive and the illuminated sign unacceptable.

5.4 **05/00153/FUL**

Applicant: Mr P Davies
Agent: Phillip Wynne Architect
Location: Argoed, Llanblethian, Cowbridge
Proposal: Provision of one additional car parking space.

No Objections

Please note that Committee would object to the application if a new access were to be created onto such a narrow road. There seems to be some ambiguity on the application form submitted – whether the application is for amended or new access - and the plan is unclear.

5.5 **05/00146/FUL**

Applicant: Mrs Ida Nealon
Agent: Mrs Trina Nealon
Location: Westgate House, Westgate, Cowbridge.
Proposal: To fit wooden railings for safety reasons above flat roof which adjoins back garden, as back garden is same height as flat roof.

Objection

Members consider the proposal to be un-neighbourly as it completely overlooks the garden of an adjacent property.

5.6 **05/00165/FUL**

Applicant: Mr & Mrs Dawson, Lower New Beaupre House, St Hilary.
Agent: Anderson and Associates,
39 High Street, Cowbridge.
Location: West House, 32 Westgate, Cowbridge
Proposal: Rear extension of main house, providing dining room, slightly larger kitchen and two additional bedrooms and ensuite at first and attic.
New double garage and granny flat to rear of site.

Members of the Committee have **no objection** to the extension but do **object** to the creation of the ‘Granny’ flat, which is clearly a new small house whose main access will be through the Cattle Market site. This access is already used by approximately twelve garages and its ownership is unclear but thought to be the Market Theatre. A new house would create a precedent and lead to a separate street, as well as creating problems should the Market site be redeveloped in the future.

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

5.7

05/00173/FUL

Applicant: Mr L T Greenwood
Agent: Arplan Design Service, 30 Blaen-y-Coed, Rhiwbina
Location: 104 Broadway, Llanblethian
Proposal: Enlargement of existing entrance lobby.

No Objections.

5.8

05/00175/FUL

Applicant: Mr & Mrs Eldridge
Agent: Steve Hold, The Bowerhouse, Pen-y-Lan, Cowbridge
Location: Thaw House, Constitution Hill, Cowbridge
Proposal: Single storey extension to existing house.

No Objections.

5.9

05/00185/FUL

Applicant: G H Rees
Agent: N/A
Location: 4 Maes Lloi, Aberthin
Proposal: Single storey extension to rear of dwelling.

No Objections.

5.10

05/00066/FUL

Applicant: Mr & Mrs Foster-Thomas
Agent: Andrew Parker, Bonvilston
Location: The Cross, Llanblethian
Proposal: Extension of existing dwelling with conservatory and rear entrance porch.

No Objections.

5.11

05/00145/FUL

Applicant: Meadgate Homes
Agent: Jenkins Gould Partnership, Bridgend
Location: Land at Castle Hill, Llanblethian, Adjacent to Porth-y-Green.
Proposal: Erection of six detached dwelling houses.

Objection

The Committee objects on the following grounds:

- The impact of the proposed development on the surrounding countryside, having regard to the contours of the land.
- The impact that a suburban style development of big houses would have on the castle opposite and its proximity to such an ancient and historically important site.
- The proposal neither preserves nor enhances the Conservation Area and would dominate the sky line.
- Access by two entrances from the site onto a very narrow and dangerous road. This would also involve the destruction of the old stone wall which is a salient feature of the site.

The Committee considers a single storey proposal to be far more appropriate to the setting and feels strongly that an archaeological assessment is an essential precursor to any development.

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

5.12

05/00196/REG3

Applicant: Director of Learning and Development, Vale of Glamorgan Council
Agent: Property Section, Finance, ICT & Property, Vale of Glamorgan Council
Location: Cowbridge Comprehensive School, (Land adjacent to) Aberthin Road, Cowbridge
Proposal: Development of Agricultural Land for Recreational School Playing Fields.

No Objection

However, the committee understands that there is an area of environmental importance where certain varieties of flowers, specifically wild Iris and Orchids, grow in boggy land on the flood plain. Members request that the area is identified and preserved.

5.13

05/00120/FUL

Applicant: Karen Ingram
Agent: N/A
Location: 61 Eastgate, Cowbridge
Proposal: To replace ground floor front windows to specification in plan and to replace front door to left of building with half glazed (top) and half panelled wood.

Objection

This is a retrospective application as the work has already been carried out. The new bay window has destroyed the integrity of a fine stonewall and unbalanced the front elevation. The committee feels that enforcement action should seriously be considered against the owner especially as there appears to be a total disregard of planning regulations.

5.14

05/00238/FUL

Applicant: Punch Taverns
Agent: Design Management Partnership Ltd
Location: Ye Olde Masons Arms
Proposal: Demolition of rear store and construction of single storey flat roof extension.
Demolition of existing porch and construction of new at front. General internal and external refurbishment.

No Objections

However, the Members would like to see strict archaeological supervision imposed so that any existing internal historic features are retained and that any materials used are of the highest standard in light of the historic importance of the building. Members would seek assurance that the part of the Town Wall, which forms the boundary, is protected and suggest that its renovation could be included in any conditions that might be imposed.

5.15

05/00249/FUL

Applicant: Mr and Mrs M Cuddy
Agent: S G Williams and Associates
Location: Tyn y Caeau Farm, Primrose Hill, Cowbridge
Proposal: Extension to utility area, front porch, rear dormer windows and changes to various existing openings; amendment to planning permission ref : 04/01618/FUL.

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

5.15 05/00249/FUL (continued)

No Objections

The Committee has concerns about the excavation of the cellar and would request that a condition for removal of spoil off site is included.

5.16 05/00276/FUL

Applicant: David Thomas
Agent: Grove Associate Architects, Cowbridge
Location: 'Sorrento' 67 High Street, Cowbridge.
Proposal: Convert existing workshop and garage into a house with integral garage, all within the existing building envelope.

No Objections

5.17 05/00249/FUL

Applicant: Bear Hotel
Agent: Andrew Parker Associates, Bonvilston
Location: The Bear Hotel, High Street, Cowbridge
Proposal: Removal of Temporary Marquee and construction of new ballroom to ground floor and conference facility to first floor.

No Objections

5.18 05/00235/LBC

Applicant: Royal Bank of Scotland
Agent: B3 Burgess Ltd. Castle Buildings, Cardiff.
Location: Nat West Bank, 4 Westgate, Cowbridge
Proposal: DDA implementations works, storm doors repositioned, inner lobby doors replaced with new bi folds ramp up 80mm within lobby, regrade paving to entrance and add new robust mild steel galvanized railings with ornate tops and elliptical handrails.

No Objections

The committee does not consider the proposed railings to improve or enhance the Conservation Area and would like to see them replaced by more traditional railings similar to those used elsewhere in the town.

5.19 05/00236/FUL

Applicant: Royal Bank of Scotland,
Agent: B3 Burgess Ltd. Castle Buildings, Cardiff.
Location: Nat West Bank, 4 Westgate, Cowbridge
Proposal: DDA implementation works. Storm doors repositioned, inner lobby doors replaced, ramp up 80mm within lobby, regrade paving to entrance. Add new handrails and railings.

No Objections

The committee does not consider the proposed railings to improve or enhance the Conservation Area and would like to see them replaced by more traditional railings similar to those used elsewhere in the town.

5.20 05/00289/FUL

Applicant: G Kynaston
Agent: N/A
Location: Windy Ridge, Love Lane, Llanblethian, Cowbridge
Proposal: Two storey extension to side and one storey extension to rear.

No objections

Item 6

Correspondence.

- 6.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
- i) **04/01916/FUL** - Demolition of existing flat roof garage, construction of a single storey side extension and construction of a conservatory at 14 Leoline Close, Cowbridge. **Grants Permission with 4 conditions.**
 - ii) **04/02035/FUL** – Proposed conservatory to rear at 45 Geraints Way, Cowbridge – **Grants Permission with 2 conditions.**
 - iii) **04/02042/FUL** – Provision of front porch and rear toilet at 26, Millfield Drive, Cowbridge - **Grants Permission with 1 condition.**
 - iii) **04/01947/FUL** – Conservatory at 34 Middlegate Court, Cowbridge. **Grants Permission with 2 conditions.**
 - iv) **04/002021/PNT** – South Wales Police Radio Mast, A48 Cowbridge Bypass, St Hilary Down – **Prior Approval is not required** for the erection of 5 radio antennas at a window of 25m above ground level on the existing 42m lattice tower, provision for up to 2 no 600mm dishes and 2 no. ground based equipment cabinets.
 - v) **04/00136/PNA** – Field 8057 – (north of Hollybush Farm) Cowbridge, South Glamorgan. Notification of intended development involving storage of hay, machinery and foodstuffs. **Requires the Prior Approval of the Local Planning Authority** for the siting design and external appearance of the development. Details required are the method of construction and any excavation works required, in view of the possibility of the building to the ancient monument (Llanquian Castle).
 - vi) **04/01831/FUL** – Remove conditions 6 and 9 from planning permission 99/01014/FUL to allow take-away sales at 70 Eastgate, Cowbridge – **Grants Permission with 4 conditions.** (*T.C. objected*).
 - vii) **04/02044/FUL** – Loft conversion providing a bedroom and bathroom and a ground floor conservatory at 68 Broadway, Cowbridge – **Grants Permission with 1 condition.** (*T.C. objected*).
 - viii) **05/00007/FUL** – Single storey porch extension and minor alterations at 9 Croft Street, Cowbridge – **Refuses to Permit.**
 - ix) **05/00051/FUL** – Single storey extension providing bedroom and shower room at Causeway House, Causeway Hill, Llanblethian – **Grants Permission with 1 condition.**
 - x) **05/00052/FUL** – Installation of new sections of shop front at SPAR Store, 57 High Street, Cowbridge – **Grants Permission with 1 condition.** (*T.C. objected*).
- 6.2 Letter received from the Vale of Glamorgan Council giving notice of the intention to adopt the Unitary Development Plan 28 days after 1st March 2005. The Vale of Glamorgan Council now proposes to adopt these Plan proposals without any further modifications. Copies of the Plan proposals and the authority's statement of reasons and decisions as respects objections to the Plan are available for inspection at the Council office at 79 Eastgate, Cowbridge and the public library.
Noted.
- 6.3 Letter received from the Vale of Glamorgan Council – Environmental Protection Act 1990, Contaminated Land Regulations (Wales) 2001. As part of the Council's obligations the Authority has produced its original Contaminated Land Inspection Strategy in April 2002 and since then work has progressed and the Strategy updated. Copies may be viewed at the Council Offices in Barry and public libraries.
Noted.
Any matters specific to Cowbridge will be discussed at the next Committee Meeting.

Item 7: Any Other Business.

7.1 Members discussed the following two items and **recommended** that they be brought to the attention of the Enforcement Officer at the Vale of Glamorgan Planning Department, as soon as possible.

(i) Signage at Filco.

(ii) The advertising boards and entrance alteration at The Institute, which is a listed building.

In addition Councillor Mrs M Arnold referred to the Food & Wine Festival Banners which are out of date.

Item 8: Date and Time of next Meeting.

Monday 4th April 2005 at 8.00pm.

Councillor Mrs L Adams.

Chairman.