

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

Present: Chairman – Councillor H Ll Morgan
Mayor – Councillor Mrs G Baty
Councillors – Mrs M Arnold, Mrs A Burges, D W Morris and A Williams

In Attendance: Town Clerk – Mr Andrew Davies.

Item 1: Apologies for absence.
Councillors Mrs L Adams, Mrs S M Cox and R G Jones.

Item 2: Declarations of interests.
Councillor A Williams item 5.5 (planning application (06/00162/OUT))

Item 3: Matters arising from the Committee meeting held on 6th February 2006.

Item 3

Members examined planning application 04/00975/FUL (development off the Llantwit Major Road.) and expressed their continued concerns about the temporary removal of the boundary wall, the removal of the stones and the state of the verge especially as it is almost two years since the application was submitted.

The Town Clerk reminded members of the advise received from the Vale Planning Department in January, that as no formal access has been created, other than to allow building materials onto site, no permission is required and no action can be taken at this stage.

Recommended that a letter is sent from the Town Council, to the Vale of Glamorgan Planning department, expressing its continued concerns about the length of time that the boundary wall has been open, the removal of the stones and the state of the verge, especially as the grass cutting season is approaching.

Item 6.3

Downs Filling Station – Enquiries made by the Town Clerk with Land Registry confirmed that the whole of the site belongs to the garage including the area of the trees. This confirmed information already provided by the Vale of Glamorgan Council who also advised that no permission is required for any work or felling to the trees as they do not lie within the Conservation Area and neither are they the subject of Tree Preservation Orders.

Item 4: Matters arising from the Full Council meeting held on 21st February 2006.
No matters arising.

Item 5: To consider the following Planning Applications:

5.1

06/00107/FUL

Applicant: Mr & Mrs M Bailey
Agent: Quorum Associates
Location: Kenley, Piccadilly, Llanblethian
Proposal: Ground floor extension.

No Objections

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

5.2

06/00120/FUL

Applicant: R Evans
Agent: S G Williams & Associates
Location: Marlborough Lodge, Crossways, Cowbridge
Proposal: Construction of new residential access for Marlborough

Objection

The Committee objects on the following grounds:

1. The creation of an additional entrance on what is already a very busy and dangerous road.

The number of vehicles that would be removed from using the existing entrance would be insignificant.

2. The removal and loss of the grass verge.

3. The proposal is outside the settlement boundary.

4. The provision of a new entrance may lead to the 'opening up' of agricultural land.

5.3

06/00131/FUL

Applicant: Mr & Mrs Adams
Agent: Evolution Building Design, Rhoose
Location: The Sweetings, Westgate, Cowbridge
Proposal: Single storey conservatory to the rear of The Sweetings.

Objection

The Committee objects on the following grounds:

1. Over development of the site.

2. The proximity of the proposal to the rear boundary and adjacent property.

3. The application states that there will be no change to the parking on site when in fact there is no provision for any.

4. Should the application be successful the committee considers that an archeological supervision should be stipulated.

5.4

06/00157/FUL

Applicant: Mr & Mrs Mumford
Agent: N/A
Location: 'Fernbank', Pen y Lan Road, Aberthin, Cowbridge.
Proposal: Garage and Hallway extension to existing dwelling.

Objections

The Committee objects on the following grounds:

1. The increased roofline is out of keeping with the existing and will dominate the two cottages on the adjoining site.

2. The proposal will overlook and invade the privacy of the cottages.

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

5.5

06/00162/OUT

Applicant: A Williams
Agent: David Darby
Location: East of 4a Geraints Close, Cowbridge
Proposal: Erection of retirement bungalow and domestic garage.

No Objections.

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

5.6

05/01950/FUL

Applicant: Mr & Mrs A Huddart
Agent: Alun Arthur Architects
Location: 69 High Street, Cowbridge
Proposal: Two storey rear extension and alteration to roof of Main Building.
No Objections.

5.7

06/00178/RES

Applicant: Mr R Evans
Agent: Pengraf Designs, 4 Spowart Avenue, Llanelli
Location: Plot adjacent to Beech House, Broadway, Llanblethian, Cowbridge
Proposal: New dwelling house.

Objections

The Committee objects on the following grounds:

1. The proposal fails to improve or enhance the conservation area.
2. It is out of keeping with a number of surrounding properties.
3. The scale of the development will dominate properties to the west considering the fall of the land and will also dominate the landscape.
4. Members are concerned with the narrowness of the road at the point of the new access.
5. The Committee notes that the entrance has already been created which makes this part of the application retrospective.

5.8

06/00181/FUL

Applicant: Mr R Evans
Agent: Pengraf Designs, 4 Spowart Avenue, Llanelli
Location: Beech House, Broadway, Llanblethian, Cowbridge
Proposal: Demolition of garage/conservatory and erection of side extension.

Objections

The Committee objects on the following grounds:

1. The proposal fails to improve or enhance the conservation area.
2. The Committee is concerned about the height of the proposal and the overall increase in size of the property that will result.

5.9

06/00060/ADV

Applicant: Tesco Stores Ltd
Agent: MBH Partnership
Location: 44 High Street, Cowbridge
Proposal: Amended shopfront.

Objections

The Committee strongly objects on the following grounds:

- The proposal fails to improve, enhance or preserve the Conservation Area. The Committee considers that the amended still fails 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'.

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

- Members consider that the proposal is detrimental to the appearance of the building. .
- The Committee does not consider there is need for another ATM and feels 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.
- Notwithstanding the screening of the plant, the Committee still has concerns about the effect it will have on the church and cottages.

5.10

06/00201/LBC

Applicant: Mr D Mathias

Agent: Davies Sutton Architects

Location: Cowbridge Grammar School, Church Street, Cowbridge

Proposal: Conversion of the Grammar School and Boot House into 15 no. residential units.

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’

On a separate issue, members of the committee discussed the gates, which are shown on the plan at the rear of the Grammar school and which can be only accessed from Town Mill Road leading to the Twt Play Park. Whilst agreement has been given for that entrance to be used during construction for the purposes of delivering and removing materials, members **recommend** that a letter is sent from the Town Council to emphasise that this means off access will not be permitted as soon as construction is complete and prior to any occupancy.

Item 6: Correspondence.

6.1 Received notifications of the planning decisions made by the Vale of Glamorgan:

- i) **05/01835/LBC** – Fireproof ceilings to local authority specification, dryline plasterboard walls having removed plywood (fire risk), remove unstable (partly demolished) fireplace and re-instate to doorway to provide working light to salon at P.H. 71 Haircrew Ltd, 71 Eastgate, Cowbridge – **Consents.**
- ii) **05/01911/FUL** – Change of use of office into kitchen at Chic Bistro, 2B Britannia House, Penny Lane, Cowbridge – **Grants permission with 5 conditions.**

Item 6: Correspondence (continued)

- 6.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
(*continued*)
- iii) **05/01931/FUL** – Refurbishment of existing dwelling and construction of new detached dwelling at Greenfields, Llanblethian, Cowbridge – **Refuses to permit.**
- iv) **05/01944/ADV** – Signs at The Market Place Restaurant (Ye Olde Masons Arms), Cowbridge – **Consents with 6 conditions.**
- v) **05/01923/FUL** – Demolition of existing bungalow and erection of 2 no. semi-detached dwellings at Primrose View, St. Quentins Close, Cowbridge – **Refuses to permit.**
- vi) **05/01961/LBC** – Restoration/repair/reproofing/new windows and doors at Cowbridge Physic Garden, Church Street, Cowbridge – **Consents with 3 conditions.**
- 6.2 Letter received from Mr D R Thomas, Head of Planning at the Vale of Glamorgan Council regarding ‘Planning Briefs’ and specifically regarding the Lower Comprehensive School. In his letter, Mr Thomas assured the Town Council that he and his colleagues will be working closely with the Learning and Development Directorate on any planning issues relating to the lower school site. Once the situation with the site has been clarified, the need for a planning brief will be assessed.
Noted.
After discussion, members agreed that the letter is acknowledged and that it is pointed out that Members would also like the Vale of Glamorgan Planning Department to work closely with the Town Council, especially as this is such an important site in the town.
- 6.3 Letter received from The Vale of Glamorgan Council advising that a Planning Site Visit by the Vale of Glamorgan Planning Committee has been arranged for Thursday 9th March 2006 at 10.30am in respect of Belgrave House, Llanblethian. (Planning Application 05/01775/FUL)
Noted.

Item 7: Any Other Business.

None.

Item 8: Date and Time of next Meeting.

Monday 3rd April 2006 at 8.00pm.

Councillor H Ll Morgan
Chairman.