

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 5th April 2004 at 8.00pm.

Present: Deputy Mayor – Councillor Mrs S M Cox
Vice-chairman - Mrs L Adams
Councillors – Mrs M Arnold, H L Morgan, A Williams and Mrs J Williams.

In Attendance: Town Clerk - Mr Andrew Davies.

Item 1: **Apologies for absence.**
Councillor Mrs G Baty & H W Field

Item 2: **Declarations of Interest.**
Councillor Mrs J Williams item 5.5
Councillor A Williams item 5.11

Item 3: **Matters arising from the Committee meeting held on 1st March 2004.**
No matters arising.

Item 4: **Matters arising from the Full Council meeting held on 16th March 2004.**
No matters arising.

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

5.1. **04/00279/FUL**
Applicant: Mr J Anderson
Agent: N/A
Location: Waterway Cottage, The Limes, Cowbridge
Proposal: Renewal of Planning Permission ref: 98/00895/FUL – Extension to build over garage.

No Objections

5.2. **04/00292/REG3**
Applicant: Vale of Glamorgan Council
Agent: Atkins, Longcross Court, Newport Road, Cardiff
Location: Rear of Cowbridge Leisure Centre, Fairfield, The Broadshoard, Cowbridge
Proposal: Single storey detached bowls pavilion adjacent to the existing bowling green. Approximately 17m x 11m x 4.3m to ridge height.

No Objections

5.3. **04/00294/FUL**
Applicant: Mr & Mrs A Williams
Agent: J H Leeke & Sons Ltd
Location: 4 Tyla Rhosyr, Cowbridge
Proposal: Victorian style conservatory to the rear elevation.

No Objections

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

- 5.4. **04/00317/FUL**
Applicant: Mr C Rees
Agent: N/A
Location: 9 Darren Close, Cowbridge
Proposal: First floor extension over existing garage/utility, incorporating en-suite bedroom and study.
No Objections
However, the members consider the size of the proposed dormer to be out of scale with the rest of the house.
Councillor Mrs J Williams left the meeting whilst this item was discussed.
- 5.5. **04/00357/FUL**
Applicant: Mr & Mrs Pauline
Agent: Phillip Wynne Architect
Location: 5 Llantwit Major Road, Cowbridge
Proposal: Extension to kitchen at ground floor level to rear of existing house.
No Objections
No details of materials to be used is mentioned and the committee would like it ensured that they are in keeping with existing.
- 5.6. **04/00363/ADV**
Applicant: Martins Newsagents
Agent: Primelight Advertising Ltd
Location: Martins Newsagents, 14 High Street, Cowbridge
Proposal: 1x Single sided wall mounted advertising display unit.
Objection
The Committee object to the sign being illuminated as it doesn't enhance or improve the street scene in the heart of the Conservation Area. They also consider it to be a distraction to drivers especially during the hours of darkness as they approach the pedestrian crossing.
- 5.7. **04/00002/FUL**
Application: Mr & Mrs Bird
Agent: Kennedy James Griffiths
Location: The Wickets, 6 Eastgate, Cowbridge
Proposal: Demolition of existing single storey extension and replaced with new two storey extension. Pitched roof to existing garage. Amended Plans.
No Objections
The Committee request that a condition be imposed on the garage to prevent it from being used as separate living accommodation in the future.
- 5.8. **04/00384/FUL**
Applicant: Mr G Thomas
Agent: Phillip Wynne Architect
Location: Shortlands, Westgate, Cowbridge
Proposal: Extension and alterations to existing bungalow.
No Objections
Please note that Committee does object the proposed felling and loss of a mature tree.

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

5.9. **04/00390/FUL**

Applicant: C & M Langford
Agent: C J Loveday, Tremains Court, Brackla Bridgend
Location: 20 Millfield Drive, Cowbridge
Proposal: Rear single storey extension.

No Objections

5.10. **04/00442/FUL**

Applicant: Mr & Mrs Harris
Agent: Peter Jenkins Architects, 124 High Street, Barry
Location: 5 The Verlands, Cowbridge
Proposal: Rear extension.

No Objections

Councillor A Williams left the meeting whilst this matter was discussed.

5.11. **04/00470/FUL**

Applicant: Mr N Williams
Agent: N/A
Location: 19 Eastgate, Cowbridge
Proposal: Rear extension comprising first floor bedroom extension over existing kitchen and single storey kitchen extension.

No Objections

5.12. **04/00485/FUL**

Applicant: Yorkshire Building Society
Agent: N/A
Location: Yorkshire Building Society, 75 High Street, Cowbridge
Proposal: Construction of access ramp at main entrance to branch premises to comply with Disability Discrimination Act 1995.

No Objections

5.13. **04/00486/FUL**

Applicant: Mr & Mrs D Kennedy
Agent: Kennedy, James Griffiths
Location: High Street Garage, High Street, Cowbridge
Proposal: Reburishment, renovation and extension to High Street Garage, to create a dwelling and garage space.

No Objections

The members of the committee would like the following noted:

- Is an application for 'change of use' required?
- That the proposed 'glazed' area is not highly visible to the adjoining property which is a listed building.
- That materials used are of the highest quality and are in keeping with the Conservation Area.
- That a condition is imposed to ensure that the proposed garage is not used as a separate dwelling in the future.

5.14. **04/00499/FUL**

Applicant: Mr & Mrs S G Watkins
Agent: N/A
Location: 5 New Forest View, Aberthin Road, Cowbridge
Proposal: Construction of a porch and bay window.

No Objections

Item 6. Correspondence.

- 6.1 Received notifications of the planning decisions made by the Vale of Glamorgan
- i **03/00847/FUL** – Additions and alterations at Fairways Cottage, Llanblethian – **Grants Permission with 8 conditions.**
 - ii **03/01126/FUL** – Detached four bedroom dwelling with integral garage at Southgate, Town Mill Road, Cowbridge – **Grants Permission with 13 conditions.**
 - iii **03/01627/FUL** – Erection of domestic dwelling at 4a Geraints Close, Cowbridge. – **Refuses to Permit.**
 - iv **03/01746/FUL** – Renewal of application 98/01222/FUL – Granny Flat at Greenfields, Llanblethian – **Grants Permission with 2 conditions.**
 - v **03/01791/FUL** – Proposed new garage and staff/granny accommodation and conversion of existing garage into lounge extension with new pitched roof bedroom extension. (Re-submission 03/00908/FUL) at Garden of Pentwyn, Llanblethian, Cowbridge – **Refuses to Permit.**
 - vi **03/01831/ADV** – **Shop signs at Limes Cottage, The Limes, Cowbridge** – Consents with 7 Conditions.
 - vii **04/00014/FUL** – Additional bedrooms with extension of rear dormer and addition of front dormer. Ground floor side extension at 5 Stradling Close, Cowbridge - **Grants Permission with four conditions.**
 - viii **04/00107/FUL** – Proposed conservatory to rear of elevation at 2 Cae Rex, Llanblethian, Cowbridge - **Grants Permission with 2 conditions.**
 - ix **04/00113/FUL** – Extension to the rear of building at 4 Borough Close, Cowbridge – **Grants Permission with 2 conditions.**
 - x **04/00154/FUL** – Erection of lean-to greenhouse against boundary wall at 1 River Walk, Cowbridge – **Grants Permission with 2 conditions.**
 - xi **04/00179/FUL** – Post person security container for short term storage of mail prior to delivery at Grass area near junction of Church Road and Causeway, Llanblethian – **Grants Permission with 1 condition.**
 - xii **04/00180/FUL** – Post person security container for short term storage of mail prior to delivery at Pathway junction next to 79 Geraints Way, Cowbridge – **Grants Permission with 1 condition.**
 - xiii **04/00181/FUL** – Post person security container for short term storage of mail prior to delivery at Grass verge at the entrance to Middlegate Court, Cowbridge – **Grants Permission with 1 condition.**
 - xiv **04/00229/CAC** – Removal of wooden building at Hurrans Garden Centre, High Street, Cowbridge – **Consents with 1 condition.**
- 6.2 Letter received from the Vale of Glamorgan Council advising that a planning appeal has been lodged in respect of Planning Application 03/00238/FUL by Meadgate Homes in respect of Land adjacent to Porth y Green, Llanblethian.
Noted.
- 6.3 Letter received from the Vale of Glamorgan Council in respect of an application made by Mr A Mellows of Kingfisher House, The Paddocks Cowbridge, for a licence to plant in the adopted highway. The licence would be granted pursuant to S142 of the Highway Act 1980. The letter requested the comments/approval of the Town Council.

Members discussed the application and **recommend** that the proposal should be **objected** to on the grounds that they would consider it more beneficial for the area to be used as part of the footpath and request that it is made up accordingly.

Item 7: Any other business.
None.

Item 8: Date and Time of next Meeting.
Tuesday 4th May 2004 at 8.00pm.

Councillor Mrs G Baty
Chairman.