

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 4th April 2005 at 8.00pm.

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

In Attendance: Town Clerk - Mr Andrew Davies.

Item 1: **Apologies for absence.**
Councillor Mrs S M Cox

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

Item 3: **Matters arising from the Committee meeting held on 7th March 2005.**
3.1 The Town Clerk advised that he has received confirmation that the Planning Department at the Vale of Glamorgan Council is investigating the ‘portico’ on The Institute which is a listed building.

Item 4: **Matters arising from the Full Council meeting held on 22nd March 2005.**
4.1 Councillor Mrs Adams referred to item 10(b) and the point raised by Councillor H W Field about the removal of the rear boundary wall at a property of property in Geraints Way that backs on to the Llantwit Major Road. A letter was received from the Vale of Glamorgan Planning Department, dated 1st December 2004, which advised that the re-instatement of the wall can only be enforced if the proposals in the planning application are constructed and brought into use. Therefore at the time of the letter being written, there is nothing that the Local Planning Authority can do in this matter.

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

5.1 **05/00293/FUL**
Applicant: Mr M Geary and Ms L Westcott
Agent: N/A
Location: 4 Broadway, Cowbridge
Proposal: Retention of as built works incorporating 2 storey extension Ref :
Planning Application 02/01621/FUL.

Objection

The Committee object to the application on the grounds that it is over development of the site.

5.2 **05/00119/FUL**
Applicant: Mr J Devonald
Agent: CLC, 19 Heol y Deri, Rhiwbina
Location: ‘Sweetings’, Llanquian Road, Aberthin
Proposal: Conversion of stone built barn into residential accommodation comprising kitchen, study and garage at ground floor and bathroom and 2 bedrooms at first floor.

No Objection

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

5.3

05/00188/LBC

Applicant: Punch Taverns
Agent: Design Management Partnership
Location: The Old Masons Arms
Proposal: Alterations.

No Objection

5.4

05/00382/FUL

Applicant: S James
Agent: N/A
Location: 9 Stradling Close, Cowbridge
Proposal: Single storey extension to side for utility and bathroom.

No Objection

5.5

05/00136/PNA

Applicant: D J Bailey
Agent: N/A
Location: Land north of Hollybush Farm, south of Llanquian Farm.
Proposal: New Building.

Objections

The Committee strongly objects on the following grounds:

- i) The excessive size of the proposed building and its visual impact on the surrounding area.
- ii) The detrimental impact that the building may have on footpath 30 and its users.
- iii) The members consider the site to be a sensitive one taking into consideration its proximity to the ruins of Llanquian Castle and nearby hill fort; and that the surrounding areas may contain early settlements. Therefore, should the application be approved, members would like to see an archeological brief requested.

Members of the Committee query that the plan makes no reference to access to the site.

5.6

05/00360/FUL

Applicant: Mr C Hawkins
Agent: David Layton
Location: "Ty-y-Tyla", Pen y Lan Road, Aberthin.
Proposal: Amend original plan to bring roof line forward due to construction of existing dwelling and to set proposed bedroom wall back 200mm and build support pillars for roof.

No Objection

5.7

05/00390/FUL

Applicant: Ms A Harding
Agent: N/A
Location: Craig-yr-Awel, 3 Tyla Rhosyr, Cowbridge
Proposal: Alterations to existing dormers and single storey extension to front and rear.

Objection

Members object to the impact that the increase in the height will have on the skyline and surrounding area. The proposal will be highly visible from the by-pass. The committee does not object to the ground floor extensions.

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

5.8

05/00408/FUL

Applicant: Mayfield Developments (Wales) Ltd

Agent: Jenkins Gould Partnership

Location: River Walk, Cowbridge

Proposal: Erection of 4 detached dwellings.

Objection

The members of the committee object to the proposals on the following grounds.

(i) Over development of the site – it is considered that there are too many houses for the site and the Committee would like to see a further reduction.

(ii) Reference is made to connection to the main sewers. Members have received expressions of concern from residents of nearby properties who advise that there is no mains sewer and that their properties are connected by a pump to the main sewer running through the cemetery and Poplars Park (currently about to undergo extensive repairs following disastrous malfunction this winter). The residents have recurrent problems with the existing sewerage system, which is maintained by the developer but is inadequate even for current level of use.

(iii) if successful, members request that any materials are of the highest quality bearing in mind the proximity of the development to the Old Grammar School, a listed building.

5.9

05/00409/FUL

Applicant: Mayfield Developments (Wales) Ltd

Agent: Jenkins Gould Partnership

Location: River Walk, Cowbridge

Proposal: Erection of 2 detached dwellings.

No Objection

5.10

05/00426/FUL

Applicant: Mr & Mrs D Rose

Agent: Don Mitchell Associates

Location: East Villa, 48 Eastgate, Cowbridge

Proposal: Ground floor rear extension, to provide sun room and shower room.

No Objection

5.11

05/00445/ADV

Applicant: Philip Jones Foodmarkets

Agent: Opus Signs Ltd

Location: Filco Food, 2 High Street, Cowbridge

Proposal: Food Store signs.

Objection

The Committee object to the proposal on the following grounds:

(i) That the proposal neither enhances nor improves the Conservation Area and the property prominently situated in the heart of it.

(ii) The chosen colour scheme is detrimental and members strongly object to the illuminated signs.

Members are also concerned about the appearance of additional advertising for other businesses in the vicinity and also the many small signs which have recently been attached to the supermarket walls advertising its own products, for which no planning permission has been sought.

Item 6

Correspondence.

- 6.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
- i) **04/01105/FUL** – Erection of two and a half storey apartments for 10no. retirement flats at The Limes Cowbridge. **Grants Permission with 12 conditions.** [*Town Council objected*]
 - ii) **04/01869/FUL** – Extension of existing retail premises involving demolition of existing flat roof construction and construction (to rear of site) of two storey development with two no. gable roofs at 18-20 High Street, Cowbridge - **Refuses to Permit.**
 - iii) **04/01935/FUL** – Retention of dwelling and works to complete) at Crossways Farm, Crossways, Cowbridge. **Grants Permission with 9 conditions.**
 - iv) **04/001988/REG3** – Creation of new pedestrian access at Ysgol Iolo Morganwg **Grants Deemed Planning Consent with 2 conditions.**
 - v) **04/02059/FUL** – Formal approval of variation of previously approved scheme 03/00086/FUL for eight dwellings at Former Bridge Garage Site (now Riverside Mews), High Street, Cowbridge. **Grants Permission with 9 conditions.**
 - vi) **05/00042/FUL** – Retention of single storey extension to existing stable to provide groom's accommodation (replacing existing) at Lyndongrove, Llanmihangel Road, Llanblethian, Cowbridge - **Grants Permission with 1 condition.**
 - vii) **05/00047/FUL** – Change of permitted opening hours to 08.00 to 23.00 Monday to Saturday and 10.00 to 16.00 on Sunday at 68 Eastgate, Cowbridge - **Grants Permission with 6 conditions.** [*Town Council objected*]
 - viii) **05/00066/FUL** – Extension of existing dwelling with conservatory and rear entrance porch at The Cross, Llanblethian, Cowbridge – **Grants permission with 3 conditions.**
 - ix) **05/00097/FUL** – Conversion to retail premises from rented house at 5 High Street, Cowbridge – **Grants Permission with 5 conditions.** [*Town Council objected*]
 - x) **05/00149/FUL** – Convert existing garages to residential use and construct double garage extension at Stoneacres, Primrose Hill, Cowbridge - **Grants Permission with 3 conditions.** [*Town Council objected*]
 - xi) **05/00152/ADV** – Shop sign and projecting sign at Barefoot Studio, 61 Eastgate, Cowbridge – **Grants Permission with 6 conditions.** [*Town Council objected*]
 - xii) **05/00173/FUL** – Enlargement of existing entrance lobby at 104, Broadway, Cowbridge – **Grant Permission with 2 conditions.**
 - xiii) **05/00185/FUL** – Single storey extension to rear of dwelling at 4 Maes Lloi, Aberthin. **Grants Permission with 2 conditions.**
 - xiv) **05/00146/FUL** – To fit wooden railings for safety reasons above flat roof at Westgate House, Westgate Cowbridge. **Grants Permission with 1 condition.** [*Town Council objected*]
 - xv) **05/00153/FUL** – Provision of one extra car parking space at Argoed, Llanblethian, Cowbridge. – **Grants Permission with 3 conditions.**
 - xvi) **05/00249/FUL** – Extension to utility area, creation of basement, front porch, rear dormer windows and changes to various opening; amendment to planning permission 04/1618/FUL at Tyn Y Cae Farm, Primrose Hill, Cowbridge – **Grants Permission with 2 conditions.**

Item 7: Any Other Business.

Members discussed the following matters and **recommend** that the Town Clerk contact the Planning Department and draw their attention to them.

- Councillor Mrs M Arnold made further reference to the banners in respect of last year's 'Food and Wine Festival', which are still being displayed, and are considerably out of date.
- Councillor Mrs G Baty referred to the work being carried out at 'Greenfield' Llanblethian and whether permission has been sought in respect of this work.

Item 8: Date and Time of next Meeting.

Tuesday 3rd May 2005 at 8.00pm.

Councillor Mrs L Adams.

Chairman.