

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Tuesday 3rd May 2005 at 8.00pm.

Present: Chairman – Councillor Mrs L Adams
Vice Chairman – Councillor H L Morgan
Mayor – Councillor Mrs S M Cox
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 G Baty

Item 2: **Declarations of interests.**
Councillors Mrs S M Cox and D W Morris – Item 6.7.

Item 3: **Matters arising from the Committee meeting held on 4th April 2005.**
No matters arising.

Item 4: **Matters arising from the Full Council meeting held on 19th April 2005.**
Item 9b – the wooden portico on the Institute Building – the Town Clerk will follow up with the Enforcement Officer.

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

5.1 **05/00455/FUL**

Applicant: Mr Brown
Agent: Dunraven
Location: 12 Millfield Drive, Cowbridge
Proposal: Porch to front.

No objection.

Members believe this to be a retrospective application as the work has already been carried out.

5.2 **05/00366/LBC**

Applicant: The Bear Hotel
Agent: Andrew Parker Associates
Location: The Bear Hotel
Proposal: Removal of temporary marquee and the construction of new ballroom to ground floor and conference facility to first floor.

No objection.

5.3 **05/00439/LBC**

Applicant: Mr & Mrs Rose
Agent: Don Mitchell Associates
Location: East Villa, 48 Eastgate, Cowbridge
Proposal: Ground floor rear extension to provide sun room and shower room and smooth rendered walls to match existing, lead batten rolls to roof.
Powder coated aluminium doors.

No objection.

Item 5: To consider the following Planning Applications: (Continued).

5.4

05/00465/FUL

Applicant: Mr P Francis
Agent: N/A
Location: 14 Middlegate Court, Cowbridge
Proposal: Single storey side of house extension on three bedroom detached house.

No objection.

5.5

05/00469/FUL

Applicant: Mr P Powell
Agent: West 'N' Welsh
Location: 39 Hillside Drive, Cowbridge
Proposal: Rosewood colour upvc conservatory.

No objection.

5.6

05/00464/FUL

Applicant: Mr & Mrs M Cuddy
Agent: S G Williams & Associates
Location: Tyn-y-Caeau Farm, Primrose Hill, Cowbridge
Proposal: Erection of stables and garaging, construction of ménage, provision of access track and associated external works.

No objection.

5.7

05/00495/FUL

Applicant: Mr & Mrs Neilson
Agent: Phillip Wynne Architect
Location: Lindum House, Westgate, Cowbridge
Proposal: Alterations to the external appearance of dwelling.

No objection.

However, the Committee do consider the existing property to be a good example of 1960's architecture, which would be a shame to lose.

5.8

05/00527/FUL

Applicant: Miss A Davies
Agent: N/A
Location: 1 Wolffe Close, Cowbridge
Proposal: Conservatory to rear and porch extension to front.

No objection.

5.9

05/00532/FUL

Applicant: Mr & Mrs M C Phipps
Agent: W A Spees, RIBA, Haverfordwest
Location: White Lodge, Primrose Hill, Cowbridge
Proposal: Alterations and extensions to provide additional living accommodation to the existing single family dwelling.

No objection.

Item 5: To consider the following Planning Applications: (Continued).

5.10

05/00540/FUL

Applicant: Vale 4x4 Ltd
Agent: N/A
Location: David John Ironmongers Car Park, North Road, Cowbridge
Proposal: Retention of use as garage facility with MOT testing station incorporated within original building.

No objection.

5.11

05/00574/FUL

Applicant: Ms L Burrows
Agent: N/A
Location: 9 The Orchard, Aberthin
Proposal: 1) Conversion of integral garage to sitting room
2) Construction of porch to front under existing roof.
3) New side extension and raised flat roof to create utility room.

No objection.

5.12

05/00584/FUL

Applicant: Mr & Mrs A Sheppard
Agent: N/A
Location: 11B Broadway, Cowbridge
Proposal: Two storey extension to side for garage living room and bedroom.

No objection.

5.13

05/00590/FUL

Applicant: O2 (UK) Ltd
Agent: Needham Haddell Ltd.
Location: WPD Primary 56-0105 (Electricity Grid Station) North Road, Cowbridge
Proposal: The removal of an existing telecommunications pole and replacement with a new 15m column, with integrated antenna and WPD antenna together with the necessary equipment, cabinets and associated ancillary equipment.

Objection.

The Committee objects on the following grounds:-

- (i) The site is in the Conservation Area and the height of the proposed column will neither enhance nor improve it.
- (ii) The impact that the height of the proposed column will have on the surrounding area.
- (iii) The proximity of the proposal to residential properties.
- (iv) The proximity of the proposal to the school especially if there are plans for future extensions of that site.

Item 6:

Correspondence.

- 6.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
- i) **04/01509/LBC** – Conversion of the Grammar School and Boot House into 15 no. Residential units at Cowbridge Grammar School, Church Street, Cowbridge.
Grants Permission with 8 conditions.
Members discussed the conditions imposed and voiced their concerns about condition 6 relating to the gate piers, wall and railings to the entrance to the Church, Ball Court and existing churchyard boundary. The Committee agreed that before any works could be undertaken that ownership of the land is established albeit that the only part relevant to ownership by the Town Council is the entrance path and gate; the remainder of the land is under the ownership of the Representative Body of the Church in Wales.
A copy of a letter sent from the Representative Body to the Planning Department at the Vale of Glamorgan Council was read by the Clerk to members. The letter emphasised ownership of the land in question, part by the Town Council and the remainder by the Representative Body for which a faculty is required.
Members of the Committee also noted that whilst listed building consent has been granted decision on the full planning application has yet been made.
- ii) **05/00175/FUL** – Single Storey Extension at Thaw House, Constitution Hill, Cowbridge. **Grants Permission with 2 conditions.**
- iii) **05/00289/FUL** – Two storey side extension and one storey rear extension at Windy Ridge, Love Lane, Llanblethian, Cowbridge. **Grants with 2 conditions**
- iv) **04/00293/FUL** – Retention of as built works incorporating 2 storey extension (02/1621/FUL) at 4 Broadway, Cowbridge. **Grants Permission with 1 condition**
[Town Council objected]
- v) **04/01990/FUL** – Two storey extension at 11 Talyfan Close, Cowbridge – **Grants Permission with 3 conditions.**
- 6.2 Letter received from Vale of Glamorgan Council in respect of the Corporate Plan 2005 – 2009, which contains action to produce a town centre strategy for all centres in the Vale, including Cowbridge, which is to include parking and traffic management issues. The letter enclosed a SWOT analysis and invited written views to be made by Tuesday, 31st May 2005.
Members agreed that a separate meeting should be held to discuss this, which has been arranged for Wednesday 25th May 2005 at 6pm in the Council Chamber.
- 6.3 Notice of Adoption received from Vale of Glamorgan Council in respect of the Unitary Development Plan. The Vale of Glamorgan Council adopted the Plan on 18th April 2005 and any person aggrieved by the proposals may within six weeks from 20th April 2005 make an application to the High Court.
Noted.
- 6.4 Letter received from Vale of Glamorgan Council regarding Planning Application No. 05/00293/FUL : retention of as-built works including two storey extension, 4 Broadway, Cowbridge. Careful consideration was given of all representations received including the Town Council regarding the over development of the site but as the proposals involved an overall reduction in the floor space of the extension compared to that previously approved it was concluded that refusal could not be justified in this instance.
Noted.

Item 6:

Correspondence. (Continued)

6.5

Letter received from Vale of Glamorgan Council relating to Application 05/00146/FUL at Westgate House, Westgate, Cowbridge.

Comments made by the Town Council were considered when the decision for this application was made and as result of an assessment of the submitted plans and benefit of a site visit there were no reasons based on planning grounds to refuse the application.

Noted.

6.6

Letter received from Cowbridge Charter Trust about a proposal, which is being put forward to name an “un-named” length of road from its junction with Town Mill Road and the South Gate around to the end of the Butts near Ye Olde Masons Arms. The proposed name is “Richard de Clare Road”, who as Lord of Glamorgan granted the first borough charter to Cowbridge, the 750th Anniversary of which was celebrated last year.

The Trust is looking for the support of the Town Council to the proposal in principle if not in fact.

Members of the Committee agreed that before any commitment can be made to the proposal, it should be established with the Highways Department at the Vale of Glamorgan Council if in fact, the road is un-named.

Councillors Mrs S M Cox and D W Morris left the meeting whilst the following matter was discussed.

6.7

Letter received from Cowbridge Charter Trust in respect of the banners relating to the Food and Wine Festival held last November and in response to the letter sent by the Town Clerk.

The letter advised that whilst the Trust appreciates the concerns raised by some Councillors, each time access to the poles is organised it does involve a cost to the Trust. In order to minimise the outlay, the Trust intends to replace the banners with new ones in the early summer advertising the 2005 two day Cowbridge Food and Drink Festival.

Members discussed the letter at length.

Proposed by Councillor A Williams, seconded by Councillor Mrs A Burges, that a further letter is sent by the Town Clerk, requesting the Trust arrange for the removal of the existing banners until such time that replacements are available.

Recommended as proposed.

Item 7:

Any Other Business.

7.1

Councillor Mrs M Arnold advised that the street sign in Mill Park is missing. The Town Clerk will advise Highways at the Vale of Glamorgan Council.

7.2

Councillor Mrs S M Cox referred to the former Galleria shop in the Limes, which is displaying a ‘For Sale’ notice on the door for a 2 bed roomed cottage, although there has been no application for change of use from retail back to residential.

The Town Clerk will contact the Planning Department at the Vale of Glamorgan Council regarding this matter.

7.3

Councillor A Williams referred to the new footbridge, which is to be constructed from the car park to Penny Lane. Members agreed that the Town Clerk should write to the Vale of Glamorgan Council to enquire whether a management plan is in place with the contractors for the delivery of materials to the site.

Councillor Mrs Adams thanked the members of the Committee for their support through the year.

Item 8: Date and Time of next Meeting.
Monday 6th June 2005 at 8.00pm.

Councillor
Chairman.