

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 7th June 2004 at 8.00pm.

Present: Mayor – Councillor H W Field
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

Item 2: Declarations of Interest.
Councillor H W Field – Item 5.9
Councillor Mrs S M Cox – Item 5.2 (non pecuniary)

Item 3: Matters arising from the Committee meeting held on 4th May 2004.
No matters arising.

Item 4: Matters arising from the Full Council meeting held on 18th May 2004.
No matters arising.

Item 5: To consider the following Planning Applications:

5.1 **04/00609/FUL**
Applicant: Mr & Mrs Ward
Agent: R A Hicks
Location: “Seasons”, Porth-y-Green, Cowbridge
Proposal: Extension to front elevation ground floor, lounge/study, first floor Bed 1 & Bed 2.

No Objections

Members of the committee would like to draw your attention to a large crack in the boundary wall which looks to be in a dangerous condition.

5.2 **04/00632/FUL**
Applicant: Mr and Mrs T Williams
Agent: D V Newton, 5 The Broad Shoard, Cowbridge
Location: 30 St Johns Close, Cowbridge
Proposal: Extension of ground floor dining room and first floor bedroom including the construction of an ensuite shower room.

No Objections

5.3 **04/00643/FUL**
Applicant: Mr Bailey
Agent: Phillip Wynne Architect
Location: East Villa, 48 Eastgate, Cowbridge.
Proposal: Single storey rear extension.

No Objections

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

5.4

04/00650/LBC

Applicant: Mr Bailey
Agent: Phillip Wynne Architect
Location: East Villa, 48 Eastgate, Cowbridge.
Proposal: Ground floor rear extension incorporating toilet, lobby and sun room.
Rendered walls to match existing aluminium doors and windows and lead flat roofs.

No Objections

The committee would prefer that the choice of materials be more in keeping with a grade II listed building.

5.5

04/00691/FUL

Applicant: Mr and Mrs Schweitzer
Agent: Leekes
Location: 16 Cae Rex, Llanblethian, Cowbridge
Proposal: Single storey rear conservatory.

No Objections

5.6

04/00731/FUL

Applicant: Mr and Mrs P O'Donnell
Agent: Alun Arthur Architect, Merthyr Mawr Road, Bridgend
Location: Plot adjacent to Lyndale, The Causeway, Llanblethian
Proposal: New 2 storey dwelling.

Objection

The Committee object on the following grounds:

1. Over-development of the site.
2. The proposal will be detrimental to the character of the village.
3. It is considered to be out of keeping with surrounding properties and neither enhances or improves the Conservation Area.
- 3 The proposal will impinge on the privacy of neighbouring properties.
4. The proposed development is not shown on the site plan and there is insufficient information relating to its finish.
5. The Committee understands that there will be demolition of a stonewall, although this is not stated on the application.

5.7

04/00761/FUL

Applicant: A G Developments
Agent: Don Mitchell Associates
Location: 'Frampton', St Athan Road, Cowbridge
Proposal: Two storey extension to rear. Additional bedroom in loft space.
Demolish porch to side, garage and outbuilding alterations and improvements to driveway from St Athan Road.

No Objections

However, the committee are concerned that the long sloping roof will have an adverse affect on the neighbours window and consider the proposal un-neighbourly.

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

5.8

04/00762/FUL

Applicant: A G Developments
Agent: Don Mitchell Associates.
Location: Plot of Land between 'Frampton' and 'Hallowdene', St Athan Road, Cowbridge.
Proposal: Construct new 2/3 bedroom, 2 storey house on new plot of land between 'Frampton' and 'Hallowdene'. Demolish existing garage on site. Construct new driveway and shared vehicle access to St Athan Road.

No Objections

However, the committee are concerned about vehicles entering and exiting the St Athan Road.

5.9

Councillor H W Field left the meeting whilst the next item was discussed.

04/00773/LBC

Applicant: Mr & Mrs D Kennedy
Agent: Kennedy James Griffiths, Cardiff Gate Business Park.
Location: 60 High Street, Cowbridge
Proposal: Refurbishment, renovation & extension to High Street Garage to create dwelling and garage space.

No Objections

5.10

04/00785/FUL

Applicant: Mr R Knight
Agent: Amdega Ltd
Location: Ashton Court, Westgate, Cowbridge
Proposal: Erection of single storey conservatory.

No Objections

5.11

04/00788/FUL

Applicant: Tre Dafydd
Agent: N/A
Location: Field 4082 to the west of Church Hill Close, Llanblethian, close to far hedge approximately 90. metres north of the footpaths.
Proposal: Timber framed "American Barn". A building which will comprise within it 8 partitioned stables with a central passageway.

Objection

The committee object on the following grounds:

1. Members query whether application for change of use is required from arable to stables?
2. The proposal is out of keeping with the surrounding area.
3. The proposal neither enhances nor improves the Conservation Area.
4. Public footpaths (nos.61 & 62) cross the field and members are concerned about any interference preventing their continued usage.
5. Members are concerned about access and any increase in the volume of traffic that may be a consequence of the proposal.

5.12

04/00797/FUL

Applicant: Mr R Gambling
Agent: Phillip Wynne Architect
Location: 1 Llanquian Close, Llanblethian, Cowbridge
Proposal: Extensions to existing dwelling.

No Objections

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

5.13

04/00808/LBC

Applicant: South Wales Police
Agent: Oriel Design Ltd
Location: Police Station, Westgate, Cowbridge.
Proposal: Internal alterations, comprising of, removal of glazed screen, opening up a new doorway and erection of new stud partitions.

No Objections

5.14

04/00821/FUL

Name: Mr & Mrs Greenwell
Agent: Tim Worsfold, 'Llan', Graig Llwyn Road, Lisvane, Cardiff
Location: 9A Stonewalls, Broadway, Cowbridge
Proposal: Erection of a two storey side extension to include a garage, kitchen and ensuite bedroom and ancillary works.

No Objections

The committee would request that a condition be placed on the garage to ensure that it is not used for a separate dwelling in the future.

Councillor Mrs M Arnold and H L Morgan objected to the proposal and requested that they were noted in the minutes.

Item 6.

Correspondence.

6.1

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

i

03/01538/FUL – Removal of temporary marquee and construction of new ballroom to ground floor and conference facility at Bear Hotel, Cowbridge – **Refuses to Permit.**

ii

03/01662/LBC – Removal of temporary marquee and construction of new ballroom to ground floor and conference facility to first floor at Bear Hotel, Cowbridge – **Refuses to Permit.**

iii

04/00002/FUL – Demolition of existing single storey extension and replace with new two storey extension. Pitched roof to existing garage at The Wickets, 6 Eastgate, Cowbridge - **Grants Permission with 3 conditions.**

iv

04/00225/FUL – Construction of a new pedestrian bridge and approach ramp to replace existing stepped footbridge. Provision of two class A3 units, one single and one two storey, at Penny Lane, Cowbridge - **Grants Permission with 8 conditions.**

v

04/00231/FUL – Loft conversion providing a bedroom and bathroom; and a ground floor conservatory, at 68 Broadway, Llanblethian, Cowbridge – **Grants Permission with 4 conditions.**

vi

04/00357/FUL – Extension to kitchen at ground floor level to rear of existing house at 5 Llantwit Major Road, Cowbridge – **Grants Permission with 2 conditions.**

vii

04/00363/ADV – Wall mounted illuminated advertising display unit at Martin's Newsagents, 14 High Street, Cowbridge – **Refuses to Grant Consent.**

viii

04/00384/FUL – Extension and alterations to existing bungalow at Shortlands, Westgate, Cowbridge - **Grants Permission with 2 conditions.**

ix

04/00390/FUL – Rear single storey extension at 20 Millfield Drive, Cowbridge – **Grants Permission with 2 conditions.**

x

04/00442/FUL – Rear extension at 5 The Verlands, Cowbridge – **Grants Permission with 2 conditions.**

xi

04/00499/FUL – Construction of a porch and bay window at 5 New Forest View, Aberthin Road, Cowbridge – **Grants Permission with 2 conditions.**

xii

04/00485/FUL – Construction of access ramp at main entrance to branch premises to comply with Disability Discrimination Act 1995 at Yorkshire Building Society, 75 High Street, Cowbridge – **Grants Permission with 2 conditions.**

Item 6. Correspondence.

- 6.1 Received notifications of the planning decisions made by the Vale of Glamorgan
(*continued*)
- xiii **04/00470/FUL** – Rear extension comprising first floor bedroom extension over existing kitchen and single storey kitchen extension at 19 Eastgate, Cowbridge –
Grants Permission with 1 condition.
- 6.2 Letter received from the Vale of Glamorgan Council in respect of (Ty Helig) 68 Broadway, Cowbridge. The observations made by the Town Council were taken into consideration when the application was determined which was approved on 14 May subject to conditions to ensure matching materials and the dormer window fronting 66 Broadway being fitted with fixed panes and obscure glass. In relation to the conversion of the garage to a study, there is on-site parking for two cars, sufficient to serve the occupiers of the dwelling.
Noted.
- 6.3 Letter received from the Vale of Glamorgan Council containing a proposal for the Disabled Parking at Ty Dafydd Westgate to be revoked in its entirety.
Noted.
- 6.4 Letter received from the Vale of Glamorgan Council in respect of West Lodge in response to the enquiry made about the geotechnical and archaeological surveys. The letter stated that works to remove part of the cliff face were not carried out and it is not considered expedient to pursue this matter. In relation to the archaeological survey it is considered that the breach is limited in nature and no formal action would resolve the situation the extensions now having been fully completed. It is therefore considered no further action should be taken.
The members noted the content of the response and recommend that a further letter is sent by the Town Clerk requesting that a survey be carried out to assess the stability of the cliff face and that to the knowledge of members of the Council, a degree of work to remove part of the cliff face has in fact taken place.

Item 7. Any other business.

- 7.1 Members gave further discussion to the wall on the Llantwit Major Road. They agreed that they should continue to monitor it, and were advised that the matter has also been brought to the attention of Vale Councillor G A Cox who in the process of pursuing it.
- 7.2 Councillor Mrs Arnold referred to the hairdressing business on Love Lane. Members agreed that the Town Council has already drawn the matter to the attention of the Planning Department at the Vale and agreed that any further complaint must be made by those persons directly affected.

Item 8: Date and Time of next Meeting.

Monday 5th July 2004 at 8.00pm.

Councillor Mrs G Baty
Chairman.