

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 6th June 2005 at 8.00pm.

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

In Attendance: Town Clerk - Mr Andrew Davies.

Item 1: **Apologies for absence.**
Councillor Mrs A Burges

Item 2: **Appointment of Chairman and Vice Chairman for the ensuing year.**
Proposed by Councillor Mrs L Adams, seconded by Councillor Mrs M Arnold,
that Councillor H L Morgan be appointed Chairman for the ensuing year.
Resolved as proposed.

Councillor H L Morgan thanked members for electing him as Chairman for the forthcoming year.

Proposed by Councillor A Williams, seconded by Councillor Mrs G Baty,
that Councillor R G Jones be appointed Vice Chairman for the ensuing year.
Resolved as proposed.

Item 3: **Declarations of interests.**
Councillor Mrs M Arnold – item 6.1 Planning application 05/00623/FUL

Item 4: **Matters arising from the Committee meeting held on 3rd May 2005.**
Item 7.1 - The Town Clerk confirmed that he has received information from the Vale of Glamorgan Planning Department confirming that the ground floor of Limes Cottage will require 'change of use' should it revert back to residential from retail use.

Item 7.2 – The officer dealing with the new bridge at Penny Lane is presently on leave and upon her return, the Town Clerk will check what arrangements have been made for delivery of materials etc to the site.

Item 5: **Matters arising from the Full Council meeting held on 18th May 2005.**
No matters arising.

Item 6:

To consider the following Planning Applications:

(Councillor Mrs M Arnold left the meeting whilst the following item was discussed)

6.1

05/00623/FUL

Applicant: Mr & Mrs Warwick Howells
Agent: James Carter & Alan Barker
Location: 'St Margarets', Love Lane, Llanblethian
Proposal: Alterations/Extension to existing bungalow.

No Objections

However, the Committee are concerned that

- (i) the plans fail to indicate the proximity of adjoining properties.
- (ii) car parking spaces are not shown.

6.2

05/00641/ADV

Applicant: Punch Pub Co.
Agent: Sign Specialists Ltd
Location: Ye Olde Masons Arms, Cowbridge
Proposal: Application for consent to display an advertisement.

Whilst the Committee have **no objection** to the designs of the signs submitted, they do object to the proposed materials, which are considered to be inappropriate for use in the heart of the Conservation Area and on such an important listed building. The Committee also object to the illumination of the proposed signage for similar reasons.

6.3

05/00647/FUL

Applicant: Mr & Mrs Lowe
Agent: J H Leekes & Sons Ltd
Location: 69 The Verlands, Cowbridge
Proposal: Installation of PVCu Conservatory.

No Objections

6.4

05/00703/FUL

Applicant: P Davies
Agent: Phillip Wynne Architect
Location: Argoed, Llanblethian
Proposal: Amendments to Application Ref: 03/01291/FUL.

No Objections

6.5

05/00687/REG3

Applicant: Director Learning and Development
Agent: Education Property Officer
Location: Cowbridge Comprehensive (Lower) School, Town Mill Road, Cowbridge
Proposal: Renewal of permission for 1 No. Single Storey, Double Demountable Classroom.

No Objections

Whilst the Committee appreciate the need for demountable classrooms, they are extremely concerned about their state both from a health and safety point of view and their location in the Conservation Area and proximity to the Old Grammar School.

Item 6: To consider the following Planning Applications (continued):

6.6 **05/00758/FUL**

Applicant: Mr N England
Agent: Anderson & Associates
Location: Former Royal Mail Sorting Office Site, 61 Eastgate, Cowbridge.
Proposal: Refurbishment and extension of existing rear buildings.

No Objections

Whilst the Committee are pleased that better use is being made of these premises, they considered the flat roof between the pitched roofs does not enhance the building which is situated within the Conservation Area.

6.7 **05/00807/FUL**

Applicant: Mr & Mrs Mulcahy
Agent: Quorum Associates
Location: Coopersale House, Piccadilly, Llanblethian, Cowbridge.
Proposal: Construction of car port.

No Objections

The Committee queries whether an application for change of use is required in respect of the existing garage given the apparent effect of the application on access to it.

Item 7: Correspondence.

7.1 Received notifications of the planning decisions made by the Vale of Glamorgan
i) **04/01468/FUL** – Conversion of existing building into 15 residential units with 4 new build residential units on the former Council Depot Yard site and 24 parking spaces and amenity space at Cowbridge Grammar School, Church Street, Cowbridge -

Grants Permission with 16 conditions

The Town Clerk advised member of the details of the conditions, which have been placed on the application.

Members discussed the matter at length and agreed on the following action:

(i) For a letter to be sent to the developer (copied to the Vale of Glamorgan Council) voicing concern about the fact that to date, no approach has been made to the Town Council about the proposed alteration to the entrance to the church which involves land in its ownership. Also that the Town Council hasn't been approached about any proposals for access to the rear of the property which would also involved Town Council owned land i.e. the Twt Park

(ii) That the option remains to obtain a valuation for the entrance path and gate to the church.

(iii) That Councillor H L Morgan meets with the Town Clerk to look at documents held at the Town Hall concerning the Twt Park with regard to details on 'easement' via the entrance from Town Mill Road and any other relevant information.

ii) **04/01778/FUL** – Alterations and extension and change of use of adjacent agricultural land at Marlborough Farm Lodge, Crossways, Cowbridge – **Grants Permission with 4 conditions.**

iii) **05/00145/FUL** – Erection of six detached dwelling houses at Plot adjacent to Porth-y-Green, Castle Hill, Llanblethian – **Refuses to permit.**

iv) **05/00165/FUL** – Extension to house and double garage to rear of site at West House, 32 Westgate, Cowbridge - **Grants Permission with 5 conditions** [*Town Council objected*].

v) **05/00196/REG3** – Development of agricultural land for recreational school playing fields at Cowbridge Comprehensive School (Land adjacent) Aberthin Road, Cowbridge – **Grants deemed planning consent with 11 conditions.**

Item 6: Correspondence.

- 7.1 Received notifications of the planning decisions made by the Vale of Glamorgan (continued)
- vi) **05/00235/LBC** – DDA implementation works, storm doors repositioned, inner lobby door replaced, new ramp within lobby, regrade paving to entrance and add new robust mild steel galvanised railings with ornate tops and handrails at Nat West Bank, 4 Westgate, Cowbridge – **Consents with 3 conditions.**
- vii) **05/00236/FUL** – DDA implementation works, storm doors repositioned, inner lobby doors replaced, ramp up 80mm within lobby, regrade parking to entrance. Add new handrails and railings at Nat West Bank, 4 Westgate, Cowbridge – **Grants Permission with 2 conditions.**
- viii) **05/00238/FUL** – Demolition of rear store and construction of single storey flat roof extension. Demolition of existing porch and construction of new at front. General internal and external refurbishment. Ye Old Masons Arms, 66 High Street, Cowbridge – **Grants Permission with 4 conditions.**
- ix) **05/00276/FUL** – Convert existing workshop and garage into a house with integral garage all within the existing building footprint at Sorrento, 67 High Street, Cowbridge – **Grants Permission with 3 conditions.**
- x) **05/00283/FUL** – Removal of temporary marquee and construction of new ballroom to ground floor and conference facility to first floor at The Bear Hotel, High Street, Cowbridge – **Grants Permission with 5 conditions.**
- xi) **05/00382/FUL** – Single storey extension to side for utility room and bathroom at 9 Stradling Close, Cowbridge – **Grants Permission with 1 condition.**
- xii) **05/00439/LBC** – Ground floor rear extension to provide sun room and shower room at East Villa, 48 Eastgate, Cowbridge – **Consents with 2 conditions.**
- xiii) **05/00445/ADV** – Illuminated shop sign at Filco Foods, Cowbridge – **Refuses to Grant Consent.**
- xiv) **05/00455/FUL** – Porch to front at 12 Millfield Drive, Cowbridge – **Grants Permission with no Conditions.**
- xv) **05/00465/FUL** – Single storey extension on side of three-bedroom house at 14 Middlegate Court, Cowbridge – **Grants Permission with 2 conditions.**
- xvi) **05/00469/FUL** – Rosewood colour UPVC conservatory at 39 Hillside Drive, Cowbridge – **Grants Permission with 2 conditions.**
- xvii) **05/00426/FUL** – Ground floor rear extension, to provide sun room and shower room at East Villa, 48 Eastgate, Cowbridge – **Grants Permission with 1 condition.**
- xviii) **05/00495/FUL** – Alterations to the external appearance of dwelling at Lindum House, Westgate, Cowbridge – **Grants Permission with 1 condition.**
- xix) **05/00527/FUL** – Conservatory to rear and porch extension to front at 1 Wolffe Close, Cowbridge – **Grants Permission with 2 conditions.**
- xx) **05/00540/FUL** – Retention of use as garage facility with MOT testing station incorporated within original building at David John Ironmongers Car Park, North Road, Cowbridge – **Grants Permission with 2 conditions.**
- xxi) **05/00574/FUL** – Conversion of internal garage to sitting room. Construction of porch to front under existing roof. New side extension and raised flat room to create utility room at 9 The Orchard, Aberthin – **Grants Permission with 2 conditions.**
- xxii) **04/02013/LBC** – Extension of existing retail premises involving demolition of existing flat roof construction (to rear of site) and construction of two storey development with 2 no. gable roofs at 18-20 High Street, Cowbridge – **Refuses to consent.**
- xxiii) **05/00119/LBC** Conversion of stone built barn into residential accommodation comprising kitchen study and garage at ground floor and bathroom and 2 bedrooms at first floor at The Sweetings, Aberthin – **Consents.**

Item 6:

Correspondence (continued)

7.2 05/00787/TCA – to reduce and crown thin one Magnolia at 11 Constitution Hill
Noted.

7.3 Letter received from Vale of Glamorgan Council in respect of the ‘Valeways Programme 2005’ and proposed improvements in the Cowbridge area. The work is due to commence within the next few weeks and a map is enclosed (held by the Town Clerk) to show the nature and extent of the works to be undertaken mainly involving stile replacement, waymarking posts and other minor works.
Noted.

7.4 Letter received from the Vale of Glamorgan Council enclosing a copy of the Progress Report in respect of the Council’s Air Quality Review and Assessment Round 2, for information.
Noted.

Item 8:

Any Other Business.

8.1 Councillor Mrs S M Cox referred to 75 Eastgate (formerly Cowbridge Antiques Centre) and the internal work, which is taking place. Members agreed that the Town Clerk should contact the Vale of Glamorgan Council to find out the work is authorised and whether it should be subject to a planning application.

Item 9:

Date and Time of next Meeting.

Monday 6th June 2005 at 8.00pm.

Councillor H L Morgan
Chairman.