

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 4th September 2006 at 8.00pm.

Present: Chairman – Councillor Mrs S M Cox
Mayor – Councillor Mrs L Adams
Deputy Mayor – Councillor H Ll Morgan
Councillors –Mrs G Baty, Mrs A Burges, D W Morris and A Williams

In Attendance: Town Clerk – Mr Andrew Davies.

Item 1: Apologies for absence.
Mrs M Arnold

Item 2: Declarations of interests.
Councillor A W Williams – Item 6.1(i)
Councillor H Ll Morgan - Item 5.3 and 6.1(ii)

Item 3: Matters arising from the Committee Meetings held on 3rd July 2006.
No matters arising.

Item 4: Matters arising from the Town Council Meeting held on 18th July 2006.
No matters arising.

Item 5: To consider the following Planning Applications:
5.1 **06/00995/FUL**

Applicant: Chic Bistro UK Ltd
Agent: J Edmondson FRICS, Cardiff
Location: 1B Penny Lane, Cowbridge
Proposal: Variation of Condition 7 of Application No. 05/00025/FUL to extend opening hours to 12 midnight on Thursdays, Fridays and Saturdays and to 2100 on Sundays and 2300 on Bank Holidays.

No Objections

5.2 **06/01012/FUL**

Applicant: Mr & Mrs Watts
Agent: Grove Associates, 81 Eastgate, Cowbridge
Location: 'Paradwys', Llanquian Road, Aberthin, Cowbridge
Proposal: Extension of an existing house.

No Objections

Members of the Committee understand that where any demolition is to take place, it should be a clear indicated on the plan submitted. This does not appear to be the case for this application.

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

Councillor H Ll Morgan left the meeting whilst the following application was discussed.

5.3 06/00992/FUL

Applicant: Penllyne Properties, Graig Cottage, r/o 53 Eastgate, Cowbridge
Agent: Phillip Wynne, Architect, 51 Eastgate, Cowbridge.
Location: 36, Eastgate Cowbridge.
Proposal: Part Demolition of single storey extension and restoration of remaining house.

No Objections

5.4 06/01020/FUL

Applicant: Coral Quay Ltd, P.O. Box 721, Cardiff
Agent: Andrew Parker Associates, Studio1, The Great Barn, Lillypot, Bonvilston.
Location: 3 Oaks Llanblethian.
Proposal: Existing Bungalow Demolished and replaced with a new dormer type bungalow with 4 beds and a double garage.

No Objections

5.5 06/01053/FUL

Applicant: Mr Lee Thomas, 4 Park Place, Tonypany, CF40 1BA
Agent: Anderson & Associates, 39 High Street, Cowbridge.
Location: Plot Adjacent to 'Southgate House' Town Mill Road, Cowbridge.
Proposal: Construction of a four bed detached house, double garage and parking (variation of existing permission 03/01126/FUL) & single garage for 'Southgate, plus parking)

No Objections

5.6 06/00555/FUL

Applicant: M Tomlinson, Cardiff
Agent: N/A
Location: Bryn Hyfryd, Primrose Hill, Cowbridge.
Proposal: Amended / further details.
Removal/alteration of conditions to allow building to be used for short term holiday lets.

Objections

The Committee objects on the grounds of access being a very narrow lane and the increase in vehicular movement will be significant. The lane also forms part of the 'Circular Walk.'

5.7 06/01069/FUL

Applicant: Mr and Mrs Wilkinson
Agent: N/A.
Location: 4 St Johns Close, Cowbridge
Proposal: Single storey extension to rear.

No Objections

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

5.8

06/01079/FUL

Applicant: Mr M Royale, Summit View, Pen-y-Lan Road, Aberthin.
Agent: C Thomas, 26 Middlegate Court, Cowbridge.
Location: Field near summit view.
Proposal: Retrospective Application for ménage in corner of field.

No Objections

However, the Committee is concerned that this is a retrospective application. They also query whether the field containing the ménage is contained within the curtilage of the property and believe that it may lie outside the 'development boundary'.

5.9

06/01094/FUL

Applicant: Mr & Mrs Kyriakides
Agent: Quorum Associates, 86 Eastgate, Cowbridge.
Location: Tadwick Cottage, Llanblethian
Proposal: Alterations and 6ft Extension.

No Objections

The committee notes the access is near to the bend and hope that alteration to its width will not restrict manoeuvrability.

5.10

06/01101/FUL

Applicant: Dr & Mrs Goodfellow
Agent: Don Mitchell Associates
Location: Coach House, Crossways, Cowbridge
Proposal: Conversion of existing garage/office outbuilding to link with Main House – Two bedrooms to first Floor, general purpose room, kitchen and bathroom to ground floor.

No Objections

5.11

06/00450/FUL

Applicant: Mr & Mrs Sherratt
Agent: Davies Sutton Architects
Location: 2 Llanblethian House, Llanblethian
Proposal: New dwelling house (amended plan).

Objections

Members of the committee are concerned with the access being directly opposite the church hall which more often than not has parked cars in front of it.

5.12

06/00508/FUL

Applicant: Mr & Mrs Murray
Agent: James Carter: Alan Barker Partnership
Location: 44 Westgate, Cowbridge
Proposal: Amended plan.

No Objections

Item 6:

Correspondence.

6.1

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

i)

06/00162/OUT – Erection of retirement bungalow and domestic garage at East of 4a Geraints Close, Cowbridge – **Refuses to permit.**

ii)

06/00889/FUL – Single storey rear extension at Dan y Deri, St Athan Road, Cowbridge - **Grants Permission with 1 condition.**

Item 6: Correspondence. (continued)

- iii) **05/01934/FUL** – Change of use from offices to ground floor retail plus extension with 5no. bedsits in upper floors at 81 High Street, Cowbridge – **Grants Permission with 4 conditions.**
- iv) **06/00026/LBC** – Internal alterations to convert from office use to retail on ground floor, and from office to residential on first and second floor. Single storey rear extension at 81 High Street, Cowbridge – **Consents with 21 conditions.**
- v) **06/00201/LBC** – Conversion of the Grammar School and Boot House into 15no. residential units at Cowbridge Grammar School, Church Street, Cowbridge – **Consents with 5 conditions.**
- vi) **06/00440/FUL** – Install two toilets in clubhouse and cesspool for foul drainage. Replace two existing windows on north elevation with patio doors. Form new opening on east elevation with french doors at Cowbridge Athletic Club Tennis Section, The Broadshoard, Cowbridge – **Grants permission with 3 conditions.**
- vii) **06/00645/FUL** – Construction of new rooms in attic with new dormer windows at Lyndongrove, Llanblethian – **Grants permission with no conditions.**
- viii) **06/00664/FUL** – Proposed kitchen extension and new boundary wall at 6 Coopers Lane, Cowbridge – **Grants permission with 2 conditions.**
- ix) **06/00699/FUL** – To remove existing night safe through sash window on front elevation and re-instate sash window to match existing windows alongside Lloyds TSB Bank, 33 High Street, Cowbridge – **Grants permission with 1 condition.**
- x) **06/00707/FUL** – Change of use to A1 retail with alterations to building elevations at former Pearce & Harris Engineers Workshop, North Road, Cowbridge – **Grants permission with 1 condition.**
- xi) **06/00708/LBC** – Restoration, repair, re-roofing, new windows and doors at Cowbridge Physic Garden, Church Street, Cowbridge – **Consents with no conditions.**
- xii) **06/00713/LBC** – To remove existing nightsafe through sash window on front elevation and re-instate sash window to match existing windows alongside at Lloyds TSB Bank, 33 High Street, Cowbridge – **Consents with one condition.**
- xiii) **06/00778/FUL** – Formation of new car parking area – rebuilding stone retaining wall to same height as original at Dunelm, Factory Road, Llanblethian – **Refuses to permit.**
- xiv) **06/00807/FUL** – Conversion and extension of outbuilding to create office at 75 Eastgate (first floor), Cowbridge – **Grants permission with 4 conditions.**
- xv) **06/00826/FUL** – Hallway and utility room extension at Fernbank, Aberthin – **Grants permission with 1 condition.**
- xvi) **06/00837/FUL** – Conservatory to rear at 5 Court Close, Aberthin – **Grants permission with 2 conditions.**
- xvii) **06/00838/FUL** – Two storey extension at side of existing house (includes part demolition of room over garage) at 14 Mill Park, Cowbridge – **Grants permission with 2 conditions.**
- xviii) **06/00907/FUL** – Shop front redesign, including new signage, lighting etc. at 34 Eastgate, Cowbridge – **Refuses to permit.**
- xix) **06/00952/FUL** – Single Storey Rear conservatory at 4 St Johns Close, Cowbridge – **Grants Permission.**
- xx) **06/00545/LBC** – Internal alterations, porch, conservatory, alterations to external front boundary walls at Llanblethian House, Llanblethian, Cowbridge – **Consents with 13 conditions.**

- Item 6:** **Correspondence (continued).**
xxi) **06/00691/FUL** – Remove existing porch, kitchen and conservatory. Build new porch and conservatory. Adjust fenestration to all elevations. Remove part of front wall to improve visibility. Move Medieval gate to adjacent wall. Re-render and continue stone course at front at 2 Llanblethian House, Llanblethian, Cowbridge – **Grants permission with 1 condition.**
- 6.2 (i) Notification received from the Vale of Glamorgan Council of application No. **06/00924/TCA** – Lime Tree Mews – trim trees.
(ii) Notification received from the Vale of Glamorgan Council of application no. **06/01107/TCA** – Brook Cottage,, Llanblethian – work to trees.
- 6.3 Letter received from the Vale of Glamorgan Council in relation to the Determination of Planning applications. The letter advised that decision issued by the Vale of Glamorgan Council will continue to give reasons why planning applications are refused but will also give reasons when planning applications are granted permission. As this information will now be provided, the Vale Council will no longer reply to individual cases to explain how a particular decision was reached as this will now have already been given.
Noted.
- 6.4 Letter received from the Vale of Glamorgan Council advising that Notice of Appeal has been lodged in respect of planning application 02/01897/FUL (Caravan Hospital, St Hilary) against the decision to refuse the planning application
- 6.5 Letter received from the Vale of Glamorgan Council in response to the request from this Town Council for more information about the determination of planning application 06/00568/PNT (A4222 Darren Hill, Cowbridge. Installation of a 9m streetworks monopole together with 1No. tri sector antenna within a GRP shroud, 2 No. ground based equipment cabinets and associated ancillary equipment.)
Noted.
- 6.6 Notification from the Vale of Glamorgan Council that the ‘St Athan Development Brief’ has been formally adopted.
Noted.
- 6.7 Environment Agency Wales – Thaw and Cadoxton Catchment Abstraction Management Strategy – Final Document
Noted.
- 6.8 Letter received from Brackley Primary Health Care Property concerning the proposal for a replacement medical centre at the Bear Field Cowbridge. The letter highlighted the two main benefits of the site being its proximity to the town centre and leisure centre and the proposed upgrade of pedestrian and vehicle access. The main benefit will be ‘to improve and extend the range of healthcare services on behalf of the residents of Cowbridge and its environs’.
The letter acknowledged the Town Council as being a vital ‘voice’ of the local community and wished to keep it fully apprised of the proposals.
The writer offered i) an informal meeting; ii) a more formal presentation or iii) a copy of the full application pack before its submission.
Recommended that a full information pack be requested before determining the offer of above.

Item 7: Any Other Business.

The following items were discussed and it is **recommended** that they are brought to the attention of the Vale of Glamorgan Planning Department:

- The new decoration on the front elevation of 'Etc' which is not considered to be in keeping with the Conservation Area and about which numerous members of the public have complained.
- The new illuminated sign ('Illy') outside Bar 44.
- Advertising Boards outside The Market Place ('formally the Masons Arms'). These are seen to be a restriction on pedestrian passage when passing in front of the premises.
- The newly created 'pedestrian access' from the rear of the 'summerhouse and art studio' at 61 Geraints Way onto the Llantwit Major Road. (planning application 04/00975) and where the council understood the wall was to be replaced in its entirety. The new boundary also appears to be built further back from the road than the original.

Item 8: Date and Time of next Meeting.

Monday 2nd October 2006 at 7.00pm.

Councillor Mrs S M Cox
Chairman.