

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 5th September 2005 at 8.00pm.

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

In Attendance: Town Clerk - Mr Andrew Davies.

Item 1: Apologies for absence.
Councillor Mrs A Burges

Item 2: Declarations of interests.
None.

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

Item 4: Matters arising from the Full Council meeting held on 19th July 2005.
No matters arising.

Item 5: To consider the following Planning Applications:

5.1 05/01132/FUL
Applicant: Mr & Mrs Chapman
Agent: Mr Chapman
Location: 3 Downs View, Aberthin, Cowbridge
Proposal: 2 storey side extension.
No Objection

5.2 05/01138/FUL
Applicant: O2 (UK) Ltd
Agent: Needham Haddrell
Location: Land on electricity sub station (WPD Primary 56-105), North Road, Cowbridge.
Proposal: Removal of existing WPD telecommunications pole with a replacement 15m telecommunications column with integrated antenna and WPD antenna with equipment cabinets and associated ancillary equipment.

Objection.

The Committee objects on the following grounds: -

- (i) The site is in the Conservation Area and, given its height and appearance, 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 and Grade II listed buildings.

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

5.3

05/00408/FUL

Applicant: Mayfield Developments (Wales) Ltd
Agent: Jenkins Gould Partnership
Location: River Walk, Cowbridge
Proposal: Proposed erection of four detached dwellings.

Objection

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

(i) The existing sewerage system is overloaded and residents have expressed concerns over the impact that additional housing development will have. Any proposed improvements to the system will have to be substantial in order to cope.

(ii) The development is being built on existing 'flood plain' and this will be lost as a result. Members are concerned that the flood prevention measures that are proposed will result in displacing any floodwater to the other side of the river and affect properties further downstream.

Members refer to the letter writing by Jenkins Gould Partnership dated 21st July and dispute reference being made to "the area of river adjoining the site is a back water from the culvert" (para 2). The Committee is clear that the main course of the river adjoins the site.

(iii) Should the application be successful, members of the Committee request that any materials are of the highest quality bearing in mind the Conservation Area and the proximity of the development to the Old Grammar School, a listed building.

5.4

05/00409/FUL

Applicant: Mayfield Developments (Wales) Ltd
Agent: Jenkins Gould Partnership
Location: River Walk, Cowbridge
Proposal: Proposed erection two detached dwellings.

No objection

However, the Committee note that no provision has been made for the possibility of flooding as in application (05/00409/FUL) and is concerned that as a result of what is proposed in that application a knock-on effect may result.

Members note that access to the adjoining garages may now be impeded as a result of the newly defined boundary and are aware that the user of the affected garage has raised concerns. Members also query whether narrowing of the access may impact on road safety given its proximity to the junction.

5.5

05/01140/OUT

Applicant: Mr & Mrs P Wynne
Agent: Phillip Wynne Architect
Location: Beech Court, 69 Broadway, Llanblethian, Cowbridge
Proposal: Outline application for the construction of one dwelling.

Objection.

Members are concerned regarding

- i) the impact on the Conservation Area.
- ii) the access, which is onto a very narrow stretch of busy road.
- iii) the number of trees that will require removal.

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

5.6

05/01144/FUL

Applicant: Mr & Mrs J H Newark
Agent: Robertson Francis Partnership
Location: Old Factory House, Factory Road, Llanblethian, Cowbridge
Proposal: Extension of existing residential annexe to create new family dwelling house.

Objection.

The Committee object on the following grounds:

- i) The height and overall size of the proposed building.
- ii) The impact on the nearby cottages and surrounding area.
- iii) The proposal fails to enhance the Conservation Area.
- iv) The proposal is out of keeping with the surrounding area and would have a detrimental impact on the street scene.
- v) The removal of trees.
- vi) The proximity of the proposal to the UDP boundary.
- vii) The loss of an historic building i.e. the wool factory

5.7

05/01173/FUL

Applicant: Mr & Mrs J Long
Agent: Peter Jenkins, Architects, 124 High St, Barry
Location: 5 Croft Street, Cowbridge
Proposal: Rear Extensions.

Objection.

The Committee object on the following grounds:

- i) The impact of the proposal on the surrounding properties.
- ii) Over development of the site.
- iii) The proposal fails to improve or enhance the Conservation Area.
- iv) The proposed materials are inappropriate for the Conservation Area.

5.8

05/01211/FUL

Applicant: Simon Wenham
Agent: Peter Jenkins, Architects, 124 High St, Barry
Location: 3 Croft Street, Cowbridge
Proposal: Rear Extensions.

Objection.

The Committee object on the following grounds:

- i) The impact of the proposal on the surrounding properties.
- ii) Over development of the site.
- iii) The proposal fails to improve or enhance the Conservation Area.
- iv) The proposed materials are inappropriate for the Conservation Area.

5.9

05/01231/PNA

Applicant: Mr A Thomas
Agent: H R Thomas 51 High Street, Cowbridge
Location: Land alongside new Breach Farm, Sigginstone's Southern boundary.
Proposal: New Road.

The Committee find it unable to make complete observations in this matter on the information supplied but understand that full planning application must be submitted. The Committee believe that the proposed road, will be seriously detrimental to the appearance of a substantial area of open pastoral countryside close to and clearly visible from a well-used footpath. In addition, it appears that highway access is proposed on a blind corner of what is a narrow and dangerous road .

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

5.10

05/01247/FUL

Applicant: J H Taylor

Agent: N/A

Location: 21 The Broadshoard, Cowbridge.

Proposal: Single storey rear extension to create larger kitchen and family room.
Front entrance porch. Associated internal alterations.

No Objections

5.11

05/01262/FUL

Applicant: H W Field

Agent: Anderson & Associates

Location: Land at North of Pen-y-Bryn, Crossways, Cowbridge

Proposal: Conversion and extension to residential use of existing barn and orchard plantation to the south of the site.

Objection

Members of the Committee are concerned about the concealed entrance accessing what is a very narrow road.

Members of the Committee also consider that the application should be looked upon as an application for a new dwelling rather than a 'barn conversion' as this is what it is comprised of in the main.

Item 6:

Correspondence.

6.1

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

i)

05/00188/LBC – Demolition of rear store and construction of single storey flat roof extension. Demolition of existing porch and construction of new. General internal and external refurbishment at Ye Olde Masons Arms, 66 High Street, Cowbridge – **Consents with 12 conditions.**

ii)

05/00390/FUL – Alterations to existing dormers and single storey extension to front and rear at Craig yr Awel, Tyla Rhosyr, Cowbridge – **Grants Permission with 3 conditions.**

iii)

05/00687/REG3 – Renewal of permission for one single storey double demountable classroom at Cowbridge Comprehensive (Lower School), Town Mill Road, Cowbridge – **Grants Deemed Planning Consent.**

iv)

05/00862/FUL – 3 Bedroom semi-detached dwelling at 25 Borough Close, Cowbridge – **Grants Permission with 9 conditions.** (*T.C. objected*).

v)

05/00871/FUL – Gable end two storey extension and conservatory at Hollybush Cottage, Cowbridge – **Grants Permission with one condition.**

vi)

05/00935/FUL – Conservatory at Broadgate House, The Broadshoard, Cowbridge – **Grants Permission with 2 conditions.**

vii)

05/00959/FUL – New detached garage to replace existing store building at 1 St Quentins Hill, Llanblethian, Cowbridge – **Grants Permission with 2 conditions.**

viii)

05/00990/FUL – PVCU Conservatory at Hill Drop, Piccadilly, Llanblethian – **Grants Permission with 1 condition.**

ix)

05/00641/ADV – Various signs at Ye Olde Mason Arms, High Street, Cowbridge – **Consents with 7 conditions.**

x)

05/00987/LBC – 2 sets build up letters, 2 off panels, 1 off A4 Menuboxes at Ye Olde Mason Arms, Cowbridge – **Consents with 1 condition.**

6.2

05/01245/TCA - Application to fell one Douglas Fir at The Paddock Stallcourt Close, Llanblethian.

Noted.

Item 6: Correspondence (continued).

6.3 Letter received from the Vale of Glamorgan Council relating to 25 Borough Close, Cowbridge regarding a proposed new dwelling. Consideration was given to the Town Council's comments before a decision was reached. It was not considered that the proposed development would have an adverse impact in term of highway safety and that the plot was of sufficient amenity space to serve both the existing and proposed dwelling.

Noted.

Item 7: Any Other Business.

7.1 Members of the Committee mentioned the following planning issues in the town centre.

- Signage above Valentino's in the High Street.
- Work being carried out at the former Antique Centre and hairdressing salon, both in Eastgate.

7.2 Members asked whether there has been any further information regarding prosecution of the Down Filling Station.

The Town Clerk confirmed that the last hearing date he was aware of was in July. He will make enquiries with the Planning Department to establish the current position.

7.3 Members discussed the former Bridge Garage development and the footpath running alongside it from High Street into the Limes.
Councillor Mrs G Baty advised members that there is no mention of the footpath in the planning conditions laid down by the Vale of Glamorgan Council but that she would examine the original plan submitted to clarify what reference was made to it at the time.

7.3 Members noted that the development on the Llantwit Major Road is continuing and agreed that it should continue to be monitored.

Item 8: Date and Time of next Meeting.

Monday 3rd October 2005 at 8.00pm.

Chairman.

Councillor H Ll Morgan