

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 3rd October 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, Mrs A Burges, Mrs S M Cox and D W Morris

In Attendance: Town Clerk - Mr Andrew Davies.

Item 1: Apologies for absence.
Councillor A Williams

Item 2: Declarations of interests.
Councillor Mrs L Adams item 5.9 – application involves next-door residence.

Item 3: Matters arising from the Committee meeting held on 25th July & 5th September 2005.
No matters arising.

Item 4: Matters arising from the Full Council meeting held on 20th September 2005.
No matters arising.

Item 5: To consider the following Planning Applications:

5.1

05/01351/FUL

Applicant: Royal Bank of Scotland
Agent: B3 Burgess Ltd
Location: Nat West Bank, 4 Westgate, Cowbridge
Proposal: DDA implementation works. Storm doors repositioned, inner lobby doors replaced, ramp up 80mm within lobby, regrade paving to entrance, add new handrails and railings as indicated.

No Objections

5.2

05/00409/FUL

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

No Objections

However, the Committee is concerned 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. The Committee is also concerned that this development may overload the sewer which at times is already inadequate for existing purposes.

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

5.3

05/01379/FUL

Applicant: M Anwar

Agent: N/A

Location: Junction of North Road and Middlegate Court

Proposal: Installation of postman's security container.

Objections

The committee objects on the basis that the proposed site for the additional box does not improve the street scene and neither does it improve or enhance the Conservation Area.

Members consider that the boxes should be sited together.

5.4

05/01380/FUL

Applicant: M Anwar

Agent: N/A

Location: Junction of St Athan Road and Brookfield Park Road

Proposal: Installation of postman's security container.

Objection

The site is where formerly a large tree stood which was felled approximately two years ago. Members would have no objection to the proposal provided that the box is positioned so as to enable a suitable replacement tree to be planted to lessen the impact of the box on the street scene.

5.5

05/01401/FUL

Applicant: Mr and Mrs Gooding

Agent: Grove Associate Architects

Location: 29 St Johns Close, Brookfield Park, Cowbridge

Proposal: House extension to extend kitchen, dining room and fourth bedroom all to match existing construction and finishes.

No Objections

5.6

05/01398/FUL

Applicant: Mr & Mrs Kyriakides

Agent: Quorum Associates

Location: Pleasant View, Llanblethian, Cowbridge

Proposal: Alterations and extensions.

Members of the committee have **no objection** to the proposed alterations and extensions but do **object** to the loss of the stone boundary wall. The stone walls are a feature of Llanblethian village.

Members also query the demolition of the shed which they believe is attached to the adjoining property.

Councillor Mrs M Arnold requested that her objection to the proposal be noted.

5.7

05/1418/REG3

Applicant: The Vale of Glamorgan Council

Agent: Don Mitchell Associates

Location: Southway Elderly Persons Home

Proposal: Single storey extension to Dining Room.

No Objections

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

5.8

05/00758/FUL

Applicant: Mr N England
Agent: Anderson & Associates
Location: Former Royal Mail Sorting Office, Eastgate, Cowbridge
Proposal: Amended plans.

No Objections

5.9

05/01439/FUL

Applicant: Prof. R.J. Buswell
Agent: N/A
Location: 9 The Limes, Cowbridge.
Proposal: Removal of Existing low wall, railings and gate; resiting of gateway, re-building low wall and erecting replacement railings and gate.

Objections

The committee does not consider the proposal to be in keeping with surrounding properties nor that it improves or enhances the Conservation Area in view of the height of the proposed structures, particularly the gate. The Committee would not object to the gate being re-sited but would prefer a lower wall, railings and gate being proposed.

5.10

05/01440/LBC

Applicant: David Kenwick, Newbridge Rd Llantrisant.
Agent: N/A
Location: 1 Westgate, Cowbridge.
Proposal: Addition of shop signs to front and side elevation.

Objections

The Committee strongly objects on the following grounds:

- The proposal fails to improve or enhance the Conservation Area.
- The proposal is intrusive on the street scene
- The proposal is totally inappropriate for a listed building.

5.11

05/01444/FUL

Applicant: Arqiva, Cawley Court, Winchester, Hants
Agent: M Smith, Site Solutions, Cawley Court, Winchester, Hants
Location: Arqiva Transmitting Station, St Hilary Cowbridge.
Proposal: Installation of five antennas on the existing mast for Networks by Wireless Ltd.

No Objections

Item 6:

Correspondence.

6.1

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

(i) **05/00532/FUL** – Alterations and extension to provide additional living accommodation to the existing single family dwelling at White Lodge, Primrose Hill, Cowbridge – **Grants Permission with 10 conditions.**

(ii) **05/01132/FUL** – Two storey side extension at 3 Downs View, Aberthin – **Refuses to permit.**

6.2

Vale of Glamorgan Council - Planning Act, 1990 – Section 78 Appeal –
05/01144/FUL – Mr & Mrs Newark, Old Factory House, Factory Road, Llanblethian – Conversion and extension of residential annexe into new detached dwelling.
The grounds of the appeal is on the basis of the failure of the Local Planning Authority to determine the application within the statutory eight week period.
Noted.

Item 6: Correspondence. (continued)

6.3 Vale of Glamorgan Council - Planning Act, 1990 – Section 78 Appeal – 05/00903/FUL – Mr L O’Brien, The Acorns, Maendy Road, Aberthin – Demolition of existing agricultural building and replace with building for storage of tractor, agricultural machinery, tools, workshop and workshop and working area. The grounds of the appeal are on the basis of the failure of the Local Planning Authority to determine the application within the statutory eight-week period.
Noted.

6.4 Copy letter received from K H J Cook, written to the Vale of Glamorgan Council concerning the number of Advertising “A” Boards, which are being placed in the main shopping thoroughfare. Mr Cook raised various issues including boards outside the Town Hall. He queried whether or not the pavement outside the Town Hall forms part of the curtilage of the building or is part of the Highway i.e. the pavement.
Noted.
Members discussed the content of the letter and **recommended** that a letter is sent to the Highways Department, copied to Mr Cook, in support of the points that he raised in his letter and asking what proposals the Vale Council are considering in relation to the problem.

Item 7: Any Other Business.

Members discussed the following matters:-

- The development on Llantwit Major Road – it was agreed that this should be continually monitored as once work has been completed the wall is to be reinstated.
- Development at the rear of Westgate House – members query whether it is complaint with the plan and conditions imposed.

Item 8: Date and Time of next Meeting.

Monday 7th November 2005 at 8.00pm.

Chairman.

Councillor H Ll Morgan