

**Cowbridge with Llanblethian Town Council**  
**Minutes of the Planning Committee Meeting held in the Council Chamber,**  
**Cowbridge Town Hall,**  
**on Monday 7<sup>th</sup> November 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 A Burges and A Williams

**In Attendance:** Town Clerk – Mr Andrew Davies.

**Item 1: Apologies for absence.**  
Councillors: Mrs M Arnold and D W Morris

**Item 2: Declarations of interests.**  
None

**Item 3: Matters arising from the Committee meeting held on 3<sup>rd</sup> October 2005.**  
No matters arising.

**Item 4: Matters arising from the Full Council meeting held on 18<sup>th</sup> October 2005.**  
No matters arising.

**Item 5: To consider the following Planning Applications:**  
5.1 **05/01484/LBC**

Applicant: Royal Bank of Scotland  
Agent: B3 Burgess Ltd., Cardiff  
Location: Nat West Bank plc, Cowbridge  
Proposal: DDA implementation works.

**No Objections.**

5.2 **05/01468/FUL**

Applicant: Mr & Mrs Beresford  
Agent: Quorum Associates  
Location: Ushi's, 44 High Street, Cowbridge  
Proposal: Replacement of first floor windows and doors.

**No Objections.**

5.3 **05/01465/FUL**

Applicant: Mrs S Morgan  
Agent: N/A  
Location: 6 Lake Hill Drive, Cowbridge  
Proposal: To employ an assistant Childminder and increase the number of children from 6 to the maximum number permitted by you relevant to the space available.

**No Objections.**

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

5.4

**05/01488/FUL**

Applicant: Mr & Mrs M Dawson  
Agent: Anderson & Associates  
Location: "West House", 32 Westgate, Cowbridge  
Proposal: Amendment to App. No. 05/00165/FUL: Gym and steamroom re-located on ground floor and provision of games/storage room, and toilet at first floor.

**No Objections.**

However, the members of the Committee wish to re-iterate their concerns over the development becoming a separate dwelling.

5.5

**05/01509/FUL**

Applicant: Mr B M Welsby  
Agent: N/A  
Location: 1 Maes Lloi, Aberthin  
Proposal: The extension of one ground floor bedroom to encompass a shower room consisting of a disability shower, toilet and hand basin.

**No Objections.**

5.6

**05/01173/FUL**

Applicant: M Long  
Agent: Peter Jenkins Architecture, High Street, Barry  
Location: 5 Croft Street, Cowbridge  
Proposal: Amended plans.

**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.

5.7

**05/01211/FUL**

Applicant: S Wenham  
Agent: Peter Jenkins Architecture, High Street, Barry  
Location: 3 Croft Street, Cowbridge  
Proposal: Amended plans.

**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

**05/01565/FUL**

Applicant: Mr & Mrs K Young  
Agent: N/A  
Location: 9 Seys Close, Cowbridge  
Proposal: Conservatory

**No Objection**

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

5.9

**05/01660/FUL**

Applicant: Mr T R E Dafydd, 19 Church Hill Close, Cowbridge.  
Agent: C Thomas 26 Middlegate Court, Cowbridge.  
Location: Yard adjacent to Old Factory House, Factory Road, Cowbridge  
Proposal: Retrospective application for part demolition of old pig sty and construction of new store.

**Objections**

The committee objects on the grounds that:

1. The access is too narrow for the proposed usage i.e. vehicles and tractors. The track is also part of a public footpath.
2. The design and materials of the new building does not improve or enhance the Conservation Area.

**Item 6:**

**Correspondence.**

6.1

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

i)

**05/00861/LBC** – Demolition of single storey extension and replacement with two storey extension at 18 High Street, Cowbridge – **Consents with 4 conditions.**

ii)

**05/00902/FUL** – Demolition of single storey rear extension and replacement with two storey extension at 18 High Street, Cowbridge – **Grants Permission with 4 conditions.**

iii)

**05/00930/FUL** – Flood alleviation scheme at The flood plain of the River Thaw, upstream of Cowbridge, and adjacent to Mount Pleasant Farm, Cowbridge – **Grants Permission with 8 conditions.**

iv)

**05/00946/FUL** – Construction of a detached 5-bedroom dwelling with integral garage (variation of permission 03/01126/FUL) and single garage for Southgate at Southgate, Town Mill Road, Cowbridge – **Refuses to Permit.**

v)

**05/01138/FUL** – Removal of existing WPD telecommunications pole and replacement with a new 15m column, with integrated antenna and WPD antenna together with equipment cabinets and associated ancillary equipment at Land on electricity sub station (WPD Primary 56-105), North Road, Cowbridge – **Refuses to Permit.**

vi)

**05/01140/OUT** – Outline Application for the construction of one dwelling at Beech Court, 69 Broadway, Cowbridge – **Grants Outline Permission with 12 conditions. (Town Council objected).**

vii)

**05/01247/FUL** – Single storey rear extension at 21 The Broadboard, Cowbridge – **Grants Permission for 2 conditions.**

viii)

**05/01351/FUL** – DDA Implementation Works. Storm doors repositioned. Inner lobby doors replaced. Ramp up 80mm within lobby. Regrade paving to entrance. Add new handrails at National Westminster Bank, 4 Westgate, Cowbridge. – **Grants Permission with one condition.**

ix)

**05/01379/FUL** – Installation of postman's security container at Junction of North Road/Middlegate Court, Cowbridge – **Grants Permission with 2 conditions.**

x)

**05/01380/FUL** – Installation of postman's security container at Junction of St Athan Road/Brookfield Park Road, Cowbridge – **Grants Permission with one condition.**

xi)

**05/01401/FUL** – To extend kitchen, dining room and fourth bedroom at 29 St Johns Close, Cowbridge – **Grants Permission with one condition.**

xii)

**05/01418/REG3** – Single storey extension to dining room at Southway Elderly Persons Home, Town Mill Road, Cowbridge – **Grants Deemed Planning Consent with 2 conditions.**

**Item 6: Correspondence.(continued)**

- 6.2 Planning Application **05/01602/TCA** – Hurrans Garden Centre – Reduce one willow tree.  
Planning Application **05/01540/TCA** – In the vicinity of the Town Walls – Remove all ash trees and saplings, coppice hazelnuts and remove a large holly.  
**Noted.**
- 6.3 Letter received from the Vale of Glamorgan Council in respect of planning application **05/01140/OUT** in respect of an outline application for the construction of one dwelling at Beech Court Llanblethian. The letter advised that following consideration of all representations received it was considered that the application could accommodate a dwelling in principle without impacting on the protected trees within the site.  
**Noted.**
- 6.4 Letter received from the Vale of Glamorgan Council enclosing the Draft Supplementary Planning Guidance: Sustainable Development – ‘A Developer’s Guide’. The letter requested any comments on the draft guidance to be completed on the attached comment form and returned by Friday 11<sup>th</sup> November.  
**Noted.**
- 6.5 Letter received from the Vale of Glamorgan Council in respect of Planning Application 05/01379/FUL – Installation of Postman’s Security Box at the junction North Road/Middlegate Court. Consideration was given to the representations made by the Town Council. The decision to approve the application was made as a result of an assessment of the submitted plans plus a site visit and there were no reasons based on planning grounds for the application to be refused.  
**Noted.**
- 6.6 Letter received from the Vale of Glamorgan Council enclosing minutes of the Town Centre Sub Committee in respect of the Town Centre SWOT Analysis, which were accepted at the meeting of the Scrutiny Committee on 6<sup>th</sup> September 2005.  
**Noted.**
- 6.7 Letter received from Cowbridge Bowling Club concerning the observations made by the Town Council regarding the SWOT Analysis produced by the Vale of Glamorgan Council.  
Under the heading of Leisure and Recreation Facilities reference was made based on experiences by members of the public in relation to the Bowling Club. The letter wished to point out that the Club endeavours to promote and encourage its use by the public and enclosed details of the Club information leaflet, which is displayed on the notice board at the Leisure Centre.  
**Noted.**  
The Committee **recommends** that a letter is sent acknowledging the letter received from the Bowling Club, indicating that the Town Council had done no more than to pass on to the Vale Council comments received from members of the public and noting the steps taken by the Club in promoting the game and encouraging the public to participate in it.

**Item 7:**

**Any Other Business.**

- 7.1 Councillor Mrs A Burges raised the question of the appearance of the poles supporting the banners in the High Street now that the banners for the Food and Drink Festival have been removed; this was discussed and it was felt that their further usage should be monitored as the poles alone do not enhance the street scene.
- 7.2 Councillor A Williams advised that a question had arisen as to the Vale Council's ability to implement its scheme to enforce car parking charges in the Town Hall Square car park by means of barriers as planned in view of the British Legion's right of access to its club premises.
- 7.3 Councillor Mrs G Baty referred to an article printed in the Gem Newspaper on 6<sup>th</sup> October concerning Section 106 Agreements whereby Developers hand over cash in return for Planning Permission. In return the Vale Council uses this planning gain to improve local infrastructure. The newspaper report advised that a conclusion had been reached by the Scrutiny Committee at the Vale of Glamorgan Council that some of these monies have yet to be spent and that there is a time constraint on their use. Councillor Mrs Baty was concerned that should any 'planning gain' result from development within Cowbridge that the Town Council should be notified of the sum and any time limits involved.  
**Recommended** that a letter is sent to the Vale of Glamorgan Council requesting that the Town Council is notified of any existing or future 'planning gain', the amounts involved and any time constraints attached for their use.
- 7.4 Members discussed the footpath leading from the High Street into The Limes, which runs in front of the former 'Bridge Garage Site'. Some Members had examined the plans and planning brief containing the following:  
'A 1.8metre footpath is to be provided at the developer's expense along the southeastern frontage of the Limes and made available for adoption. The existing stonewall fronting the Limes is to be retained and repaired using traditional fat lime or, as an alternative hydraulic lime mortars. The footpath is to be laid out on the inward (site) side.'  
**Recommended** that a letter is sent to the Vale of Glamorgan Council Planning Department expressing concerns that the footpath is still unavailable for public use.

**Item 8:**

**Date and Time of next Meeting.**

Monday 5<sup>th</sup> December 2005 at 8.00pm.

**Chairman.**

Councillor H LI Morgan