

Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting held in the Council Chamber,
Cowbridge Town Hall,
on Monday 6th November 2006 at 8.00pm.

Present: Vice chairman – Councillor Mrs G Baty
Mayor – Councillor Mrs L Adams
Councillors – Mrs M Arnold, Mrs A Burges, D W Morris and A Williams

In Attendance: Town Clerk – Mr Andrew Davies.

Item 1: Apologies for absence.
Councillors A E Banks, Councillor H Ll Morgan and Mrs S M Cox

Item 2: Declarations of interests.
Councillor Mrs L Adams (item 5.6)
Councillor A Williams (item 7.8)
Councillor Mrs A Burges (item 7.6)

Item 3: Matters arising from the Committee Meetings held on 2nd October 2006.
No matters arising.

Item 4: Matters arising from the Town Council Meeting held on 17th October 2006.
No matters arising.

Item 5: To consider the following Planning Applications:

5.1 **06/01324/FUL**
Applicant: Mr & Mrs Degaris
Agent: Simplee Solar Ltd
Location: 73 The Verlands, Cowbridge
Proposal: Installation of solar panels on the east facing roof and the west facing roof.

No Objections

5.2 **06/01358/FUL**
Applicant: Dr. S Jolles
Agent: Alwyn Jones Penseiri Architects
Location: Great House, Llanquian Road, Aberthin
Proposal: Minor alterations to dwelling house.

No Objections

5.3 **06/01395/FUL**
Applicant: Mr C Mumford
Agent: N/A
Location: Field 8276 Near Aberthin Lane, Aberthin, Cowbridge
Proposal: Stable block comprising 3 stables and adjoining Hay Barn.

No Objections

Item 5: To consider the following Planning Applications:

5.4 06/01419/FUL

Applicant: Dr Jemmett & Partners and Dr Jones and Partners
Agent: Brackley Investments Limited
Location: The Bear Field, Cowbridge
Proposal: Erection of two storey medical centre with associated access, parking and landscaping.

No Objections

However, the Committee wishes to put forward the following comments:

- i) The proposed design and materials do not improve or enhance the Conservation Area – better quality materials and a more imaginative design would have been preferred.
- ii) Concerns over vehicular access to and from the Health Centre via Broadshoard onto Westgate.
- iii) Despite approval by the Environment Agency, the Committee is concerned with treated water being allowed to enter the waterway and to be linked to a *future* mains system in North Road.

5.5 06/01420/FUL

Applicant: Mr & Mrs N Worswick
Agent: Meridian Building Design
Location: 13 Stradling Close, Cowbridge
Proposal: New dormers and internal alterations.

No Objections

Councillor Mrs L Adams left the meeting whilst the following agenda item was discussed.

5.6 06/01434/FUL

Applicant: Eastgate Ltd
Agent: Jenkins Gould Partnership
Location: Land at The Limes, Cowbridge
Proposal: Erection of ten two-storey, two bedroom dwellings.

Objections

The committee is pleased to see the reduction in height of the proposed dwellings but objects on the following grounds:

- i) Overdevelopment of the site
- ii) The proposal is considered to be un-neighbourly – particularly in respect of adjacent properties at 10 Aubrey Terrace and 9 The Limes.
- iii) The development fails to enhance improve or preserve the Conservation Area and is not in keeping with it.

5.7 06/01480/FUL

Applicant: Mr & Mrs Rose
Agent: Don Mitchell Associates
Location: Rear of East Villa, 48 Eastgate, Cowbridge
Proposal: Detached garage for three cars and parking areas to front and rear of garage.

No Objections

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Item 5: To consider the following Planning Applications:

5.8 **06/01284/FUL**

Applicant: Mr & Mrs J H Newark
Agent: Robertson Francis Partnership
Location: Old Factory House, Factory Road, Llanblethian
Proposal: Amended plan.

Whilst the Members of the committee have **no objection** to the improvement on access, the original objections remain.

5.9 **06/01472/FUL**

Applicant: Mr T R E Dafydd
Agent: C Thomas
Location: Yard adjacent to Old Factory House, Factory Road, Llanblethian
Proposal: Demolish corrugated store and erect stables.

Objections

The committee consider that the application:

- i) is an intrusion on the countryside.
- ii) The narrow lane access.
- iii) It is believed that work to the development may have already started.

Item 6. Cattle market site.

The committee considered the resolutions passed at the Vale of Glamorgan Cabinet meeting on 20th September 2006 in respect of the Cattle Market. In the first resolution, it was agreed to deem the site 'surplus to the Councils requirements and dispose of the site by the most appropriate means at the appropriate time'. It was further resolved, 'that the Head of Planning and Transportation prepare a revised planning brief to support the disposal of the site'.

Proposed by Councillor Mrs L Adams, seconded by Councillor Mrs G Baty and **recommended**, that a letter is set to the Vale of Glamorgan Council expressing the disappointment of the Town Council that it was not consulted in this matter and also that the loss of so many car parking spaces will be detrimental to trade and the near completion of the 'Physic Garden' which will attract a greater number of visitors to the town.

Item 7: Correspondence.

- 7.1 Received notifications of the planning decisions made by the Vale of Glamorgan:
- i) **06/00508/FUL** – Alterations to existing and two storey extension at rear of 44 Westgate, Cowbridge – **Grants permission with 4 conditions.** (*T.C. objected*).
 - ii) **06/00646/FUL** – Hard surfacing of land adjacent to existing barn and retention of horse trainer at Lyndongrove, Llanblethian – **Refuses to permit.**
 - iii) **06/00701/FUL** – New building for the storage of machines and equipment associated with the adjacent vineyard and food produce business at Meadow View, Crossways, Cowbridge – **Refuses to permit.**
 - iv) **06/00737/FUL** – Extension to existing stables and construction of perimeter walkways and corner infill to existing barns at Lyndongrove, Llanblethian – **Refuses to permit.**
 - v) **06/00845/FUL** – Demolition of existing bungalow and erection of 2no. semi-detached dwellings (resubmission of revised proposals) at Primrose View, St Quentins Close, Llanblethian – **Refuses to permit.**
 - vi) **06/00892/FUL** – Formation of two tracks at Tyn y Caeau, Primrose Hill, Cowbridge – **Grants permission with 2 conditions.**

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- Item 7: Correspondence.(continued)**
- vii) **06/00903/FUL** – Two storey side extension with lean-to porch. New lean-to conservatory blocking up 2no. doorways and enlarging 1no. window at 19 The Broadshoard, Cowbridge – **Grants permission with 6 conditions.**
 - viii) **06/00975/FUL** – Living room, porch, utility room, study and porch extension at House adjacent to New Breach Farm, Cowbridge – **Refuses to permit.**
 - ix) **06/00995/FUL** – Partial change of use to restaurant and to extend opening hours to 12 midnight on Thursday, Fridays and Saturdays and to 2100 on Sundays and 2300 on Bank Holidays at Britannia House, 1B Penny Lane, Cowbridge – **Grants permission with 5 conditions.**
 - x) **06/01012/FUL** – Extension of an existing house at Paradwys, Llanquian Road, Aberthin - **Refuses to permit.**
 - xi) **06/01069/FUL** – Single storey extension to rear at 4 St Johns Close, Brookfield Park, Cowbridge – **Grants permission with 1 condition.**
 - xii) **06/01079/FUL** – Retrospective application for ménage in corner of field at Field near Summit View, Pen y Lan Road, Aberthin – **No conditions.**
 - xiii) **06/01094/FUL** – Alterations and ground floor extension at Tadwick Cottage, Llanblethian – **Grants permission with 2 conditions.**
 - xiv) **06/01101/FUL** – 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 at Coach House, Crossways – **Grants permission with 2 conditions.**
 - xv) **06/01173/FUL** – Install solar panels on South facing roof at rear of property at Caer Castell, Porth y Green, Cowbridge – **Grants permission with 1 condition.**
 - xvi) **06/01264/FUL** – Extension to house at 10 Geraints Way, Cowbridge – **Grants permission with 2 conditions.**
 - xvii) **05/01488/FUL** – Amendment to application 05/00165/FUL – Gym and stream room relocated on ground floor and provision of games/storage room and toilet at first floor at West House, 32 Westgate, Cowbridge – **Grants permission with 3 conditions.**
 - xviii) **06/01254/FUL** – 2 Storey extension to side of property and alteration to roof pitch to increase 1st floor floor area at Hafod Wen, 27 Cae Rex, Llanblethian – **Grants permission with 1 condition.**
 - xix) **06/01410/TPO** – reduce silver maple by approx 3m and balance the loading of the crown at 25 The Verlands, Cowbridge
- 7.2 Response received from the Vale of Glamorgan Council in respect of the breach of condition re wall to be blocked up (04/00975/FUL) at 61 Geraints Way, Cowbridge. The letter advised that the development is considered to be acceptable within planning terms and therefore not worthy of formal enforcement action. Notwithstanding the the planning consent granted, the works in themselves would be permitted development and would therefore not require formal planning permission.
Noted.
Recommended that a letter is sent to the Vale of Glamorgan Council to express the disappointment of this Council that the conditions are not going to be enforced.
- 7.3 The Vale of Glamorgan Council acknowledged the enquiry in respect of the illuminated signage at Bar 44,44c High Street, Cowbridge. The owner of the premises is to submit a planning application in order to attempt to retain it.
Noted.
- 7.4 Letter received from the Vale of Glamorgan Council in respect of the advertising boards outside ‘The Market Place’. The matter is within the remit of Highways and has been passed to them for investigation.
Noted.

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Item 7: Correspondence.(continued)

7.5 Letter received from the Vale of Glamorgan Council in response to the enquiry concerning Etcetera at 8 High Street, Cowbridge. The recently affixed symbols/shapes to the front elevation of the building do not constitute either a development or an advertisement and accordingly do not fall within planning control.
Noted.

7.6 Letter received from the Vale of Glamorgan Council advising of an appeal that has been lodged regarding a planning decision made in respect of Greenfields, Llanblethian (05/01931/FUL)
Noted.

7.7 Letter received from the Vale of Glamorgan Council advising of an appeal that has been lodged regarding a planning decision made in respect of 7 The Broadshoard, Cowbridge. (06/00432/FUL)
Noted.

7.8 Letter received from the Vale of Glamorgan Council advising of an appeal that has been lodged regarding a planning decision made in respect of East of 4A Geraints Close, Cowbridge. (06/00162/OUT)

Item 8: Matters to be discussed at the discretion of the Chairman.

8.1 Concerns were raised about the banners displayed on the front of the Town Hall by hirers, particularly on Saturdays.
Recommended that the Town Hall Committee look at the conditions of hire and what is acceptable.

Item 9: Date and Time of next Meeting.

Monday 4th December 2006 at 8.00pm.

Councillor Mrs S M Cox
Chairman.