

**Cowbridge with Llanblethian Town Council  
Minutes of the Planning Committee Meeting  
held in the Council Chamber, Cowbridge Town Hall,  
on Monday 6<sup>th</sup> December 2010 at 8.00pm.**

**Present:** Chairman – Councillor Mrs S M Cox  
Mayor – Councillor L E Taylor  
Deputy Mayor – Councillor A E Banks  
Councillors: Mrs M Arnold, Mrs G Baty and Mrs N Thomas.

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

**Item 1: Apologies for absence.**  
Councillors – Mrs A Burges, Dr B A Gibbon and A Williams.

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

**Item 3: Matters arising from the Committee Meeting held on 1<sup>st</sup> November 2010.**  
No matters arising.

**Item 4: Matters arising from the Town Council Meeting held on 16<sup>th</sup> November 2010.**  
No matters arising.

**Item 5: To consider the following Planning Applications:**  
5.1 **2010/01130/FUL**

Applicant: Mrs Alden  
Agent: KEW Architectural and Structural Design  
Location: 1 Mill Park, Cowbridge  
Proposal: New bay window in rear elevation. Widen drive access crossover.  
**No Objections.**

5.2 **2010/01138/FUL**

Applicant: Mr Patel  
Agent: James Carter : Alan Barker Partnership  
Location: Downs Filling Station, Stalling Down, Cowbridge  
Proposal: Structure to provide car washing facilities, plus extension to existing building.

**No Objections**, with the proviso that

- i) a request is made for a screen of plants to be placed in front of the proposal. (This would replace the screening that was on the site originally.)
- ii) That adequate drainage is provided for the surface water resulting from the operation of the car wash so it cannot drain onto the main road as the site is sloping.

**Item 5:** To consider the following Planning Applications (continued):  
5.3 **2010/01148/FUL**

Applicant: Dr Osborne & Mrs Blomeley  
Agent: Loyn & Co, Architects  
Location: Greenfields, Castle Hill, Llanblethian  
Proposal: Alterations, restoration and extension to existing 5 no. Bedroom dwelling to form 4 no. Bedroom family home. To include demolition of later extensions to original house. New landscaping works, parking and vehicular access and flood prevention measures.

**No Objections**

The Committee wish to state that it found the plan submitted complex and unclear making observations difficult.

They would like the following provisions to be conditioned:

- i) That work to trees is closely monitored by the Local Planning Authority and that any felling is minimal.
- ii) That any flood defence works/schemes are 'robust'
- iii) That the 'garden room' is 'faced' with stone rather than brick to be in keeping with other buildings in the surrounding area.

5.4 **2010/00849/FUL**

Applicant: S Parton and N David  
Agent: S P West, 28 Cathedral Road, Cardiff  
Location: 20 High Street, Cowbridge  
Proposal: Amended Plan.

**Objection**

The differing frontages and roof heights of the high street give the town its character. The committee objects to the removal of the existing windows and doorway which form an important part of the architectural style of the townscape as well as being in the heart of the Conservation Area. The committee would not object to the proposed extension provided that the facade of the building is retained. The committee is concerned about the proposed balcony at the rear of the building and the impact it may have on the adjacent property.

5.5 **2010/01159/FUL**

Applicant: Mrs J Wilson, Courtney Homes Ltd  
Agent: Anderson & Associates  
Location: Kumalo House, 69 Eastgate, Cowbridge  
Proposal: Extension of existing house and conversion of it into two dwellings.  
Erection of small dwelling at rear and parking.

This is a Grade II listed building and it is important that the facade with its inwardly canted window is preserved.

The committee has **no objections** to the proposals put forward for the main house in general nor to the proposals to the new dwelling at the rear.

However, the committee have strong concerns about:

- i) the increased traffic flow particularly where it has to negotiate the sharp left hand bend in Melbourne Close which is a route frequently used by the elderly residents of Longmeadow Court (sheltered accommodation) to gain access through to Eastgate and down into the town. The committee would also like the 'parking for three cars' outside the front of the property to be discounted as there is no right to park outside ones own property and the parking is restricted along Eastgate during the day.

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**Item 5: To consider the following Planning Applications**

**5.5 2010/01159/FUL (continued):**

- ii) The committee expressed concerns about the proposed side access.
- iii) That no listed building consent appears to have been made.

**5.6 2010/01166/FUL**

Applicant: Mr L Jones  
Agent: Russell Jones Architects  
Location: 2 The Verlands, Cowbridge  
Proposal: New dwelling.

**Objections**

The committee objects on the following grounds:

- Over development of the site.
- It is considered to be a 'visual intrusion' and is out of keeping with the surrounding properties.
- The height of the proposed dwelling and its impact on the nearby green open space, Southways Home for the elderly and the houses of the Verlands.
- Whilst the property is not in the conservation area it is in close proximity to it and the committee consider that the proposal will neither improve nor enhance.

**5.7 2010/01196/FUL**

Applicant: Mr & Mrs S Richardson  
Agent: Don Mitchell Associates  
Location: St Davids, Pen-y-Lan Road, Aberthin  
Proposal: Construct new orangery to the rear of the dwelling.

**No Objections**

**5.8 2010/01201/ADV**

Applicant: L'Armoire Ltd – Miss M Cowen  
Agent: N/A  
Location: L'Armoire, 64A Eastgate, Cowbridge  
Proposal: A projecting, retractable awning with shop logo on.

**No Objections**

**5.9 2010/01204/ADV**

Applicant: HSBC  
Agent: HLN Architects  
Location: 61 High Street, Cowbridge  
Proposal: Proposed branch nameplate and bespoke hours sign.

**Objection**

The committee would prefer the notice relating to the cash machine to be on the same level rather than above it where it detracts from the symmetry of this prominent listed building.

**5.10 2010/01205/FUL**

Applicant: Mr J Caines  
Agent: Mr S Kennedy  
Location: 83 Broadway, Llanblethian  
Proposal: First floor extension to create bedroom/dwelling room.

**No Objections**

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

**5.11 2010/01214/LBC**

Applicant: HSBC  
Agent: HLN Architects  
Location: 61 High Street, Cowbridge  
Proposal: General refurbishment and signage to front elevation.

**Objection**

The committee would prefer the notice relating to the cash machine to be on the same level rather than above it where it detracts from the symmetry of this prominent listed building.

**5.12 2010/01240/LBC**

Applicant: Mrs L Rogers, Arthur Jones & Sons  
Agent: As Above  
Location: 73 Eastgate, Cowbridge  
Proposal: Demolition of covered yard. Reduction in height of 1.2m of concrete block-work.

**No Objections**

The committee believe that this could possibly be a retrospective application.

**5.13 2010/01247/FUL**

Applicant: Dr T Watkins  
Agent: N/A  
Location: 31 Cae Rex, Cowbridge  
Proposal: First floor extensions and formation of dormer windows to front and rear.

**No Objections**

**5.14 2010/01260/FUL**

Applicant: Mr & Mrs J Burt  
Agent: James Carter : Alan Barker Partnership  
Location: 15 Eastgate, Cowbridge  
Proposal: Alterations and extension to existing house.

**No Objections**

**Item 6: Local Development Plan.**

No matters arising.

**Item 7: Correspondence.**

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

- (i) Planning Application No. **2010/00376/FUL** - Proposed two storey side extension and single storey rear extension at 11 Primrose Close, Cowbridge – **approved with 5 conditions.**
- (ii) Planning Application No. **2010/00524/FUL** – Small pond in field to improve wildlife habitat and biodiversity at Field OS Ref 2773 south west of Church Hill Close, Llanblethian – **approved with 3 conditions.**
- (iii) Planning Application No. **2010/00587/FUL** – Erection of bedroom and en-suite above existing garage at 1 Court Close, Aberthin – **approved with 2 conditions.**
- (iv) Planning Application No. **2010/00701/FUL** – Extension to front elevation at 11 St Johns Close, Cowbridge – **approved with one condition.**

**Item 7: Correspondence**

- 7.1 Received notifications of the planning decisions made by the Vale of Glamorgan Council (continued)
- (v) Planning Application No. **2010/00714/FUL** – Roof extensions and alterations with dormer additions. Internal and external renovations and upgrade. Additional driveway entrance within the cartilage at Afryn Farm, Primrose Hill, Cowbridge – **approved with 8 conditions.**
  - (vi) Planning Application No. **2010/00820/FUL** – Replacement of an existing 3 bedroom dwelling at 9 Church Hill Close, Llanblethian – **approved with 6 conditions.**
  - (vii) Planning Application No. **2010/00847/FUL** – Remove conservatory at the rear of the property and construct garden room at Stafford House, 26 Westgate, Cowbridge – **approved with 5 conditions.**
  - (viii) Planning Application No. **2010/00852/FUL** – First floor dormer extension to increase the size of bedroom 4 at 12 Leoline Close, Cowbridge – **approved with 2 conditions.**
  - (ix) Planning Application No. **2010/00860/FUL** – Removal of Condition No. 8 of planning application 2009/01006/FUL to convert garage to living accommodation at Trem-y-Glyn, 8 Windmill Lane, Llanblethian - **approved with one condition.**
  - (ix) Planning Application No. **2010/00964/FUL** – Change of use of first floor from residential to office use at First Floor, 70 Eastgate, Cowbridge – **approved with 4 conditions.**
  - (x) Planning Application No. **2010/00974/FUL** – Conversion of existing garage to habitable room and provision of new door to front elevation at 26 Mill Park, Cowbridge – **approved with one condition.**
  - (xi) Planning Application No. **2010/00988/FUL** – Two storey rear extension above existing ground level at The Knoll, Love Lane, Llanblethian – **approved with 4 conditions.**
  - (xii) Planning Application No. **2010/01005/ADV** – Fascia signs at Viyella, 52 High Street, Cowbridge – **approved with 7 conditions.**

**Item 8: Matters, relevant to the committee, to be discussed at the discretion of the Chairman.**

No matters.

**Item 9: Date and Time of next Meeting**

Monday, 10<sup>th</sup> January 2011 at 8.00pm.

Councillor Mrs S M Cox  
**Chairman.**