

**Cowbridge with Llanblethian Town Council
Minutes of the Planning Committee Meeting
held in the Council Chamber, Cowbridge Town Hall,
on Monday 3rd March 2014 at 8.00pm.**

Present: Chairman – Councillor Mrs S M Cox
Mayor – Councillor Mrs G Baty
Councillors: Mrs M Arnold, Mrs A Burges, D G Morgan, A T Trousdell and
T L Williams MBE.

In Attendance: Town Clerk – Mr Andrew Davies

Item 1: **Apologies for absence.**
Councillor P J Knapp

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

Item 3: **Matters arising from the Committee Meeting held on 3rd February 2014.**
No matters arising.

Item 4: **Matters arising from the Town Council Meetings held on 18th February 2014.**
No matters arising.

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

5.1 **2014/00085/FUL**
Applicant: Mr J Gilbert
Agent: P J Lee Architects
Location: Curload, The Old Post Office, Factory Road, Llanblethian, Cowbridge
Proposal: Proposed refurbishment, demolition and extension to an existing detached dwelling; comprising of a new single storey extension to the east (side) elevation to replace existing garage and new 2 storey extension to the west (side) elevation to replace demolished single storey kitchen/utility.

No objections.

5.2 **2014/00090/FUL**
Applicant: Mr D Collard
Agent: Highland Services Ltd.
Location: 4 Cae Rex, Llanblethian
Proposal: Ground and first floor extension to create a larger garage and add bedrooms to a new first floor.

No objections.

The Committee has concerns at the loss of green open space around the property and the hard standing that replaces it with the potential for rain water run-off onto the highway. The Committee asks if there are external surfaces with perforations available which may help to minimise the problem?

5.3 **2014/00092/FUL**
Applicant: Mr A Fawcett
Agent: N/A
Location: Court Lodge, Aberthin
Proposal: Installation of solar panels.

No objections.

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

5.4 2014/00094/LBC

Applicant: Mr M Clay
Agent: Stedman Architectural
Location: 1 The Butts, Cowbridge
Proposal: Replacing existing windows on the front elevation, with components that are identical in style and section to that of the existing windows. These windows will have double glazed units with black infill strip.

No objection.

5.5 2014/00138/LBC

Applicant: NST Management & Development
Agent: Quorum Associates
Location: 29 High Street, Cowbridge
Proposal: External alteration works.

No objection.

5.6 2014/00149/FUL

Applicant: Mr B Llewellyn
Agent: Alun Arthur Architects
Location: 1 The Limes, Cowbridge
Proposal: Proposals for a rear extension part single and part two storey.

Objection.

The site Location

This property lies in Cowbridge Conservation Area on the corner of the main road through Cowbridge and the narrow road known as the Limes which is in fact the main route on foot and by car to both local infant schools and a Welsh nursery. This is particularly so for 'Y Bont Faen' school whose parents have been asked to deliver their children by car to the Borough Close entrance. There is no pavement outside the property where it fronts The Limes. Additionally, hearses approaching the only cemetery in town, must use the narrow road of The Limes to gain access to it as turning into it from the opposite direction is extremely difficult.

There are double yellow lines outside the property and there is no room for parking or 'dropping off'. Any attempt to do so would severely affect the traffic turning into or emerging from The Limes and would also be a hazard to pedestrians including two large housing developments – Brookfield Park and Hillside Drive.

In light of the previous planning applications made for this site, the Committee is concerned:

1. The application would neither enhance nor improve the Conservation Area.
2. The proposals are considered to be an overdevelopment of the site which has a 'cottage' character and was known as 'Limes Cottage'.
3. The bay window in the front of the property which was a feature of the conservation area has been removed and replaced with French doors without planning consent and is out of keeping with the conservation area.
4. The Committee would query if the extension is purely residential or includes some business units.
5. The Committee is concerned at the possible increased requirement for drainage at the site and that the system would be unable to cope with it.
6. There are concerns that building works and the delivery of materials would prove a major hazard at this location.
7. The Committee would query if it is the intention for the property to become a multiple retail unit.

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

5.7 2014/00150/FUL

Applicant: D Bradley & V Pearce
Agent: Don Mitchell Associates
Location: Waterway Cottage, The Limes, Cowbridge
Proposal: Two storey extension to side (Renewal of 2009/00188/FUL).

No objection.

5.8 2014/00166/FUL

Applicant: Mr A Pauline
Agent: Julian Phillips Partnership
Location: 5 Llantwit Major Road, Cowbridge
Proposal: Proposed two storey residential extension and new detached garage.

No objection.

5.9 2014/00169/FUL

Applicant: Dr K Watts
Agent: N/A
Location: Paradwys, Llanquian Road, Aberthin
Proposal: Amendment to approved plans 2006/01789/FUL, including changes to basement size; shape and size of windows with additional windows on east elevation; and changes to internal layout.

No objection.

5.10 2014/00172/FUL

Applicant: Mr & Mrs J Stevenson
Agent: James Carter : Alan Barker
Location: Brynryrion, 23 Church Hill Close, Llanblethian
Proposal: Conversion of existing roof space.

No objection.

5.11 2014/00185/FUL

Applicant: Mr & Mrs M Barker
Agent: James Carter : Alan Barker Partnership
Location: 7 The Verlands, Cowbridge
Proposal: Alterations/extension to existing dwelling.

No objection.

However the Committee is concerned about the removal of the hedge at the property and ask that appropriate replacement is made.

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

5.12 **2013/01247/FUL**

Applicant: St Brides Ltd

Agent: CW Architects Ltd., 8 Park Grove, Cardiff

Location: North Road, Cowbridge

Proposal: Five new dwellings with associated gardens, landscaping, access, garages and car parking at land adjacent to Vale Forge, North Road.

Objection.

Despite the amendment to the original planning application, the Committee still strongly **objects** to the proposal in its current format as it considers this to be the wrong type of development for the site and it would be better suited for affordable housing and smaller units.

The Committee has strong concerns regarding the access to and from the site both during its construction and also after its completion. Furthermore the Committee is extremely concerned with regard to the existing traffic volume and badly lit North Road with deliveries being made throughout the day to the many businesses sited there and also to the businesses on the High Street who have access to their premises along North Road.

If section 106 monies are available, they should be used to improve the lighting in this area.

Item 6: Local Development Plan.

A letter has been sent to the Monitoring Officer seeking advice and clarification on obtaining dispensation for Members to be able to comment on the Local Development Plan with regard to future consultation.

Item 7: Correspondence.

- (i) Planning Application No. **2014/00029/FUL** – Single storey rear extension at 7 Downs View, Aberthin – **Grants permission with 3 conditions.**
- (ii) Planning Application No. **2013/00615/FUL** – Extension to outbuilding and a rear extension to house at 18 Westgate, Cowbridge – **Grants permission with 5 conditions.**
- (iii) Planning Application No. **2013/00991/OUT** – Construction of new detached house in grounds of existing at 11 Llantwit Major Road, Cowbridge – **Grants outline permission (T.C. objected).**
- (iv) Planning Application No. **2013/01197/ADV** – External cafe banners and stainless steel support posts at Waitrose Ltd, Birds Lane, Cowbridge – **Consents with 7 conditions.**
- (v) Planning Application No. **2013/01215/ADV** – New signage to shopping arcad at Cafe Nia, Penny Lane, Cowbridge – **Consents with 6 conditions.**

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

No matters arising.

Item 9: Date and Time of next Meeting

Monday, 7th April 2014 at 8.00pm.

Councillor Mrs S M Cox
Chairman.