

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

Present: Chairman – Councillor Mrs S M Cox
Vice Chairman – Councillor Mrs N C Thomas
Mayor – Councillor Mrs G Baty
Deputy Mayor – Councillor P J Knapp
Councillors: Mrs M Arnold, Mrs A Burges, A T Trousdell and T L Williams MBE.

In Attendance: Town Clerk – Mr Andrew Davies

Item 1: Apologies for absence.
Councillor D G Morgan.

Item 2: Declarations of interests.
Councillor Mrs G Baty and T L Willams – Item 5.6 relating to Planning Application for Ysgol Iolo Morganwg – both are governors of the school.

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

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

Item 5: To consider the following Planning Applications:

5.1 **2014/00212/FUL**

Applicant: Mr & Mrs J Patel
Agent: James Carter : Alan Barker Partnership
Location: 10 Talyfan Close, Cowbridge
Proposal: Conversion of existing garage/car port to new lounge.

No objections.

5.2 **2014/00217/FUL**

Applicant: Mr G Thelwell
Agent: N/A
Location: 14 Church Hill Close, Llanblethian
Proposal: To demolish existing garage, construct an extension in the location of existing garage to make dining room. Extend existing bedroom to include an en-suite. Construct an open sided sun porch. Construct new detached garage. Remodel/level external area.

No objections to the overall plan although the Committee is concerned about the position of the proposed extension once the original garage has been demolished. On this sloping site (No 14 is at the bottom of the road), the original garages tend to protect privacy. Once demolished the windows of adjacent properties are no longer protected from each other. If the application is allowed, it is suggested that the window at the end of the proposed dining room be of opaque glass. Additionally, there are no dimensions given for the new garage nor is the exact position of the garage and its access shown.

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

5.3 **2014/00226/FUL**

Applicant: Mr S Barry
Agent: N/A
Location: 8 Cardiff Road, Cowbridge
Proposal: Erection of double garage.

No objections.

However should the application be approved, the Committee would like a condition to prevent the garage being used as a separate dwelling in the future.

5.4 **2014/00230/FUL**

Applicant: Sir P Phillips
Agent: Lapidar, Penarth
Location: Fronheulog, Church Road, Llanblethian
Proposal: Constructio of extension to side of property and replacing the existing uPVC conservatory with a zinc roof and aluminium powder coated windows.

No objections.

5.5 **2014/00255/CAC**

Applicant: St Brides Ltd
Agent: CW Architects Ltd
Location: North Road, Cowbridge
Proposal: Demolish the existing 1.5m high stone boundary wall that fronts onto North Road to allow for a new residential development, which is part of the application no. 2013/01247/FUL to construct five new dwellings.

Objections.

The Committee strongly object to the application on the basis that the stone walls are a feature of the Conservation Area and should be retained. The proposed splay does not improve the visability from the site and the Vale Forge still blocks the view. The Committee notes that it appears from the drawings submitted that the proposed development is being brought forward towards the new boundary and this is not mentioned in this proposal.

5.6 **2014/00253/FUL**

Applicant: Ysgol Iolo Morganwg
Agent: EPT Partnership
Location: Broadway, Cowbridge
Proposal: Proposed new entrance lobby and foyer and external alterations to facilitate use of first floor.

No objections.

5.7 **2014/00263/FUL**

Applicant: Mr D Williams
Agent: Spring Design Consultancy
Location: Brynhyfryd, Llanmihangel Road, Llanblethian
Proposal: Dormers to front and rear, conversion of garage to habitable room and external alterations.

No objections.

5.8 **2014/00280/FUL**

Applicant: Mrs A Owen
Agent: AgW Architecture
Location: Trosfaen, Windmill Lane, Llanblethian, Cowbridge
Proposal: Front and rear attic extensions.

No objections.

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

5.9 **2014/00297/FUL**
Applicant: Mr R Sullivan
Agent: N/A
Location: 15 Millfield Drive, Cowbridge
Proposal: Replacement of existing single glazed conservatory 5m x 3m at rear of house with brick built single storey extension 6m x 3.5m.

No objections.

5.10 **2014/00312/OUT**
Applicant: Mr N England
Agent: R A Hicks Surveyors
Location: Land (Car Park) adjoining The Barn, Stalling Down, St Hilary Down
Proposal: Proposed residential development (1 dwelling) on the existing disused car park.

No objections.

5.11 **2014/00328/FUL**
Applicant: Mr T Allen
Agent: Vale Planning
Location: The Laurels, Llanquian Road, Aberthin
Proposal: Erection of 4 no. semi-detached dwellings.

No objections.

The Committee is disappointed that the settlement boundary is not clearly indicated on the plan submitted but provided that it does not excessively encroach over the boundary, it has no objection.

5.12 **2014/00332/FUL**
Applicant: Mr R J V Norris
Agent: Andrew Parker Associates
Location: Pentwyn House, Church Road, Llanblethian
Proposal: Proposed separation of Pentwyn House and self-contained granny annexe into two separate dwellings, Pentwyn House and Pentwyn Cottage.

No objections.

Item 6: Local Development Plan.

No items for discussion.

Item 7: Correspondence.

- (i) Planning Application No. **2013/01199/CAC** – Demolition of a section of existing building in association with the development of two two bedroom apartments in lieu of approved four bedroom house in old post office building, plus associated parking and private amenity space at The Old Post Office, 61-63 Eastgate, Cowbridge – **Consents with 3 conditions.**
- (ii) Planning Application No. **2014/00023/FUL** – Proposed horticulture unit and associated works at Waitrose, Bird Lane, Cowbridge – **Grants permission with 1 condition.**
- (iii) Planning Application No. **2014/00032/FUL** – Two storey, single storey and first floor extensions together with double garage and BBQ enclosure at Causeway House, Causeway Hill, Llanblethian – **Grants permission with 4 conditions.**
- (iv) Planning Application No. **2014/00057/FUL** – Proposed dormer at 6 Wolfe Close, Cowbridge - **Grants permission with 2 conditions.**
- (v) Planning Application No. **2014/00062/FUL** – First floor side extension at Burradoo, Westgate, Cowbridge – **Grants permission with 3 conditions.**
- (vi) Planning Application No. **2014/00076/FUL** – Single storey extension to the rear of Greystone Lodge, Llanquian Road, Aberthin – **Grants permission with 3 conditions.**

Item 7: Correspondence (Continued).

- (vii) Planning Application No. **2014/00085/FUL** – 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 at Curload, The Old Post Office, Factory Road, Llanblethian – **Grants permission with 2 conditions.**
- (viii) Planning Application No. **2014/00090/FUL** – Ground and first floor extension to create a larger garage and add bedrooms to a new first floor at 4 Cae Rex, Llanblethian – **Grants permission with 4 conditions.**
- (ix) Planning Application No. **2014/00094/LBC** – 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 at 1 The Butts, Cowbridge – **Consents with no conditions.**
- 7.2 Letter received from the Vale of Glamorgan Council regarding a property in Broadway, Cowbridge, which has created a new access, crossover and parking area. The works carried out are considered to be ‘permitted development’ as defined by Class A, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2013.
Noted.
- 7.3 Letter received from the Vale of Glamorgan Council regarding Bar 44, 44c High Street, Cowbridge. The letter advised that the building is not listed and the Council is of the opinion that the works carried out are not considered to be development and cannot therefore be controlled under planning legislation.
Noted.
- 7.4 Letter received in response from the Vale of Glamorgan Council regarding the Conservation Area Advisory Group. The letter advised that a report was presented to Cabinet recommending that the Advisory Group be disbanded and the report was accepted and referred to the Vale of Glamorgan Planning Committee for consideration where it was also accepted. The matter was to be considered at Council on 5th March. Instead of an advisory group, a weekly list will be made available to provide details of all development proposals within conservation areas. All individuals and organisations, including Town and Community Councils will be able to subscribe to the list at no charge. It is intended to review these arrangements in due course.
Noted.
It was agreed that the Town Council should subscribe to the list as indicated in the letter and ask that early consultation takes place before future arrangements are finalised.

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
Tuesday, 6th May 2014 at 8.00pm.

Councillor Mrs S M Cox
Chairman.