

**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> January 2014 at 8.00pm.**

**Present:** Chairman – Councillor Mrs S M Cox  
Deputy Mayor – Councillor P J Knapp  
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.**  
Councillors: Mrs G Baty and Mrs N C Thomas.

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

**Item 3: Matters arising from the Committee Meeting held on 2<sup>nd</sup> December 2013.**  
No matters arising.

**Item 4: Matters arising from the Town Council Meetings held on 17<sup>th</sup> December 2013.**  
No matters arising.

**Item 5: To consider the following Planning Applications:**  
5.1. **2013/01159/FUL**

Applicant: Mr & Mrs G Trehearne  
Agent: Mrs S Rosser  
Location: Westwinds, Love Lane, Llanblethian  
Proposal: To replace the existing garage and outbuildings with a new garage and two storey side extension to provide master bedroom/ensuite with improved living accommodation at ground floor.

**No objections.**

5.2. **2013/01170/FUL**

Applicant: Mr T Matthews  
Agent: Connections Design  
Location: Limefield House, Crossways, Cowbridge  
Proposal: Proposed single and 2 storey extensions and conservatory to dwelling;  
proposed garage – to replace existing outbuilding.

**No objections.**

5.3. **2013/01197/ADV**

Applicant: Waitrose Ltd  
Agent: B & R Architects  
Location: Birds Lane, Cowbridge  
Proposal: External cafe banners and stainless steel support posts.

**No objections.**

5.4. **2013/01215/ADV**

Applicant: S Andrews & Son (Pwllheli) Ltd  
Agent: Elio Leo Architects  
Location: Cafe Nia, Penny Lane, Cowbridge  
Proposal: New signage to shopping arcade.

**No objections.**

- 5.5      **2013/01199/CAC & 2013/01200/FUL**  
Applicant:      Knox & Wells Limited  
Agent:            Robertson Francis Partnership  
Location:        The Old Post Office, 61-63 Eastgate, Cowbridge  
Proposal:        Construction of 2 x 2 bedroom apartments in lieu of approved 4 bedroom house in old post office building, plus associated parking and private amenity space.
- No objections.**  
The Committee is concerned that there maybe visibility issues for vehicles exiting and suggest that consideration is given to the provision of 'double yellow lines' in the immediate vicinity for at least a car width either side.  
The Committee requests that it is ensured that the public footpath adjacent to the site is not obstructed during or after the building process and would emphasise the need for the steps of the existing footpath which connects with Eastgate to be levelled/ramped as part of this overall project to allow disabled access.
- 5.6      **2013/01247/FUL**  
Applicant:      St Brides Ltd, The Old Coach House 32, Glanogwr Road, Bridgend  
Agent:            CW Architects Ltd, 8 Park Grove Cardiff.  
Location:        North Road, Cowbridge  
Proposal:        5 new dwellings with associated gardens, landscaping access, garages and car parking adjacent to Vale Forge, North Road.
- The Committee **objects** to the proposal in its current format as it considers this to be the wrong type of development for the site and 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.
- 5.7      **2013/00822/FUL**  
Applicant:      Syrus Energy Ltd  
Agent:            Asbri Planning Ltd, 1st Floor, Westview House, Oak Tree Court, Cardiff Gate Business Park, Cardiff.  
Location:        Penllyn Estate Farm. Llwynhelig, Cowbridge.  
Proposal:        Construction and use of anaerobic digestion facility and associated works.
- Objections.**  
Whilst the Committee has no objection to the proposed buildings and concepts, it has major concerns over the transport to and from the site and especially as to the number of vehicles that will be involved; the increase in the number of vehicles that may result in future years and how this might impact on the current road network. The Committee considers that this is a major factor that needs to be fully addressed before approval is given to the planning application.
- 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. **2013/00454/CAC** – Conversion of existing retail premises to 1 No. 4 bed townhouse, and construction of 4 no. 3 bed townhouses in existing service yard/carpark, all with associated car parking and private amenity space, in a secure gated Mews Development– **Consents with 2 conditions.**
  - (ii)     Planning Application No. **2013/00787/FUL** - Change of use of private forecourt for eating and drinking (Ten tables) – **Refuses to Permit**

**Item 7: Correspondence (Continued)**

- (iii) Planning Application No. **2013/00806/FUL** - An extension to a bridge adjoining Caffi Nia and a proposed separate toilet block – **Grants permission with 5 conditions.**
- (iv) Planning Application No. **2013/00922/ADV** - Proposed new external signage and replacement of old graphics design – **Refuses to Grant Consent.** (Proposed pole sign No.4)
- (iv) Planning Application No. **2013/00922/ADV** - Proposed new external signage and replacement of old graphics design – **Consents with 10 conditions.**
- (v) Planning Application No. **2013/00988/FUL** – Rear single storey extension – **Grants permission with 3 conditions**
- (vi) Planning Application No. **2013/01035/LBC** - Change of use of new rear extension from Retail usage to Offices, internal alterations, demolition of rear garages and formation of rear car parking area at 29 High Street, Cowbridge – **Consents with 5 conditions.**
- (vii) Planning Application No. **2013/01039/FUL** – Change of use of new rear extension from Retail usage to Offices, internal alterations, demolition of rear garages and formation of rear car parking area at 29 High Street, Cowbridge – **Grants permission with 6 conditions**
- (viii) Planning Application No. **2013/01052/LBC** – Replacement of canopy at 29 High Street, Cowbridge – **Grants permission with no conditions.**
- (x) Planning Application No. **2013/01054/PNT** – Openreach broadband cabinet at Outside on pavement, Cowbridge Old Book Shop, 72 Eastgate, Cowbridge – **Prior Approval is Required.**
- (xi) Planning Application No. **2013/01060/FUL** – Ground floor kitchen extension at 7 Downs View, Aberthin – **Grants permission with 3 conditions.**
- (xii) Planning Application No. **2013/01112/PNT** – Openreach broadband cabinet at Side of The market Place Restaurant, 66 High Street, Cowbridge - **Prior Approval is Required.**

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

- 8.1 The Committee discussed the ‘banner’ which has appeared at 1 The Limes regarding the imminent opening of a ‘pet shop’ on the premises and it was agreed that the Town Clerk should make enquiries with the Vale of Glamorgan Council’s Planning Department to establish whether or not a planning application has been submitted and to include the alteration that has taken place to the bay window and the advertising.

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

Monday, 3<sup>rd</sup> February 2014 at 8.00pm.

Councillor Mrs S M Cox  
**Chairman.**