

PLANNING COMMITTEE

20 APRIL 2016

Present: County Councillor Michael(Chairperson)
County Councillors Lomax, Ali Ahmed, Burfoot, Gordon, Hunt,
Robson, Kirsty Davies-Warner and Keith Jones

29 : APOLOGIES

There were no apologies

30 : MINUTES

The Minutes of the meeting held on 9 March 2016 were approved as a correct record.

31 : DECLARATION OF INTEREST

To be made at the commencement of the agenda item in question, in accordance with the Members Code of Conduct.

32 : WEBCASTING OF MEETINGS

The meeting would be filmed and broadcast on the Council's website. The whole of the meeting would be filmed, except where there were confidential or exempt items and the footage would be on the website for 6 months. A copy would also be retained in accordance with the Council's data retention policy.

33 : PETITIONS

Petitions had been received in relation to the following applications in accordance with Committee Meeting Procedural Rule 14.2. The petitioners had been advised of their right to speak and the applicant/agents of their right to reply:

Application: 16/00194/MJR, 152-160 Bute Street, Butetown

Application: 16/000/7/MNR, 149 Heathwood Road, Heath

Application: 15/00362/MJR, 599 Newport Road, Rumney

In relation to all petitions none of the petitioners spoke.

34 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control applications submitted in accordance with the Town and Country Planning Act 1990:

RESOLVED: That pursuant to this Committee's delegated powers the following development control applications be determined in accordance with the recommendation as set out in the reports of the Director of City Operations subject to any further or any amendments as detailed below and notification be given of the decision in accordance with Section 74 of the Planning (Listed Buildings & Conservation Area Act 1990)

APPLICATIONS GRANTED

15/02501/MJR – PENYLAN

ROATH BROOK, WATERLOO ROAD,

Construction of a strategic flood risk management scheme between Pen-y-Lan Road and Ipswich Road/Newport junction including raised flood defence walls and embankments, replacement highway bridges and footbridges in channel works to improve flow conveyance water level monitoring station including a CCTV monitoring point, replacement boundary walls, tree clearance works and landscaping/reinstatement works.

15/03098/MJR – CATHAYS

LAND AND BUILDINGS BOUND BY BRIDGE STREET, CHARLES STREET AND WESLEY LANE.

Partial and full demolition of properties on site whilst retaining some elements in Charles Street.

Conservation Area Consent.

Subject to the renumbering of old Condition 2 as 3 to read:

'The consent relates to the application plans numbered:

AS01 Site Location Plan, AL30 Existing Buildings Drawings - Plans, AE30 Existing Buildings Drawings – Elevations, AL31 Demolition Drawing – Plans, AS10 Rev A Proposed Site Plan, AL0B Level – 1 Basement Level Plan, AL00 Rev A Level 0 Ground Floor Plan, AL0M Rev A Mezzanine Level Plan, AL01 Rev A Level 1 Floor Plan, AL02 Rev A Level 2 Floor Plan, AL05 Rev A Level 5-9 Floor Plan, AL10 Rev A Level 10-24 Floor Plan, AL25 Rev A Roof Level Plan, AE01 Rev A Proposed Elevations 01, AE02 Rev A Proposed Elevations 02, AE03 Rev A Proposed Elevations 03, AE04 Rev A Proposed Elevations 04, AE05 Rev A Proposed Elevations 05, AE06 Rev A Proposed Elevations 06, AE07 Rev A Proposed Context Elevations 01, AE08 Rev A Proposed Context Elevations 02, AX01 Rev A Proposed Site Sections 01, ASK10 Façade Details 01, ASK12 Façade Details 02, ASK13 Façade Details 03, ASK14 Façade Details 04, ASK15 Façade Details 05.

16/00124/MJR – GRANGETOWN

FORMER MCDONALDS AND KISMET PARK, PENARTH ROAD

New build BMW dealership comprising showroom for BMW/I-car display, MOT, service “drive-in” “workshop”, separate wash/“valet building” “external display” and associated works.

Subject to an amendment to Condition 14 to read:

'Notwithstanding the approved plans details of a scheme of highway improvements to include the widening of the existing service road and grassed verge, shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented prior to beneficial occupation of the development'

Subject to an additional recommendation 5 to read:

‘For the avoidance of doubt the applicant’s attention is drawn to the fact that the existing frontage service road is adopted ‘public’ highway and its use for the purpose of displaying vehicles for sale would therefore be unauthorised. Any such use would require a further application to extinguish public rights along the service road under Section 247 of the Town and Country Planning Act’

APPLICATIONS GRANTED ON EXECUTION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990:

15/02359/MNR – RIVERSIDE

PENRHYS HOTEL, 127 CATHEDRAL ROAD
Conversion of hotel into nine flats with new 2nd floor roof over rear annex.

15/02593/MJR – LISVANE

CHERRY ORCHARD COTTAGE, HAUL FRYN, FELINDRE FACH AND BRYNCOACH, CHERRY ORCHARD ROAD
Proposed demolition of Cherry Orchard Cottage and Haul Fryn and construction of a replacement dwelling with detached double garage, construction of a block of 10 self-contained residential apartments, creation of a new site access, associated vehicular and cycle parking areas and bin stores.

15/03097/MJR – CATHAYS

LAND AND BUILDINGS BOUND BY BRIDGE STREET, CHARLES STREET AND WESLEY LANE.
Redevelopment of site (including retention in part of buildings on Charles Street and Partial or full demolition of buildings at the site)

Subject to the deletion of Condition 8.

15/03158/MJR – PENTWYN

LLANEDEYRN SHOPPING CENTRE, MAELFA
Demolition of existing Maelfa Shopping Centre, construction of 111 Dwellings and nine commercial units; setting out of car park and public square; landscaping work; provision of new vehicular routes and associated infrastructure and other works.

APPLICATIONS REFUSED

14/02918/MJR – CATHAYS

THE GOWER HOTEL, 29 GWENNYTH STREET
Demolition of former public house and development of 24 no residential units.

REASON:

The proposal represents an incongruous form of development by reason of its design, scale, massing and use of materials, which fails to respond appropriately to the character and context of the surrounding area, causing unacceptable harm to visual amenity and the street scene, contrary to the provisions of policy KP5 and H6 of the adopted Cardiff Local Development Plan 2016 paragraph 9.3.3 of Planning Policy Wales (Edition 8 January 2016) and Planning Policy Wales Technical Advice Note 12 Design' June 2014.

APPLICATION DEFERRED

15/00362/MJR – RUMNEY

599 NEWPORT ROAD

Proposed demolition of existing commercial units & erection of new development to form 32 no self contained flats.

REASON: In order for a site visit to this location to take place.

15/03159/MJR – PLASNEWYDD

CARDIFF SIXTH FORM COLLEGE, 97-99 NEWPORT ROAD

Construction of 48 dwellings and associated works.

REASON: In order for a site visit to this location to take place.

16/00194/MJR – BUTETOWN

152-160 BUTE STREET, BUTETOWN

Demolition of existing warehouse building and workshops and the construction of 25 no, residential units and a single retail unit (class A1)

REASON: In order for a site visit to this location to take place.

APPLICATIONS WITHDRAWN

16/00007/MNR – HEATH

149 HEATHWOOD ROAD

Demolition of existing house construction of 7 no self contained flats with parking and garden areas.

REASON: Item to be reported to Committee on 18 May 2016

16/00022/MNR – CATHAYS

6 LUCAS STREET

Demolition of existing garage & erection of new build development to form 7 flats.

REASON: At the request of the applicant

35 : APPLICATIONS DECIDED BY DELEGATED POWERS

March 2016

36 : DATE OF NEXT MEETING

Wednesday 18 May 2016