

PLANNING COMMITTEE

8 FEBRUARY 2017

Present: County Councillor Michael(Chairperson)
County Councillors Manzoor Ahmed, Burfoot, Gordon, Hudson,
Hunt, Murphy, Robson and Lynda Thorne

130 : APOLOGIES

Councillor Ali Ahmed.

131 : MINUTES - TO FOLLOW

The Minutes of the 11 January 2017 were signed as a correct record.

132 : DECLARATION OF INTEREST

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

COUNCILLOR	ITEM	REASON
Hunt	16/00711/MJR	Personal
Michael	16/02726/MNR	Known to Applicant
Robson	16/00711/MJR	Employer Commented

133 : PETITIONS

Application no 16/00711/MJR, Land at Llanishen Rugby Club, Usk Road.
Application no 16/01760/MJR, Cardiff Metropolitan University, Cyncoed Campus,
Cyncoed Road.

Application no, 16/02758/MJR, 20 Windsor Road, Radyr

In relation to the above the Petitioners spoke and the Agent's responded for applications 16/00711/MJR and 16/01760/MJR.

134 : 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 recommendations as set out in reports of the Director of City Operations subject to any further amendments as detailed below and notification be given of the decision in

accordance with Section 74 of the Planning (Listed Building & Conservation Area Act 1990)

APPLICATIONS GRANTED

15/01198/MNR – RIVERSIDE

FISH AT 85, PONTCANNA STREET

Retrospective change of use from Class A1 retail to a use comprising Class A1 Retail/Class A3 restaurant with associated extraction and ventilation equipment.

16/01477/MNR – PENYLAN

50 BRONWYDD AVENUE

Demolition of existing building and erection of new building for 3 no three bedroom flats.

Subject to an amendment to Condition 2 to read:

P528 L_003 A, P528 L_214, P528 L_215, P528 L_216, P528 L_210A,
P528 L_211A, P528 L_212 A, P528 L_200 A, P528 L_201 A,
P528 L_202 A, P528 L_001,

16/02710/MNR – PENYLAN

HOWARDIAN CENTRE, HAMMOND WAY

Construction of new 2 storey primary school and nursery building with sprinkler tank and pump house, parking/servicing are, landscaping, recreational facilities and external lighting.

Subject to the following:

Condition 4 renumbering the parts numbered (iii) and (iv) as (i) and (ii) respectively.

Subject to the following:

‘Condition 22, the plan number is amended to 60767/GA/001J

16/02871/MNR – LLANDAFF NORTH

GABALFA PRIMARY SCHOOL

New Build Gabalfa and Glan Ceubal Primary Schools for one form entry each plus 48 place full time equivalent nursery and Welsh medium immersion unit. Upon completion and occupation of the new build existing buildings will be demolished and proposed landscape implemented.

Subject to an additional Recommendation to read:

‘Recommendation 7 – In light of the representations provided by NRW the applicant is advised to undertake a revised FCA and to address any risks and consequences that may be identified’

Subject to an amendment to Condition 4 (iv) to read:

'All works and submission carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of land Contamination, CLR 11 and the WLGA/WAG/EA guidance documents 'Land contamination: A guide for Developers (2012)

Subject to an amendment to Condition 5 to read:

'All works and submission carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of land Contamination, CLR 11 and the WLGA/WAG?EA guidance documents 'Land contamination: A guide for Developers (2012)

Subject to an amendment to Condition 6 to read:

All works and submission carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of land Contamination, CLR 11 and the WLGA/WAG?EA guidance documents 'Land contamination: A guide for Developers (2012)

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

16/00711/MJR – LLANISHEN

LAND AT LLANISHEN RUGBY CLUB, USK ROAD
Development of 25 houses and associated infrastructure.

Subject to the removal of Condition 9.

Subject to an amendment to Condition 2 to read:

2174 – 205-01 House Type AF 2B Rev A
2174 – 205 -02 House Type AF 4P2V, AF5P3B,AF64B Rev A

Subject to an additional Recommendation 8 to read:

'The applicant was requested to liaise with Celsa to enquire as to the potential for the footpath link from the site to Rheidol Close to be reinstated. To maintain and improve pedestrian access to the site and linkages with Llanishen train station.

14/00852/DCO – CREIGAU/ST FAGANS

LAND TO THE NORTH OF M4 JUNCTION 33, CREIGIAU.

Comprehensive development of 'Land to the North of Junction 33 of the M4' to create a new community containing:

A range of new homes, including houses apartments and some sheltered accommodation for the elderly (use classes C2 and C3) a park and ride facility and transport interchange or hub.

Community facilities including a new primary school and community centre (use class D1). A local centre including shops (use class A1), financial and professional (use class A2), food and drink (use class A3) and clinic or surgery (use class D1).

New offices, workshops and research and development facilities (use classes B1 with ancillary B2 and B8).

A network of open spaces including parkland, footpaths, sports pitches and areas for informal recreation.

New roads, parking areas, accesses and paths other ancillary uses and activities and requiring; site preparation, the installation or improvement of services and infrastructure; the creation of drainage channels; improvements/works to the highway network and other ancillary works and activities.

Subject to an amendment to paragraph 9.11 of the report to read:

'The developer will provide a fully serviced, mixed use local centre for the delivery of 2500 sqm (gross) of Class A1, A2 and A3 floorspace. Whilst there is no obligation on the developer to construct any community facilities, condition 50 allows up to 750m² of community facilities to be delivered on site by third parties/other means. A contribution of £105,000 has been offered by the developer towards off-site community facilities within Creigiau/St Fagans Ward

16/02758/MJR – CATHAYS

LAND TO THE REAR OF 35-37 CHARLES STREET, CITY CENTRE

Erection of a five storey building providing 8 no 1 bed apartments; 7 no car parking spaces; 28 no cycle stands and waste facilities.

Subject to an additional Condition 20 to read:

'Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority which will describe how it is intended that the development will meet a requirement that all habitable rooms within the development will be insulated so as not to be subject to the receipt of sound in excess of 40 Dba Leq 16 hour during the day or in excess of 35 Dba Leq 8 hour at night.

Subject to an additional Condition 21 to read:

'Prior to beneficial occupation of the flat units hereby approved, all habitable rooms which require sound insulation measures to be provided to achieve the sound insulation levels required by Condition 20 shall be provided with active noise dampening ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from – (1) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre to (2) a lower rate of between 10 and 17 litres per second against zero back pressure.

Subject to an additional Condition 22 to read:

'Prior to the beneficial occupation of any flat unit approved, a report shall be submitted to and approved by the local planning authority in writing to evidence that all habitable rooms within the development are not subject to the receipt of sound excess of 40 dBA Leq 16 hour during the day or in excess of 35 dBA Leq 8 hour at night; and have been provided with operational active acoustic dampening ventilation units to the specification required by condition 21.

Subject to an additional Condition 23 to read:

'Prior to implementation a noise assessment shall be carried out and submitted to the Local Planning Authority to ensure the noise emitted from fixed plant and equipment (such as air conditioning) on the site achieves a rating noise level of background – 10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

APPLICATIONS DEFERRED

16/01760/MJR – CYNCOED

CARDIFF METROPOLITAN UNIVERSITY CYNCOED CAMPUS, CYNCOED ROAD
Demolition of former caretakers bungalow and construction of a 7 storey student accommodation block incorporating 56 cluster flats (totalling 518 bed spaces), detached two storey 'forum' building incorporating ground floor ancillary uses and first floor conference facilities together with associated site engineering, landscaping and circulation works.

REASON: In order for Officers to draft reasons for refusal.

16/02726/MNR – RADYR

20 WINDSOR ROAD

New dwelling in the grounds of 20 Windsor Road to be named 20A Windsor Road, include for new site entrance for dwelling.

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

135 : POWERHOUSE STOPPING UP APPLICATION

The Committee considered at report for the stopping up of a highway at the Powerhouse, Pentwyn, Cardiff. Section 119 Highways Act 1980 as applied to Section 257, Town and Country Planning Act 1990.

The Committee was asked to direct the Director of City Operations to instruct the Director of Governance and Legal Services to make a Stopping Up Order to enable an extension to be built at the Powerhouse.

RESOLVED: The Committee AGREED to proceed with making the Stopping Up Order

136 : APPLICATIONS DECIDED BY DELEGATED POWERS

January 2017

137 : DATE OF NEXT MEETING – 1 MARCH 2017

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg