

PLANNING COMMITTEE

15 MARCH 2017

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

143 : APOLOGIES

Councillor Manzoor Ahmed and Lyn Hudson

144 : MINUTES

The Minutes of the 8 February 2017 were signed as a correct record.

145 : DECLARATION OF INTEREST

COUNCILLOR	ITEM	REASON
Gordon	16/02783/MNR	Member Objection
Michael	16/02726/MNR	Knows Applicant
Robson	16/02057/MNR	Expressed Opinion

146 : PETITIONS

- (i) Application no 16/02783/MNR, Inroads, 96-97 Neville Street
- (ii) Application no 16/02256/MJR, Cardiff Energy Recovery Facility, Trident Park
- (iii) Application no 16/02384/MJR, Cardiff Energy Recovery Facility, Trident Park
- (iv) Application no, 16/02196/MJR, Former Ian Williams Ltd, Sanatorium Road
- (v) Application no, 16/02842/MNR, Land adjacent to 176 St Fagans Road
- (vi) Application no 16/01885/MNR, 2A Waun-Y-Groes Avenue
- (vii) Application no, 14/02733/MJR, North West Cardiff/Plas Dwr
- (viii) Application no, 16/02026/MNR, 20 Windsor Road
- (ix) Application no, 16/02057/MNR, Castell Y Mynach Farm, Heol-Y-Parc

In respect of (i), (ii), (iii), (iv), (v), (vi) & (viii) the Petitioners spoke and the Applicants/Agents responded.

147 : 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 the report 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

16/01885/MNR – RHIWBINA

2A WAUN-Y-GROES AVENUE

Change of use of 2 (residential) and 2A (offices) to D1 (day nursery)

16/02057/MNR – PENTYRCH

CASTELL Y MYNACH FARM, HEOL-Y-PARC

Removal of existing block of two stables, retention of existing block of three stables and tack room together with external alternations to existing stables to overcome design concerns and erection of an additional stable to provide four stables in total.

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.

16/02783- RIVERSIDE

INROADS, 96-98 NEVILLE STREET

Variation of Condition 2 (opening hours) of 12/00327/DCI to allow premises to be open to the public between the hours of 09:00 and 20:00 on any day and as a crisis sanctuary function by appointment only between the hours of 20:00 and 02:30

Subject to an amendment of Condition 2 to read:

'No member of the public shall be admitted to or allowed to remain on the premises between the hours of 20:00 and 09:00 on any day, apart from the crisis sanctuary function which shall operate by appointment only between the hours of 20:00 and 02:30 on a Friday, Saturday, Sunday and Monday evening.

16/02911/MJR – SPLOTT

PUBLIC OPEN SPACE AT LEWIS ROAD

Construction of new 2 storey primary school building and new vehicular and pedestrian access with supporting sprinkler tank and pump house, parking/servicing area, landscaping, recreational facilities and external lighting.

16/01823/MJR – CATHAYS

LEO ABSE & COHEN, 34-44 CHURCHILL WAY, CITY CENTRE
Demolition of modern rear and side extensions.

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

14/02733/MJR – CREIGAU/ST FAGANS

NORTH WEST CARDIFF

Outline planning application with all matters reserved apart from strategic access junctions for residential-led mixed use development, to be developed in phases, including preparatory works as necessary including demolition and re-grading of site levels; up to 5,970 residential units (use class C3, including affordable homes); 3 no local centres providing residential units, convenience shops and facilities/services (including up to 7,900 SQM in use classes A1-A3) and 1 no district centre providing residential units up to 12,000 SQM in use classes A1-A3 including up to two food stores (up to 5,000 SQM gross) with associated parking up to 15,500 SQM of use class B1 (A), B1 (B) and B1 (C); provision of up to 5,100 SQM of community and healthcare facilities across the district and local centres (use classes D1 and D2); provision for 3no primary schools and 1 no secondary school; open space including allotments; parks; natural and semi natural green space; amenity green space; facilities for children and young people; outdoor sports provision including playing pitches; associated infrastructure and engineering works including new vehicular accesses, improvement works to the existing highway network, new roads, footpaths, cycleways, a reserved strategic transport corridor; up to 1 no electricity primary-substation and landscaping works (including suds).

Subject to an amendment to Condition 25 to read:

‘(d) an implementation programme which shall take into consideration the phasing schedule and plan approved under Condition 17’ (PHASING)

Subject to an amendment to Condition 26 to read:

‘The development shall be implemented in accordance with the approved details and the phasing details required to be submitted under Condition 17’ (PHASING)

Subject to an amendment to Condition 27 to read:

‘The development shall be implemented in accordance with the approved details and the phasing details required to be submitted under Condition 17’ (PHASING)

Subject to an amendment to Condition 28 to read:

‘The development shall be implemented in accordance with the approved details and the phasing details required to be submitted under Condition 17’ (PHASING)

Subject to an amendment to Condition 29 to read:

'The development shall be implemented in accordance with the approved details and the phasing details required to be submitted under Condition 17'(PHASING)

Subject to an amendment to Condition 31 to read:

'The development shall be implemented in accordance with the approved details and the phasing details required to be submitted under Condition 17'(PHASING)

Subject to an amendment to Condition 32 to read:

'The development shall be implemented in accordance with the approved details and the phasing details required to be submitted under Condition 17'(PHASING)

Subject to an amendment to Condition 33 to read:

'The development shall be implemented in accordance with the approved details and the phasing details required to be submitted under Condition 17'(PHASING)

Subject to an amendment to Condition 34 to read:

'The development shall be implemented in accordance with the approved details and the phasing details required to be submitted under Condition 17'(PHASING)

Subject to an amendment to Condition 53 to read:

'Where the approved risk assessment report submitted under condition 52 (LAND CONTAMINATION A: RISK ASSESSMENT)

Subject to an amendment to Condition 54 to read:

'Where the approved risk assessment report submitted under condition 52 (LAND CONTAMINATION A: RISK ASSESSMENT)'

Subject to an amendment to Condition 55 to read:

'Where the approved risk assessment report submitted under condition 52 (LAND CONTAMINATION A: RISK ASSESSMENT)'

Subject to an amendment to Condition 15 to read:

(f) detailed designs for any ecological 'hop-overs' shown on the Green Infrastructure Parameter Plan (drawing no R.0319_17j-4) and as required by condition 72 (ADDITIONAL HOP OVERS) and which shall include the matters detailed in NRW's letter of 24/2/17'

' (i) the Detailed Green Infrastructure Management Strategy shall include the a Detailed Great Crested Newt Strategy, which shall include matters identified in the NRW's letter of the 24/02/17'

Subject to an amendment to Condition 50 to read:

' a lighting scheme, including measures to reduce light spillage from construction onto key habitats and corridors, which shall include the matters set out in NRW's letter of 24/02/17.

Subject to an amendment to Condition 32 to be amended to add the following wording:

' e) an ANPR traffic gate to time limit tidal flow access of traffic on Crofft-Y-Genau Road'

Subject to an amendment to Condition 33 to be amended to add the following wording:

'The full engineering details shall include details of an ANPR traffic gate to time limit tidal flow access of traffic at Crofft-Y-Genau Road

Subject to amendment to the report paragraph 5.26: Operational Manager Transportation comments on page 221 to read:

'Waun Gron Rd, Junction improvements on A48 Western Avenue'

'Western Avenue to Ely Rdbt, southbound traffic pre-signals'

'Western Avenue/Ely Rd Junction east toucan crossing'

'Western Avenue to Waun Gron Rd, shared cycle footway on west side'

Subject to the following additional Condition 84 is added at paragraph 8.4 of the Committee report:

'BUILDING OUTSIDE SETTLEMENT BOUNDARY

Notwithstanding the provisions of Condition 3, no building shall be constructed to the south of Pentrabane Road beyond the settlement boundary identified on the Local Development Plan Proposals Map'

16/01042/MNR – ADAMSDOWN

SYSTEM ST MOT STATION, 64 SYSTEM STREET

Demolition of existing MOT station & dwelling & erection of 5 no 2 bed dwellings.

16/01074/MNR –LLANDAFF

RICHARD PARFITT ASSOCIATES, 18D HIGH STREET

Small part demolition and conversion of existing offices at 18D High Street, Llandaff providing 9no residential apartments.

Subject to an amendment to Recommendation 1 to read:

'That subject to relevant parties entering into a binding legal agreement with the Council under the provisions of SECTION 106 of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council on writing, in respect of matters detailed in paragraphs 5.4 and 5.7 of this

report, as amended by the Late Representations to the Planning Committee from the District Valuer, planning permission be GRANTED subject to the following conditions'

16/01822/MJR – CATHAYS

LEO ABSE & COHEN, 34-44 CHURCHILL WAY, CITY CENTRE

Demolition of modern side and rear extensions and construction of replacement extensions refurbishment of existing Victorian buildings including external alterations and change of use from office (use Class B1) to residential (use Class C3)

16/01852/MNR – GABALFA

UPLANDS MOBILES LIMITED 184 NORTH ROAD

Proposed demolition of rear annex extension and conversion of property to create 4 X1 bed apartments and 2 X 2 bed apartments with on site refuse and cycle storage facilities.

Subject to an amendment to paragraph 8.11 to read:

'The Housing Strategy Officer has been advised that in this case, where we have independent professional advice on viability, a reduced contribution towards affordable housing was acceptable and the proposal above is appropriate'

16/01930/MNR – PONTPRENNAU/ ST MELLONS

THE GRANARY, BRIDGE ROAD

Proposed development of 4 no detached houses with associated access and parking. Widening of existing lane to provide access road and pedestrian footpath to LA approval.

16/02384/MJR – SPLOTT

CARDIFF ENERGY RECOVERY FACILITY, TRIDENT INDUSTRIAL PARK, GLASS AVENUE

Modify the Section 106 Agreement to remove the obligation that only waste arising from the South East Wales region will be processed at the development (paragraph 6.1).

16/02256/MJR - SPLOTT

CARDIFF ENERGY RECOVERY FACILITY, TRIDENT INDUSTRIAL PARK, GLASS AVENUE

Variation of Condition 22 of 10/00149/E so that the energy recovery facility shall not treat in excess of 425,000 tonnes of residual waste per annum.

APPLICATIONS REFUSED

16/01582/MJR – PONTPRENNAU/ST MELLONS

LAND AT MALTHOUSE AVENUE

Proposed development of up to 150 homes, provision of new vehicle access, pedestrian/cyclist routes, public open space, landscaping drainage and associated works.

16/02842/MNR – FAIRWATER

LAND ADJACENT TO 176 ST FAGANS ROAD

Construction of a detached A1/A2 unit measuring approximately 54 square meters sited on land at 176 St Fagans road.

16/02196/MJR – CANTON

FORMER IAN WILLIAMS LTD, SANATORIUM ROAD

Change of use, alterations, and extensions to form class D1 (non-residential institutions) place of worship, including two-storey mosque with minaret, dome, attached two-storey Imam's residence and single storey detached community facility together with parking and associated works.

148 : DATE OF NEXT MEETING - 12 APRIL 2017

The meeting terminated at Time Not Specified

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