

PLANNING COMMITTEE

16 AUGUST 2017

Present: County Councillor Keith Jones(Chairperson)
County Councillors Gordon, Ahmed, Asghar Ali, Congreve,
Driscoll, Hudson, Jacobsen, Jones-Pritchard, Lay, Murphy and
Keith Parry

15 : APOLOGIES FOR ABSENCE

None

16 : MINUTES

The minutes of the 12 July 2017 were approved as a correct record.

17 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REASON
Murphy	17/01453/MJR	Personal

18 : PETITIONS

Application no 17/00406/MNR, The Caerau, Bishopston Road.

The petitioner withheld their right speak as the application was deferred for a site visit.

19 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control applications submitted in accordance with the Town & 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 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

17/00225/MJR – BUTETOWN
CARDIFF BAY STATION, BUTE STREET

Works to allow for refurbishment of existing building for office space and concierge, to include for removal of existing (non original) canopy and to accept a link to a new 4 storey building for retail, live-work office purposes.
To grant listed building consent.
Subject to referral to Cadw.

17/00906/MNR – WHITCHURCH/TONGWYNLAIS

CENTRAL GARAGE, 1 ST DAVID'S ROAD

Extension of existing garage premises to include two MOT testing bays and alterations to internal accommodation.

17/01453/MJR – CAERAU

LAND AT AND ADJACENT TO THE FORMER GLYN DERW HIGH SCHOOL,
PENALLY ROAD

Construction of a new High School, access, parking, landscaping and associated works.

Subject to amendment to Condition 2 to read:

The development shall be carried out in accordance with the following approved plans and documents:

1205_PDA_ZZ_00_DR_A_05_0003 Rev P03 (Location Plan)
1205_PDA_ZZ_00_DR_A_05_0004 Rev P18 (Site Plan)
1205_PDA_V4_00_DR_A_05_0005 Rev P08 (Ground Floor Plan)
1205_PDA_V4_01_DR_A_05_0006 Rev P10 (First Floor Plan)
1205_PDA_V4_RF_DR_A_05_0007 Rev P04 (Roof Plan)
1205_PDA_V1_ZZ_DR_A_05_0008 Rev P05 (Main Building Elevations)
1205_PDA_V2_ZZ_DR_A_05_0012 Rev P05 (Sports Hall Elevations)
1205_PDA_V3_ZZ_DR_A_05_0016 Rev P04 (Post 16 Elevations)
1205_PDA_ZZ_ZZ_DR_A_05_0019 Rev P04 (Existing Site Sections)
1205_PDA_ZZ_ZZ_DR_A_05_0020 Rev P05 (Proposed Site Sections)
1205_PDA_V4_00_DR_A_05_0026 Rev P03 (Bin Store)
1205_PDA_V4_XX_DR_A_90_0976 Rev P01 (Proposed Cycle Shelters)
1205-CAM V4 00 DR C90-0127 Rev.P4 (Swept Path Analysis Sheet 1)
1205-CAM V4 00 DR C90-0128 Rev.P4 (Swept Path Analysis Sheet 2)
1205-CAM V4 00 DR C90-0129 Rev.P4 (Swept Path Analysis Sheet 3)
1205-COR-ZZ-XX-SP-L-XX-0001-P005 (Land Existing)
1205-COR-ZZ-XX-SP-L-XX-0002-P006 (Landscape Clearance Tree Works)
1205-COR-ZZ-XX-SP-L-XX-0003-P004 (Landscape Overall)
1205-COR-ZZ-XX-SP-L-XX-0004-P003 (Landscape Planting Details)
1205-COR-ZZ-XX-SP-L-XX-0005-P003 (Landscape Planting Schedule)
1205-COR-ZZ-XX-SP-L-XX-0006-P001 (Tree Hedgerow Native Details)
1205-COR-ZZ-XX-SP-L-XX-0007 (Landscaping Planting Methodology Aftercare)
1205-MCP-V5-XX-DR-E-32-3202 REV P06 (Lighting Strategy)
1205-MCP-V5-XX-DR-E-32-3203 REV P04 (External Lighting and Power Layout)

Design and Access Statement by Powell Dobson; Outline Construction Environmental Management Plan REV P02 (Willmott Dixon); Surface and Foul Drainage Strategy (Cambria: April 2017); Flood Consequences Assessment (Atkins: January 2017); Acoustics Survey Report (Atkins: January 2017); Noise Impact Assessment of Sport Pitches (Mach Acoustics: June 2017); Acoustics Façade Assessment (Mach Acoustics: June 2017); Arboricultural Report (ArbTS: 20 December 2016); Arboricultural Impact Assessment and Method Statement (First Ecology: June 2017); Interim Ecological Update (First Ecology: June 2017); Ecological Appraisal (First Ecology: July 2017); Soil Resources Survey and Plan (Land Research Associates: July 2017); Site Investigation Report (Atkins: January

2017); Supplementary Site Investigation Report (Johnson, Poole and Bloomer Land Consultants: July 2017); Archaeological and Geophysical Survey (TerraDat: January 2017); Updated Geophysical Survey (Sumo Services Ltd: May 2017); Project Design for Archaeological Evaluation (Headland Archaeology: June 2017); Archaeological Evaluation Report (Headland Archaeology: July 2017); Archaeological Watching Brief (Headland Archaeology: July 2017); Heritage Assessment (EDP Ltd: June 2017); Transport Assessment (Cardiff Council: July 2016); Travel Plan (Atkins: June 2017) and, Low and Zero Carbon Technology Feasibility Study (McCann and Partners: March 2017).

Subject to an amendment to Condition 9 to read:

‘Prior to any work in construction of the ground floor building slabs and following completion of the monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases into or from land surrounding the application site shall be submitted to and approved in writing by the Local Planning Authority. If no protection measures are required then no further actions will be required. All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.’

Subject to an amendment to Condition 24 to read:

‘The opening hours of the school buildings shall be limited to the following:
Monday to Saturday 08:00 to 22:00 and Sunday 08:00 to 20:00’

Subject to an amendment to Condition 14 to read:

‘Prior to the commencement of the development, including any fencing works, associated with the woodland to the south of the application site (the area parallel to the A4232) ecological surveys shall be completed and submitted to and approved in writing by the Local Planning Authority. Should European Protected Species be found to be present the surveys shall include appropriate mitigation measures. The mitigation measures shall be fully implemented in accordance with the approved details and prior to the commencement of the woodland works.’

Subject to an additional Recommendation 6 to read:

‘The applicant is encouraged to enter into a Service Level Agreement with the Parks Department to ensure that the school sporting facilities are available in perpetuity for community use when not being used for school purposes.’

Subject to an additional Condition 33 to read:

‘Prior to any work commencing on the construction of the retaining wall next to the sixth form block details of its height and external materials shall be submitted to and approved in writing by the Local Planning Authority and the retaining wall shall be constructed as approved.’

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

17/00111/MJR – PLASNEWYDD

199-209 CITY ROAD

Construction of a new 5 to 8 storey (plus rooftop plat room) development of student residential accommodation: comprising 146 studio rooms and associated amenity spaces; a private internal landscaped courtyard and two small ground floor commercial units (Class A1 or A2 or A3)

17/00224/MJR – BUTETOWN

CARDIFF BAY STATION, BUTE STREET

Refurbishment of existing building for office space and concierge, to include for removal of existing (non original) canopy and development of a linked 4 storey building to create additional floorspace including retail (A1/A3) live-work units (C3), office (B1) and associated works.

Subject to the following additional Condition 28 to read:

'If works do not commence within 12 months of the most survey for bats [before July 2018], or, once started, be suspended for any reason for a period greater than 12 months in duration, the potential for the presence of protected species should be reassessed, and no works shall commence or be restarted before a further survey has been submitted to and approved in writing by the local planning authority. The survey should i) establish if there have been any changes in the presence and/or abundance of bats; ii) identify any likely new ecological impacts that might arise from any changes; propose appropriate mitigation if there have been any changes, and a timetable for their implementation.'

Subject to the following additional Condition 29 to read:

'Prior to the commencement of works on site; including any hard or soft stripping of the building fabric, the applicant shall provide for an ecologist to brief all contractors as in respect of the following:

- *Giving tool-box talks to site operatives such that they are aware that bats may be present.*
- *'soft-stripping' of features such as roof tiles, soffits, barge-boards, fascias etc, and any other features which bats may use to roost or to access a roost.*
- *Having an ecologist on call in case bats are found during works. If bats are found, work should stop immediately and Natural Resources Wales contacted for advice.*
- *Incorporating enhancement measures for bats, such as bat bricks, bat tiles or providing bat access to roof voids. As advised by the applicant's ecological consultant.*

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 2X2 bed apartments with on site refuse and cycle storage facilities.

16/02867/MJR – ADAMSDOWN

CANADIAN HOTEL, 143 PEARL STREET

Proposed alteration, extension and change of use of the existing Canadian Public House to twelve 1 bed self contained flats with 4 on site car parking spaces, cycle and refuse storage facilities.

Subject to delegated powers be given to the Chairman of the Planning Committee to approve the apportionment of the total financial contribution.

Subject to an additional Recommendation 7 to read:

'That the vendor/landlord of the property make clear to potential purchasers/tenants that occupation of the flats would not provide a right to a resident parking permit.

APPLICATIONS REFUSED.

17/01206/MNR – PONTPRENNAU/ OLD ST MELLONS

LAND ADJACENT TO CEFN EURWG, DRUIDSTONE ROAD
Proposed two detached dwellings with all matters reserved.

17/01460/MNR – RHIWBINA

PART OF LAND AT 16 PORTHAMAL ROAD
New one bedroom dwelling at the rear of 16 Porthamal Road

APPLICATIONS DEFERRED

17/00406/MNR – CAERAU

THE CAERAU, BISHOPSTON ROAD

Takedown public house building and construct three retail units with related car parking facility.

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

17/00969/MJR – CAERAU

FORMER TY NEWYDD CARE HOME, 343 HEOL TRELAI

Development of 16 affordable dwellings on the former Ty Newydd Care Home site (including land to the rear of Heol Trenwydd) comprising 6 no, supported housing apartments, 8 no walk-up apartments and 2no bungalows, associated landscaping, access, drainage and highways works.

REASON: Withdrawn by the applicant.

20 : APPLICATIONS DECIDED BY DELEGATED POWERS - JULY 2017

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