

PLANNING COMMITTEE

13 SEPTEMBER 2017

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

21 : APOLOGIES FOR ABSENCE

Councillors Asghar Ali, Hudson and Parry

22 : MINUTES

The minutes of the 16 August 2017 were agreed as a correct record.

23 : DECLARATIONS OF INTEREST

Councillor	Item	Reason
Lay	17/0751/MJR	Employer shop Located by site

24 : PETITIONS

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

The petitioner spoke and the applicant responded.

25 : 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 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

16/03044/MNR – CAERAU

LAND ADJACENT TO NUMBER 5, CHURCH STREET

Proposed new retail units with residential above (9 apartments), balconies and amenity roof terrace, rear car parking and associated works.

Subject to an amendment to Condition 1 to read:

'The development permitted shall be begun before the expiration of two years from the date of this planning permission'

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

17/01063MJR – ADAMSDOWN

HALLINANS HOUSE, 22 NEWPORT ROAD

Demolition of Hallinans House and erection of building (11-32 storeys) to accommodate managed purpose built student cluster flats and studios, amenity areas, refuse and cycles stores, including flexible commercial floorspace at ground floor and associated works.

17/01751/MJR – CATHAYS

LAND NORTH OF WOOD STREET, WEST OF HAVELOCK STREET, SOUTH OF PARK STREET AND EAST OF NO.6 PARK STREET. (THE SITE ENCOMPASSES PLOTS 6 (IN PART), 7 AND 8 OF THE CENTRAL SQUARE MASTERPLAN AREA) 31,630 SQ M (GIA/24,837 SQ M (NIA) of use Class B1 (office) floorspace of which up to 372 SQ M of use Class A1/A3 (Retail/Café) will be provided at ground floor level, with car and cycle parking and public realm works.

Subject to an amendment to Condition 4 to read:

'Unless otherwise agreed in writing with the LPA a minimum of 372 sqm of use class A1/A3 (retail/café) floorspace will be provided at ground floor level fronting the new square'

Subject to an amendment to Condition 5 to read:

'Material samples: Prior to the commencement of the external envelope samples of the external finishing materials shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details'

Subject to an amendment to Condition 6 to read:

'Architectural detailing: Prior to the commencement of the external envelope a scheme showing the architectural detailing of the principal elevations shall be submitted to and approved in writing by the LPA and the development shall not be brought into beneficial use until the approved scheme is implemented'

Subject to an amendment to Condition 9 to read:

'Cycle parking: Prior to beneficial occupation details showing the provision of cycle parking spaces shall be submitted to and approved in writing by the LPA. The approved scheme shall be implemented in accordance with the approved details'

Subject to an amendment to Condition 10 to read:

‘Prior to beneficial occupation of a scheme of environmental improvements to the adjacent footway/carriageway of Park Street and the adjacent footway of Havelock Street shall be submitted to and approved in writing by the LPA. The improvement works shall include details of surfacing, kerbs, edging, drainage, lighting, lining, signing, street furniture, soft and hard landscaping and traffic orders as may be required as a consequence of the development’

Subject to an amendment to Condition 11 to read:

‘Public realm: Notwithstanding the submitted plans an amended public realm scheme for the new square shall be submitted to and approved in writing by the LPA within 6 months following the commencement of development. The scheme shall include details of surfacing, kerbs, edging, drainage, lighting, lining, signing, telematics/signals/CCTV and communications, street furniture, cycle stands, soft and hard landscaping, public art and indicative phase 2 public realm proposals. The phase 2 proposals shall include for the provision of an A3 pavilion unless otherwise agreed in writing with the LPA and shall provide sufficient detail and clarity to enable the phase 1 scheme to be properly assessed. The agreed phase 1 scheme to be implemented in accordance with the approved details prior to beneficial occupation.

Subject to an amendment to Condition 12 to read:

‘Inclusive access: In support of the amended public realm scheme a detailed access strategy setting out the measures proposed to ensure inclusive access to the new square for all groups shall be submitted to and approved in writing by the LPA within 6 months following the commencement of development. The measures shall include signage and wayfinding, the use of guidance path and other interpretive tactile paving within the public realm proposals where appropriate , and the design and siting of on-street furniture, including lighting. The measures shall be implemented in accordance with approved details prior to beneficial use of the building’

Subject to an amendment to Condition 27 to read:

‘Independent energy assessment: Unless otherwise agreed in writing with the LPA an independent energy assessment of the financial viability and technical feasibility of incorporating renewable energy and low carbon technologies shall be submitted to and approved in writing by the LPA within 3 months of the commencement of development and the development shall not be brought into beneficial use until the approved scheme is implemented’

APPLICATIONS REFUSED

16/01867/MJR – ADAMSDOWN

4-46 BROADWAY

Proposed conversion of property to form A3 restaurant use to ground floor with 12no self-contained flats to upper floors with associated external works.

Reason 2: The proposal fails to provide on-site open space or sufficient compensatory financial contribution in lieu of such provision, contrary to the

provisions of Policies C5 (Provision for open space, outdoor recreation, children's play and sport), KP6 (New Infrastructure), and KP7 (Planning Obligations) of the Adopted Cardiff Local Development Plan (2006 – 2016); advice contained in the Council's approved Planning Obligations SPG (Jan 2017)

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: The application was deferred in order for officers to draft reasons for refusal.

APPLICATIONS WITHDRAWN

17/01824/MJR – SPLOTT

LAND AT NETTLEFORD ROAD

Redevelopment to provide a dogs trust, re-homing centre including various buildings, associated car parking internal roads and paths, exercise runs, fences, sewage treatment plant, boundary treatments and landscaping.

REASON: At the request of the applicant.

26 : SECTION 119, HIGHWAYS ACT 1980, DIVERSION ORDER

The application was deferred to the meeting of the 11 October 2017

27 : APPLICATIONS DECIDED BY DELEGATED POWERS - AUGUST 2017

Noted

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