

PLANNING COMMITTEE

15 MARCH 2018

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

67 : APOLOGIES FOR ABSENCE

No apologies for absence were received.

68 : MINUTES

The minutes of the 7 February 2018 were approved as a correct record.

69 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REASON
Congreve Driscoll	P314 & 344 18/00027/MJR	Lives in Walters Square Expressed view whilst exchanging with local residents
Jones-Pritchard	Mill Road	Spoken against application.

70 : PETITIONS

Application no, 15/02960/MNR, 30 Springfield Gardens
Application no, 16/03067/MNR, Land off Mill Road
Application no, 17/02784/MNR, Land at Howard Gardens
Application no, 18/00027/MJR, Former Ian Williams Ltd, Sanatorium Road.

71 : 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

16/03067/MNR – WHITCHURCH/TONGWYNLAIS

LAND OFF MILL ROAD
Proposed residential dwelling.

18/00027/MJR – CANTON

FORMER IAN WILLIAMS LTD, SANATORIUM ROAD
Alterations and extensions to existing mosque (use Class D1, non-residential institutions) 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.

Subject to an additional Condition 32 to read:

'No development shall take place until plans showing details of the proposed floor levels of any building in relation to the existing ground level and the finished levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The finished floor level of the Imam's residence shall be a minimum of 8.0 meters AOD. The development shall be constructed and completed in accordance with the approved details'

17/02129/MNR – RUMNEY

639 NEWPORT ROAD
Change of use to a 'Transit stay care home' ancillary to adjacent care home with side and rear extensions, loft conversions with rear dormer and ramp for disabled access.

17/01419/MJR – CATHAYS

BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK
Demolition of Bradley Court retaining 11 Park Place.
Conservation Area Consent.

Subject to an amendment of Condition 3 to read:

'No demolition shall be commenced until such time as the applicant can evidence to the Council that the site will be redeveloped within 12 months of the date of the demolition of the Bradley Court office building for a scheme for which planning permission has been granted'

17/01418/MJR – CATHAYS

BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK
Demolition of Bradley Court retaining 11 park Place redevelopment and change of use to student accommodation (use class SUI Generis) comprising studios and communal spaces together with ground floor restaurant (use class A3) and associated works.
Listed Building Consent.

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

18/00123/MJR – HEATH

PART OF FORMER PHOENIX ESTATE, CAERPHILLY ROAD

Demolition of existing site buildings and redevelopment of site for 53 affordable dwellings with associated access, car parking, landscaping and drainage works.

Subject to an additional Condition 25 to read:

‘Prior to implementation of any boundary treatment along the eastern boundary with the adjoining Aldi site shall be submitted to and approved in writing with the Local Planning Authority. The boundary treatment shall be undertaken in accordance with the approved details and shall thereafter be retained’

17/03102/MJR – LLANISHEN

TRAVIS PERKINS TRADING CO LTD, 1 MALVERN DRIVE

Removal of Conditions 5, 6, 7, 16 and 21 of 14/00283/DCO

17/01672/MJR – BUTETOWN

ITEC TRAINING SOLUTIONS LTD, CRAWSHAY COURT, 6 CURRAN ROAD

Demolition of existing buildings and construction of 25 storey apartment building (140 no units) with ancillary areas, parking A1/A3 Unit(s) and residential roof terrace.

Subject to an amendment of Condition 6 to read:

‘No development shall take place until a photographic survey of the adopted highway adjacent to the site has been submitted to and approved in writing by the Local Planning Authority nor shall any development take place until a scheme of public realm reinstatement works to this highway has also been submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to the reinstatement/resurfacing as required of the carriageway and footway abutting the site to include surfacing, kerbs, edging, drainage, lighting, lining, signing and street furniture required as a consequence of the scheme. Any reinstatement works deemed necessary by the Local Planning Authority shall be completed prior to the occupation of any part of the development’

Subject to an amendment of Condition 13 to read:

“ Outside the hours of 07:00 to 23:00..”

17/02404/MJR – BUTETOWN

FORMER BROWNING JONES AND MORRIS, DUMBALLS ROAD

Demolition of existing warehouse and erection of 206 residential flats over two buildings with associated public square 4, no, commercial units potentially comprising A1/A2/A3/B1 uses, parking, residents roof terrace and public realm works.

Subject to an amendment to Condition 12 to read:

'No development shall take place until a scheme showing the architectural detailing of the buildings and the means of enclosing the 8th floor garden has been submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into beneficial use until the approved scheme is implemented'

17/02618/MJR – ADAMSDOWN

LAND AT HOWARD GARDENS

Erection of building (between 4-11 storeys) for mixed use purposes including restaurant (class A3) (part ground floor) and residential accommodation for students comprised in a combination of cluster flats (up to 61 no) and studios (up to 50 no) with associated accommodation and works following demolition of existing buildings.

17/02936/MJR – GRANGETOWN

LAND TO THE WEST OF CLIVE LANE

Reserved matters application for appearance landscaping, layout and scale in respect of 101 new dwellings approved under outline permission 15/02834/MJR

Subject to an additional Condition 13 to read:

'All planting, seeding, turf-laying and paving shown on the approved plans shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is sooner. Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective shall be replaced in the first available planting season and to the specification shown on approved plans and in supporting documents, unless the LPA gives written consent to any variation'

Subject to an additional Condition 10 to read:

'No development shall take place until detailed plans showing the position and form of construction of all roads and footpaths within the site and the method of disposal of all surface water drainage therefrom have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details'

Subject to an additional Condition 11 to read:

'No dwelling shall be occupied until that part of the road and footpath which provides access to it and all surface water drainage works for the said road have been laid out,

constructed and completed (except for the final surfacing) in accordance with the approved plans'

Subject to an additional Condition 12 to read:

'Prior to the commencement of development a comprehensive phasing plan for the construction of the roads, footpaths and other publicly accessible areas shall be submitted to and approved in writing by the Local Planning Authority. The phasing plan shall identify phases of construction of development and where required shall ensure safe and convenient pedestrian, cycle and vehicular access through those areas not under construction or where construction is complete. The development shall be carried out in accordance with the approved phasing plan'

Subject to an additional Condition 14 to read:

'No construction works shall commence until a scheme for the disposal of foul drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details prior to the occupation of the development.'

17/03101/MJR – LLANISHEN

FORMER TRAVIS PERKINS TRADING CO LTD, 1 MALVERN DRIVE.
Submission of details for approval of access, appearance, landscaping, layout and scale for no 121 dwellings pursuant to outline consent 14/00283/DCO.

17/1417/MJR – CATHAYS

BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK
Demolition of Bradley Court retaining 11 Park Place, redevelopment and change of use to student accommodation (use class SU1 generis) comprising studios and communal spaces together with ground floor restaurant (use class A3) and associated ancillary works.

Subject to an amendment to Condition 7 to read:

'Ground Gas Protection: Prior to the commencement of development (excluding demolition) a scheme to investigate and monitor the site for the presences of gases being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for approval. Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the LPA. 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 a time as the Local Planning Authority agrees in writing that the measures are no longer required'.

Subject to an amendment to Condition 8 to read:

‘Contaminated Land Assessment: Prior to the commencement of the development (excluding demolition) an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. The report of the findings shall include:

- (i) Desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a ‘conceptual site model’ (CSM) which identifies and assesses all identified potential source, pathway and receptor linkages;
- (ii) Intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) Assessment of the potential risks to human health, groundwater and surface waters, adjoining land, property (existing or proposed), archaeological sites and ancient monuments, and any other receptors identified at (i); (iv) appraisal of remedial options, and justification for the preferred remedial options (s).’

Subject to an amendment to Condition 9 to read:

‘Remediation and Verification Plan: Prior to the commencement of the development (excluding demolition) a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the nature and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation’

Subject to an amendment to Condition 15 to read:

‘Drainage Scheme: No development (excluding demolition) shall take place until a drainage scheme for the disposal of both surface water and foul water including any connection to the existing drainage system has been submitted to and approved by the Local Planning Authority. No part of the scheme shall be occupied until the approved scheme is implemented’

Subject to an amendment to Condition 24 to read:

‘Landscaping: No above ground works shall take place until full details of soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- A landscaping implementation programme. Scaled planting plans prepared by a qualified landscape architect.
- Existing and proposed services and drainage above and below level.

- Schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect.
- Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect.
- Topsoil and subsoil specification for all planting types, including full details of soil assessment, protection, stripping, storage, handling, amelioration and placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be supplied, including certification in accordance with British Standards and interpretive reports by a soil scientist demonstrating fitness for purpose and a methodology for handling, amelioration and placement.
- Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect and including full details of oversight of landscaping implementation by the project landscape architect.

The submitted details shall be consistent with other plans submitted in support of the application and the landscaping shall be carried out in accordance with the approved design and implementation programme.'

Subject to an amendment to Condition 30 to read:

'Delivery and Servicing Management Plan: No above-ground works shall be commenced until a plan for the management of delivery and servicing associated with the building has been submitted to and approved by the Local Planning Authority; the plan to include as required but not limited to the management of day to day access, deliveries and servicing, details of the maximum vehicle size (s), times and days of permitted access, control and management of noise. Management of the delivery and servicing associated with the development shall be carried strictly in accordance with the plan so approved.

Subject to an amendment to Condition 32 to read:

'Historic Building Record: Unless otherwise agreed in writing with the LPA no works to 11 Park Place shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority'.

APPLICATIONS REFUSED

17/02784/MNR – PENYLAN

15 TY-DRAW ROAD

Conversion of dwelling to guest house and conversion of garage to kitchen and rear dormer and the installation of roof lights into the front, rear and side roof slopes.

15/02960/MNR – RADYR

30 SPRINGFIELD GARDENS, MORGANSTOWN

4, no new build detached dwelling houses in land to the rear of 30 Springfield Gardens, Morganstown (including demolition of detached garage structure and associated external works)

REASON:

1. The proposed development would be likely to give rise to an unacceptable loss of amenity to neighbouring and future occupiers by virtue of loss of privacy and being overbearing and unneighbourly development. As such the proposal would be contrary to criterion x. of Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan, Paragraphs 3.5 and 4.11 of the Cardiff Infill Sites Supplementary Planning Guidance (November 2017) and paragraph 9.3.3 of Planning Policy Wales (Ed.9,2016).'

APPLICATIONS DEFERRED

18/00034/MNR – CANTON

105 ROMILY ROAD

Change of use from 3 bed dwelling to 7 bed house in multiple occupation and construction new single storey extension and dormer to loft conversion.

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

APPLICATIONS WITHDRAWN

17/02832/MJR – PLASNEWYDD

116-118 CITY ROAD

Demolition of existing A3 unit and residential apartments above. Proposed A3 commercial unit at ground floor and 8 no residential student clusters accommodation on 4no storey with common facilities on the ground floor.

REASON: At the request of the applicant.

72 : PLANNING COMMITTEE DELEGATIONS

The Planning Committee considered a report on the transparent approach to delegated power arrangements with regard to the Council's planning functions and the procedure to be used in the exercise of this delegated authority.

RESOLVED: The Planning Committee AGREED:

- (i) To approve the Scheme of Delegations to the Head of Planning as set out in the Appendix to the report; and
- (ii) To ask the Constitution Committee to consider the Planning Committee's approved delegations (under recommendation (i))

above) in the Scheme of Delegations within the Constitution.

73 : URGENT ITEM (S) (IF ANY)

None

74 : DATE OF THE NEXT MEETING

19 April 2018

75 : APPLICATIONS DECIDED BY DELEGATED POWERS

February 2018 - noted

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