

PLANNING COMMITTEE

11 JANUARY 2024

Present: Councillor Stubbs(Chairperson)
Councillors Humphreys, Ahmed, Hunt, Michael, Reid-Jones,
Robson, Sattar, Shimmin and Wong

64 : APOLOGIES FOR ABSENCE

Apologies were for absence were received from Councillor Heather Joyce.

65 : DECLARATIONS OF INTEREST

The following declarations of interest were received in accordance with the Members' Code of Conduct.

| Councillor | Item Number | Nature/Reason of Interest |
|-------------|-------------------|---|
| Cllr Robson | 5b – 20/0187/MJR | Prejudicial – Employer has previously commented on the application |
| Cllr Hunt | 5c – 23/01427/FUL | Prejudicial – Frequently uses the business premises to which the application relates. |

66 : MINUTES

The minutes of the meeting of the Planning Committee on 21 December were approved as a correct record and signed by the Chair.

67 : PETITIONS

There was a petition attached to application 20/00187/MJR, however the petitioner spoke at Committee on 7 December 2023 and therefore not on this occasion.

68 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development management applications in accordance with the Town and Country Planning Act 1990:

RESOLVED: Pursuant to this Committee's delegated powers the following development management applications be determined in accordance with the recommendation set out in the reports of the Director of Planning, Transport and Environment, subject to any further amendments as detailed below and notification be given of the decisions in accordance with Section 70 of the Town and Country Planning Act 1990 or Section 74 of the Planning (Listed Building & Conservation) Act 1990.

APPLICATIONS GRANTED SUBJECT TO ENTERING INTO A BINDING SECTION 106 AGREEMENT

22/02673/FUL – PENTWYN / LLANRUMNEY
Cardiff East Park and Ride, Eastern Avenue, Old St Mellons, Cardiff, CF23 8HH

Demolition of existing structures and redevelopment of the site to provide commercial floorspace (Use Classes B1, B2, B8, A3) and/or ancillary Class A1), associated drive-thru and car parking; the re-provision of the park and ride; a bridge across the Rhymney River; site wide landscaping and associated works.

Subject to the amendment of Conditions 7, 18 and 19 (as set out in the Amendment Sheet and Late Representations dated 11.0.24).

APPLICATION GRANTED

23/01427/ FUL – HEATH
35 St Isan Road, Heath, Cardiff, CF14 4LU

Construction of two storey extension to side and rear of existing building, roof alterations including raising of ridge height and dormers, extending existing Pharmacy and creating 2no. additional flats with provision of amenity space and bike store.

(Councillor Garry Hunt left the meeting during consideration of this application in accordance with his personal and prejudicial interest)

APPLICATION REFUSED

20/00187/MJR – LLANDAFF
Land at De Braose Closer, Danescourt, Cardiff

Residential development comprising 36 dwellings together with associated infrastructure, public open space and woodland management

(Councillor Adrian Robson the left the meeting during consideration of this application in accordance with his prejudicial interest)

REASON:

This application was considered Planning Committee on 7 December 2023. It was resolved to defer the application to the next meeting of the Committee for reasons for refusal based on the objections raised by the Committee.

The application was refused for the following reasons:

1. The development, by reason of its location within a significant identified area of Open Space, would exacerbate the existing deficiency of Open Space within the Llandaff ward, as identified by the Open Space Survey (2022), contrary to the provisions of Policy C4 of the adopted Local Development Plan (2016) and guidance contained within Planning Policy Wales (Edition 11, February 2021) (paragraph 4.5.3).
2. The creation of an extensive, engineered vehicular access through the significant woodland, including the removal of trees, would

cause unacceptable harm to the established character and appearance of the existing mature and established woodland and public footpath network which cannot be mitigated by replanting, or the translocation scheme proposed, or outweighed by any other benefits of the development. The proposal is therefore contrary to the provisions of KP5, EN6, EN7 and EN8 of the Local Development Plan (2016), Supplementary Planning Guidance Green Infrastructure (including Technical Guidance Notes relating to: Ecology and Biodiversity and; Trees and Development) (November 2017), as well as Chapter 6 of Planning Policy Wales (Edition 11, February 2021 – with Chapter 6 updated October 2023) and Policy 9 (Resilient Ecological Networks and Green Infrastructure) of Future Wales: The National Plan 2040.

3. The development, by virtue of its siting and the quality of proposed connections for both walking and cycling, does not provide safe, legible and otherwise well designed connectivity to nearby shops, facilities and schools for the proposed affordable housing development, contrary to Policies KP5, T1 and C6 of the adopted Local Development Plan (2016) and guidance within the adopted Cardiff Residential Design Guide

69 : APPLICATIONS DECIDED BY DELEGATED POWERS

RESOLVED:

To note the applications decided by Delegated powers between 1 December and 29 December 2023

70 : URGENT ITEMS (IF ANY)

No urgent items were received.

71 : DATE OF NEXT MEETING

The next meeting of the Committee is at 10.30 am on Thursday 8 February 2024.

The meeting terminated at 12.45 pm