

PLANNING COMMITTEE

13 JUNE 2018

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

1 : APOLOGIES FOR ABSENCE

Councillor Iona Gordon.

2 : APPOINTMENT OF CHAIRPERSON & DEPUTY CHAIRPERSON

To note that at the Annual Meeting on 24 May 2018, appointed Councillor Keith Jones as Chairperson of this Committee and Councillor Chris Lay as the Deputy Chairperson of this Committee.

3 : APPOINTMENT OF COMMITTEE AND TERMS OF REFERENCE

The Annual Council meeting on 24 May 2018, appointed this Committee with the following Membership and Terms of Reference.

Membership:

Councillors Ahmed, Asghar Ali, Congreve, Driscoll, Gordon, Hudson, Jacobson, Keith Jones, Jones-Pritchard, Lay, Murphy and Sattar,

Terms of Reference:

Those functions listed in Section A of Schedule 1 of the Local Authorities Executive Arrangements (Function and Responsibilities) (Wales) Regulations 2001 and any amendments thereto and any matters ancillary thereto as defined in Regulation 4 (2) to (6) of the Regulations.

Those functions listed in paragraphs 1-12 of Section 1 of Schedule 1 of the Local Authorities Executive Arrangements (Function and Responsibilities) (Wales) Regulations 2001 and any amendments thereto and any matters ancillary thereto as defined in Regulation 4 (2) to (6) of the Regulations.

4 : MINUTES

The minutes of the meeting held on the 9 May 2018 were approved as a correct record and signed by the Chairperson.

5 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM NO	REASON
Jones-Pritchard	18/00762/MNR	Knows the neighbour and objector

6 : PETITIONS

Application no: 18/00762/MNR, 304A Caerphilly Road, Canton

The petitioner was not present.

7 : 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 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 Act 1990).

APPLICATIONS GRANTED

18/00979/DCH – CATHAYS

42 TREHERBERT STREEET, CATHAYS, CARDIFF

Enlargement of rear annex at ground floor, extension at first floor and rear dormer.

17/02130/MJR – SPLOTT

LAND AT ROVER WAY, PENGAM

The removal of fill material and the construction of a Biomass Power Plant (up to 9.5mw) and a maximum of 130,000 sq. ft. of industrial accommodation (B8 use class), new access roads and associated landscaping works.

Subject to the amendments to the following conditions:

Condition 1A

'...in writing for each phase of development before any development within that phase is commenced.'

Condition 4

New Title: VIRGIN WOOD FUEL SOURCE AND LIMIT. New opening sentence: Prior to beneficial occupation of the Biomass Plant hereby approved, details of the sustainable source of virgin wood to be processed at the plant shall be submitted to and approved in writing by the Local Planning Authority. Revised Reason: The application has been assessed on the basis of this annual tonnage limit and that the wood would derive from a sustainable source.. where issues related to potential deletion of resources at the origin, and the carbon impacts of transportation can be understood and managed.

Condition 9

Insert title: CONTAMINATED LAND MEASURES – REMEDIATION AND VERIFICATION

Condition 14

Amended opening sentence: “No works below the membrane underlying the original capping layer or elsewhere below the overburden shall take place until a scheme of repairs to restore and maintain the integrity of the membrane where necessary following site investigation locations have been submitted to and approved in writing by the Local Planning Authority.

Condition 16

Amended wording: No development shall take place within any phase, with the exception of the removal of overburden from the site, until a drainage scheme for that phase of development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how that part of the development will be effectively drained; the means of disposal of surface water and demonstrate how foul flows will communicate to the public sewerage system. Thereafter, the scheme shall be implemented in accordance with the approved details prior to the completion of that phase and no further surface water or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Condition 18

Prior to the approval of any reserved matters application for the Biomass Power Plant an Air Quality Assessment (AQA) for the detailed design of the Biomass Plant shall be submitted to and approved in writing by the Local Planning Authority. The AQA shall include an assessment of the impact of the plant emissions and any necessary mitigation measures to ensure the overall impacts of the plant are acceptable. The plant shall be constructed in accordance with the approved details and maintained thereafter. Reason: To ensure air quality is maintained to satisfactory levels and to avoid any adverse effect upon the integrity of the Severn Estuary European Sites and the Severn Estuary SSSI.

Condition 19

Prior to beneficial occupation of the Biomass Power Plant a Noise Assessment (NA) shall be carried out and submitted to the Local Planning Authority to ensure the noise emitted from fixed plant and equipment on the site achieves a rating noise level of background -10dB at the nearest noise sensitive premises (Rover Way Traveller Site) when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard). This assessment shall include an assessment of the impact of the noise from this proposed development after the removal of material from the site which may currently act as a noise barrier to the nearest noise sensitive receptors at the traveller site on Rover Way. The NA shall include details of any necessary mitigation measures to ensure the overall impacts of the plant are acceptable, which shall be implemented prior to beneficial occupation and maintained thereafter.

Condition 20

Deliveries, loading and unloading shall only take place at the site between the hours of 09:00 and 17:00 Monday to Saturday and at no time on Sundays or Bank Holidays.

Condition 21

Insert 'fill' before 'material' in opening two sentences. Amend last sentence to '...prior to the removal of any fill material.'

Condition 24

Delete 'hereby approved.' Insert '...and/or to heat and power consumers in the vicinity and the...'

Condition 26

Amend to read 'Prior to the commencement of any development on any phase...' (i) is missing. Amend number formatting accordingly. Replace last sentence with: 'The development shall be carried out in accordance with the approved CEMP for that phase. Amend Reason: 'In the interests of highway safety, protection of the environment and public amenity, and to avoid any adverse effect upon the integrity of the Severn Estuary European Sites and the Severn Estuary SSSI.'

Condition 27

Amend to read 'Prior to the commencement of any development on any phase...'

Condition 28

Amend: 'Prior to the construction of any building, the Rover Way/Site Access priority junction hereby approved (Drawing No. 173097/SK/11 Revision A) shall be approved in writing by the overseeing highway authority and implemented to their written satisfaction.

New Condition 38 (to be added)

INDUSTRIAL FLOORSPACE LIMIT

No more than 130,000 square feet of industrial accommodation (B8 Use Class) shall be constructed on the application site. Reason: The application has been assessed on the basis of this amount of floorspace.

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

18/00762/MNR – HEATH

304A CAERPHILLY ROAD, BIRCHGROVE, CARDIFF

Proposed demolition of 304A Caerphilly Road and erection of new development to form A3 commercial unit to ground floor with 5 no flats over.

8 : APPLICATIONS DECIDED BY DELEGATED POWERS - MAY 2018

The Committee noted the applications decided by delegated powers for May 2018.

9 : URGENT ITEMS (IF ANY)

None

10 : DATE OF NEXT MEETING - 11 JULY 2018

The meeting terminated at Time Not Specified