

## PLANNING COMMITTEE

13 FEBRUARY 2019

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

63 : APOLOGIES FOR ABSENCE

Congreve

64 : MINUTES

The minutes of the 23 January 2019 were approved as a correct record.

65 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REASON
Keith Jones	18/02594/MJR	Personal
Gordon	18/01882/DCH	Spoke as Ward Cllr

66 : PETITIONS

- (i) Application no, 18/01064/MJR, Canton Family Centre, Suffolk House, Romily Road, Canton
- (ii) Application no, 18/02698/MNR, 19 Llandennis Avenue, Cyncoed
- (iii) Application no, 17/02003/MNR, 19 Lonsdale Road and 4 Ormonde Close, Penylan
- (iv) Application no, 18/01882/DCH, 95 Fairleigh Road, Riverside
- (v) Application no, 18/01820/MJR, 45-47 Drysgol Road, Radyr
- (vi) Application no, 18/00948/MJR, 23-24 Wordsworth Avenue, Plasnewydd

In relation to (i), (ii) and (vi) the petitioner spoke and the applicant/ agent responded.

67 : 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 decisions in accordance with Section 70 of the Town and Country Planning Act 1990 or Section 16 or Section 74 of the Planning (Listed Building & Conservation Act 1990)

## APPLICATIONS GRANTED

18/00948/MJR – PLASNEWYDD

23-24 WORDSWORTH AVENUE

Proposed construction of 1X4 bed house and the extension & conversion of existing buildings to form a B1 office and 3 self-contained apartments (1 X 3 bed 2 X 2 duplex apartments) with on-site parking, cycle, refuse and amenity facilities.

18/02698/MNR – CYNCOED

19 LLANDENNIS AVENUE

Demolition of the existing two-storey dwelling and garage to provide a 6no, bedroom, three storey dwelling with garage, swimming pool, pool house and amenity space.

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

18/02594/MJR – LLANRUMNEY

FORMER LLANRUMNEY HIGH SCHOOL SITE, BALL ROAD

Development of 98 residential dwellings (use Class C3, including affordable housing), vehicular and pedestrian access, landscaping, drainage, related infrastructure and engineering works.

Subject to the following:

“Reference to Condition 1 in conditions 25-28 (inc) should be replaced by reference to Condition 2.

Subject to amendment to Condition 2 to read:

“

- |  |             |   |
|--|-------------|---|
| • Site Location Plan                   | 2288-100    | C |
| • Site Layout                          | 2288/101    | M |
| • Context Plan                         | 2288/102    | D |
| • 4.2.1 Plans                          | 2288-200-01 | A |
| • 4.2.1 Elevations                     | 2288-200-02 | A |
| • 4.2.1 Block Elevation Semi Detached  | 2288-200-03 | A |
| • 5.3.1 Plans                          | 2288-201-01 | A |
| • 5.3.1 Elevations                     | 2288-201-02 | A |
| • 5.3.1 Block Elevations Semi Detached | 2288-201-03 | B |
| • C Plans                              | 2288-202-01 | B |
| • C Elevations                         | 2288-202-02 | A |
| • C Block Elevations Semi Detached     | 2288-202-03 | B |

• D Plans	2288-203-01	A	
• D Elevations	2288-203-02	A	
• E Plans	2288-204-01	B	
• E Elevations	2288-204-02	B	
• F Plans	2288-205-01	B	
• F Elevations	2288-205-02	B	
• I Plans	2288-206-01	B	
• I Elevations	2288-206-02	B	
• J Plans	2288-207-01	A	
• J Elevations	2288-207-02	A	
• K Plans	2288-208-01	B	
• K Elevations	2288-208-02	A	
• K Block Elevations Semi Detached	2288-208-03	A	
• K Block Elevation Terrace	2288-208-04	A	
• L Plans	2288-209-01	A	
• L Elevations	2288-209-02	A	
• 2B1 Apartment Plans	2288-210-01	B	
• 2B1 Apartment Elevations	2288-210-02	B	
• 2B1 & L Block Elevations	2288-210-03	A	
• Street Scene Llanrumney			2288-300-01 A
• M Block Elevations Terraced			2288-214-04 B
• M Block Elevations Semi Detached			2288-214-03 B
• M Elevations			2288-
214-02 B			
• M Plans			2288-
214-01 B			
• 641 Elevations Semi Detached			2288-213-03 A
• 641 Elevations			2288-
213-02 B			
• 641 Plans			2288-213-01 B
• 321 Elevations			2288-
212-03 B			
• 321 & 111 Elevations			2288-212-
02 B			
• 321 & 111 Plans			2288-
212-01 B			
• 211 Block Elevations Terrace			2288-211-
03 A			
• 211 Elevations			2288-
211-02 B			
• 211 Plans			2288-211-01 B
• Management Plan			2288/103
• Finished Floor Levels			002 P1
• 2B1 & M Terrace Elevations			2288-210-05
• 2B1 & K & E Block Elevations			2288-210-
04			
• 2B2 Apartment Plans			2288-215-
01			

- 2B2 Apartment Elevations 2288-215-02
- K, 2B2 & E Elevations Terraced 2288-215-03
- Single Garage 2288-  
220-01
- Double Garage 2288-  
221-01
  
- Transport Statement Vectos Oct 2018 -
- Design & Access Statement Spring Design 2288-02 I
- Tree Survey, Categorisation and Tree Constraints Plan Steve Ambler & Sons Sep 2018 -
- Green Infrastructure Statement WYG A108991-1 V3
- Air Quality Assessment Wardell Armstrong 001 V0.1
- Noise Assessment1 Wardell Armstrong
- Preliminary Ecological Appraisal Wardell Armstrong 001 V0.1
- Phase 1 Desk Study Wardell Armstrong /3 3
- Phase 2 Geo-Environmental and Geotechnical Ground Investigation Report Wardell Armstrong RPT-002 4
- Flood Consequence Assessment JBA 19/10/18 V2.0
- Drainage Statement CD Gray CDGA-9456-DIS1-P1
  
- Drainage Strategy - CD 001 P2  
Gray
- Landscape Strategy LH.LA.100 E
- Soft Landscape 1 of 7 LH.LA.101 E
- Soft Landscape 2 of 7 LH.LA.102 E
- Soft Landscape 3 of 7 LH.LA.103 E
- Soft Landscape 4 of 7 LH.LA.104 E
- Soft Landscape 5 of 7 LH.LA.105 E
- Soft Landscape 6 of 7 LH.LA.106 E
- Soft Landscape 7 of 7 LH.LA.107 E
- Details LA.108 E
- Soft Landscape Specifications LH.LA.109 E
- Soil Volumes for Proposed Trees LH.LA.110 E
  
- Fire Truck Swept Path Analysis 184021\_AT\_A02 C
- Refuse Vehicle Swept Path Analysis 184021\_AT\_A01 A

Subject to an amendment to Condition 29 to read:

“No development shall take place on the Hartland Road widening until a scheme for the widening has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to any dwelling being occupied”

Subject to the following:

“Amendment to the LDP policy reasons for conditions 18-20 (inc), 25, 26 and 28 to refer to LDP policy KP5 not H5”

Subject to an amendment to Condition 19 to read:

“Construction of the brick boundary walls shall not take place until samples of the external materials have been submitted to the Local Planning Authority for approval and shall then be implemented as approved or that these walls shall match the materials used for the approved houses”

Subject to an amendment to Condition 23:

“ Omit the words “on those plots”

## **APPLICATIONS REFUSED**

17/02003/MNR – PENYLAN

19 LONSDALE ROAD AND 4 ORMONDE CLOSE

Demolition of all existing buildings and construction of residential development comprising 8 self contained flats with onsite parking, cycle refuse and amenity facilities.

## **APPLICATIONS DEFERRED**

18/01064/MJR – CANTON

CANTON FAMILY CENTRE, SUFFOLK HOUSE, ROMILLY ROAD

Demolition of modern extensions to Suffolk House and part demolition of existing wall and felling of existing trees, residential redevelopment of Suffolk House to provide 10 no, apartments and construction of 7 no, townhouses, replacement wall, tree planting amended access arrangements, parking provision and open space/landscaping.

REASON: In order for Officers to draft reasons for refusal based on “Does not preserve or enhance the character/appearance of the Conservation Area (Policies KP17 & EN9)

18/01065/MJR – CANTON

CANTON FAMILY CENTRE, SUFFOLK HOUSE, ROMILLY ROAD

Demolition of modern extensions to Suffolk House and part demolition of existing wall.

Conservation Area Consent

REASON: Following the decision of 18/01065/MJR

18/01820/MJR – RADYR

45-47 DRYSGOL ROAD

Proposed demolition of existing dwellings & outbuildings, construction of two 3 storey blocks, each of 9 self contained apartments with onsite amenity, parking, cycle &

refuse stores and construction of detached 4 bed dwelling with new access onto Drysgol Road.

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

18/01882/DCH – RIVERSIDE

95 FAIRLEIGH ROAD

Rear double extension and loft conversion

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

68 : APPLICATIONS DECIDED BY DELEGATED POWERS

January 2019

69 : URGENT ITEMS (IF ANY)

None