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LATE REPRESENTATIONS

Committee PLANNING COMMITTEE

**Date and Time
of Meeting** THURSDAY, 15 MARCH 2018, 10.00 AM

Please see attached Late Representation Schedule received in respect of applications to be determined at this Planning Committee

Late Reps (*Pages 1 - 42*)

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

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LATE REPRESENTATIONS SCHEDULE
PLANNING COMMITTEE – 15TH MARCH 2018

PAGE NO. 1	APPLICATION NO. 15/02960/MNR
ADDRESS:	30 SPRINGFIELD GARDENS, MORGANSTOWN, CARDIFF
FROM:	Springfield Gardens, Teamans Row and Ravensbrook Residents
SUMMARY:	<p>Dear Councillors</p> <p>Re: 30 SPRINGFIELD GARDENS, MORGANSTOWN: APPLICATION No. 15/02960/MNR</p> <p>Further to the Committee Meeting 7th February 2018 and the vote to decline planning permission to the rear of Number 30 and 38 Springfield Gardens, we write to you as a community in preparation for the Committee Meeting 15th March 2018. As you are aware the local community has strongly objected to this application on several grounds. We listened with interest to the concerns raised by Committee Members and the responses from Council Officers in relation to this application and welcome the resolution to reject this application for development.</p> <p>We are aware that the reasons to reject an application on good planning grounds lies with the Committee. We have reviewed the Planning Officer's recommendation under the grounds of KP5 of the LDP and have been in consultation with a barrister regarding these grounds.</p> <p>The barrister advises us that refusing planning under the grounds of KP5 of the LDP is defensible. However, there are additional concerns that could also be referred to on the Decision Notice for refusal, including:</p> <p style="padding-left: 40px;">para 3.44 of infilling SPG: "New driveways serving rear garden development should be positioned to minimise any audio and visual disturbance to neighbouring dwellings."</p> <p>We attach a document with a summary of concerns raised during Committee Meeting 7th February and refer to the policies as proposals for refusal.</p> <p>Thank you for taking time to consider our concerns and raising your own concerns relating to this development.</p> <p>With kind regards,</p> <p>Springfield Gardens, Teamans Row and Ravensbrook</p>

Residents.

The following policies are relevant to the concerns raised would support refusal of the application:

MATERIAL CONSIDERATION: UNACCEPTABLE LOSS OF AMENITY, OVERLOOKING AND LOSS OF PRIVACY, OVERCROWDING TO NUMBERS 26, 30, 32, 34, 36 AND 38 AS WELL AS CONSIDERATION FOR ANY FUTURE OCCUPIERS.

In February meeting, members voted to refuse permission on grounds of loss of amenity to neighbouring and future occupiers.

- adverse effects on the neighbourhood's character and amenity
- overlooking of properties resulting from the topography of the site
- serious loss of privacy and amenity to numbers 30 and 26.
- Access road would run down the entire length of number 26's narrow back garden and driveway along bottom of gardens of 32, 34 and 36. Noise report has errors and is inadequate. It ignores the gable end window in number 30, and the site's topography, which facilitates sound travelling to 26 and 30. The access road would therefore cause noise and loss of amenity to neighbouring residents.

Decision was deferred to allow these reasons to be drawn up.

- Our barrister advises us that these grounds for refusal are defensible.
- Reasons also consistent with previous decision to refuse development, which makes it a legally robust decision.

Planning Officers proposal to refuse on the following basis:

POLICY / STATUTORY INSTRUMENTS:

Criterion x. of Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan:

Ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities;

Paragraph 3.5 of Supplementary Planning Guidance:

Infill, backland and site redevelopment must result in the creation of good places to live. This needs to be demonstrated through the quality of internal living space; private amenity space; and through adherence to principles relating to access, security, and legibility.

Paragraph 4.11 of Supplementary Planning Guidance:

To safeguard the amenity of existing residents, proposals

	<p>must not result in unacceptable harm regarding the level of overbearing, overshadowing or overlooking of neighbouring properties.</p> <p><u>Paragraph 9.3.3 of Planning Policy Wales (Ed.9, 2016):</u> Insensitive infilling, or the cumulative effects of development or redevelopment, including conversion and adaptation, should not be allowed to damage an area’s character or amenity. This includes any such impact on neighbouring dwellings, such as serious loss of privacy or overshadowing.</p> <p>Consider adding to the reasons for refusal: <u>Paragraph 3.44 of infilling Supplementary Planning Guidance (November 2017):</u> New driveways serving rear garden development should be positioned to minimise any audio and visual disturbance to neighbouring dwellings.</p> <p><u>CONCERNS: GREENFIELD NATURE OF PART OF SITE</u></p> <ul style="list-style-type: none"> • Part of the proposed development area is outside the curtilage of number 30 and number 38, previously designated as an area for allotments. As such, it is greenfield in nature (previously undeveloped) as defined by Figure 4.4 of Planning Policy Wales. Why have Officers repeatedly ignored this point? <p><u>POLICY / STATUTORY INSTRUMENTS:</u></p> <p><u>Planning policy Wales 4.9 Preference for the re-use of land</u> 4.9.1 Previously developed (or brownfield) land (see Figure 4.4) should, wherever possible, be used in preference to greenfield sites, particularly those of high agricultural or ecological value</p> <p><u>CONCERNS: GROUND WATER FLOODING</u></p> <ul style="list-style-type: none"> • Drainage Officers consulted WSP, who state that no development should occur until long-term groundwater monitoring has taken place. Drainage Officers chose to argue that ‘information should be proportionate to size of development’. This uses “proportionate” incorrectly and is legally risky. Information should be proportionate to known risk, not development size. • Condition 13 went against the advice of WSP consultant’s recommendation, which states long-term groundwater monitoring is required to assess the current groundwater flood risk (via FOI request). • Mitigating measures referred to by Cardiff Council’s Drainage Officer only take into account surface water
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drainage, not the impact from groundwater flood risk and the removal of peat bog (natural SUDS) if land is developed.

- In February meeting, the Drainage Officer claimed they had no flood reports in area. Not true, e.g., Council surveyed 16 Springfield Gardens in October 2015 and logged it as a “flooding incident”.
- Applicant has not provided all details required for Drainage Strategy. The Drainage Officer made no reference to the additional groundwater information and map of an additional inflow that our community submitted prior to committee. Drainage strategy should include a map showing all manholes, pipes and culverts. Manhole over piped subsurface stream in proposed development area has not been disclosed.

CONCERNS: PEAT SOIL, STABILITY TO ADJACENT BANKS

- No consideration has been given to the removal of peat or building on peat.
- In February meeting, Drainage Officer claimed no flood risk because floor level of the proposed houses would be higher than the lane. This ignores both the proposed sewage pumping station, and existing properties between the site and lane. Peat can act like a sponge, comprising 90% water. Building over and compressing the peat deposit would remove attenuation feature, displacing water, increasing flood risk and flood **consequences** for existing properties on Springfield Gardens.
- The land adjacent, Ravensbrook, is a steep bank, stability is provided by the trees. This area forms an open space, designated by covenant, as a child’s play area.
- Tree canopies overhang the proposed development area, any disturbance to the roots could result in instability to the banks.

POLICY / STATUTORY INSTRUMENTS:

Cardiff Local Development Plan KP15: CLIMATE CHANGE

- ii. Protecting and increasing carbon sinks;

4.168 Carbon sinks act as a means of off-setting carbon emissions by natural means. Trees and soils act as substantial reservoirs of carbon, sequestering atmospheric carbon, and contributing substantially to soils, which

accrete carbon faster under tree cover than other forms of vegetation. This stored carbon will usually be emitted as a greenhouse gas if trees are removed or damaged, or soils removed, covered or disturbed (by compaction or contamination) during the construction process.

- SPG Cardiff Green Infrastructure (November 2017) Fig.2 Green Infrastructure can include gardens.
 - 3.6.7 Soils are a fragile and essentially non-renewable resource that can perform many beneficial services, including the storage of carbon, supporting the growth of plants including economic crops, providing a home to a vast range of wildlife, storing, filtering and controlling the flow of water, and supporting buildings. Development can destroy, in seconds, soils that have taken thousands of years to develop.

Cardiff Local Development Plan KP16: GREEN INFRASTRUCTURE:

Natural heritage assets are key to Cardiff's character, value, distinctiveness and sense of place. They include the City's:

- viii. Growing spaces including allotments, community orchards and **larger gardens;**
- paragraph 4.174 The green infrastructure network is important for its own sake and for its contribution to the wider quality of life, including the value that people attach to it...contributing to the communities' health and wellbeing (C6) and providing visual benefits for all (KP5)
- SPG Cardiff Green Infrastructure (November 2017) Fig.2 **Green Infrastructure can include gardens.**

CONCERNS: ACCESS FOR EMERGENCY SERVICES AND NO PROVISION FOR PEDESTRIANS

- Ensuring Fire Service access should be an integral part of any sustainable planning application.
- Safe access for all should be considered, especially as the design is for large family dwellings.
- **The Fire Service has not been consulted at any point during the planning application process.**
- Concerns raised at Committee were not adequately addressed by officers. Access for Emergency vehicles is not mentioned in the Planning officers report.

- Paragraph 5.1 (p 15) of the Planning Officers report confirmed by the Operations Manager Transportation, that the site access for larger vehicles will be restricted:
 - *'If cars are parked in close proximity to the site access, it may have the effect of precluding their ability to turn into the site...before undertaking a lengthy reversing manoeuvres back to T Nant Road.'*
- The proposed access road is narrow and goes to the edge of No 26 property/boundary. This does not allow for safe pedestrian access.

POLICY / STATUTORY INSTRUMENTS:

Building Regulations 2010: SCHEDULE 1 B5: ACCESS AND FACILITIES FOR THE FIRE SERVICE:

'turning facilities should be provided in any dead-end access route that is more than 20m long' - (includes Springfield Gardens as well as the proposed development plot).

KP6: NEW INFRASTRUCTURE:

Enabling Infrastructure: Essential / Enabling Infrastructure: Transportation and highways including access, circulation, parking, public transport provision, walking and cycling.

4.92 Policy KP6 seeks to ensure that new developments, irrespective of their size, location, or land use, make appropriate provision for infrastructure.

T5: MANAGING TRANSPORT IMPACTS

- Where necessary, safe and convenient provision will be sought in conjunction with development for:
 - i. Pedestrians, including people with prams and/or young children;
 - ii. Disabled people with mobility impairments and particular access needs;
 - vi. Vehicular access and traffic management within the site and its vicinity;
- Para. 5.331: Safe and convenient pedestrian access to and movement within the development

MATERIAL CONSIDERATION: PROPOSED DEVELOPMENT IS NOT SUSTAINABLE

- Site is not close to convenience stores

- Public transport links are poor
- Unsafe design for pedestrians
- Engineering solutions for groundwater flooding tend to be energy intensive pumps
- Houses do not contain any “green” features
- Development will remove peat bog – our neighbourhood’s sustainable drainage solution

**DUTY ON PUBLIC BODIES THAT THEY MUST CARRY OUT SUSTAINABLE DEVELOPMENT.
PPW: PLANNING FOR SUSTAINABILITY (EDITION 9)
THE WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

Planning Policy Wales Edition 9 – November 2016 – Chapter 4
Planning for Sustainability

4.1 Sustainable Development

4.1.1 The goal of sustainable development is to “enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations.”

Our duty

4.1.2 The Welsh Government remains one of the few administrations in the world to have a distinctive statutory duty in relation to sustainable development.

4.1.3 The Well-being of Future Generations (Wales) Act 2015 places a duty on public bodies (including Welsh Ministers) that they must carry out sustainable development. In carrying out this duty, actions which public bodies must take include:

- setting and publishing objectives (“well-being objectives”) that are designed to maximise its contribution to achieving each of the well-being goals; and
- taking all reasonable steps (in exercising its functions) to meet those objectives.

Cardiff Local Development Plan:

1.2 New homes, jobs, supporting transportation and other facilities are required to meet the needs of future generations. These needs must be carefully balanced against environmental and quality of life factors.

Draft Planning Policy Wales: Edition 10:

The legislative requirements set out in the Well-being of Future Generations (Wales) Act (WFG Act) mandate improving

	<p><i>the social, economic, environmental and cultural well-being of Wales. It requires public bodies (including the Welsh Government and Local Planning Authorities) to think about the long-term, to work better with people and communities, to look to prevent problems and take a more joined up approach to deliver sustainable development.</i></p> <p>Draft Planning Policy Wales: Edition 10</p>
REMARKS:	For information purposes and in the interests of openness and transparency, this material was sent directly to Members of Planning Committee.

PAGE NO. 1	APPLICATION NO. 15/02960/MNR
ADDRESS:	30 SPRINGFIELD GARDENS, MORGANSTOWN, CARDIFF
FROM:	Joanna Tailby, 26 Springfield Gardens
SUMMARY:	<p>Dear Cllr ,</p> <p>Firstly we wish to thank you for your attendance and interest at the recent committee meeting.</p> <p>It amazed us the planning completely disregarded the recent flood issues and stated there had not been flooding.</p> <p>Yet ours and neighbours gardens flood on a regular basis, facts that the planners have been informed about. Trees were also felled on site that had TPOs in place.</p> <p>The fact remains that this application is not in keeping with the area, will cause huge flooding issues, will ensure a total loss of privacy for us not only to our garden but directly into our private living area, and loss of privacy to others. We believe the application does not comply with government guidance on emergency service vehicle access.</p> <p>In fact I have today spoken with South Wales Fire and rescue who have not previously been consulted and know nothing about the development. This is totally unacceptable. The stance from SWF&R is that they should have been consulted prior to now about this development and are not happy that they haven't been. As a matter of urgency SWF&R contacted both building regs and planning. Mr Rees could not answer why they had not consulted with SWF&R, and has been asked to provide further information urgently.</p>

	<p>It was also pointed out that regulations have recently changed and all new builds now must include a sprinkler system. Yet there doesn't appear to be any provision for this on any of the plans. So yet another reason to stick to a complete refusal.</p> <p>As no provision has been made for overflow and or visitor parking, Just one car parked on the access road will ensure fire tenders would not be able to access the houses.</p> <p>The developer continues to state that the development would not impact on the already saturated parking issue on the main road; however as previously mentioned ,no provision has been given for visitor parking. Already we are subject to the developer, his staff and family blocking the road and parking trucks, and multiple vehicles along the road and outside existing residents homes.</p> <p>Despite the application being rejected at the last meeting, the developer continues to attempt make contact to gain access to our garden for purposes of demolishing the double garage (a hive of bat activity and we believe a bat roost). In addition to this potential buyers are still being shown around the site. Plus the developer has recently submitted a new application for permission to demolish the existing double garage.</p> <p>It is imperative therefore that the decision to reject this application remains in place with firm reasons for rejection.</p> <p>Despite the applicant mentioning screening and fencing, this will not prevent a total and complete loss of privacy . This would ensure an unacceptable level of noise to our home. The constant movement of vehicles up and down the driveway , that is mere centimetres from our house, would be intolerable and would force us out our home. We also fear our houses foundations being destabilised . We have a basement that would be subject to flooding from this development, again a fact that has consistently been ignored by planners.</p> <p>Government guild lines for Emergency service vehicle access (points b5.&b5.2)</p> <p>Section B5 , There should be access for a pump appliance to within 45m of ALL points of a dwelling.</p> <p>Minimum width required 3.7 m for a pump and 3.7 for a high reach.</p>
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	<p>Minimum turning circle between kerbs required: 16.8 m pump 26m high reach.</p> <p>Minimum turning circle between walls: 19.2m pump 29m high reach</p> <p>Minimum carrying capacity Pump min 12.5 tonnes High reach 17 tonnes Diagram 24 in the section shows that pumps should not have to reverse more than 20m from the end of the access road. If these cannot be met then it's unlikely that a completion certificate would be issued.</p> <p>We do not believe that the site satisfies guidelines . there would be a problem if just one car was to park on the access road. Plus the fact the SWF&R have not been consulted is unacceptable.</p> <p>This development would be Over bearing, and result in a total loss of privacy for us. Anyone using the access road would have a direct view into our kitchen and dining areas and into our child's bedroom.</p> <p>All houses would also have that view and us into their personal space.</p> <p>There would not be one area of private space in our garden.</p> <p>We firmly believe that the this is classed as inappropriate infill, does not satisfy government guidance, will be a huge flood risk and will ensure total lack of privacy and loss of amenity; therefore it is imperative that these facts are utilised as a firm reason for refusal for this application and all future applications.</p> <p>This land should never be allowed to be developed .</p> <p>Best Regards,</p> <p>Joanna Tailby 26 Springfield Gardens</p>
REMARKS:	For information purposes and in the interests of openness and transparency, this material was sent directly to Members of Planning Committee.

PAGE NO. 1	APPLICATION NO. 15/02960/MNR
ADDRESS:	30 SPRINGFIELD GARDENS, MORGANSTOWN,CARDIFF
FROM:	Planning Consultant on behalf of applicant
SUMMARY:	<p><i>This is a representation on behalf of the Applicant, Edge Developments (UK) Ltd, following the consideration of the above application at the meeting of the Council's Planning Committee held on 7th February 2018 and the publication of the Agenda and Report for the meeting to be held on 15th March.</i></p> <p><i>The representation has been prepared following legal advice on the handling of the application to date, the proceedings at the last meeting of the Planning Committee and the prospects on appeal including the costs position.</i></p> <p><i>This representation is in three parts:</i></p> <ol style="list-style-type: none"> <i>1. The procedural position.</i> <i>2. Comments on the suggested reasons for refusal, their soundness and sustainability.</i> <i>3. Consequences of refusal.</i> <p><i>1. Procedure</i> <i>It is noted that in accordance with draft Minute 63 of the meeting of the 7th February the application stands before the next meeting on the 15th March as a deferred application, the reason for deferral being:</i> <i>"In order for officers to draft reasons for refusal based on affect [sic] on amenities, neighbours and future occupiers".</i></p> <p><i>Whilst this minute may properly reflect the formal position it does not begin to reflect the nature of the discussion at Committee and the almost farcical circumstances surrounding the vote itself, which are still apparent on the video archive. It is clear that the vote to defer occurred in breach of the Council's own Members Planning Code of Good Practice at section 8: "The Decision-Making Process" which states:</i> <i>"Do make sure that if you are proposing, seconding or supporting a decision contrary to officer recommendations or the Development Plan that you clearly identify and understand the planning reasons leading to the conclusion/decision. The reasons must be given prior to the vote and be recorded. Be aware that you may have to justify the resulting decision by giving evidence in the event of any challenge"</i></p>

When asked repeatedly by the Chair to provide reasons for departing from the officer recommendation, members failed to do so. Indeed, one member declared that she had changed her mind since the vote, and another suggested that like the Irish referenda, more votes should be taken until the right decision was made. Nevertheless since the deferral arose from the Committee's decision not to accept the officer recommendation it follows that a formal decision on the application has not been made. As set out in Welsh Government's Development Management Manual:

'Where necessary, planning committees should defer applications by using a 'cooling off period' to the next committee meeting when minded to determine an application contrary to an officer recommendation. This is in order to allow time to reconsider, manage the risk associated with this action, and ensure officers can provide additional reports and draft robust reasons for refusal or necessary conditions for approval.'

Accordingly, members should be made aware that they are fully entitled to revisit their earlier decision not to accept the officer recommendation. They are encouraged to do so, and to adopt the officer recommendation.

2. Comments on the reason for refusal put forward by your officers'.

The proposed reason for decision is vague in the extreme and does not reflect the advice given in the Development Management Manual that decision notices should provide 'clear and precise reasons for the refusal'. This is possibly understandable given the Committee's vagueness as to why it considered that the officer recommendation should not be adopted.

The reason proposed, in the light of the officer recommendation, either does not amount to reasonable grounds for refusal or it raises matters that can be and are proposed by your officers to be adequately dealt with by condition. A refusal based on this reason would be unsound and unsustainable.

This is a scheme that fully accords with national and applicable local policy and this is reflected in your officers' recommendation to approve. The suggested reason for refusal is makeweight and questions arising on merits have been convincingly answered already by your own officers in their report and in response to questions from the Committee at the last meeting.

The Committee is therefore requested urged to think again and revisit the merits of the proposal.

3. Consequences of a refusal

The applicant will therefore appeal to the Welsh Ministers in the event of a refusal.

The applicant has also been advised regarding the guidance on the award of costs at Annex 12 Award of Costs of the Welsh Government's Development Management Manual (2016). The advice is that an award of costs for unreasonable behaviour by the Council is also highly likely in the event of a refusal of the application for the reason put before the Committee.

Your attention is directed to the following paragraphs of the guidance in particular:

- Paragraph 2.8 which points out that "behaviour and actions at the time of the application can be taken into account in the consideration of whether or not costs should be awarded." The conduct of the Committee in considering the application and the recommendation of your officers to approve will therefore be relevant in considering an award of the costs of an appeal.

- Paragraph 3.11 states that planning authorities are at risk of an award of costs being made against them if they behave unreasonably with respect to the substance of the matter under appeal and then gives a number of examples of unreasonable behaviour. The applicant has been advised that the following examples would be relevant in this case and would result in an award of costs if this application were to proceed to appeal:

o Preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and any other material considerations (3.11 (a));

o Failure to produce evidence to substantiate the impact of the proposal, or each reason, or proposed reason for refusal (i.e. taking a decision contrary to professional or technical advice without there being reasonable planning grounds to do so (3.11 (b));

o Refusing permission on a ground clearly being capable of being dealt with by way of condition, where it is concluded that suitable conditions would enable the development to proceed (3.11 (c)).

Conclusion

The Committee is invited to take these representations into

	<i>account, to reconsider the officers' recommendation and to grant permission as recommended. As part of the reconsideration the Committee is also reminded of the high likelihood of an award of costs for unreasonable behaviour if this matter goes to appeal which will have to be met from resources which the Council constantly states are severely constrained.</i>
REMARKS:	The representations are noted.

PAGE NO. 80	APPLICATION NO. 17/1417/MJR
ADDRESS :	BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK
FROM:	Head of Planning
SUMMARY:	<p>An email was received on 12.3.18 from the agent raising concerns over the timing of the condition requirements, and seeking altered wording to enable demolition to commence and allow sufficient time for pre-commencement details to be provided.</p> <p>Having considered the request draft conditions 7, 8, 9, 15, 24, 30 and 32 to be amended as follows:</p> <p><i>7. Ground Gas Protection:</i> Prior to the commencement of development (excluding demolition) a scheme to investigate and monitor the site for the presence 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 than 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 time as the Local Planning Authority agrees in writing that the measures are no longer required. Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff LDP.</p> <p><i>8. Contaminated Land Assessment:</i> 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</p>

	<p>Planning Authority. The report of the findings shall include:</p> <ul style="list-style-type: none"> (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 option(s). <p>Reason: To ensure a proper assessment of land contamination risks in accordance with policy EN13 of the Cardiff Local Development Plan.</p> <p><i>9. Remediation and Verification Plan:</i> 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 natural 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.</p> <p>Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.</p> <p><i>15. Drainage Scheme:</i> 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. Reason: To ensure an orderly form of development.</p>
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24. *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 ground 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.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance.

30. *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.

	<p>Reason: In the interests of highway safety and public amenity.</p> <p>32. <i>Historic Building Record</i>: 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. Reason: As the building is of architectural and cultural significance the specified records are required to mitigate impact.</p>
REMARKS:	Condition 33 (Archaeological Record) cannot be amended to relate to works to 11 Park Place only as it requires a written scheme of historic environment mitigation for any features of archaeological interest on the site.

PAGE NO. 80	APPLICATION NO. 17/1417/MJR
ADDRESS:	BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK
FROM:	Andy Hughes (For and On Behalf of Vita Student)
SUMMARY:	<p>Dear Councillor,</p> <p>Vita Student Proposals for the redevelopment of Bradley Court, Park Place, Cardiff</p> <p>Application References: 17/01417/MJR, 17/01418/MJR and 17/01419/MJR</p> <p>Vita Student is seeking to redevelop the dilapidated Bradley Court site on Park Place with a high-quality purpose built student accommodation development. Our proposals will also retain the adjoining listed building, 11 Park Place. Our application reflects the result of significant discussions with officers and consultees at Cardiff Council. Our proposals will bring a site at a key gateway location in the heart of Cardiff back in to use and our application, if approved, would also provide significant benefits to the surrounding area, enhancing accessibility and enabling the creation of new public open space.</p> <p>Vita Student is one of the UK's leading student accommodation providers and has built high-quality developments in the UK's key cities such as Bristol, Manchester, Newcastle, Sheffield, York, Glasgow, Southampton, Exeter, and Liverpool. Following a significant recent expansion, we are currently fully let across over</p>

3,700 units in our portfolio, and have over 3,000 more in the pipeline in cities such as Edinburgh, Birmingham and Leeds.

Our proposals for the redevelopment of the Bradley Court site would provide:

- Approximately **320 self-contained studio student apartments of the highest quality** designed by award-winning architect Feilden Clegg Bradley Studios;
- Refurbishment and the **re-use of the listed 11 Park Place building**;
- A **projected investment of approximately £8.7m annually** in to the local economy through resident, staff and visitor spending in local shops and services. Linked to this, **over 110 jobs would be supported** as a result of the development;
- A **market-leading 11,000 sq ft ground floor ‘hub’**, which will include amenities for residents such as a movie and games room, gym, private dining area and study rooms;
- “The Laundrette”, a **new restaurant unit on Park Place/Stuttgarter Strasse open to the public** leading onto a new enhanced public courtyard;
- **Enhanced, usable public space** of the highest quality;
- A **new pedestrian crossing over Park Place** and improved Stuttgarter Strasse crossing;
- **Financial contributions of approximately £225,000 towards major improvements to the public space around the Cardiff Dock Feeder** opposite the site creating high quality accessible new public open space in the heart of the city;

The project represents an **investment into the city of Cardiff of £66m.**

We pride ourselves on delivering our high-quality developments quickly after receiving planning permission. A typical programme for us would be 30 months from site acquisition until opening, thereby realising the economic and regenerative benefits of our schemes much sooner. If successful in securing planning permission at the Planning Committee meeting in March we would commence the demolition of the existing Bradley Court building almost immediately. During this 16 week process we would complete our detailed design work and procurement of a contractor. We would look to start on site in July this year, with a view to completing work in late summer 2020, and be ready to open for the academic year beginning September

	<p>2020.</p> <p>Please find attached a short briefing note providing further information on Vita Student and on our proposals for the Bradley Court site. This information has also been sent to you via post.</p> <p>Should you have any questions on the attached, or require any additional information regarding the proposals, please do not hesitate to email me or call the project's information line number on 0800 298 7040. This will put you in contact with Built Environment Communications Group (becg), who are assisting us with this application.</p> <p>Yours sincerely,</p> <p>Andy Hughes (For and on behalf of Vita Student)</p>
REMARKS:	<p>For information purposes and in the interests of openness and transparency, this material was sent directly to Members of Planning Committee.</p>



CGI view of the proposed development

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 ANCILLARY WORKS.

Application References: 17/01417/MJR, 17/01418/MJR and 17/01419/MJR

INTRODUCTION

Vita Student is seeking to redevelop the dilapidated Bradley Court site on Park Place with a high-quality purpose built student accommodation development. Our proposals will also retain the adjoining listed building, 11 Park Place.

Our application reflects the result of significant discussions with officers and consultees at Cardiff Council. Our proposals will bring a site at a key gateway location in the heart of Cardiff back in to use. The application, if approved, would also provide significant benefits to the surrounding area, enhancing accessibility and enabling the creation of new public open space.

FOCUS ON DELIVERY

We pride ourselves on delivering our high-quality developments quickly after receiving planning permission. A typical programme for us would be 30 months from site acquisition until opening, thereby realising the economic and regenerative benefits of our schemes much sooner.

If successful in securing planning permission at the Planning Committee meeting in March we would commence the demolition of the existing Bradley Court building immediately. During this 16 week process we would complete our detailed design work and procurement of a contractor. We would look to start on site in July this year, with a view to completing work in late summer 2020, and be ready to open for the academic year beginning September 2020.

PROPOSALS AT A GLANCE

- 320 self-contained studio student apartments of the highest quality designed by award-winning architect Feilden Clegg Bradley Studios;
- Refurbishment and the re-use of the listed 11 Park Place building;
- A market-leading 11,000 sq ft ground floor ‘hub’, which will include amenities for residents such as a movie and games room, gym, private dining area and study rooms;
- “The Laundrette”, a new restaurant unit on Park Place/ Stuttgarter Strasse open to the public leading onto a new enhanced public courtyard;
- Enhanced, usable public space of the highest quality;
- New pedestrian crossing over Park Place and improved Stuttgarter Strasse crossing;
- Financial contributions towards major improvements to the public space around the Cardiff Dock Feeder opposite the site creating high quality accessible new public open space in the heart of the city.



An example of a Vita Student development



TIDYING UP A DILAPIDATED SITE AND BENEFITTING LOCAL RESIDENTS

The Bradley Court site has now been vacant for over two years since Blake Morgan LLP relocated to the Central Square development in January 2016. The site is currently an eyesore, provides no public benefits and has been, despite efforts to further secure the site, a location for antisocial behaviour. Indeed, prior to the submission of our application back in June 2017, a site protection team removed over 2000 syringes from the site.

Our proposals for the Bradley Court site will not only bring this prominent gateway site back in to use with a high quality student accommodation scheme but will also provide a significant amount of enhanced, usable public space and a new pedestrian crossing over Park Place and an improved Stuttgarter Strasse crossing.

We have also held discussions with Cardiff Council regarding the provision of significant contributions towards major improvements to the adjacent Cardiff Dock Feeder. As part of our application we would therefore provide **£225,000** to improve the historic Dock Feeder and immediate surrounding area as part of a total £500,000 S106 package.

Furthermore, our proposals would deliver a new restaurant unit on Park Place/Stuttgarter Strasse, "The Laundrette", which will be open to the public. This new restaurant will create an active frontage for this part of Park Place and will enhance the dining options within the city centre and for those visiting the New Theatre.



Images of Bradley Court during professional cleaning

THE NEED FOR ADDITIONAL STUDENT ACCOMMODATION

Vita Student believes that there is a clear need for further purpose built student accommodation in Cardiff, and that our proposals for the Bradley Court site will help address this need.

Since 2012/13 Cardiff University has grown its student population by 12%. Furthermore, over the past year the University has seen overall student numbers grow by 6% and the number of international students, who make up the majority of Vita Student customers, has increased by 7%.

Our calculations indicate that, even when taking in to account all of the purpose built student accommodation schemes currently in place and those that have now secured planning, 53% of students in the city will still not have access to purpose built student accommodation, as Cardiff has 17,700 existing and planned PBSA units and a population of 37,700 students.

Vita Student also believes that its proposals for the dilapidated site at Bradley Court will reduce the need for further expansion of Houses in Multiple Occupation (HMOs), thus aligning with a key strategic policy within Cardiff Council's Local Plan.

KEY CONSIDERATIONS

HEIGHT, DESIGN AND MASSING

Vita Student fully appreciates the prominence of the Bradley Court site, and the fact that this is a key gateway into Cardiff city centre. We therefore appointed the award-winning architecture firm Feilden Clegg Bradley Studios to design the scheme.

Since the submission of our original designs in June, we have maintained discussions with officers at Cardiff Council, as well as external consultees, and have provided seventeen revised design sketches in response to the comments we have received. We have also submitted three full redesigns of the application proposals in order to achieve a high quality

design for the site. We firmly believe that the current proposals respond to officer comments and provide an outstanding scheme both in terms of design and materials used.

We recognise that Cardiff Council produced Supplementary Planning Guidance (SPG) on Tall Buildings, which was adopted in January 2017. This guidance broadly indicates appropriate locations for tall buildings, types of land uses, urban design, architecture and sustainable development and makes clear that each planning application for a tall building will be judged on "its own merits".

The provisions within the Council's Supplementary Planning Guidance, and our response to each of these issues, is indicated below:

- **There would be no negative impacts on important views or vistas and the character or setting of heritage assets is not harmed** - The Townscape and Historic Environment Visual Impact Assessment submitted alongside our application concludes that the new development would have a varied impact on the character and appearance of the townscape. However, this assessment also confirms that there would be public benefit offered by the proposal, not least the removal of the unattractive Bradley Court building which detracts from the Conservation Area and setting of the adjacent listed building, as well as facilitating the creation of new public open space around the 'dock feeder'. It should also be noted that CADW have not objected to the proposals.
- **The proposal will be a positive feature in the skyline and streetscape, either by complementing a cluster of tall buildings or forming a strategic landmark** - Our proposal is located at a 'gateway' site into the city centre, and the Council's SPG confirms that 'urban corner sites' such as this make suitable locations for such buildings.
- **No material harm is caused by overshadowing or overlooking** - The site is located principally within a commercial area, meaning that no material harm will be caused by overshadowing or overlooking.
- **There will be walking and cycling accessibility to sustainable transport and local facilities** - The central location of the site means that it is accessible by a choice of public transport modes - including bus services, cycle lanes, and Cardiff Central and Cardiff Queens Street train stations.
- **Exhibit exceptional architectural standards: elegance in form, silhouette and quality of materials** - The proposals have evolved greatly since the original design was proposed at the pre-application stage to ensure compliance with this criterion. The current proposals represent a deliverable scheme which is elegant in form and silhouette whilst working within the identified constraints of the site.
- **Maximise activity through ground floor uses and fenestration** - Our application includes a publicly accessible restaurant on the ground floor which promotes a vibrant street scene and the creation of a high quality outdoor space. The extensive use of glazing at the lower levels of the proposal also maximises the activity at a site where the current building is elevated above the street, adding nothing to the feeling of vitality.
- **Provide the highest standards of building performance, safety, inclusivity and adaptability** - The application proposal has been designed to meet the required building performance levels and has also taken into account the safety of its residents and the need for inclusivity.
- **Include exemplary cycle storage, low car parking levels and integrated servicing, recycling and waste storage** - Our proposals incorporate cycle storage and also includes a cycle rental scheme as well as integrated servicing, recycling and waste storage provision.
- **Prove that the development will not create adverse microclimatic effects** - We have undertaken a microclimatic assessment which has influenced the design of the proposals. This assessment has shown that the proposed development would not have an adverse impact on the microclimate.
- **Deliver significant enhancements to the public realm** - We are delighted that our application would not only create a new high quality public open space to the front of the site, but would also facilitate the creation of new, pleasant, and usable public open space alongside the historic Dock Feeder opposite the site where there is currently a dark and inaccessible wooded area. These on and off site initiatives will make a significant benefit to the public realm of Park Place promoting greater vitality and viability.



Market leading Vita Student Hub



CGI view of the proposed development

A HIGHLY ACCESSIBLE LOCATION

The site is in a highly accessible location, with Cardiff Central Station, one of most important hubs in the Welsh rail network, being only a 15-minute walk from the site. This provides connections to major cities such as London, Birmingham and Manchester as well as more local services along the Cardiff branch lines and in to the Valleys.

The site is also within a short walk (6 min) to the Cardiff University Main Building and a 10 minute walk to the University of South Wales Cardiff Campus.

There are a high number of existing bus services which are accessible within 400m of the site which run frequently at peak and off-peak times. This provides opportunities for residents to travel sustainably by bus to multiple destinations in Cardiff and beyond, including the different university campuses.

Closely linked to this is the issue of car ownership. A Vita Student tenancy agreement prohibits students from bringing a car to site. Instead, Vita Student would encourage students to make use of the abundant public transport options available or utilise Vita Student's convenient bicycle hire option on offer.

Moreover, given that approximately 82% of students living in Vita Student accommodation are international students, they are therefore much less likely to own a car altogether and will not require any dedicated parking.



£66M

Projected investment delivered by the development



110+

Over 110 jobs supported by the development

Further information

If you would like to find out more information about Vita Student and our existing operations please visit: www.vitastudent.com

Please contact us if you would like to clarify any information included in this briefing note, or have any further questions on: **0800 298 7040** or feedback@consultation-online.co.uk. This will put you in touch with Built Environment Communications Group, who are supporting us with this application.



ABOUT VITA STUDENT

Vita Student is one of the UK's leading student accommodation providers, and has built high-quality developments in the UK's key cities such as Bristol, Manchester, Newcastle, Sheffield, York, Glasgow, Southampton, Exeter, and Liverpool. Following a significant recent expansion we currently have over 3,700 units in our portfolio and over 3,000 more in the pipeline in cities such as Edinburgh, Birmingham and Leeds.

Our rebooking rate is 59%, which is more than double the industry average. Residents choose to stay with us throughout their time at University because we provide such an exceptional living experience. We have no empty apartment in any development across the country.

Vita Student is a premium brand which delivers the highest quality accommodation and an unparalleled student experience. Our developments are located on prime sites in each of the cities where we locate. As a result, we have significant experience delivering developments in sensitive locations such as conservation areas, adjacent to highly graded listed buildings and on important routes with key views to World Heritage Site assets.

We recognise the sensitivity of our sites, and we therefore utilise the best design teams and ensure we deliver the highest quality architectural designs, as displayed in the Case Studies overleaf.

Vita Student is proud of its record of working with officers and statutory consultees to deliver the highest quality schemes in sensitive locations. This is reflected in the fact that we have a 100% success rate in securing planning permission.

NOT JUST ANOTHER STUDENT ACCOMMODATION PROVIDER

Vita Student aims to play a significant role in the cities in which we are located. As well as significant levels of inward investment, job creation and support, and high quality developments we are focussed on retaining talent within the cities we are based. We therefore seek to create lasting partnerships and develop career opportunities through links with local graduate employers and support for start up businesses.



£8.7M

Projected annual spend in Cardiff as a result of the development

30% HIGHER

Residents at Vita Student inject a 30% higher level of annual off-site expenditure into their cities' economies than standard Purpose Built Student Accommodation.

Source: Regeneris Report: The Economic and Regeneration Impact of Vita Student, June 2017

PROVIDING AN UNRIVALLED STUDENT EXPERIENCE

At Vita Student we want our students to 'Begin Big' in their university careers, and we take pride in being innovators within our sector, providing an experience like no other right from the start.

Upon arrival, students can expect to fully move in within an average time of 10 minutes, with Vita Student staff on hand to unload and unpack all of their belongings - thereby minimising the disruption to local infrastructure. On move in day, students are greeted by the entire Vita Student team and Group Company (including the Board!) who personally walk students to their room. For each development, an arrivals and departures Management Plan is produced detailing exactly when and where students can be moved in/out of their apartments.

In order to maintain our sector leading innovation we are constantly listening to and learning from our customers and delivering insight driven innovation, through mediums such as our Vita Student App.

We are fully let across our 3,700 + apartments, including in the developments which opened in September 2017

CASE STUDY: FIRST STREET, MANCHESTER



Key Points:

- **Focus on Delivery:** 18 months from planning to opening (planning permission granted February 2013; construction completed September 2014).
- **A regeneration catalyst:** First Street was the first new-build development within a 20 acre masterplan that has subsequently delivered over 500,000 sq ft of commercial and cultural space.
- **Award Winning:** Named University of Manchester Students' Union and Manchester Student Homes Private Halls of the year 2015.
- **Public Benefits:** Our First Street Development contains an active, thriving, ground floor Laundrette restaurant.

"Importantly, in creating accommodation that is distinctly different from other student accommodation on offer, VITA Student supports our drive to get the city's students out of, not only family housing, but also city centre apartments and into well managed purpose built accommodation."

Sir Howard Bernstein, former Chief Executive, Manchester City Council

CASE STUDY: FOUNTAINBRIDGE, EDINBURGH



Key Points:

- **Kickstarting regeneration:** This prominent, city centre site had lain derelict for over a decade prior to our application coming forward.
- **Responding to its context:** We pursued a sensitive design which responds to the site context, and maintains views to Edinburgh Castle from Union Canal, a Scheduled Ancient Monument.
- **Improving amenity:** Rooftop gardens and terraces enhance amenity for residents.
- **Creating an active street scene:** We have ensured that our development will include active ground floor uses along the canal frontage to create a more vibrant street scene.
- Opening **September 2018**.

CASE STUDY: WESTGATE, NEWCASTLE

Key Points:

- **Delivering on a sensitive site:** Our Westgate development is located within Newcastle Central Conservation Area, opposite the Grade I listed Newcastle Central Station and between two Grade II listed buildings.
- **Working with stakeholders:** We delivered a sensitive design which received no objection from English Heritage and was unanimously supported at Planning Committee.
- **Delivering in a timely manner:** We acquired the Westgate site in February 2014. Planning permission was secured and building was completed ready for the academic year beginning September 2016.



PAGE NO. 127	APPLICATION NO. 17/1419/MJR
ADDRESS:	BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK
FROM:	Head of Planning
SUMMARY:	<p>Condition 3 to be reworded in the interests of clarity, as follows:</p> <p>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. Reason: To ensure the timely redevelopment of the site following demolition.</p>
REMARKS:	No.

PAGE NO. 131	APPLICATION NO. 17/01672/MJR
ADDRESS:	ITEC TRAINING SOLUTIONS LTD CRAWSHAY COURT, 6 CURRAN ROAD, BUTETOWN
FROM:	Applicant
SUMMARY:	<p>Condition 6: Needs to be amended to reinstatement only. Any improvement works to the highway are covered by the cash contribution already agreed and to be carried out by the Local Authority.</p> <p>Condition 13: Requests that the opening hours be extended to 7am.</p>
REMARKS:	<p>Amend Condition 6 to read:</p> <p>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.</p>

	Reason: To reinstate the footway/highway to facilitate safe commodious access to the proposed development in accordance with Policy T6 of the adopted Local Development Plan (2006-2026). Amend Condition 13 to read: "...outside the hours of 07:00 to 23:00..."
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PAGE NO. 166	APPLICATION NO. 17/02129/MNR
ADDRESS	639 NEWPORT ROAD
FROM:	Head of Planning
SUMMARY:	Front page of report states that the application is within the Llanrumney Ward, note that this is a typographical error and the application is actually within the Rumney Ward.
REMARKS:	Noted

PAGE NO. 166	APPLICATION NO. 17/02129/MNR
ADDRESS	639 NEWPORT ROAD
FROM:	Occupier of 641 Newport Road
SUMMARY:	Neighbour raises concerns regarding the following summarised reasons: i) More intensive use of the property potentially resulting in increased noise and disturbance ii) Loss of peaceful enjoyment of own home iii) Extension would be overbearing and unneighbourly sited adjacent to boundary iv) Change of use to 'halfway house' care home v) Loss of privacy/security
REMARKS:	Noted i+ii) Noise and disturbance from the property is dealt with under separate legislation and the Councils Pollution Control Service would investigate any noise complaints reported and deal with them as appropriate iii) The extension as amended is considered to be acceptable and would not be prejudice the amenities of the adjoining neighbours iv) The proposed change of use is considered acceptable and complies with relevant policies. Note that it is not proposed to utilise the property as a 'halfway house' as the neighbour

	<p>stipulates but to use the property for short term stays so as to integrate patients/users of the care home back into a smaller residential setting or back into their own home as their needs change.</p> <p>v) It is not considered that the proposal will lead to a loss of privacy/security. It is noted that both occupiers of 639 and 641 Newport Road could utilise their front garden areas as an amenity space. It is feasible to add a boundary enclosure to the boundary between 639/641 Newport Road if this is felt necessary by Committee Members in order to protect the privacy of adjoining neighbours.</p>
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PAGE NO. 182	APPLICATION NO. 17/02404/MJR
ADDRESS	FORMER BROWNING JONES AND MORRIS, DUMBALLS ROAD, BUTETOWN
FROM:	Case Officer
SUMMARY:	<p>That condition 12 (ARCHITECTURAL DETAILING) be amended to require details of the means of enclosing the roof garden -</p> <p>FROM</p> <p>No development shall take place until a scheme showing the architectural detailing of the buildings 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. Reason: To ensure a satisfactory finished appearance to the development.</p> <p>TO</p> <p>No development shall take place until a scheme showing the architectural detailing of the buildings and the means of enclosing the 8th floor roof 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. Reason: To ensure a satisfactory finished appearance to the development.</p>
REMARKS:	Reason – the detail of the means of enclosing the roof garden has not been submitted within the application and should be secured by condition, alongside other architectural details.

PAGE NO. 182	APPLICATION NO. 17/02404/MJR
ADDRESS	FORMER BROWNING JONES AND MORRIS, DUMBALLS ROAD, BUTETOWN
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	FROM

	<p>No development shall take place until a scheme showing the architectural detailing of the buildings 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. Reason: To ensure a satisfactory finished appearance to the development.</p> <p>TO</p> <p>No development shall take place until a scheme showing the architectural detailing of the buildings and the means of enclosing the 8th floor roof 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. Reason: To ensure a satisfactory finished appearance to the development.</p>
REMARKS:	Reason – the detail of the means of enclosing the roof garden has not been submitted within the application and should be secured by condition, alongside other architectural details.

PAGE NO. 224	APPLICATION NO. 17/02618/MJR
ADDRESS	LAND AT HOWARD GARDENS, ADAMSDOWN, CARDIFF
FROM:	Email from Jenny Rathbone AM to Chair of Planning Committee
SUMMARY:	<p>Re : Proposal to build student accommodation on green space at Howard Gardens I have no problem with the quality of the design proposed by Crosslane. I do however have major concerns about the proposal to build on one of the very few green spaces in Adamsdown.</p> <p>Adamsdown is one of Cardiff's poorest communities and many families have no garden at all. The land was gifted to Cardiff Council by the Bute estate "for the benefit of the community". By no stretch of the imagination could a PBSA be considered for the benefit of the Adamsdown community.</p> <p>Were the Council to consider granting permission to build on this designated green space, then Bute Park and any other land given to the Council for community use will also be open to assault in the future.</p> <p>There might have been some justification for swapping the Bowling Green space for a similar or better piece of land for open green space for the beneficial use of the AA polling district but I am not aware that any such land has been identified by Cardiff Council which would need to have been consulted on.</p> <p>This however is not the case and the Crosslane development would involve the loss of significant green space in an area over-run by cars and illegal levels of air pollution.</p>

	Under these circumstances I ask the Committee to reject the proposal.
REMARKS:	See Committee Report, paras 8.2 to 8.8

PAGE NO. 254	APPLICATION NO. 17/02784/MNR
ADDRESS	15 TY DRAW ROAD, PENYLAN
FROM:	DTB Design (Agent)
SUMMARY:	Agent has submitted amended plans showing that a number of the original drawings discrepancies have been altered
REMARKS:	The number of discrepancies on the drawings has been reduced and the plans are considered to be an improvement on the original plan submissions . However , it is noted that the chimney adjacent to the front gable is still missing and that the extensions previously approved (but not yet built) are still shown as being existing alterations.

PAGE NO. 293	APPLICATION NO. 17/2936/MJR
ADDRESS:	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN
FROM:	Tree Officer
SUMMARY:	<p>Recommends the following condition:</p> <p>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. Reason: To maintain and improve the amenity and environmental value of the area.</p>
REMARKS:	Add Condition 13

PAGE NO. 293	APPLICATION NO. 17/2936/MJR																								
ADDRESS:	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN																								
FROM:	Operational Manager, Regeneration																								
SUMMARY:	<p>The Section 106 agreement attached to the outline planning application (ref. 15/02834/MJR) stated that the contribution shall be calculated in accordance with the 2007 Community Facilities and Residential Development SPG (paragraph 2.2). The proposed development is for 101 dwellings, and using the formula in the SPG, the contribution would be £73, 504 which breaks down as follows:</p> <table border="1"> <thead> <tr> <th>No. of rooms</th> <th>No. of dwellings</th> <th>Contribution per dwelling</th> <th></th> </tr> </thead> <tbody> <tr> <td>2</td> <td>36</td> <td>£586</td> <td>£21,0</td> </tr> <tr> <td>3</td> <td>21</td> <td>£586</td> <td>£12,3</td> </tr> <tr> <td>4</td> <td>31</td> <td>£742</td> <td>£23,0</td> </tr> <tr> <td>5</td> <td>22</td> <td>£1,017</td> <td>£22,3</td> </tr> <tr> <td>TOTALS:</td> <td>110</td> <td></td> <td>£78,7</td> </tr> </tbody> </table> <p>The funding would be spent on Channel View Leisure Centre or other facilities within 1000 metres of the site.</p>	No. of rooms	No. of dwellings	Contribution per dwelling		2	36	£586	£21,0	3	21	£586	£12,3	4	31	£742	£23,0	5	22	£1,017	£22,3	TOTALS:	110		£78,7
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4	31	£742	£23,0																						
5	22	£1,017	£22,3																						
TOTALS:	110		£78,7																						
REMARKS:	Noted. However, it has been agreed through a viability exercise that the development cannot remain viable if the 106 package is required.																								

PAGE NO. 293	APPLICATION NO. 17/2936/MJR
ADDRESS:	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN
FROM:	Operational Manager, Transportation
SUMMARY:	<p>The submission relating to the above application has been assessed and is considered to be acceptable in principle subject to the comments, conditions and matters discussed below.</p> <p>Comments:</p> <p>A Transport Statement (TS) was submitted in support of the outline application for residential development (15/02834/MJR), including creation of a new means of access to and removal of 60,000 m3 of material on Clive Lane rail embankment. The impact of the development, clearance of the site and acceptability of the proposals has therefore been assessed and</p>

	<p>established, and in the case of the site clearance completed. As such the principle of the proposed development is deemed to be acceptable. The reserved matters application therefore seeks to address matters relating to the appearance, landscaping, layout and scale in respect of 101 new dwellings, approved under outline permission. As the now proposed 101 dwellings is less than that tested under the outline application via the submitted to TS, and the nature of the proposed detailed is consistent with the consented outline, it is considered no further technical assessment of the traffic impact is required. The outline permission also established the highway and transport requirements of the proposed development, securing appropriate conditions to deliver the same.</p> <p>On the basis of the foregoing comments there are no traffic or transportation grounds to sustain an objection, subject to the relevant conditions including cycle parking, car parking, road details, phasing,</p>
<p>REMARKS:</p>	<p>Noted. Add the following conditions:</p> <p>10. 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. Reason: To ensure an orderly form of development and to make provision for the satisfactory access to any dwelling by the future occupants.</p> <p>11. 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. Reason: To ensure an orderly form of development and to make provision for satisfactory access to the dwelling by the future occupants.</p> <p>12. 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. Reason: To ensure an orderly form of development with safe access through and within the site.</p>

PAGE NO. 293	APPLICATION NO. 17/2936/MJR
ADDRESS:	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN
FROM:	Councillor L Thorne
SUMMARY:	The Section 106 for open space for this development includes all parks in Grangetown except Sevenoaks Park which has received very little investment over the years and so wondered if it could be included. She is not suggesting that's where the monies should be spent only that it is included in the options.
REMARKS:	Noted. The Operational Manager, Parks & Sport does not oppose the change, which would require a deed of variation to the Section 106 Agreement which currently specifies the contribution be split 50/50 between Grange Gardens and The Marl. However the viability appraisal, which has been independently assessed, concludes that the development being 100% affordable in tenure cannot provide any financial contributions and remain viable. See Section 9 of the report.

PAGE NO. 293	APPLICATION NO. 17/2936/MJR
ADDRESS:	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN
FROM:	Head of Planning
SUMMARY:	Add condition regarding foul drainage scheme in the light of Welsh Water's advice in paragraph 6.1.
REMARKS:	<p>The advice from Welsh Water is noted. The drainage strategy approved under the outline permission included foul drainage details which were conditioned accordingly. It now transpires that alternative points of connection to the combined sewer under Clive Lane is required. Therefore a condition to secure details of foul drainage are necessary (surface water drainage is controlled satisfactorily under Condition 22 of the outline permission).</p> <p>Add Condition 14: 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. Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.</p>

PAGE NO. 314	APPLICATION NO. 17/03101/MJR
ADDRESS:	TRAVIS PERKINS TRADING CO LTD, 1 MALVERN DRIVE, LLANISHEN
FROM:	Ms Margaret Murphy
SUMMARY:	<p>Objects to the application on the following grounds;</p> <p>Raised concerns over the level of car parking provision proposed on site and the subsequent impact this would have on parking in the local area, which is already problematic.</p> <p>Raised concerns over the development blocking light and reducing privacy from neighbouring properties along Ashbourn Way.</p>
REMARKS:	<p>The parking provision for the proposed development is policy Compliant. See para 8.5 of the Committee Report</p> <p>The application site is also located in close proximity to Ty Glas railway station, numerous bus stops and in close to goods and services. The site and is therefore located in a sustainable location as defined by Planning Policy Wales and the Council's adopted LDP.</p>

PAGE NO. 314	APPLICATION NO. 17/03101/MJR
ADDRESS:	TRAVIS PERKINS TRADING CO LTD, 1 MALVERN DRIVE, LLANISHEN
FROM:	Mrs Helen Evans
SUMMARY:	<p>Objects to the application on the following grounds;</p> <ol style="list-style-type: none"> i. The level of parking provision proposed is inadequate. ii. The parking provision within the site would result in cars parking on the surrounding roads which are already problematic. iii. The site should be retained for an industrial use iv. The development would put extra demand on education facilities in the area. v. The application was not advertised sufficiently widely.
REMARKS:	<ol style="list-style-type: none"> i/ii. The proposed parking provision is compliant with the Council's approved parking standards and highway safety matters have been address in para 8.5 of the Committee Report) iii. Planning application ref: 14/00283/DCO established the principle of the residential use of the site. This reserved matters submission is seeking approval of the access, appearance, landscaping, layout and

	<p>scale of the proposed development only. A financial contribution of £50,000, in lieu of the loss of employment land was agreed as part of the S106 agreement for the outline application.</p> <p>iv. The application seek approval for 121 units of managed affordable housing, comprising 9 x 3 bed dwellings, 31 x 2 bed flats and 81 x 1 bed flats. As such, only 40 of the units proposed could be used as family accommodation.</p> <p>Education have raised no objection to the application. In addition, a financial contribution of £66,369 has been secured as part of the S106 agreement towards local education provision. It must also be noted that a proportion of the proposed site would be allocated as over 55's accommodation, (approx. 1/3rd) thereby further reducing the number of children generated by the development.</p> <p>v. The development was advertised in accordance with legal requirements.</p>

PAGE NO. 314	APPLICATION NO. 17/03101/MJR
ADDRESS:	TRAVIS PERKINS TRADING CO LTD, 1 MALVERN DRIVE, LLANISHEN
FROM:	Mr David Newland
SUMMARY:	<p>Petition of 59 signatures opposing the proposed development on the following grounds:</p> <ul style="list-style-type: none"> • The lack of car parking provision 39 spaces for 121 units • Public transport provision is less than that detailed in the submitted material. The Train service does not run on a Sunday and the no.86 bus service has also been cut on a Sunday. • The nearby Phoenix Way proposal has 73 parking spaces for 53 homes and therefore provides a better ratio. • The height of the proposed blocks through affecting light, privacy and amenity for local residents.
REMARKS:	<p>The submission of the petition is acknowledged. With regard to the objections raised within the petition, the following comments are made.</p> <ul style="list-style-type: none"> • The lack of car parking provision - 39 spaces for 121 units <p>The parking provision for the proposed development is policy Compliant. See para 8.5 of the Committee Report</p> <p>The application site is also located in close proximity to Ty Glas railway station, bus stops along Caerphilly Road, Ashbourn Way and Parc Ty Glas and in close to goods and</p>

	<p>services, these being the Cardiff Lifestyle (approx. 680m) and Morrisons supermarket (approx. 680m). The site and is therefore located in a sustainable location where alternative means of travel to the private car are available.</p> <ul style="list-style-type: none"> Public transport provision is less than that detailed in the submitted material. The Train service does not run on a Sunday and the no.86 bus service has also been cut on a Sunday. <p>It is acknowledged that neither the no.86 bus nor rail service along the Coryton Line run on a Sunday. It is however noted that alternative bus routes to the City Centre are available along Caerphilly Road, Ashbourn Way and Parc Ty Glas within approximately 800m. The site is also located within a reasonable walking distance of goods and services.</p> <ul style="list-style-type: none"> The nearby Phoenix Way proposal has 73 parking spaces for 53 homes and therefore provides a better ratio. <p>Each planning application is judged on its individual merits. Whilst the parking provision proposed on the Phoenix Site is greater than that proposed as part of this application submission, the scheme is policy compliant. Additionally, both national and local planning policy advocate reduced car dependency within development.</p> <ul style="list-style-type: none"> The height of the proposed blocks through affecting light, privacy and amenity for local residents. <p>This has been considered under paragraph 8.6 (Design) of the Committee Report.</p>
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PAGE NO. 314	APPLICATION NO. 17/03101/MJR
ADDRESS:	TRAVIS PERKINS TRADING CO LTD, 1 MALVERN DRIVE, LLANISHEN
FROM:	Rob Mitchell – WYG Planning Consultants
SUMMARY:	<p>Late representation in response to the submitted petition.</p> <p>Outline consent was granted at the site for residential purposes in 2015. It was supported by illustrative plans at that time as the end user was not known.</p> <p>Since outline consent was granted the reserved matters application has been formulated in consultation with officers and the end user, Linc Cymru, an important Registered Social Landlord (RSL). This is to ensure the development</p>

	<p>delivered meets Linc's tenant requirements and also remains policy compliant.</p> <p>As you will know there is a household waiting list in the Llanishen area of Cardiff for affordable homes. Of which a notable proportion are seeking 1 and 2 bedroom homes. This is a key demographic requirement; these households typically struggle the greatest to obtain housing accommodation due to the lack of such properties.</p> <p>Crucially, around one third of the units (c.40 units) are specifically intended for tenants over 55 years - this is another key segment of housing need in the City generally. The Housing Development Enabling team fully supports this proposed mix of units at the site.</p> <p>Proposed Development</p> <p>The development comprises:</p> <ul style="list-style-type: none">• x81 1no. bed apartments• x31 2no. bed apartments; and• x9 3no. bed houses. <p>The breakdown of units differs from that assumed at outline stage – it is likely to generate fewer residents residing on site.</p> <p>Affordable housing generates a parking requirement below private market. The Council's adopted parking guidelines reflects this. It is lower still for Linc's over 55s affordable housing. Nevertheless, local parking concerns were noted during the application and parking has been increased to 42 spaces. In addition, cycle parking has also been increased on site; this will encourage more sustainable forms of travel. The parking provision is line with the Council's guidelines.</p> <p>Unlawful parking in the vicinity i.e. on double yellow lines is enforced by the Council in accordance with well-established Cardiff wide procedures.</p> <p>The site's sustainability credentials are relevant; the site lies very near Ty Glas train station and lies on a bus route. A reduction in bus service does not render the site unsustainable. There are numerous facilities e.g. Llanishen centre at Caerphilly Rd roundabout to the north within walking distance (less than 10 minutes). The below table outlines travel times by walking and cycling, this is based on 'Planning for Journeys on Foot' document (IHT, 2000)</p>
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Table 1: Distance to Local facilities				
Service / Facility	Location	Distance (m)	Walking Time (approx.)	Cycling (approx.)
Cardiff Industrial Estate	N/A	130	2	1
Train station	Ty Glas	250	3	1
Cardiff Business Park	N/A	490	6	2
Hairdressers	Heat Wave	510	6	2
Dental Surgery	CF14 6PD	610	8	2
Convenience Store	Martins	620	8	2
Community Centre	Maes-y-coed	670	8	3
Supermarket	Morrison's	680	9	3
Cardiff Lifestyle Shopping Park	N/A	680	9	3
Petrol Filling Station (for newspapers, milk etc.)	CF14 5EP	710	9	3
Parc Ty Glas Industrial Estate	N/A	730	9	3
Supermarket	Lidl	750	9	3
Nursery School	CF14 5GH	840	11	3
Primary School	Ton-Yr-Ywen	890	11	3
Bank	CF14 6AX	930	12	3
Llanishen Leisure Centre	N/A	940	12	4
The Butchers Arms Public House	N/A	990	12	4

The above table demonstrates a more sustainable travel choice is entirely viable for local residents.

Indeed, it is the inherently accessible nature of the site which lends itself to affordable housing provision at this location.

Parking provision has been carefully considered having regard to:

- the Council's adopted guidance,
- Linc Cymru's specific tenure, needs and occupancy profile of its tenants; and
- the sustainability/accessibility credentials of the site.

REMARKS:	Points noted.
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PAGE NO. 362	APPLICATION NO. 18/00027/MJR
ADDRESS:	FORMER IAN WILLIAMS LTD, SANATORIUM ROAD, CANTON
FROM:	Natural Resources Wales
SUMMARY:	They have reviewed the Flood Consequences Assessment (FCA) by RPS ref:180221 R JER1481 JM - Sanatorium Road V0.1. The assessment within the FCA has been based on an approximate site level of 8.0mAOD. It is noted that site levels for most of the site, including much of the perimeter the site and existing

	<p>vehicular access, are approximately 8.0m AOD. Therefore, subject to the residential element (Iman's residence) finished floor level being set at 8.0 metres AOD, they have no objections to this proposal. The planning documents do not identify a proposed finished floor level and therefore this should be conditioned as part of any permission granted.</p> <p>Recommends a condition is attached requiring a minimum finished floor level of 8.0m AOD for the Imam's residence as this would address significant concerns that they have identified.</p>
REMARKS:	<p>Add Condition 32:</p> <p>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 metres AOD. The development shall be constructed and completed in accordance with the approved details.</p> <p>Reason: These details are not included with the application and are required to ensure an orderly form of development and to safeguard persons on the premises from flooding consequences.</p>

PAGE NO. 396	APPLICATION NO. 18/34/MNR
ADDRESS:	105 ROMILLY ROAD, CANTON
FROM:	Head of Planning
SUMMARY:	<p>The officer report identifies that there are no HMO's within 50m of the application site. This is incorrect as it has been identified that there are 2 HMO's within 50m of the application site which equates to 5.2%.</p> <p>However this is still below the 10% threshold limit as identified within the Supplementary Planning Guidance on HMO's and does not therefore alter the recommendation.</p>
REMARKS:	Noted

PAGE NO. 412	APPLICATION NO. 18/000123/MIR
ADDRESS :	PART OF FORMER PHOENIX ESTATE, CAERPHILLY ROAD
FROM:	Welsh Water
SUMMARY:	<p>We have reviewed the information submitted as part of this application with particular focus on the Site Investigation Report reference 12106/PGB/17/SI and the Drainage Strategy report. We note that the use of alternative SUDs features have been explored but discounted for various reasons. We therefore understand that a public sewer connection sought, however it is unclear as to what the proposed discharge rate would be.</p> <p>With regards to foul water we understand that to achieve an offsite connection to the existing public sewerage network the levels will not allow for a gravity connection. Our preference is for all drainage to gravitate where possible and we will continue to work with the applicant to progress with the drainage arrangement. From the outset there is no technical reason that would prevent the pumping station being repositioned. However, this matter should be further explored by the applicant and may require an amendment to the planning layout if relocated.</p> <p>Notwithstanding the above we have assessed the principles of the drainage proposal only and in the absence of a full plan it is unclear where the site will drain and connect to the existing public sewer network.</p> <p>Therefore, if you are minded to grant planning permission we request that the following conditions and advisory notes are included within any subsequent consent.</p> <p>Conditions</p> <p>No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate:</p> <ul style="list-style-type: none"> - How the site will effectively drain both foul and surface water and how they will communicate to the existing public sewer network. - The measures to control the discharge of surface water and details of the attenuation to ensure the flow does not exceed a rate of 5l/s <p>Thereafter, the scheme shall be implemented in accordance with the approved details prior to the occupation of the</p>

	development and no further surface water or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.
REMARKS:	Note the comments from Welsh Water and consider condition 4 covers the points raised above.

PAGE NO. 412	APPLICATION NO. 18/000123/MIR
ADDRESS :	PART OF FORMER PHOENIX ESTATE, CAERPHELLY ROAD
FROM:	Drainage Section
SUMMARY:	<p>Given they wish to discharge to the public sewer, the applicant will need an agreement with Dwr Cymru Welsh Water for this discharge and the only significant comment I would make it that they may not accept greenfield runoff into their system. It may be required to have a restricted runoff, which will ultimately have an impact on the sizing of the attenuation facility. If DCWW have offered any information then please do not hesitate to pass it on.</p> <p>Given the size of the development we would expect to see sustainable drainage features implemented to manage the quantity, quality and amenity of the site. I make this note as the developer has only allowed for an underground storage facility. We have the ability to secure sustainable drainage through the use of planning conditions, as per the Welsh Government Circular WGC 016/2014.</p>
REMARKS:	The applicant is aware of the need to agree the drainage details with Welsh Water. Condition 4 requires detail of proposed surface water drainage, including flow rates, and details of the management/maintenance of the foul pumping station. It is considered the condition is robust enough to seek the necessary details required of the Council's Drainage Section.

PAGE NO. 412	APPLICATION NO. 18/000123/MIR
ADDRESS :	PART OF FORMER PHOENIX ESTATE, CAERPHELLY ROAD
FROM:	Councillor Hinchey
SUMMARY:	1) Reconsider a yellow hatched box junction or "Keep Clear" markings on Caerphilly Rd/ Waun Ddyfal junction as existing and new residents already find it very difficult to egress the site during morning and evening peak flow times, where it is difficult to join queuing traffic.

	<p>2) Consideration be given to provide a connecting walk/cycle route out through the rear of the site, connecting to existing lanes (north side of allotment site) and west towards Pantbach Rd, allowing a much safer alternative route to school for children attending Birchgrove Primary and Whitchurch High Schools. Currently plans indicate children and pedestrians / cyclists will have to cross the busy new Aldi store vehicle entrance and travel along a busier route of Caerphilly Rd / Ty Wern / Ton y Parc Rds as the existing shortest route to Whitchurch High on Manor Way.</p>
<p>REMARKS:</p>	<p>The Council's Transport Section make the following comments:</p> <p>Point 1: Provision within the S106 provides for further surveys and, if necessary, amendments to the existing traffic orders which may include a box junction or a 'Keep Clear' markings onto Caerphilly Rd, as suggested by Councillor Hinchey.</p> <p>Point 2: Whilst supporting the provision of improved routes for cyclists and pedestrians, unfortunately it is not possible to provide a direct link, or require the developer to provide a link, from the new development land to Mavis Grove or Thornbury Close without crossing third party land (neighbouring gardens).</p>