



County Hall  
Cardiff  
CF10 4UW  
Tel: (029) 2087 2000

Neuadd y Sir  
Caerdydd  
CF10 4UW  
Ffôn: (029) 2087 2000

## SYLWADAU HWYR

**Pwyllgor** PWYLLGOR CYNLLUNIO

**Dyddiad ac amser y cyfarfod** DYDD MERCHER, 19 RHAGFYR 2018, 1.30 PM

Os gwelwch yn dda gweler ynghlwm Cynrychiolaeth Atodlen hwyr a dderbyniwyd mewn perthynas â cheisiadau i gael ei benderfynu yn y Pwyllgor Cynllunio hwn

**Sylwadau Hwyr – 19 Rhagfyr 2018** (*Tudalennau 1 - 10*)

Mae'r dudalen hon yn cael ei adael yn wag yn fwriadol

**LATE REPRESENTATIONS SCHEDULE**  
**PLANNING COMMITTEE –19<sup>TH</sup> DECEMBER 2018**

<b>PAGE NO. 18</b>	<b>APPLICATION NO. 18/01769/MJR</b>
<b>ADDRESS</b>	<b>University Hospital of Wales, King George V Drive East, Heath</b>
<b>FROM:</b>	Anna McMorris MP/AS
<b>SUMMARY:</b>	<p>Writes in SUPPORT of the application, with the key points summarised as follows:</p> <ul style="list-style-type: none"> <li>(i) The development will help address some pressing issues for those moving around the city, those having business at HHW and local people affected by parking generated by hospital users.</li> <li>(ii) Cardiff lacks public transport opportunities for those wishing to travel across the city –west to east and vice. The development will make public transport journeys easier without passing through the City Centre and encourage sustainable travel.</li> <li>(iii) The location at UHW provides the most suitable location for the hub, enabling a connection with bus services from other parts of Cardiff.</li> <li>(iv) The hub will encourage more users to make journeys by bus and reduce pressure for parking in adjoining neighbourhoods</li> <li>(v) The inclusion of better facilities for cyclists and some improvement for travellers with disabilities is welcomed</li> <li>(vi) Welcomes the application and is of the view that it will have the support of her constituents in Cardiff North, enabling easier travel and contributing to a more sustainable and liveable city.</li> </ul>
<b>REMARKS:</b>	The support is noted and welcomed.

<b>PAGE NO. 18</b>	<b>APPLICATION NO. 18/01769/MJR</b>
<b>ADDRESS</b>	<b>University Hospital of Wales, King George V Drive East, Heath</b>
<b>FROM:</b>	Manager, CME Sports & Social Club, University Hospital of Wales
<b>SUMMARY:</b>	<p>The CME Sports and Social Club OBJECT to the application on the grounds summarised below:</p> <ul style="list-style-type: none"> <li>(i) due process was not followed; CMC Sports and Social Club were not consulted prior to the application being submitted.</li> <li>(ii) significant impact on the business of CMC Sports &amp; Social Club due to the 'stairwell and lift structure' being built at the entrances to the Club, acting as a physical and visible barrier. Impact on the view from the Club's main entrances, windows and outside</li> </ul>

	<p>seating patio area. This is contrary to point 8.11a of the planning application.</p> <p>(iii) 'The 'structure' will have a significant impact on the natural daylight being received into the swimming pool area and Café 14. The swimming pool area has a wall of windows which help light the pool and reduce the need for artificial light during daylight hours. This will be greatly reduced as the structure will overshadow the area and the right to natural daylight be lost.'</p> <p>(iv) The CMC Sports and Social Club was omitted from the description of the Bridge Link and Stair&amp; Lift Core (Point 1.7 in planning application) although the Walkway spans across the existing roof of the swimming pool. This will cause significant restrictions on any future developments that the Club may wish to proceed with.</p> <p>(v) In order for the Club to maintain a visual entrance on the site, a new entrance would need to be constructed at cost to the Club as the existing entrances would not be easily visible.</p> <p>(vi) The CMC Sports &amp; Social Club is a Sports Complex and Social area set up for the staff of the Cardiff &amp; Vale UHB and Cardiff University who wish to join. The main aim of the Club is to promote health and wellbeing on the University Hospital of Wales site. The Clubs members and activities have been completely ignored throughout the whole planning process.</p>
<p><b>REMARKS:</b></p>	<p>The objection from the Sports and Social Club is noted and the following points made in response:</p> <p>(i) Agreed. A 'Notice to Owners' should have been completed by the Applicant, sent to the Sports and Social Club, a copy of the notice sent with the application to the LPA and Certificate B completed on the planning application form. To rectify this, the Agent served notice on the Club 20/11/18 and sent an amended application form with the correct certificate completed (Certificate B). Following advice from Legal Services, the LPA pulled the application from the Agenda of the 21 November 2018 Planning Committee Meeting to allow the notice period to run and for the LPA to take into account any representations made by the Club within 21 days beginning with the date when the notice was served.</p> <p>(ii) The Club does not form part of a designated local centre protected by LDP retail policies. The protection of a view enjoyed by a neighbouring</p>

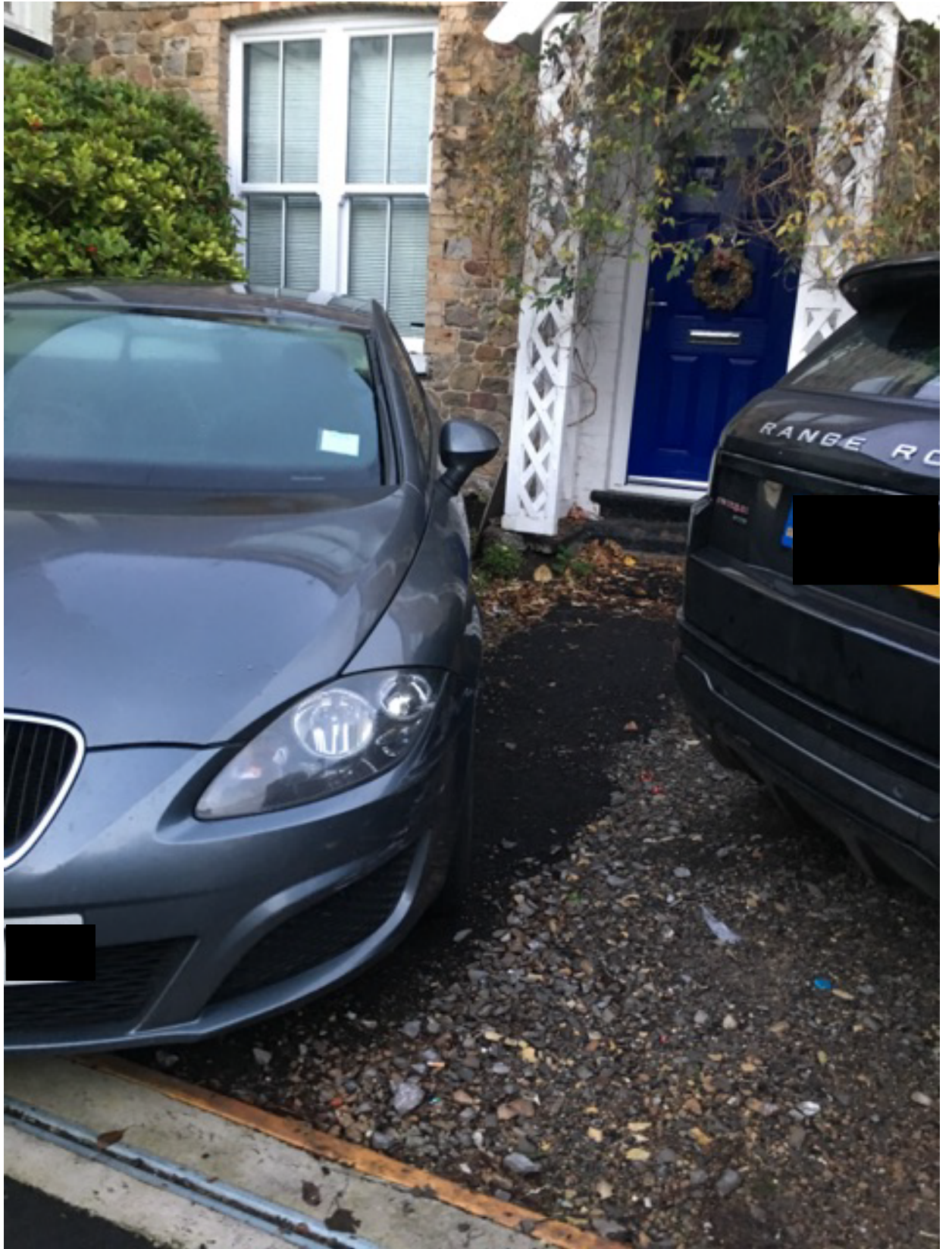
	<p>occupier is not a material planning consideration. Access to the club was considered as part of the consideration of the planning application, with amended plans requested to demonstrate that the lift/core building would not impede access to existing buildings and their entrances (see para 1.13 of the Committee report). A 2.2m access point to the Club would be maintained between the Stair/Lift tower and the pool, with access also provided through the shutter entrance doors to the stair/lift core building which would remain open at all times and only closed as a security measure (see para 8.27 of the Committee report). The CCTV proposals were also amended to include a camera in the courtyard area. It is considered that access to the club and surveillance of the courtyard area following completion of the development would be acceptable, with the stair /lift tower positioned to ensure access to the social club and pool is unaffected. The reference to 'point 8.11a' is not relevant – this is a reference to the committee report which quotes from the Green Infrastructure Technical Guidance Note in respect of the protection of public open space. The club and its outside patio area do not constitute Open Space, as protected by LDP policies.</p> <p>(iii) The development is not considered to have an unacceptable impact on natural daylight received into the swimming pool area and café, taking into consideration the layout of the site, window arrangements, building height and massing, and the separation distances involved.</p> <p>(iv) The position of the Club within the application site is clearly noted in para 2.3 of the Committee report. The position of the overhead walkway/bridge link over the Club is clearly shown on the application drawings. The future development of the Club is, in large part, a matter between the freehold and leasehold owners of the site. The application would not prevent the future development of the Club.</p> <p>(v) Whilst the development would restrict views of the Club, this does not warrant refusal of the application. Passive surveillance of the entrances and courtyard area would be maintained from adjoining buildings, through the entrance to the stair lift tower, between the stair lift tower and pool and from the proposed bridge link, and the area would be covered by CCTV.</p> <p>(vi) The Club members and activities have not been completely ignored. The LPA consulted the Sports and Social Club following receipt of the application, and in respect of each of the amended plans</p>
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	<p>consultations on 18/10/18, 24/10/18 and 30/10/18 and no objections were received prior to the submission of this 'late rep'. Despite this, access to the club was considered as part of the consideration of the planning application, with amended plans requested early on to demonstrate that the lift/core building would not impede access to existing buildings and their entrances (see para 1.13 of the Committee report). It is considered that there are no grounds put forward in this late rep that would warrant refusal of the application.</p>
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<b>PAGE NO. 60</b>	<b>APPLICATION NO. 18/2078/DCH</b>
<b>ADDRESS:</b>	<b>14 High Street, Llandaff, Cardiff</b>
<b>FROM:</b>	Councillor Philippa Hill-John
<b>SUMMARY:</b>	<p>The photographs attached are to highlight the difference to the architects drawing and to show that the vehicles do nothing to enhance the property which is of merit and sits within the conservation area and that the area directly outside the property should be used for what it was intended - a walled garden.</p> <p>The architects drawing suggests grater proportions which is clearly not the case.</p>
<b>REMARKS:</b>	Noted







20:06 ↗

4G 🔋



19 January  
14:05

Edit



<b>PAGE NO. 96 &amp; 118</b>	<b>APPLICATION NO. 18/02428/MNR / 18/02429/MNR</b>
<b>ADDRESS:</b>	<b>1 WESTBOURNE CRESCENT, WHITCHURCH, CARDIFF</b>
<b>FROM:</b>	Gwyn Roberts – lead petitioner
<b>SUMMARY:</b>	Petition of 53 signatures, opposing the applications. <i>“Most have submitted written objections but we understand that a petition is required to give a right to be heard at the planning committee meeting.”</i>
<b>REMARKS:</b>	No reasons for objection are given. The petition has been submitted in order to give the objectors a right to address the Planning Committee.

<b>PAGE NO. 152</b>	<b>APPLICATION NO. 18/02535/DCH</b>
<b>ADDRESS:</b>	<b>198 MANOR WAY</b>
<b>FROM:</b>	Head of Planning
<b>SUMMARY:</b>	There is a typographical error in paragraph 1.1 of the committee report which refers to a semi-detached dwelling house, it should refer to a “detached” dwelling house.
<b>REMARKS:</b>	Noted

Mae'r dudalen hon yn cael ei adael yn wag yn fwriadol