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LATE REPRESENTATIONS

Committee PLANNING COMMITTEE

Date and Time of Meeting WEDNESDAY, 13 FEBRUARY 2019, 10.30 AM

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

Late Reps 13.02.19 (Pages 1 - 14)

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LATE REPRESENTATIONS SCHEDULE
PLANNING COMMITTEE –13TH FEBRUARY 2019

PAGE NO. 1	APPLICATION NO. 18/01064/MJR
ADDRESS:	SUFFOLK HOUSE, ROMILLY ROAD, CANTON
FROM:	Mark Drakeford AM
SUMMARY:	<p>I understand that the Planning Committee will consider proposals for the redevelopment of Suffolk House, in Canton in my constituency, at its next meeting.</p> <p>You will know how controversial these proposals have been in the locality.</p> <p>Without repeating the details of those concerns, I do want to ask the Committee to approach its decision in a way which defensibly weighs the case put by the developer and the case make by the local community. It will be very difficult to explain an outcome in which the case make by the developer could appear to have been accepted more-or-less in full, overwhelming the perspective of the local community. I do hope that you will be able to ensure that the application is properly interrogated and that a proper balance is struck in granting permissions around this very prominent and local important site.</p>
REMARKS:	All applications which go before the Planning Committee are considered on their merits having regard to all material planning factors.

PAGE NO. 47	APPLICATION NO. 18/02698/MNR
ADDRESS:	19 LLANDENNIS AVENUE, CYNCOED
FROM:	Mr Winston Roddick CB QC
SUMMARY:	<p>1. Thank you for attending and facilitating the site visit to 19 Llandennis Avenue on the 4th February. It was appreciated by all the residents who were present.</p> <p>2. You will recall that I asked at the site visit if during my presentation on behalf of the petitioners at the meeting of the planning committee on Wednesday 13 Feb the developers images of what the proposed development would look like three- dimensionally could be exhibited on the screen. I forward scanned copies of those images. I hope they are satisfactory. I made a similar request in relation to page 5 of the relevant SPG which I attach for convenience. You will</p>

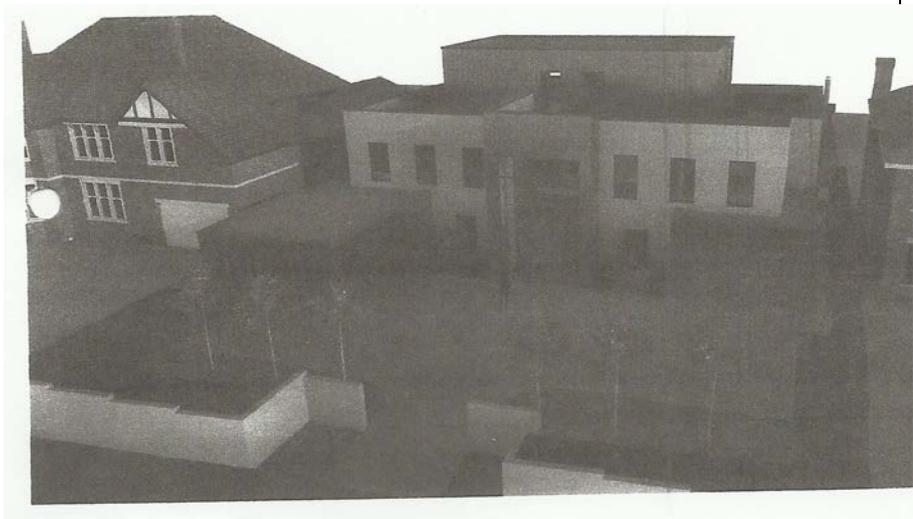
recall that at the meeting on the 23rd January, councillors Molick and Kelloway sought to refer to both the images and the planning policy in the course of their address to the committee but were told they could not by the chair of the meeting. The images and page 5 are central to the objector's case.

3. May I also please ask that the attachment "Observation's on the report to committee" be added to my objections as a late representations and that the officer reporting the application to the committee makes the latter aware of these additions to my objections. Please also add to my objection the following comment

"The proposal completely ignores the Council's own guidelines in that it does not appropriately respond to the surrounding built form by taking account of the scale and massing of existing buildings in Llandennis Avenue and does not complement the character of its surroundings and does not "reinvent" the various shapes features seen in the adjacent building of Llandennis Avenue and for these reasons is contrary to the Council's own SPG"

4. You will see from the observations that I have posed three specific questions arising out of the report to the committee. If the officer's answers to these could be provided ahead of next Wednesday's meeting I would be very grateful and .

5. I would also be grateful to have your confirmation that these requests will be met.



rear elevation

(4)



REMARKS:

Point 1 – Noted

Point 2 – Page 5 of the Infill Sites SPG has been added to the Planning Officers PowerPoint presentation to committee and has been considered in the officer report. With regard to the 3D images of the proposed dwelling, these have not been formally submitted by the applicant as part of the planning application. The images are included in this late representation in order for the Committee Members to view ahead of the meeting as requested. Members will be given a full explanation of the nature of the proposal in the powerpoint presentation and are familiar with understanding plans and sections.

Point 3 – The attached document, entitled ‘Observations on the report to committee’ has been added as a separate late representation and will be verbally presented by the case officer in the presentation to committee.

The Committee report specifically assesses the merits of the proposal within paragraphs 8.4 – 8.31, including considerations of the scale, massing, form and finish of the proposed

	A confirmation email has been sent to Mr Roddick on 12 th February 2019.

PAGE NO. 47	APPLICATION NO. 18/02698/MNR
ADDRESS:	19 LLANDENNIS AVENUE, CYNCOED
FROM:	Mr Winston Roddick CB QC
SUMMARY:	<p>OBSERVATIONS ON THE REPORT TO COMMITTEE</p> <p>The Report states:</p> <p><i>the scale, massing, siting and layout of the proposed development is considered to appropriately respond to the surrounding built form,</i></p> <p>1. Can the Council explain in detail how this bulky, flat roofed, three storey, surveyor designed (i.e. someone not trained in building design) alien proposal, does 'appropriately respond to the surrounding built form' ? It is utter nonsense to suggest it does.</p> <p>Page 5 of the Infill Sites SPG (see copy attached) gives examples of infill developments, which 'successfully employ elements of contemporary design whilst also responding to character and context'. As is claimed in the Report that Llandennis Avenue has <i>an evident variety in the in the design, arrangement, roof forms and finish of the properties along the street</i> the successful examples referred to also show an 'evident variety' of styles, but are viewed as being successful because</p> <ul style="list-style-type: none"> <input type="checkbox"/> their scale and massing is appropriate to neighbouring dwellings <input type="checkbox"/> (their) design reinvents the various shapes and features in the adjacent buildings <p>In view of this:</p> <p>2. Can the Council explain how the scale and massing of a three storey flat roof house is appropriate to neighbouring dwellings, which are all two storey with pitched roofs. Furthermore can it be explained how this particular design 'reinvents' the various shapes and features in the adjacent buildings ?</p>

	<p>Paragraph 3.8 of the SPG requires infill development to be</p> <ul style="list-style-type: none"> □ ...sensitive to its context. It is important that in residential areas where there is a clear existing pattern and form of development... that new buildings...complement the character of the surroundings <p>Paragraph 3.18 of the SPG requires infill development to</p> <ul style="list-style-type: none"> □ ...take account of and respond to ...scale and massing of buildings in the street. <p>3. The Report completely ignores the fact that all existing properties in Llandennis Ave are two storey (notwithstanding the fact that some may have accommodation within their roofspace) and that all have tiled or slated pitched roofs. Why has the Report completely ignored the above referred to requirements of the Council's own SPG ?</p> <p>Comment added from cover email – see corresponding late representation</p> <p>4. "The proposal completely ignores the Council's own guidelines in that it does not appropriately respond to the surrounding built form by taking account of the scale and massing of existing buildings in Llandennis Avenue and does not complement the character of its surroundings and does not "reinvent" the various shapes features seen in the adjacent building of Llandennis Avenue and for these reasons is contrary to the Council's own SPG"</p>										
<p>REMARKS:</p>	<p>Point 1 – The comments are noted. The points/questions raised have been addressed within the Committee Report. See para 8.7 – 8.17 of the report in particular.</p> <p>Page 5 of the Infill Sites SPG details the following considerations for infill development; These have been addressed in the committee report.</p> <table data-bbox="518 1809 1385 2027"> <tr> <td>Scale and Massing</td> <td>See para 8.7 – 8.12</td> </tr> <tr> <td>Building Line</td> <td>See para 8.12</td> </tr> <tr> <td>Materials</td> <td>See para 8.17</td> </tr> <tr> <td>Architectural Detailing</td> <td>See para 8.14 – 8.17</td> </tr> <tr> <td>Boundary Treatment</td> <td>See para 8.31 and conditions 6 & 7</td> </tr> </table>	Scale and Massing	See para 8.7 – 8.12	Building Line	See para 8.12	Materials	See para 8.17	Architectural Detailing	See para 8.14 – 8.17	Boundary Treatment	See para 8.31 and conditions 6 & 7
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Boundary Treatment	See para 8.31 and conditions 6 & 7										

	<p>Parking See para 8.28 – 8.30</p> <p>Point 2 – There is no policy requirement for development proposals to replicate or match exactly the various shapes and features in adjacent buildings. The application proposal has been considered against relevant policy, with due regard given to the guidance set out in the Infill Sites SPG, which details numerous elements which should be considered in the assessment of infill development proposals. These have been considered and addressed in the committee report.</p> <p>Point 3 – Considered under paragraph 8.16 of the committee report.</p> <p>Point 4 – The committee report specifically assesses the merits of the proposal within paragraphs 8.4 – 8.31, including considerations of the scale, massing, form and finish of the proposed building.</p>

PAGE NO. 74	APPLICATION NO. 17/02003/MNR
ADDRESS:	19 LONSDALE ROAD and 4 ORMONDE CLOSE
FROM:	Neighbouring and Local Residents
SUMMARY:	<p>2no further letters of objection. In summary , the residents' concerns relate to the flowing matters:</p> <p style="padding-left: 40px;">The development would be out of character with the area: The building would be overbearing and out of keeping; Loss of light; Loss of privacy; Highway safety, inadequate parking provision. Reference to existing on-street parking constraints; Difficulty of access for emergency vehicles / service vehicles; Disruption during construction; Adverse effect on utilities / services/drainage; Inadequate amenity / garden space; Concerns relating to designing out crime and access for residents with disabled needs; Concerns regarding the adequacy of waste storage;</p>
REMARKS:	Refer to analysis section of Officer Report

PAGE NO. 125	APPLICATION NO. 18/1882/DCH
ADDRESS:	95 FAIRLEIGH ROAD, PONTCANNA, CARDIFF
FROM:	Mr & Mrs Brookes, 93 Fairleigh Road
SUMMARY:	<p>We, Martyn and Hilary Brookes wish the following to be included in the documentation as late representation.</p> <p>In response to the Committee Report may I correct some extracts that we feel misrepresent the situation.</p> <p>1. In Points 2.2 and 8.2, the report refers to “two-storey extensions” or “two-storey annexes” that have been approved in the street. The report sites Nos 99, 101 and 103 as examples of such.</p> <p>This is misleading.</p> <p>All of the aforementioned two-storey extensions or annexes are only half the width of the property (we all know these – they are the usual kitchen/bathroom extensions common to Victorian terraces). Not one of the mid-terraced houses mentioned in the report has had plans for a full-width, two-storey rear extension approved. In fact, there is not a mid-terrace property in the whole of Fairleigh that has.</p> <p>2. Point 1.6 “Overall single storey structure will measure 6.5 metres in length.”</p> <p>This is misleading.</p> <p>The measurement quoted is taken from the new rear wall. The single-storey extension will measure approximately 8m from the existing rear wall.</p> <p>3. Point 1.8</p> <p>“It should be noted that the application previously proposed a three-storey central pitched roof element to the extension on the rear of the property. Amended plans have been submitted which have removed the three-storey element and replaced it with the two-storey extension and rear dormer.”</p> <p>This is misleading</p> <p>The box-dormer in the amended plans is larger and more overbearing than the pitched roof and still creates a three-storey impression.</p>

4. Point 8.4 "It should also be noted that two storey extensions abutting neighbouring single storey extensions are not uncommon...."

This is misleading.

There is **NOT ONE** mid-terrace in Fairleigh Road that has had plans approved for a two-storey rear extension that abuts **BOTH** neighbouring properties.

5. Point 8.4 "our extension ... contains glazed doors in its north elevation which also allow natural light into the room".

This ignores an important point in our objection. The North elevation cited by the report will be darkened by the ground floor extension that extends 2.5m further than our house. It also disregards the loss of light to our middle room.

It also disregards the loss of light to our bedroom due to the tunnelling effect created by the two storey extension on our boundary. This contravenes point 7.41 of the SPG "it is particularly important to avoid the tunnelling effect, where a window is affected by projecting extensions from two directions"

6. Point 8.5 "It is considered that the rear facing window of the dormer extension"

This is incorrect and misleading.

The dormer extension comprises 2 single Juliet balconies and a further two windows. (see elevation)

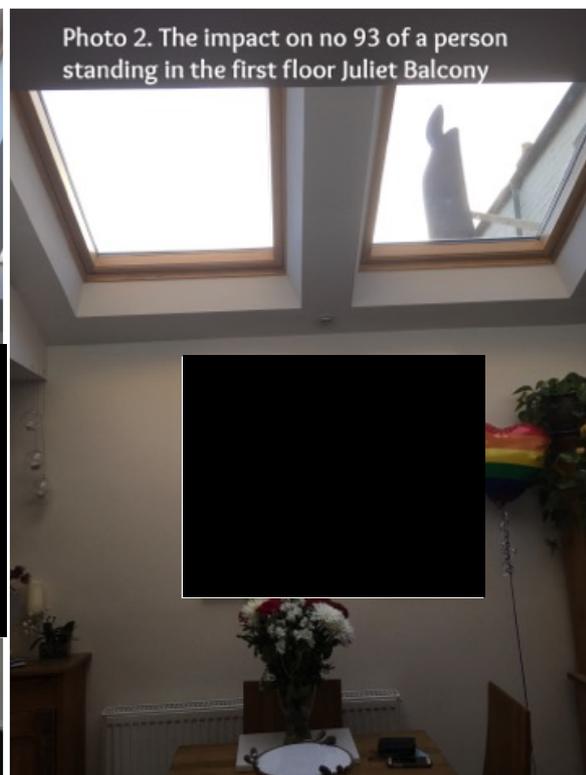
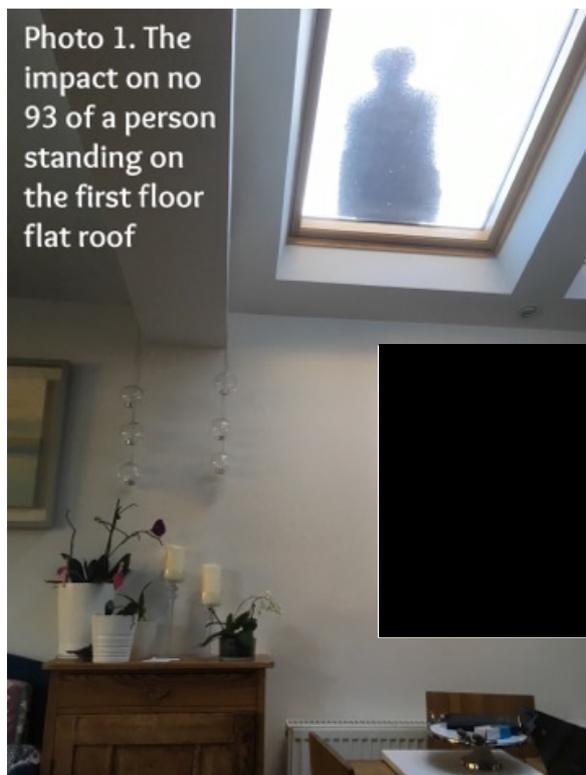
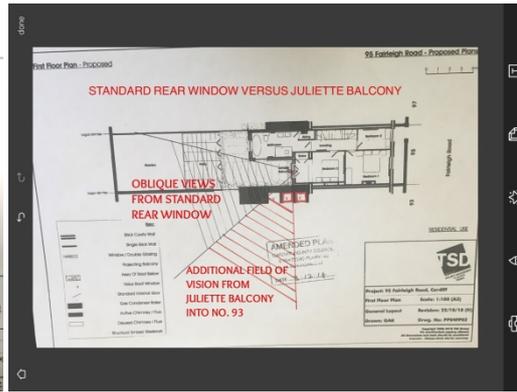
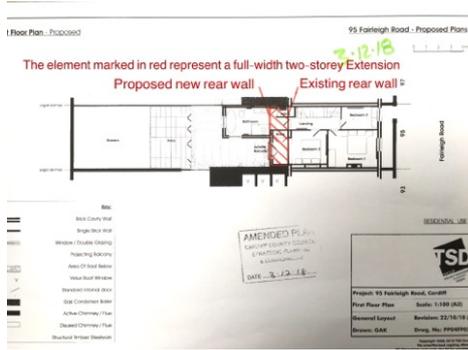
7. The report claims that "the dormer could be considered development permitted under Class B of Part 1 in Schedule 2 of the Town and Country Planning Order 2013 and would not require formal planning approval.

The report fails to mention that even under Development Permitted the box dormer should comply with point 7.82 of the SPG which requires the "the roof of the dormer should not extend to, or beyond the external wall of the existing roof" This box-dormer is full-width.

The proposed box dormer is full-width and therefore does NOT comply with the 7.82 of the SPG.

8. From: "Seeing the Light: Planning and Right to Light in

	<p>Wales”</p> <p>We would like to request that the Case Officer uses the 45 degree Rule calculation to evaluate the loss of light.</p> <p>The following 4 pictures have been attached to this email and are to be included in this late representation.</p> <ol style="list-style-type: none"> 1. Full-width, two-storey element 2. The full-width box dormer as proposed is exactly the type that the SPG deems “excessively scaled” and “over-dominant” 3. The impact to 93 of someone standing on the flat roof. 4. The impact to 93 of someone standing in the first floor Juliet Balcony.
<p>REMARKS:</p>	<ol style="list-style-type: none"> 1. The report states that Fairleigh Road is characterised by traditional two storey terraced properties most of which with the exception of No’s 95 and 97 already have two storey rear annexes. The report also notes that two storey and single storey extensions have been constructed within the terrace at No’s 99, 101, 103 and 105 Fairleigh Road. These details were considered pertinent to the application and provided members with some local context. 2. The plans confirm that a two storey flat roof extension will project approximately 1.5m from the existing rear wall of the dwelling and that a single storey extension will infill the remainder of the space within the side return and will measure 6.8m long. 3. The submitted plans confirm that the dormer will be set down from the ridge, setup from the rear wall and set in from the sides of the dwelling house in line with the advice contained in paragraph 7.80 of the Residential Extensions and Alterations SPG. 4. An assessment of daylight using the 45 degree rule confirmed that the proposal would not result in an unacceptable loss of light into the kitchen/dining room of No 93 Fairleigh Road. 5. The neighbours diagram which estimates the angled views from the Juliette balcony is noted. <p>Please note that attachments were included with the late representations which will be available to view by the Committee Members.</p>



PAGE NO. 210	APPLICATION NO. 18/02594/MJR
ADDRESS:	FORMER LLANRUMNEY HIGH SCHOOL, BALL ROAD, LLANRUMNEY, CARDIFF
FROM:	Head of Planning
SUMMARY:	<p>It is considered necessary to revise proposed conditions 25-29 (inc), amend the LDP policy for 18-20 (inc), 25, 26, and 28 and update para 5.12 following further comments from the Waste Officer and revise para 8.22.</p> <p>Para 5.12 add the following sentence:</p> <p>The Waste Officer has also agreed that the Transportation Officer has covered everything with regard to refuse vehicles.</p> <p>Para 8.22 should refer to condition 22 not condition 20.</p>
REMARKS:	<p>1) Reference to condition 1 in conditions 25-28 (inc) should be replaced by reference to condition 2.</p> <p>2) Amend condition 29 to read</p> <p>No development shall take place on the Hartland Road widening until a scheme for the widening has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to any dwelling being occupied. Reason: To facilitate safe and efficient access to and from the proposed development in the interests of highway and pedestrian safety (LDP policy T5)</p> <p>3) Amend the LDP policy reason for conditions 18-20(inc), 25, 26, and 28 to refer to LDP policy KP5 not H5.</p>

PAGE NO. 210	APPLICATION NO. 18/02594/MJR
ADDRESS:	FORMER LLANRUMNEY HIGH SCHOOL, BALL ROAD, LLANRUMNEY, CARDIFF
FROM:	Head of Planning
SUMMARY:	Proposed amendment to conditions 19, 23, 25-28 (inc) and 29, reasons to conditions 18-20 (inc), 25, 26, and 28 and paras 5.12, 5.14, 8.22, 8.31-8.33 (inc), 8.37 and 8.39 of

	<p>report</p> <p>It is considered necessary to revise proposed conditions 19, 23, 25-29 (inc), amend the LDP policy for 18-20 (inc), 25, 26, 27 and 28 and update para 5.12 following further comments from the Waste Officer and revise paras 5.14, 8.22, 8.31, 8.32, 8.33, 8.37 and 8.39 to identify correct condition numbers.</p> <p>Para 5.12 add the following sentence: The Waste Officer has also agreed that the Transportation Officer has covered everything with regard to refuse vehicles.</p> <p>Para 5.14 should refer to condition 29 not condition 29</p> <p>Para 8.22 should refer to condition 22 not condition 20</p> <p>Para 8.31 should refer to condition 17 not condition 15</p> <p>Para 8.32 should refer to conditions 3-11 not conditions 3-10</p> <p>Para 8.33 should refer to condition 21 not condition 19</p> <p>Para 8.37 should refer to conditions 13-15 not conditions 12-13</p> <p>Para 8.39 should refer to condition 24 not condition 22</p>
<p>REMARKS:</p>	<p>1) Amend condition 19 to read:</p> <p>Construction of the brick boundary walls shall not take place until samples of the external materials have been submitted to the Local Planning Authority for approval and shall then be implemented as approved or that these walls shall match the materials used for the approved houses.</p> <p>2) Amend condition 23: Omit the words “on those plots”</p> <p>3) In conditions 25-28 (inc) reference to condition 1 should be replaced by reference to condition 2.</p> <p>4) Amend condition 29 to read</p> <p>No development shall take place on the Hartland Road widening until a scheme for the widening has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be</p>

	<p>implemented prior to any dwelling being occupied. Reason: To facilitate safe and efficient access to and from the proposed development in the interests of highway and pedestrian safety (LDP policy T5)</p> <p>5) Amend the LDP policy reason for conditions 18-20 (inc), 25, 26, and 28 to refer to LDP policy KP5 not H5.</p>

PAGE NO. 210	APPLICATION NO. 18/02594/MJR
ADDRESS:	FORMER LLANRUMNEY HIGH SCHOOL, BALL ROAD, LLANRUMNEY, CARDIFF
FROM:	Housing Officer
SUMMARY:	The Housing Officer confirms that the Bat house referred to by the Ecologist is on Education land and it is their responsibility to maintain it. It has been suggested that a report states that there are no bats and it can be removed. Housing are waiting for confirmation from Education. The Bat house is in the buffer to the river and so Housing are not developing on this area anyway.
REMARKS:	Housing's comments be noted.