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LATE REPRESENTATIONS

Committee PLANNING COMMITTEE

**Date and Time
of Meeting** WEDNESDAY, 18 DECEMBER 2019, 1.30 PM

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

Late Reps 18.12.19 (Pages 1 - 12)

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LATE REPRESENTATIONS SCHEDULE

PLANNING COMMITTEE – 18TH DECEMBER 2019

PAGE NO. 1	APPLICATION NO. 19/01521/MJR
ADDRESS	LAND TO THE REAR OF 14 QUEEN ANNE SQUARE, CATHAYS PARK
FROM:	Case officer
SUMMARY:	A Planning Committee Site Visit took place Monday 9 th December in advance of the Planning Committee meeting.
REMARKS:	For information.

PAGE NO. 1	APPLICATION NO. 19/01521/MJR
ADDRESS	Land to the rear of 14 Queen Anne Square, Cathays Park
FROM:	Case officer
SUMMARY:	<p>A valid 74 signature strong petition of OBJECTION was submitted and raised on the following grounds:</p> <ul style="list-style-type: none"> • Inappropriate and unsuitable nature of construction, original planning granted for single two storey dwelling • Inability of emergency and refuse vehicles to enter the site due to limited access, raises significant safety and sanitation concerns • Student and delivery vehicles due to lack of local amenities will increase traffic flow in North Road where turning restrictions are already in place • Inevitable noise issues associated with 17 students adjacent to care, funeral and private homes • Existing overcapacity of student accommodation in Cardiff. The multiple 'change of use' applications for existing accommodation already applied for confirms this.
REMARKS:	For information.

PAGE NO. 1	APPLICATION NO. 19/01521/MJR
ADDRESS	LAND TO THE REAR OF 14 QUEEN ANNE SQUARE, CATHAYS PARK
FROM:	South Wales Fire and Rescue
SUMMARY:	Comments were received 11/12/19, advising that the developer should consider the need for the provision of adequate water supplies on the site for firefighting purposes and access for emergency firefighting appliances. Detailed comments are provided in an Appendix in respect of access for fire appliances, pedestrian priority, water supplies for firefighting, housing, transportation, industry, shopping

	health and community facilities, distances between fire hydrants.
REMARKS:	It is noted that the comments are the Fire Services' standard response letter. Fire Service access is a Building Regulations matter (Part B) and full, site specific consideration is given at this stage. The Fire Service are not a statutory consultee on planning applications and are not routinely consulted. The Fire Service are sent a copy of the weekly list of applications and so can comment on an application should they wish to do so. The Applicant submitted tracking details of a fire engine showing it reversing over 60m down the lane, but not entering the site. Transportation and Highways have commented on this, noting that in an emergency such vehicles would park up on North Road, which is not considered to be a problem considering the likely low frequency when this would occur.

PAGE NO. 1	APPLICATION NO. 19/01521/MJR
ADDRESS	LAND TO THE REAR OF 14 QUEEN ANNE SQUARE, CATHAYS PARK
FROM:	Cllr Norma Mackie
SUMMARY:	Cllr Mackie submitted photos of the site taken from the bedroom window of no 14 Queen Anne Square.
REMARKS:	The impact on the amenity of adjoining residents, including as it relates to outlook and privacy, is considered in the report (para 8.8) and it is concluded that there would not be any undue effect sufficient to justify a refusal of the application on this basis.

PAGE NO. 45	APPLICATION NO. 19/1802/DCH
ADDRESS:	13 HEOL-Y-PAVIN, LLANDAFF, CARDIFF
FROM:	Councillor Hill-John
SUMMARY:	I would like to remind the committee of the objection placed by the Rt Hon Mark Drakeford, who has clearly stated my own concerns and I would also like to draw attention to the committee that it appears limited, if any, consideration or weighting is being given to the CONSERVATION Area Appraisal which the Council and the local planning authority have a duty to refer to ensure that conservation areas are preserved or enhanced-

	<p>The CAA is also adopted guidance and should carry a similar level of weight for planning decisions where they affect the character or appearance of conservation areas. March 2006 report, Llandaff Jan 2006.</p> <p>Very limited reference is given to this. Rather because it is tucked out of the way and may slightly improve on what is there is a reason to approve this, completely negates the LPA having such a document and suggests we place no weighting on its importance.</p> <p>Please consider this prior to reaching your decision.</p>
REMARKS:	Noted

PAGE NO. 45	APPLICATION NO. 19/01802/DCH
ADDRESS:	13 HEOL-Y-PAVIN, LLANDAFF, CARDIFF
FROM:	Mr and Mrs Davies (applicants)
SUMMARY:	Wishes it to be noted that they will be residing at the property.
REMARKS:	Noted

PAGE NO. 45	APPLICATION NO. 19/01802/DCH
ADDRESS:	13 HEOL-Y-PAVIN, LLANDAFF, CARDIFF
FROM:	Welsh Water
SUMMARY:	<p>Our records indicate that the proposed development site is crossed by a public sewer. It is requested that the applicant contacts Welsh Water to discuss options including the potential to divert the public sewer. We recommend that a further plan is submitted to plot the public sewer (once located) and demonstrate that the required protection zone can be maintained.</p> <p>It is unclear whether the proposed is subject to Schedule 3 of the Flood and Water Management Act 2010 which will assess the additional surface water generated by the extension. It is unclear as to how the additional surface water will be captured and disposed or whether there is potential to utilise sustainable drainage systems. In the absence of a surface water strategy and/or SAB application, in which an assessment is undertaken to explore the potential to dispose of surface water by sustainable means, we cannot support the application in full.</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 provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.</p> <p>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>
REMARKS:	Noted and condition to be added

PAGE NO. 45	APPLICATION NO. 19/01802/DCH
ADDRESS:	13 HEOL-Y-PAVIN, LLANDAFF, CARDIFF
FROM:	Glamorgan Gwent Archaeological Trust
SUMMARY:	Comments remain as stated in committee report.
REMARKS:	Noted

PAGE NO. 45	APPLICATION NO. 19/01802/DCH
ADDRESS:	13 HEOL-Y-PAVIN, LLANDAFF, CARDIFF
FROM:	Geraint John Planning Ltd
SUMMARY:	<p>Would like it to be noted that applicant has accommodated request for amendments to the application and responded to objectors concerns.</p> <p>Would like it to be noted that key extracts of report of greatest weight in support of application are:</p> <p>Design of the Proposal and Impact on Neighbouring Properties - Points 7.30 and 7.31 The height and length of extension does not raise concern.</p>

	<p>Point 7.32 the proposal would not result in an un-neighbourly or overbearing form of development, nor would it cause unacceptable harm to the amenities of the neighbouring occupiers and is acceptable.</p> <p>Point 7.33 considered to result in an acceptable design response in this instance.</p> <p>And Impact on Llandaff Conservation Area – Point 7.34 positive design changes have been made to the proposals.</p> <p>Point 7.42 Overall, it is considered that the proposal as amended accords with Policies KP 5, KP 17 and EN 9 of the Cardiff Local Development Plan, in that it effectively responds to local context and preserves the character of the Llandaff Conservation Area.</p>
REMARKS:	Noted

PAGE NO. 45	APPLICATION NO. 19/01802/DCH
ADDRESS:	13 HEOL-Y-PAVIN, LLANDAFF, CARDIFF
FROM:	Chris Johns
SUMMARY:	<p>As Lead Petitioner for over 70 signatures, I will not be reading a statement at Planning Committee this coming Wednesday but I would still appreciate it if the Committee members could read my statement and I would be very grateful if you could consider it before making your final decision.</p> <p>Thank you.</p> <p>Planning Application 19/01802/DCH / Rickyard Cottage / 13 Heol y Pavin</p> <p>Statement by Mr C Johns (Lead Petitioner)</p> <p>Dear committee members, as you will have seen on the site visit, this proposed building application lies in the heart of the Conservation area, only a hundred metres from Cathedral Green and the Cathedral.</p> <p>Despite some attempts by the applicant to modify his plans, this proposed extension does nothing to protect or enhance the Conservation Area and is completely in-congruent with the original stone built cottage it is being attached to.</p>

	<p>Described by the Applicant as a 'modest single story extension' the plans show that this building will be built to an approximate height of 3 metres with a large central flat roof. Indeed most of the roof is flat and this building will stick out like a sore thumb in the middle of the conservation area for so many reasons and flagrantly contravenes planning laws put in place to protect Conservation areas.</p> <p>Legislation put in place for Planning Officers to follow, such as the Planning Policy Wales Document states that ;</p> <p><i>'The design and access statement accompanying any application for planning permission should, where relevant, clearly set out how the development preserves or enhances the conservation area; Further in the assessment of planning applications, the Council will wherever feasible seek to enhance the special character of each area as defined (i.e. where it) makes a positive contribution to an area's character or appearance or leaves them unharmed'</i></p> <p>The Planning Department and its officers are legally bound to follow such documentation to ensure what should and should not be built in the heart of a Conservation Area like Llandaff to protect these few remaining area's of historical quality and importance.</p> <p>Indeed Cardiff County Council's own Local Development Plan 2006-2026 states;</p> <p><i>'development relating to any heritage assets will only be permitted where it can be demonstrated that it preserves or enhances the assets architectural quality, historical and cultural significance, character, integrity and/or character'</i></p> <p>As you will have seen on the site visit The Applicant plans to include in his proposed building;</p> <p>A/ flat roofs B/ painted timber cladding C/ Pressed metal sheeting D/ PVC Plastic windows</p> <p>With all of these features clearly on view on key vista's and lanes leading into the Cathedral Green area from Heol Y Pavin and Penydre Lane due to the sheer height of the building.</p> <p>I would ask if the Planning Committee Members saw any of these features on any other buildings when they came to the site visit on Monday 9th December, and further, does the Planning Committee think it is a 'heritage gain' to add such</p>
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	<p>features to a building and allow it to be built next to and in amongst buildings which were built hundreds of years old?</p> <p>I ask the committee to consider if these features ‘preserve and enhance the integrity and character of the Conservation Area’? If they do not, then the application, according to current legislation in Wales, should be denied?</p> <p>More specifically;</p> <p>Will the new building affect or overlook neighbouring properties? Absolutely Yes! Both on Penydre and Heol y Pavin as it is the end of terrace / corner plot.</p> <p>Will the building be visible to the road? Absolutely yes. This 3 metre high square grey metal/timber cladded flat roofed box will be highly visible on both Penydre and Heol Y Pavin street.</p> <p>Will the new building encroach on spaces between buildings? Absolutely Yes. The Applicant is planning to build this new house against the party wall of No 1 Penydre and against the party wall of No 11 Heol Y Pavin which is considerably lower at 2m 35cms.</p> <p>This building is infill of open space, of which there is little left within the Conservation Area.</p> <p>In short I am asking the Planning Department and Committee to uphold its own planning principles. They are, after all, required by law to ‘formulate and publish proposals for the preservation and enhancements of any part of their planning area’. Indeed their very own;</p> <p>Cardiff Council Local Development Plan 2006-2026: States;</p> <p><i>‘Development relating to any heritage assets and their settings will only be permitted where it can be demonstrated that it preserves or enhances that asset’s architectural quality, historic and cultural significance, character, integrity and/or setting’</i></p> <p>As such, and as the Committee have seen, I do not believe there are any heritage gains on offer in allowing this Application, a rather cheap design using modern materials such as painted wooden cladding, pressed metals, flat roofs and plastic PVC windows to be built in the heart of the Conservation zone.</p>
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	<p>A recommendation by the Committee to give this new building the green light flies in the face of all and any legislation, both Statutory and Non-Statutory, which offer planners guidance around building in protected Conservation Areas such as Llandaff which the planning department and its officers are here to uphold and protect.</p> <p>On that basis this application must be refused!</p>
REMARKS:	Matters addressed within the Committee Report and will be expanded upon at the Planning Committee Meeting.

PAGE NO. 58	APPLICATION NO. 19/2020/MNR
ADDRESS:	29 ALEXANDRA ROAD, CANTON, CARDIFF
FROM:	Agent
SUMMARY:	<p>The applicant will not be represented at Committee, but would be grateful if the following short statement could be read at Committee by officers.</p> <p><i>The officer report on the application is thorough and comprehensive, and concludes that there is no justifiable planning reason to refuse planning permission. In the absence of a justifiable objection we trust that members of the committee will accept the officer recommendation.</i></p>
REMARKS:	Correspondence noted, members of Committee please note the above statement.

PAGE NO. 72	APPLICATION NO. 19/2075/MNR
ADDRESS:	BRODAWEL, DRUIDSTONE ROAD, OLD ST MELLONS, CARDIFF
FROM:	Lead Petitioner
SUMMARY:	<p>The following communication has been received from the lead petitioner:</p> <p><i>I note from correspondence, that the committee meets on Wednesday, unfortunately with the timescales and relatively short notice, I'm committed to meetings in London, in vain I've tried to re-arrange but no luck, could it be as simple as myself requesting this case gets heard in January?</i></p>

	<p><i>I've also not been told of the site meeting, when is this to take place? I was under the impression as we'd requested it, it was part of the procedure.</i></p> <p><i>As from the plans, it's quite clearly misrepresented by the fact they intend to build 8.05 meters from the rear boundary, which on inspection is some-what impossible, coupled with the fact the plot size has been legally reduced has not been shared with the council.</i></p> <p><i>I believe having the visual inspection will put this application well beyond the bounds of most imaginations.</i></p> <p><i>I'm also deeply concerned, as are the other 50 or more petitioners, that having an 8 bedroom house built on a single track road, being on a dangerous corner with no room for the deliveries or indeed the builders vehicles to be most alarming by the lack of any statement of notice within the planning application, I'm aware that this council takes such matters extremely seriously and endeavours to ensure all H&S aspect are paramount with any new build. This site is an accident waiting to happen</i></p> <p><i>These are just a few reason's I believe this planning application needs a statement read out and representation at the committee.</i></p> <p><i>We have approach our local Cllr Dianne Rees and Cllr Joel Williams whereby we have been told they knew the applicants mother, along with a notification sent in by the applicant they did indeed know his mother and would deem it unfair if they were to object to this planning application or represent its objection. Could you shed any light on this for me?</i></p>
REMARKS:	Refer to the officer report.

PAGE NO. 122	APPLICATION NO. 19/02825/MNR
ADDRESS:	217-223 Newport Road, Roath, Cardiff.
FROM:	Objectors
SUMMARY:	Two further objections received -
	<p>1. The building will create problems such as parking, traffic as well as sticking out like a sore thumb in comparison to the style of other surrounding buildings.</p> <p>2. The very high density of HMO's is already having a negative impact. Parking is difficult as permits are not required in this area.</p>

	<p>The area already lacks amenities e.g. local residents have to sweep up and bag the majority of leaves as the council does not have the resources to deal with this. Fly tipping and litter is a bigger issue and may well increase due to the properties not being owner-occupied.</p> <p>The development would not be in keeping with the appearance of the Victorian properties in the Roath area.</p>
REMARKS:	These issues are discussed in the Committee report.

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