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LATE REPRESENTATIONS

Committee PLANNING COMMITTEE

**Date and Time
of Meeting** WEDNESDAY, 26 FEBRUARY 2020, 1.30 PM

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

Late Reps 26.02.20 (Pages 1 - 10)

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LATE REPRESENTATIONS SCHEDULE


PLANNING COMMITTEE – 26th FEBRUARY 2020

PAGE NO. 58	APPLICATION NO. 19/01533/MJR
ADDRESS	782-786 NEWPORT ROAD, RUMNEY
FROM:	Head of Planning
SUMMARY:	<p>Add following condition (omitted in error)</p> <p>Prior to development commencing details of the junction between the proposed access road and the highway shall be submitted to and approved in writing by the Local Planning Authority, to include details of the relocated central reserve, resurfaced footway, closure of existing highway accesses/reinstatement of footway. Those details shall be implemented prior to the development being put into beneficial use.</p> <p>Reason: To ensure that the use of the proposed development does not interfere with the safety of traffic or pedestrian accessibility.</p>
REMARKS:	

PAGE NO. 58	APPLICATION NO. 19/01533/MJR
ADDRESS	782-786 NEWPORT ROAD, RUMNEY
FROM:	The Agent
SUMMARY:	<p>The agent offers the following in response to concerns raised by Local Members relating to traffic Impact:</p> <p><i>The site has been promoted in line with Cardiff Councils aspirations to achieve a 50 / 50 modal share between travel by car and sustainable means. It is located along a strategic bus route with buses operating a turn-up and go service (15 minute frequency) from directly adjacent to the site.</i></p> <p><i>To reduce the reliance on the car in an area such as this it is often beneficial to reduce the level of car parking available to new residents as commonly people without a car are most likely to select a home without a parking place, and will prefer a location well served by public transport, local shops and services. Lower parking provision in these locations is therefore a reflection of lower demand. In contrast households with cars are more likely to choose suburban locations with more parking opportunities, particularly if they have more than one vehicle.</i></p> <p><i>Car parking on the site will be allocated to individual dwellings. As such, as part of the marketing material residents will be advised whether apartments have car</i></p>

	<p><i>parking provision. It is therefore considered that those that require the use of a car will not choose a residential property without dedicated car parking provision and that these would effectively operate as car free in nature. This is considered appropriate given the high degree of sustainable accessibility as a result of the sites location.</i></p> <p><i>Vehicular trip generation to and from a residential site is likely to be tidal departing in the morning and arriving back in the evening primarily in line with working hour arrangements. As such to demonstrate the level of car parking which could be associated with the site the level of departure and arrival movements during the AM peak period of 0700 – 0900 and PM peak period of 1600 – 1800 have been assessed. This demonstrates that a maximum of 9 departures and arrivals occur in both peak periods of operation. To allow for some flexibility in arrival and departure movements the provision of 16 car parking spaces on the site is therefore considered to be sufficient to accommodate likely demand associated with the residential development.</i></p> <p><i>No car parking provision has been allowed for associated with the retail units. It is anticipated that these will draw from the surrounding residential catchment with the provision of car parking simply encouraging car use to and from the site.</i></p>
REMARKS:	<p>Noted</p> <p>The proposals have been assessed by the OM Transportation. No objections are raised, subject to conditions and a legal agreement.</p>

PAGE NO. 89	APPLICATION NO. 19/02071/MJR
ADDRESS	REAR OF 35 ROMILLY CRESCENT AND 70-72 LLANDAFF ROAD
FROM:	Cllr Gordon
SUMMARY:	<p>Cllr Gordon advises that she has declared a prejudicial interest in the planning application and requests that 2 photos are shown to Planning Committee, taken from the rear garden of a house in Turberville Place.</p> <p><i>She notes that 'One shows the demolition of the old buildings in progress and the 'green wall' that was on them. The other shows the proximity of the rear garden wall to the development and the residents' concerns in 5 houses in Turberville Place of lack of privacy if the new houses have Juliet balconies at the first floor and flat roofs off them'.</i></p> 

	
REMARKS:	<p>Privacy issues are dealt with in detail within the report and are not considered to indicate sufficient harm to warrant refusal of the application, subject to the recommended conditions (including conditions to remove permitted development rights, to ensure that no flat roofs are used as terraces and to require details of site boundaries to be submitted and agreed).</p> <p>The loss of the 'green wall' and other ivy and shrubs on the site is not considered to constitute a constraint to development, in the context of the 'de-sealing' of existing sealed soils and the landscaping proposals, which incorporate significant tree planting within the interior of the site and two street trees along Llandaff Rd, to the benefit of green infrastructure.</p>

PAGE NO. 89	APPLICATION NO. 19/02071/MJR
ADDRESS	Rear of 35 Romilly Crescent and 70-72 Llandaff Road
FROM:	Head of Planning
SUMMARY:	An error has been identified in paras 8.10 and 8.13 of the report, namely, that the F.O.G at plot 34 would be 2 storeys high and not 1 ½, as reported. The heights as expressed in metres are correct.
REMARKS:	That it be noted.

PAGE NO. 161	APPLICATION NO. 19/2851/MJR
ADDRESS	SITE ADJACENT TO ST MARY THE VIRGIN CHURCH, BUTE STREET, BUTETOWN, CARDIFF
FROM:	Sports Council for Wales
SUMMARY:	<p>Sports Council for Wales further state that “ We acknowledge that the school will have access to the multi-use sports area on Canal Parade (although not ideal as it is approximately 500 metres from the school) and combined with the proposed new MUGA on the school site we are satisfied the school will meet the minimum playing field requirements of the Schools Premises Regulations.</p> <p>Putting the school's needs aside, we remain concerned that the proposal does not address and satisfy paragraph 4.5.4 of Planning Policy Wales. The proposal involves the loss of a grassed mini soccer pitch without replacement so the only possible justification is that there is sufficient provision in the area of such pitches but there is no evidence of that. Unless such evidence can be provided Sport Wales would be minded to object to the application.</p> <p>we acknowledge that the application site was never a sports pitch but public open space.</p> <p>In the same vein however, we would like to see evidence there is sufficient public open space in the locality to justify the loss of this particular site. It could be important in facilitating informal sport and physical activity. Has an open space assessment been conducted demonstrating sufficiency of public open space? Also, with a substantial part of Canal Park becoming a 3G pitch and presumably fenced there will suddenly be a lot less informal freely accessible space in the locality potentially meaning a greater need to retain the application site.</p> <p>The problems at the application site are noted but perhaps these could be overcome with further efforts. Development however will remove all possibility.”</p>
REMARKS:	(a) It should be noted that the Sports Council for Wales acknowledge that satisfied the school will meet the

	<p>minimum playing field requirements of the Schools Premises Regulations.</p> <p>(b) In respect of the loss of the of the grassed mini soccer pitch</p> <p>Para 4.5.4 of PPW states:</p> <p>All playing fields whether owned by public, private or voluntary organisations, should be protected from development except where:</p> <ul style="list-style-type: none"> • facilities can best be retained and enhanced through the redevelopment of a small part of the site; • alternative provision of equivalent community benefit is made available locally, avoiding any temporary loss of provision; or • there is an excess of such provision in the area. <p>The applicant has confirmed that the grassed mini soccer pitch referred to by the Sports Council for Wales is not used as such but is waste ground that has been fenced off due to high levels of anti-social behaviour .</p> <p>And the Parks Officer states:</p> <p>“The area in question was never deemed as a sports pitch. It was public open space. It was very rarely used so we put posts in to attract young people but again it wasn’t used and became an area for some serious problems and youth annoyance.</p> <p>We provide the pitch in Canal Park which is proposed to be converted to 3G which provides 4x the use of a single grass pitch. There are two pitches on Hamadrayad Park. Daytime use for the schools is unlimited.”</p> <p>It is considered that the unused mini soccer pitch has no community or incidental educational use and would be replaced by incidental play areas around the school, with a playground at first floor roof top level and a new MUGA, that would also be available for community use. This issue has been assessed in para 8.5 of the report to Committee.</p> <p>There is no objection from Parks to the redevelopment of this site. This land is not an area that the public have access to for public open space purposes. The MUGA and community facility within the school will allow the community access to part of the site. Children from the community will be able to access the play areas within the</p>
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	school. The development is considered to comply with LDP policy C7 and not be contrary to policy C4.
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PAGE NO. 161	APPLICATION NO. 19/2851/MJR
ADDRESS	SITE ADJACENT TO ST MARY THE VIRGIN CHURCH, BUTE STREET, BUTETOWN, CARDIFF
FROM:	Head of Planning
SUMMARY:	Near the top of page 182 there was a printing error.
REMARKS:	Insert after 5(b) “.....7 hours per week for schools use “ at the top of page 182 and before Cycling Parking “5.8 The Transport Officer states:”

PAGE NO. 207	APPLICATION NO. 19/03219/MJR
ADDRESS	FORMER POLICE STATION, MAELFA, LLANEDEYRN, CARDIFF
FROM:	Head of Planning
SUMMARY:	Condition 6 to be amended in line 6 to omission of “school” and insertion of “development”
REMARKS:	Noted

PAGE NO. 244	APPLICATION NO. 19/03320/MJR
ADDRESS	FORMER ST MELLONS YOUTH AND COMMUNITY CENTRE, CRICKHOWELL ROAD, ST MELLONS
FROM:	Welsh Water
SUMMARY:	Welsh Water state that “ Fences would need to be demountable with no fixed foundation to enable us to gain access should we need. There shall be no operational development over the sewer, including walls”
REMARKS:	Welsh Water’s comments have been shared with the applicant who states: “No issue with both points, can we condition boundary treatments as we can then look to include an access gate for vehicles in this area, ensuring also that this doesn’t then compromise the SuDS strategy”

	<p>RECOMMENDATION</p> <p>Add Condition :</p> <p>15. Prior to the development being brought into beneficial use details of the boundary treatment shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Reason: To ensure that access can be obtained to the sewer and drainage system (LDP policy EN10).</p>
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PAGE NO. 244	APPLICATION NO. 19/3320/MJR
ADDRESS	FORMER ST MELLONS YOUTH AND COMMUNITY CENTRE, CRICKHOWELL ROAD, ST MELLONS
FROM:	Agent
SUMMARY:	Amended ground floor and site plan received to address Waste Officer's comments.
REMARKS:	Amend Condition 2 so that drawings AL(01) 01 and AL(01)02 are amended to AL(01) 01 A and AL(01)02 A

PAGE NO. 279	APPLICATION NO. 20/00044/MNR
ADDRESS	11-12 CHURCH STREET, CITY CENTRE
FROM:	Councillors Merry, Weaver and Mackie.
SUMMARY:	<p>While we recognise the limitations of the Planning Committee in relation to refusal of some applications, we ask you to seriously consider the effect on Cardiff City Centre should we lose these two music/arts venues and an award winning Cornish Pasty shop at that site.</p> <p>We, as local councillors, covering the City Centre feel that this building as a music venue is ideally placed to promote up and coming musicians and other artists without causing disturbance to residents or other venues and is just what we want to have in Cardiff to promote our music strategy and to make Cardiff a city of choice to providing a good variety of music and as a city to develop new talent.</p> <p>As other objectors have stated, we have plenty of restaurants in Cardiff and to lose two music venues to have</p>

	<p>another is the wrong decision for Cardiff, for our young people and for our residents.</p> <p>We would ask that you refuse this application.</p>
REMARKS:	Correspondence noted. Specific issues are addressed within paragraph 8.7 of the report.