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LATE REPRESENTATIONS

Committee PLANNING COMMITTEE

Date and Time of Meeting WEDNESDAY, 14 OCTOBER 2020, 1.30 PM

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

Late Reps 14.10.20 (*Pages 1 - 14*)

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LATE REPRESENTATIONS SCHEDULE
PLANNING COMMITTEE – 14th OCTOBER 2020

PAGE NO. 1	APPLICATION NO. 19/01956/MJR
ADDRESS	37-39A CATHEDRAL ROAD, PONTCANNA, CARDIFF
FROM:	Case Officer
SUMMARY:	<p>There is a typo in para 1.2 3rd bullet point reads:</p> <ul style="list-style-type: none"> • New build apartments (Block A) over 3 - 4 floors with a lower ground floor to provide 12 flats fronting Cathedral Road..... <p>It should read:</p> <ul style="list-style-type: none"> • New build apartments (Block A) over 4 floors to provide 12 flats fronting Cathedral Road.....
REMARKS:	Please note.

PAGE NO. 1	APPLICATION NO. 19/01956/MJR
ADDRESS	37-39A CATHEDRAL ROAD, PONTCANNA, CARDIFF
FROM:	Councillor Berman
SUMMARY:	<p>Cllr Berman submitted a 177 strong petition of OBJECTION in opposition to the above application on 13 October 2020.</p> <p>The petition includes names, addresses, post codes and email addresses and reads <i>'I/we, the undersigned, call on Cardiff Council's planning committee to refuse planning permission for this development, ref 19/01956/MJR. The development will not improve the quality of life for the community nor preserve the quality and character of the area'.</i></p> <p>Cllr Berman requests that the petition be accepted as a late representation.</p> <p>Cllr Berman, as the petition organiser, also confirms in his email that he understands that he is submitting the petition too late to be able to speak to it.</p>
REMARKS:	The petition is hereby accepted as a late representation. Cllr Berman is correct in noting that the petition has been submitted too late to be able to address Planning Committee. The issues raised are addressed within the report to Planning Committee.

PAGE NO. 156	APPLICATION NO. 20/01255/MJR
ADDRESS	FORMER COLCHESTER MOTOR COMPANY AND THE THREE BREWERS, COLCHESTER AVENUE, PENYLAN, CARDIFF
FROM:	Alun Davies
SUMMARY:	<p>I wanted to write to you to further express the strength of opinion against the development of the former site of the Three Brewers and Cardiff Motor company. We have 2 petitions signed objecting to the scale of this development one with 450 signatures and one with a further 160 signatures.</p> <p>I believe the number of properties proposed within such a small space makes a mockery of good social housing which I believe people are entitled to. The rabbit hutch design has clearly been made to maximise the number of properties within the site but this will compromise the living standards of those within this development for generations to come.</p> <p>I don't believe that the recommendation to approve planning for this development is the right thing to do. The proposals expect people to live in small boxes one stacked on top of the other with next to zero outside space. This type of development is deeply harmful to those who will be living within the development. Covid has shown us that access to outside spaces is paramount to wellbeing and mental health and this development seeks to have 50 properties sharing what looks like 2 washing lines and little to no recreational area.</p> <p>There is a way to get this development right for the people who will be living there and that would be to scale back the number of properties within the development. This will allow better living standards for those in need of these properties and the wellbeing of those who live there in future generations.</p> <p>I hope you can seek these plans to be modified.</p>
REMARKS:	The comments are consistent with the previous objections captured in para. 7.2 of the Committee Report. The objections have been addressed in the 'Analysis' section of the report (para. 8)

PAGE NO. 156	APPLICATION NO. 20/01255/MJR
ADDRESS	FORMER COLCHESTER MOTOR COMPANY AND THE THREE BREWERS, COLCHESTER AVENUE, PENYLAN, CARDIFF
FROM:	Andrew Crothers, 69 Melrose Avenue, Cardiff CF23 9AT
SUMMARY:	<p>I write in advance of the planning committee meeting scheduled for Wednesday 14th October, 2020.</p> <p>I am extremely disappointed to hear of the overdevelopment of the 'Three Brewers and Colchester Company sites' in Penylan. As a resident of the area I am worried about the disgraceful conditions that the residents of said development will be subjected to, this is insulting and has no consideration for quality of life.</p> <p>The proposed flats are not only small but there is a distinct lack of amenities and outdoor space. There is apparently only space for two washing lines and seriously limited car parking space.</p> <p>The proposal also appears to lack any design consideration and is essentially a generic brick building with no redeeming features, not in keeping with the period properties in the area. The development proposed is 5 storeys in height, whereas no building within the immediate vicinity is taller than 3 storeys.</p> <p>The development also encompasses a supermarket which, in an area that is already supported by 3 large supermarkets within a 1 mile radius, seems surplus to requirements and has proposed trading hours which may adversely affect the local area.</p> <p>There is considerable dismay within the community regarding this development that will have a serious impact on community cohesion.</p> <p>I sincerely hope you pay heed to these concerns and make recommendations in accordance.</p>
REMARKS:	The comments are consistent with the previous objections captured in para. 7.2 of the Committee Report. The objections have been addressed in the 'Analysis' section of the report (para. 8)

PAGE NO. 156	APPLICATION NO. 20/01255/MJR
ADDRESS	FORMER COLCHESTER MOTOR COMPANY AND THE THREE BREWERS, COLCHESTER AVENUE, PENYLAN, CARDIFF
FROM:	Percy Hanniford
SUMMARY:	<p>I am writing this email to express my objection to the proposed development on the Three Brewers and Colchester Motor Co site.</p> <p>As a resident of Melrose Avenue, I am concerned about the poor design and significant size of the development proposed by Wales & West Housing. The design and sheer scale of the development is NOT in keeping with the current and existing developments within the area (which is currently a maximum of 3 storeys high). As the proposed development will be 5 storeys high which will tower over current developments and impact on which will impact on the privacy of current residents in other blocks.</p> <p>I also ask for there to be quality homes and not the current 'rabbit hutches' proposed by Wales and West Housing Association.</p> <p>There is a busy junction where the proposed development I due to be built, which will result with an increase in cars – thus increasing the risk of accidents with a primary school near by parents and residents alike (me being both) are very concerned about our children's and elderly neighbours' safety which is already an issue.</p> <p>With parking in mind – the plan shows 30 parking spaces, 9 of these appear to be for commercial use. There is already a significant issue with parking on Melrose Avenue and the surrounding streets and this needs to be taking into consideration. The plans for the proposed development DO NOT allow for the fact that most residents will be a car owner and will need somewhere to park which will undoubtedly have a major impact on Melrose Avenue and the surrounding streets.</p> <p>The proposed development also shows a lack of communal open space. With the current climate – open space is very important and again there seems to be a lack of communal, large adequate space, which is a failure on Wales & West Housing Association to provide space for such an oversized development – again having a negative impact on the proposed residents and local community.</p>

There is a distinct lack of creativity in the design of this building to try and make it an architecturally interesting building and no attempt has been made to try to blend it into the existing Victorian and Edwardian architecture that is very prevalent in Penylan. I encourage Wales & West to consider other developments – i.e 2 bedroomed developments with communal gardens to accommodate families as this would add to the strong knit community and family life that already exists within the Penylan area as the current proposal of 40 single bed flats is unsuitable for the area. People deserve quality homes with gardens and outdoor spaces and this proposed development provides none of this.

For those reasons, I strongly oppose the building of the development.

I live very near to this site, in Colchester Court, and I have concerns in several respects. These plans propose a significant overdevelopment of the site, with not enough consideration given to the current peaceful location in which current residents have chosen to live. There has already been an extensive increase in the amount of traffic in this area, particularly around the nearby junction of Waterloo Road and Colchester Avenue, where serious accidents have occurred in recent years. There is an influx of traffic around certain times of day, particularly rush hour and school times, which mean that it can be extremely difficult to drive out of Melrose Avenue, or to drive in to the road (as it is a cul-de-sac there is only one way in and out). The proposals for this site would add extensively to this traffic, making it even more difficult, and dangerous to simply enter or exit my street at certain times of day. There is also a significant parking issue in this area, and any planning application needs to take this into account - the area has been developed extensively over the last ten years, and these plans do not allow for the fact that every single occupant of these residences will be likely to own a car and need somewhere to park it (bus provision is not great in this location) which will undoubtedly have an impact on Melrose Avenue, where we already have a serious lack of parking space. The plans need to take this into account, and clearly demonstrate that there is one parking space available for every flat, as well as a few additional spaces for those using the retail outlet or any visitors. This would be a bare minimum, as there is literally no overflow space available in the surrounding area, and ideally space should be made available to cater for those flats where a couple becomes the occupant and each person has their own car. The development will have a significant impact on house / flat prices in the area too.

	<p>When I bought my flat, just a few years ago, there were few flats in Penylan, and this development will add a surplus of small flats when the real need (considering the type of area, the local schools etc) is for larger family sized flats or houses suitable for families, not more housing for single people or couples.</p> <p>I urge you to reconsider the plans for this development.</p>
REMARKS:	<p>The comments are consistent with the previous objections captured in para. 7.2 of the Committee Report. The objections have been addressed in the 'Analysis' section of the report (para. 8).</p>

PAGE NO. 156	APPLICATION NO. 20/01255/MJR
ADDRESS	FORMER COLCHESTER MOTOR COMPANY AND THE THREE BREWERS, COLCHESTER AVENUE, PENYLAN, CARDIFF
FROM:	Abigail Kelly, 68 Melrose Avenue
SUMMARY:	<p>I am writing to you as Chair of the Planning Committee to ask you to consider very carefully the planning application for the Three Brewers & Colchester Motor Company sites which will be reviews at the meeting this Wednesday.</p> <p>I am a resident of Melrose Avenue and am very concerned about this application, not relating to the use of the site for housing association homes but rather the sheer number and quality of the dwellings in the plan. I just don't think it's right to cram people into such small properties with zero outdoor space, not to mention lack of space for car parking. I wouldn't accept living like this and so I don't expect other people to have to live in crammed conditions regardless of background / social status.</p> <p>With local shops on the doorstep and with Sainsbury's and Lidl both on Colchester Avenue I also fail to see why we need yet another supermarket in the area which could add further to congestion and parking issues and possibly put local independent shops out of business.</p> <p>Whilst I appreciate that there has been a recommendation to approve this plan I ask you to reject the current plan and ask for improvements to be made.</p> <p>Many thanks for your time.</p>

REMARKS:	The comments are consistent with the previous objections captured in para. 7.2 of the Committee Report. The objections have been addressed in the 'Analysis' section of the report (para. 8).

PAGE NO. 156	APPLICATION NO. 20/01255/MJR
ADDRESS	FORMER COLCHESTER MOTOR COMPANY AND THE THREE BREWERS, COLCHESTER AVENUE, PENYLAN, CARDIFF
FROM:	Rachel Carney
SUMMARY:	<p>I would like to register a complaint about the proposed development for the Colchester Avenue site, on the location of the old Three Brewers Pub. I live very near to this site, in Colchester Court, and I have concerns in several respects.</p> <p>These plans propose a significant overdevelopment of the site, with not enough consideration given to the current peaceful location in which current residents have chosen to live. There has already been an extensive increase in the amount of traffic in this area, particularly around the nearby junction of Waterloo Road and Colchester Avenue, where serious accidents have occurred in recent years. There is an influx of traffic around certain times of day, particularly rush hour and school times, which mean that it can be extremely difficult to drive out of Melrose Avenue, or to drive in to the road (as it is a cul de sac there is only one way in and out). The proposals for this site would add extensively to this traffic, making it even more difficult, and dangerous to simply enter or exit my street at certain times of day.</p> <p>There is also a significant parking issue in this area, and any planning application needs to take this into account - the area has been developed extensively over the last ten years, and these plans do not allow for the fact that every single occupant of these residences will be likely to own a car and need somewhere to park it (bus provision is not great in this location) which will undoubtedly have an impact on Melrose Avenue, where we already have a serious lack of parking space. The plans need to take this into account, and clearly demonstrate that there is one parking space available for every flat, as well as a few additional spaces for those using the retail outlet or any visitors. This would be a bare minimum, as there is literally no overflow space available in the surrounding area, and ideally space should</p>

	<p>be made available to cater for those flats where a couple becomes the occupant and each person has their own car.</p> <p>The development will have a significant impact on house / flat prices in the area too. When I bought my flat, just a few years ago, there were few flats in Penylan, and this development will add a surplus of small flats when the real need (considering the type of area, the local schools etc) is for larger family sized flats or houses suitable for families, not more housing for single people or couples.</p> <p>You also need to consider that recent changes caused by Covid mean far more people are forced to stay in their homes and work from home, and it is therefore important not to increase levels of noise, traffic and building in an area where people are already struggling (for example I am often overheating in my own flat because if I open my windows I can hear the noise of small children screaming nearby even though they live several flats away). I have to choose between being a comfortable temperature and being able to concentrate or speak on zoom calls.</p> <p>I also have concerns regarding the height of the building - I chose to live in my flat because it is not overlooked, this building would block the sun coming up from the East until later in the day and would be visible as a large block from my flat window. A smaller building would be more reasonable, considering there are no buildings of this large size in the vicinity it would stick out as a scar on the landscape.</p>
REMARKS:	<p>The comments are consistent with the previous objections captured in para. 7.2 of the Committee Report. The objections have been addressed in the 'Analysis' section of the report (para. 8).</p>

PAGE NO. 156	APPLICATION NO. 20/01255/MJR
ADDRESS	FORMER COLCHESTER MOTOR COMPANY AND THE THREE BREWERS, COLCHESTER AVENUE, PENYLAN, CARDIFF
FROM:	Jodie Ramplee
SUMMARY:	<p>I would like to register a complaint about the proposed development on the location of the old Three Brewers Pub and Cardiff Motor Company.</p> <p>Being a resident near to this site I have several concerns.</p>

	<p>I feel increasing the number of residents in the area, without considering the current issues will be detrimental. The proposed plans are a significant overdevelopment of the site, with small flats aimed for couples and single persons instead of encouraging the peaceful, family orientated community we already have.</p> <p>Many existing residents have their own cars as it is more convenient due to the insufficient public transport in this area.</p> <p>Also the development has not planned for a realistic number of parking spaces for the number of potential residents. We have extremely limited parking on Melrose Avenue, which I feel would become considerably worse if plans were to continue. The street is already very busy with commuters and students, with a recent spike in car vandalism and feel this would become worse. It could also attract more theft and create a hostile environment.</p> <p>The proposals for this site would add extensively to this traffic, making it even more difficult, and dangerous to simply enter or exit my street at certain times of day.</p>
REMARKS:	<p>The comments are consistent with the previous objections captured in para. 7.2 of the Committee Report. The objections have been addressed in the 'Analysis' section of the report (para. 8)</p>

PAGE NO. 156	APPLICATION NO. 20/01255/MJR
ADDRESS	FORMER COLCHESTER MOTOR COMPANY AND THE THREE BREWERS, COLCHESTER AVENUE, PENYLAN, CARDIFF
FROM:	Stephanie Bacon
SUMMARY:	<p>I would like to register a complaint about the proposed development on the location of the old Three Brewers Pub and Cardiff Motor Company.</p> <p>Being a resident near to this site I have several concerns.</p> <p>I feel increasing the number of residents in the area, without considering the current issues will be detrimental. The proposed plans are a significant overdevelopment of the site, with small flats aimed for couples and single persons instead of encouraging the peaceful, family</p>

	<p>orientated community we already have.</p> <p>Many existing residents have their own cars as it is more convenient due to the insufficient public transport in this area.</p> <p>Also the development has not planned for a realistic number of parking spaces for the number of potential residents. We have extremely limited parking on Melrose Avenue, which I feel would become considerably worse if plans were to continue. The street is already very busy with commuters and students, with a recent spike in car vandalism and feel this would become worse.</p> <p>It could also attract more theft and create a hostile environment.</p> <p>The proposals for this site would add extensively to this traffic, making it even more difficult, and dangerous to simply enter or exit my street at certain times of day.</p>
REMARKS:	The comments are consistent with the previous objections captured in para. 7.2 of the Committee Report. The objections have been addressed in the 'Analysis' section of the report (para. 8)

PAGE NO. 156	APPLICATION NO. 20/01255/MJR
ADDRESS	FORMER COLCHESTER MOTOR COMPANY AND THE THREE BREWERS, COLCHESTER AVENUE, PENYLAN, CARDIFF
FROM:	Greg Mullett, 64 Melrose Avenue
SUMMARY:	The comments are consistent with the previous objections captured in para. 7.2 of the Committee Report. The objections have been addressed in the 'Analysis' section of the report (para. 8)
REMARKS:	The plans to be considered are a significant overdevelopment of the site. From the plans there appears to be no amenity area on site that could be used by the residents. The planting of a few shrubs and trees is purely cosmetic. As an example, where do the residents dry their washing. The size and shape of the proposed building and the materials used could not be more different from the adjacent properties. It will stand out for all the wrong reasons. Surely the planning officers visited the site and

surrounding area. It will be the tallest building by far. Does it need to be as tall?

While I am pleased that the two sites are finally being used for housing, but do we need another Convenience store on Colchester Avenue. We already have Sainsburys, Lidl and nearby Morrison's and M&S Food. What will happen to the established Newsagents, which has been in operation for some 40 or so years?

Surely the people that are to occupy these flats deserve more consideration than to be piled one on top of each other in what I would describe as rabbit hutches. They are too small especially considering Covid times. They should be given more respect.

There has already been a vast increase in the amount of traffic in this area, particularly around the nearby junction of Waterloo Road and Colchester Avenue with the reopening of the Primary School in Howardian. There is already traffic delays around certain times of day, particularly rush hour and school times, which mean that it can be extremely difficult to drive out onto Waterloo Road, Hammond Way and Colchester Avenue. I assume that the traffic survey was not carried out during Covid lockdown Or during the school summer holiday. During these periods traffic was vastly reduced and would not reflect true traffic volume.

There currently exists significant parking issue in this area, the area has been developed extensively over the last ten years with Colchester Avenue Industrial Site shrinking in size and housing estates built. The plans state that there will not be enough car parking spaces for the number of flats and/ or their visitors and so any overflow which will undoubtedly have an impact on Melrose Avenue, Hammond Way and Colchester Avenue, where there is already serious lack of parking space. The plans need to take this into account, and clearly demonstrate that there is one parking space available for every flat, as well as a few additional spaces for those using the retail outlet or any visitors.

With over 600 names collected on the petition to have this development altered or stopped. Virtually everyone located close to the proposed development has expressed their dismay.

Surely our objections should be listened to, have some bearing on approval, as we will have to live with this overdevelopment every day. It's nothing more than exploitation of the proposed residents.

PAGE NO. 156	APPLICATION NO. 20/01255/MJR
ADDRESS	FORMER COLCHESTER MOTOR COMPANY AND THE THREE BREWERS, COLCHESTER AVENUE, PENYLAN, CARDIFF
FROM:	Christine Loran
SUMMARY:	<p>I understand that the Planning committee are due to meet this week to discuss the proposed development on Colchester Ave of the former Three Brewers site. I request that the strong level of objection to this from the local community is taken into consideration.</p> <p>My main objection is that this is a large over development of the site with proposal to build an ugly development which will be out of place within the environment. The proposed dwellings of 50 flats are squeezed into a space which will not accommodate the residents in a way that will be respectful of their needs for space and privacy. There has been no consideration of the provision of outdoor space for all the residents or adequate space for car parking.</p> <p>In addition, adding a commercial unit is entirely unnecessary due to the close proximity of two supermarkets on Colchester Ave and will add to the noise and disruption to the area.</p> <p>I understand that two separate petitions have been submitted from local residents and request that you do not ignore the level of feelings regarding this proposal and request the plans are adjusted appropriately.</p>
REMARKS:	The comments are consistent with the previous objections captured in para. 7.2 of the Committee Report. The objections have been addressed in the 'Analysis' section of the report (para. 8)

PAGE NO. 194	APPLICATION NO. 20/01545/MNR
ADDRESS	171 RAILWAY STREET, SPLOTT, CARDIFF
FROM:	Operational Manager (Traffic and Transportation)
SUMMARY:	The Operational Manager (Traffic and Transport) advises that the site is to offer no car parking which accords with the

	Council's approach to a maximum car parking provision as detailed within current guidance. It is noted that adequate cycle parking is to be provided.
REMARKS:	The relevant matters are evaluated in sections 7.5.2 and 7.5.3 of the Committee Report and accord with the Consultees assessment.