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LATE REPRESENTATIONS

Committee PLANNING COMMITTEE

Date and Time of Meeting THURSDAY, 12 JANUARY 2023, 1.30 PM

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

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PLANNING COMMITTEE**12TH JANUARY 2023**AMENDMENT SHEET / LATE REPRESENTATIONS

Agenda Item 5b (Page 21)

APPLICATION NO.	22/02280/FUL
LOCATION:	Whitchurch Hospital, Park Road, Whitchurch
PROPOSAL:	Temporary construction access route to the site of the approved Velindre Cancer Centre. The north-south connecting section is then proposed to be converted to provide a revised emergency access for the approved Velindre Cancer Centre.

REPORT CLARIFICATION

Paragraphs 3.3 and 9.3 refer to an end date of January 2026 for the use of the construction access to cease, however the application documentation seeks a period until the end of November 2026 (i.e. up to 48 months).

A period up to November 2026 remains within the 48 months that Committee are being asked to approve, and is reflected in the submitted documents and assessments which are based upon a November 2026 date. Accordingly, and within a context that it is currently anticipated that the centre would open before that date, the amendment of condition 1 to reflect the timescales requested until end November 2026 is considered to remain acceptable for the reasons given in the report.

Condition 1 is thus amended accordingly: -

1. All vehicular use of the temporary road hereby approved shall cease by no later than 30th November 2026, and thereafter by no later than 30th January 2027 (or prior to the first beneficial use of the new Cancer Care Hospital whichever comes first) the width of the road shall have been reduced and remaining land restored/landscaped in accordance with the approved Landscape plan reference 70066877-WSP-EV-DR-LA-P1-5101 REV P01 and the general arrangement / details approved under condition 3. The access shall thereafter be retained in its approved form.

Reason: To ensure an acceptable form of development in accordance with Policies KP5, EN8 EN7 EN9 of the adopted Cardiff Local Development Plan (2006-2026)

ADDITIONAL REPRESENTATIONS

FROM: Whitchurch and Tongwynlais Ward Councillors

SUMMARY: Further representations have been received:

“As ward councillors we have raised safety concerns and will continue to do so as necessary. We have not been directly involved in agreeing the new times. Our request is that the desire of interested parties to get the build done as swiftly as possible, thus mitigating impact on the community, is balanced with the paramount aim of ensuring the safety of all involved”.

RESPONSE:

The further representations from Ward Members are noted. The matter of highway safety has been considered by officers and addressed in paragraph 9.22-9.23 of the report.

FROM: Save the Northern Meadows (Petitioner)

SUMMARY:

Raise concern at the short notice afforded to petitioners to prepare to speak and to make arrangements to be available on the day (notice was sent on 9th January) and implores the planning department to delay the hearing of this application until next month so as to allow for a fair hearing of it.

“The committee meets during the working week and so it is felt that it completely unreasonable to expect people to be able to prepare their representation around working full-time, and juggling personal and family commitments, with just two days notice to make the submission. Further it is incredibly difficult, and impossible on occasion to change working hours with only three days notice. This late notice also means that the weekend, that may have afforded more opportunity to prepare, has been denied to me.

It is a democratic right to speak at committee yet it appears the council is attempting to make this as difficult as possible for people. When did the planning department know that this application would be heard on the 12th January? It is clear that it did not just decide this today and so I ask why I was not notified earlier?

There is absolutely no reason for notice to come today and not weeks ago. It can be seen as nothing more than a cynical ploy by the council to obstruct the public from participating meaningfully and another example of the erosion of democracy. I find it disgraceful that the council, which should be working for the benefit of Cardiff citizens would go out of its way to be difficult and obstructive, and cause huge stress, anxiety and harm to me and others who find themselves in this position”.

RESPONSE:

Only on publication of the report on Thursday 5th January 2023 could it be confirmed that the matter would be reported to this Committee. Notification to the petitioner was subsequently provided in accordance with usual practice, with petitioners' rights to address Committee being in accordance with agreed procedures set out in the Council's Constitution. Committee dates are published in advance, and it is considered that sufficient time is available ahead of the Committee date (noting also the ability to attend remotely) and there is no justification to delay determination of the application in question on such grounds.

FROM: Janice Hughes Chair of Whitchurch & Tongwynlais PACT

SUMMARY:

Notes reference in transport documents to the operational phase of Velindre, which states that the removal of Velindre staff from parking in Whitchurch hospital will reduce the number of vehicles using the junction which will reduce waiting times for pedestrians crossing this junction. Asks where are all the vehicles going to park for the next 4 years, as the temporary carpark which has been granted planning permission for the last 10 years is full every day.

“I think the question is very important has I note the temporary carpark which has been granted planning permission for the last 10 years is full every day.

As Chair of Partnerships and Communities Together parking is already a problem throughout the area and I foresee if vehicles that once parked within Whitchurch Hospital starts filling up side streets parking on pavements blocking entrances, because that is what happens daily now.

Note Parking along Park Road is already full, and of course Whitchurch Medical centre has 12,000 patients, it only really has disabled or drop off area, it has no real parking spaces for the number of patients that attend on a daily basis, the entrance does get jammed.

This must be addressed, and not stated as outside of the planning proposed area. I urge the planning officer that this be discussed with highways and I urge the planning committee to question this concern”.

RESPONSE:

The issues raised, while noted, are not considered to be material to the current planning application which does not result in any change to existing parking provision serving the hospital, while parking for the construction phase is covered under the relevant Construction Management Plan.

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