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LATE REPRESENTATIONS

Committee PLANNING COMMITTEE

Date and Time of Meeting THURSDAY, 3 AUGUST 2023, 10.30 AM

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

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PLANNING COMMITTEE

3rd August 2023

AMENDMENT SHEET / LATE REPRESENTATIONS

Agenda Item 5a

APPLICATION NO.	22/02901/FUL
LOCATION:	51-65 Cowbridge Road East And 2-8 Lower Cathedral Road, Riverside, Cardiff
PROPOSAL:	Demolition of existing structures and the replacement with a mixed-use development comprising three commercial units at ground floor level (Use Classes A1/A2/A3), residential apartments above (Use Class C3), and associated works, including sustainable drainage, landscaping, amenity space and other works.

ADDITIONAL REPRESENTATION 1:

FROM: Neighbour

OBJECTION: The objection has been summarised as follows:

- The shadow features of the 3D software model is not rigorous enough and should provide a more thorough investigation. The existing building already overshadows the former Westgate public house and so the additional storeys of the proposed development will exacerbate this;
- Overlooking concerns to the former Westgate public house.

RESPONSE: A similar objection regarding the overshadowing was received before and has been considered as part of the Committee Report. Officers acknowledge that there may be a degree of overshadowing of the former Westgate public house, given the existing overshadowing impact. Paragraph 9.48 of the Committee Report confirms that there will be no overshadowing on neighbouring buildings at 9am, 12pm and 3pm on June 21st (summer solstice) and December 21st (winter solstice). Further, if a spring equinox (March 20th) analysis was provided for a more rigorous assessment, there would also be no overshadowing during the selected times, and noting the winter solstice, the overshadowing would improve as the day goes on. The winter solstice is seen as the most extended overshadowing impact. As such, whilst officers note that there may be a degree of impact, this impact is considered acceptable.

The overlooking impact on neighbouring occupiers has been addressed at para's 9.49 and 9.50 of the Committee report.

If members would like to review the content of the objection in further detail, this can be made available at Committee.

CORRECTIONS:

- Para 8.1 should state that the analysis section is Section 9, not Section 10.
- Para 9.48 should state 3pm not 3am
- Condition 26 has been removed, as this states that all Use Class A1 units shall not be used for purposes other than the sale of convenience goods. By removing this condition there is now more scope for independent shops selling alternative goods to occupy the commercial units, to enhance the sense of community.