



County Hall
Cardiff
CF10 4UW
Tel: (029) 2087 2000

Neuadd y Sir
Caerdydd
CF10 4UW
Ffôn: (029) 2087 2000

GWELLIANNAU / SYLWADAU HWYR

Pwyllgor PWYLLGOR CYNLLUNIO

**Dyddiad ac amser
y cyfarfod** DYDD IAU, 9 TACHWEDD 2023, 10.30 AM

Os gwelwch yn dda gweler ynghlwm Dalen Gwelliannau / Cynrychiolaeth Atodlen hwyr a dderbyniwyd mewn perthynas â cheisiadau i gael ei benderfynu yn y Pwyllgor Cynllunio hwn

Mae'r dudalen hon yn wag yn fwriadol

PLANNING COMMITTEE**9th November 2023**AMENDMENT SHEET / LATE REPRESENTATIONS

Agenda Item 5a

APPLICATION NO.	21/00783/MJR
LOCATION:	Land at Curran Embankment, Butetown, Cardiff
PROPOSAL:	Demolition of existing buildings/ structures and the comprehensive mixed-use redevelopment to provide up to 2,500 new homes (class C3), business space (class B1) and a mix of complementary leisure, food and drink, hospitality, retail and health and wellbeing uses (class A1, A2, A3, C1, D1 and D2); creation of new open space (including a new riverside park and water taxi stop); new pedestrian, cycle and vehicular access points; pedestrian footbridge; vehicular and cycle parking facilities; landscaping; public realm and other associated ancillary and highways works. All matters reserved other than vehicular access.

UPDATE TO PLANNING HISTORY (SECTION 3)

Three further Applications for Prior Notification of Proposed Demolition have been submitted and validated since the report was written –

1. 23/02568/PRNO – Pirate Studios Ltd, Curran Embankment
2. 23/02570/PRNO – The Garages, 10A & 12 Curran Rd and Snow White Laundries, Dumballs Rd
3. 23/02591/PRNO – Unit 5-6, Curran Rd (known as Orion 5 / Red brick building).

The buildings that are the subject of the above applications are all proposed for demolition under the outline planning application and are identified for demolition on the Demolition Parameter Plan.

OFFICER COMMENTS:

As noted in paragraph 2.6 of the report, a number of buildings on the application site already have prior approval for demolition, which is progressing on the site. The Applicant has previously advised of their intention to submit further PRNO applications and this is noted in paragraph 2.6, which also notes any new applications received would be reported to Planning Committee. This is an entirely legitimate process for approving demolition up until the point that a planning permission is issued, at which point the demolition would become 'excluded demolition', as explained in para 2.6 of the report.

As noted in paragraph 8.67 of the report, one of the buildings - the Orion 5 building which is the subject of application 23/02591/PRNO - is also the subject of the recommended condition 28 to require historic building recording prior to demolition, at GGAT's request, due to its historic interest. (The building is of historic interest in forming part of the Curran Works producing shell and cartridge casings. It was constructed in approx 1942 and comprises a two storey, brick warehouse structure with two long bays with pitched roofs, with later extensions/alterations).

The condition wording requires a written scheme of investigation to be submitted and approved in order to agree the required programme of building recording and analysis. As noted in paragraph 8.67 the Applicant has confirmed that it is their intention to undertake the historic building recording as part of the prior notification/approval process. To this end, a survey has been undertaken and a Building Survey and Photographic Record has been submitted with the PRNO application, which the submission notes has been agreed with GGAT. GGAT has been consulted on 23/02591/PRNO and if GGAT confirm they are content with the submitted Building Record (prior to the decision notice being issued), the recommended condition no. 28 would be removed as it would no longer be necessary.

Agenda Item 5b

APPLICATION NO.	23/02009/FUL
LOCATION:	7 Lady Margaret Court, Colchester Avenue
PROPOSAL:	Change of use to class A3 Cafe/Coffee Shop with ancillary takeaway use

ADDITIONAL REPRESENTATIONS

FROM: Councillor Imran Latif

SUMMARY: Comments on the application as follows:

In principal I do not object to the opening of a traditional daytime cafe, where customers can gather and drink hot beverages whilst enjoying one and another's company however the fact that the drawings show 7 outward facing stools/seats doesn't give the impression that this proposal wants to be a this type of cafe.

Whilst I do not like to see empty shops within my ward any proposal has to the right for the area.

The recent opening of a barbers shop in this current location shows that this unit is in demand and viable for non-food uses.

I fully understand the concerns from residents that this planning application has highlighted. The fact that the applicant has proposed opening hours until 23:00 is a concern to me. The late night noise that this will generate doesn't sit well within a residential area such as this. As the petition has highlighted there are a handful of cafes in the Penylan ward and they all close at a more reasonable time of 5-6pm.

If the committee is minded to approve this application, consideration should be given to condition the application by way of limiting the opening hours to a maximum of 6pm.

RESPONSE: It is noted that since the application was submitted a barber's shop has recently opened within the premises. The applicant has advised that the hairdresser's use is for a limited period only, therefore the proposed change of use is still required to broaden future marketing potential. The site is outside of any designated district centre or local centre with retail policy protection, therefore the current use is not protected as detailed in paragraph 8.2 of the report.

The proposed opening hours are considered appropriate having regard to the context of the site and that the adjacent class A3 hot food takeaway premises is open up until 23:00 and has no planning restriction upon opening hours, as detailed in paragraph 8.4 of the report.