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LATE REPRESENTATIONS

Committee PLANNING COMMITTEE

Date and Time of Meeting WEDNESDAY, 13 JULY 2016, 2.30 PM

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

Late Reps 13 July 2016 (*Pages 1 - 12*)

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LATE REPRESENTATIONS SCHEDULE
PLANNING COMMITTEE – 13TH JULY 2016

PAGE NO. 31	APPLICATION NO. 15/2834/MJR
ADDRESS:	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN, CARDIFF
FROM:	Operational Manager, Environment (Contaminated Land Team).
SUMMARY:	<p>Confirms that the pre-development conditions for site investigation and ground gas investigation can be applicable from the development plateau as that would represent the development phase ground level that would establish potential risk to human health. The preliminary assessment, site investigation and gas monitoring must all be undertaken and findings agreed in writing with DC before any development works take place from the reduced level.</p> <p>The excavated materials should be managed and, where applicable, chemically analysed for suitability for their intended end use in line with best practice. It appears here that there is an intention to use these soils as part of a tender process for capping at Lamby Way and he believes there are established protocols for soil capping criteria for Lamby Way from a chemical quality perspective. However this is a matter for the developer and their agents to manage.</p>
REMARKS:	<p>Amend the following conditions:</p> <p>10. "Prior to the construction of any dwelling a scheme..." 11. "Prior to the construction of any dwelling an assessment..." 12. "Prior to the construction of any dwelling a detailed..."</p> <p>Also amend condition 14 due to typing error:</p> <p>14. "...reports on the same shall be submitted to..." "...effectiveness of the monitoring shall be produced..." "The timeframe for the submission of the report(s) shall be agreed in writing with the Local Planning Authority."</p>

PAGE NO. 31	APPLICATION NO. 15/2834/MJR
ADDRESS:	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN, CARDIFF
FROM :	Case Officer
SUMMARY:	The building heights parameters referred to in paragraph 8.11 are AOD (above ordnance datum).

REMARKS:	Amend paragraph 8.11 to read "...between 18 and 24 metres AOD."
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PAGE NO. 31	APPLICATION NO. 15/2834/MJR
ADDRESS:	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN, CARDIFF
FROM:	Occupier, 198 Clive Street
SUMMARY:	<p>Objects to the proposals on the following grounds:</p> <ul style="list-style-type: none"> (i) The proximity of the proposed development to the existing houses on Clive Street. (ii) The noise levels for an extended amount of time that I deem unacceptable as a long standing resident of Clive Street. (iii) The proposed development will have a negative impact on the value and desirability of my property. (iv) Many of my bedrooms are will be directly affected by the unacceptable noise levels whilst building work is being carried out especially over the weekend and during the summer months. (v) I also have concerns regarding: A) the site being left as a part completed building site for months at a time. This may invite individuals to carry out vandalism and anti-social behavior on the site. (vi) The increase in rodents looking to rehome themselves and using the grounds of the houses/gardens on Clive Street (off Clive Lane) to rehouse themselves. (vii) The risk of flooding due to the removal of large amounts of soil on Clive Lane. This will impact on the amount of rainwater coming into my garden and property. As no plans have been made to overcome the issue of flooding. (viii) Due to the height of the proposed properties on the new development will be able to look in to my kitchen and garden. This will invade myself and my families privacy and negatively impact of our quality of life. This will inevitably also reduce the value of my property. (ix) Pollution with increased due to the sheer number of new residents and traffic towards the front and back of my property. (x) Increase in noise levels when residency has taken place. (xi) Issues accessing Clive Street and being able to

	<p>park.</p> <p>(xii) Traffic and noise pollution will also increase due to lorries blocking routes and causing congestion, dropped materials on Clive Street and Clive Lane.</p> <p>(xiii) More street lights and house lights on encroaching in to my property therefore, affecting the quality of my lifestyle and privacy.</p> <p>(xiv) No guarantee that these properties will be owner occupied so reduced respect for surrounding areas and properties.</p> <p>(xv) Disruption in accessing my property by car when changing the road layout to accommodate new access to the proposed site.</p> <p>(xvi) The affect the development will have on businesses on Clive Lane.</p> <p>(xvii) No consideration is being made to the lack of school/Nursery places in the area, and how this will affect families currently residing in Grangetown. The three schools and one nursery in close proximity to the development do not currently have any admission spaces available. The development will impact on the current residents' ability to find local schooling for their children.</p> <p>(xviii) The lack of parking available on the new development. This will inevitably cause residents to park onto Clive Street, with further parking issues.</p> <p>(xix) I also oppose this development on the grounds of the removal of a green space inhabited by many category A, B and C listed trees and endangered wildlife. I have concerns that the developer have not put any consideration on the environmental impact the development and the removal of trees and wildlife.</p> <p>(xx) The lack of green spaces in Grangetown and this development will impact on the quality of life of those who reside on Clive Street and in Grangetown.</p> <p>(xxi) The disturbance of Clive Lane as a cycle and walk route for local families/residents and visitors on a daily basis.</p> <p>(xxii) The developers have not consulted with local residents as suggested in their planning application. There are many objections from residents to the development on Clive Lane. However, many residents do not speak English as a first language or have lack of IT skills to put their concerns across. I would suggest that Wales and West housing and the developers meet with local</p>
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	<p>residents to discuss the proposed development in further detail.</p> <p>(xxiii) If the planning permission is accepted I would expect to be financially compensated for the disruption and impact on my quality of life and value/desirability of my property.</p>
<p>REMARKS:</p>	<p>(i) Whilst layout is reserved, it is considered that satisfactory distances with existing dwellings on Clive Street can be maintained so as to safeguard residential amenity;</p> <p>(ii) The applicant has been reminded of permitted construction hours (See Recommendation 2);</p> <p>(iii) The potential impact of the development upon property values is not a material planning consideration;</p> <p>(iv) As (ii);</p> <p>(v) Conditions 4 and 5 (Construction Management Plans) include measures for security hoardings and arrangements for the cleared site;</p> <p>(vi) Vermin control is a matter for home owners to raise with the Council's Pest Control team or an alternative provider;</p> <p>(vii) Natural Resources Wales have responded to flood risk in paragraphs 6.3 – 6.5. Also see condition 26;</p> <p>(viii) Any future reserved matters applications will assess the detailed design of the development, including an assessment of privacy impact upon existing neighbouring occupiers. No reserved matters proposals will be approved if it is considered that an unacceptable impact upon residential amenity will arise;</p> <p>(ix) It is not considered that an unacceptable increase in traffic pollution will arise;</p> <p>(x) It is not considered that an unacceptable increase in noise pollution will occur in the event that residential development occurs;</p> <p>(xi) Clive Street will remain open to traffic, although some management will be necessary during the highway improvement works. Existing parking provision will remain accessible;</p> <p>(xii) Disruption during construction will be minimised through conditions 4 and 5;</p> <p>(xiii) Lighting proposals are a detailed matter for reserved matters approval, although it is considered that amenity can be safeguarded;</p> <p>(xiv) It cannot be assumed that the provision of some affordable housing would result in reduced concern for the local environment;</p>

	<ul style="list-style-type: none"> (xv) Any disruption arising during construction works and highway improvement works would be temporary in nature; (xvi) The impact upon existing businesses operating in Clive Lane is a matter for detailed design consideration; (xvii) A financial sum of nearly £600,000 has been secured towards education provision in the vicinity of the application site; (xviii) Parking is addressed in paragraph 8.5; (xix) Tree and ecology impacts are addressed in paragraph 8.14; (xx) A sum has been secured towards the improvement (including design and maintenance) of open space at Grange Gardens, The Marl and/or Grangemoor Park; (xxi) Whilst temporary disruption may occur during construction, in the long term Clive Lane will remain publicly accessible for walking and cycling; (xxii) There is no requirement for the applicant to consult neighbouring occupiers prior to the submission of the application (NB this will change from 1 August). Language barriers are addressed in paragraph 8.18(xiv); (xxiii) There is no scope for financial compensation in the event that planning permission is granted.
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PAGE NO. 31	APPLICATION NO. 15/2834/MJR
ADDRESS:	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN, CARDIFF
FROM :	Occupier, 168 Clive Street
SUMMARY:	<ul style="list-style-type: none"> (i) Car parking for 116 cars, in reality, will be much higher, together with visitor parking; (ii) The removal of the railway embankment will destroy peace and quiet and wildlife; (iii) An increased burden on already stretched public services will occur; (iv) Loss of property values; (v) Risk of flooding; (vi) Lack of consultation by applicant; (vii) Increased pollution.
REMARKS:	<ul style="list-style-type: none"> (i) Refer to paragraph 8.5; (ii) Removal of the railway embankment will occur within permitted hours of construction (see Recommendation 2). It is considered that the

	<p>wildlife interests of the site can be adequately safeguarded through conditions 2, 20, and 21. Insert the following to Condition 2 :</p> <p>“..and in accordance with the following approved documents:</p> <p>(xii) Drainage Strategy (July 2015); (xiii) Flood Consequences Assessment (July 2015); (xiv) Reptile Mitigation Strategy (10 March 2016)</p> <p>(iii) The impacts of the development upon public services will be mitigated by a package of highway infrastructure improvements (condition 9) and financial contributions towards education provision, public open space, and community facilities, as well as the provision of much needed affordable housing;</p> <p>(iv) See condition 26;</p> <p>(v) A public consultation exercise has been undertaken during the application process in accordance with the requirements of Article 12(4) of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012;</p> <p>(vi) It is considered that pollution can be adequately safeguarded through relevant conditions to ensure for the protection of residential amenity.</p>
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PAGE NO. 31	APPLICATION NO. 15/2834/MJR
ADDRESS:	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN, CARDIFF
FROM :	Corun Associates Ltd
SUMMARY:	Submits proposed temporary highway works plan for Ferry Road, following dialogue with Operational Manager, Transportation.
REMARKS:	<p>The Operational Manager, Transportation, is satisfied with the amended temporary highways works plan TW01 received 6 July 2016. Amend condition 8 to read:</p> <p>The temporary site clearance access junction arrangements and modifications to the central island on Ferry Road south of the site to allow right turn movements from the site onto Ferry Road shall be carried out in accordance with the “Proposed Temporary Access Works” (drawing no TW01) received on 6 July 2016. The approved scheme shall be implemented to the satisfaction of the Local Planning Authority prior to commencement of any site clearance and the highway shall be fully restored following completion of</p>

	<p>the site clearance works and in any event prior to beneficial occupation of the development.</p> <p>Reason: To facilitate safe access to and egress from the site during site clearance, in the interests of highway safety and so as to minimise the impact of the works on the surrounding residential area.</p>
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PAGE NO. 73	APPLICATION NO. 16/00887/MJR
ADDRESS:	11-13 CITY ROAD, ROATH, CARDIFF, CF24 3BJ
FROM:	Head of Planning
SUMMARY:	<p>In accordance with the requirements of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, the following should be added to any decision notice as 'Recommendation 4':</p> <p>"Prior to the commencement of development, the developer shall notify the local planning authority of the commencement of development , and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016".</p>
REMARKS:	Add 'Recommendation 4' as indicated above.

PAGE NO. 89	APPLICATION NO. 16/01016/MJR
ADDRESS:	LAND OFF, CLOS-Y-CWARRA, ST FAGANS, CARDIFF
FROM:	Agent
SUMMARY:	<p>The applicant has confirmed that no clear glazed windows in the stacked units will face the adjoining properties at Clos-y-Cwarra.</p> <p>The applicant has also confirmed that no piling is anticipated for any of the scheme.</p>
REMARKS:	<p>The first confirmation from the applicant helps to further safeguard the privacy of adjoining occupants.</p> <p>The second confirmation is not in respect of the condition the subject of this application but may help allay one of the</p>

	concerns expressed by an adjoining occupier.
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PAGE NO. 98	APPLICATION NO. 14/01024/MJR
	Coal Exchange
FROM:	Planning Officer
SUMMARY:	<p>Requests the following conditions be added to those recommended</p> <p>20 Prior to the undertaking of any works or development, every room, public area, stairway or circulation space within the building shall be allocated a reference number which shall be identified on a plan; and similarly each bay of the building exterior shall be identified on an elevation drawing which shall be submitted to and approved by the Local Planning Authority in writing. Reason: To aid identification and intentions for every room and space within the building to be easily communicated between all professionals and trades.</p> <p>21 Prior to the undertaking of any works or development in any room or space referenced by the requirements of condition 20, a photographic record of the interior, of windows and doors, joinery, and any architectural detailing shall be undertaken and cross referenced to the plan/elevation as appropriate and submitted to the local planning authority for record purposes and to aid assessment of the impact of future works.. Reason: To ensure for the undertaking of an adequate point in time record of the building prior to refurbishment.</p>
REMARKS:	Action

PAGE NO. 98	APPLICATION NO. 16/01024/MJR
	Coal Exchange
FROM:	Glamorgan and Gwent Archaeological Trust
SUMMARY:	The supporting information for this application sets out extensive information about the origins of the Coal Exchange, its history and its place in the cultural and social heritage of Cardiff as an emerging industrial and commercial centre. It is therefore unnecessary to reiterate that information in this letter. The building is Grade II* listed. The proposed works will permanently alter the building; it is

possible that details that are currently visible may be concealed and conversely that details that have been previously hidden may become apparent as the work progresses.

The design and access statement chapter 6 suggests that a level III building recording would be an appropriate suitable mitigation in this circumstance. We concur with this opinion and applaud the compilation of the Gazetteer as the work is ongoing which will form part of the Conservation Management Plan.

Therefore, we recommend that a condition ensuring that an appropriate record of the building is made should be attached to any planning consent that is granted by your Members. Following the advice contained in Planning Policy Wales, 2014, Section 6, we recommend that a suitably qualified archaeologist should make a record of the structure both by the means of a drawn and photographic record, prior to any work commencing on site.

We envisage this survey to be undertaken to a Level III standard (English Heritage '*Understanding Historic Buildings: A Guide to Good Recording Practice*' 2006). The completed record should then be deposited in a suitable repository such as the Historic Environment Record and the Glamorgan County Record Office so that it can be accessed by future historians.

We would further recommend that in due course the Gazetteer prepared during the course of the work and this recording changes made during the work is made available to both the regional History Environment Record and The Glamorgan County Record Office and lodged with the full building record to allow future historians to access the information.

To ensure that building recording work is carried out in a suitable manner, we therefore suggest that a condition worded in a manner similar to model condition 73 given in Welsh Government Circular 016/2014 is attached to any consent that is granted in response to the current application. This condition is worded:-

No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority

	<p>The justification for the imposition of the condition would therefore be: - Reason: <i>As the building is of architectural and cultural significance the specified records are required to mitigate impact.</i></p> <p>We also recommend that a note should be attached to the planning consent explaining that: <i>The archaeological work must be undertaken to the Chartered Institute for Archaeologists (CIfA), "Standard and Guidance for Building Recording" (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.</i> A list of archaeological contractors who have indicated their availability to work in Wales is available from http://www.archaeologists.net/ro . If you have any questions or require further advice on this matter please do not hesitate to contact me...</p>
REMARKS:	<p>Noted.</p> <p>No building works are proposed under this planning application.</p> <p>Conditions 20 and 21 will establish the basis of identification and initial recording of spaces and features.</p> <p>Built archaeological recording/interpretation can be a requirement of any future submissions for building works.</p>

PAGE NO. 98	APPLICATION NO. 16/01024/MJR
ADDRESS:	COAL EXCHANGE
FROM:	Parks Officer
SUMMARY:	Concurs with the comments of the Council's Trees Officer.
REMARKS:	Noted

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