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## LATE REPRESENTATIONS

**Committee** PLANNING COMMITTEE

**Date and Time of Meeting** WEDNESDAY, 12 APRIL 2017, 2.30 PM

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

17 **Late Representations** (*Pages 1 - 6*)

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**LATE REPRESENTATIONS SCHEDULE**  
**PLANNING COMMITTEE – 12<sup>TH</sup> APRIL 2017**

<b>PAGE NO. 1</b>	<b>APPLICATION NO. 15/02271/MJR</b>
	<b>Riva Bingo</b>
<b>FROM:</b>	Cllr Stubbs (Splott)
<b>SUMMARY:</b>	<p>Cllr Stubbs strongly objects to the significant drop in the contribution this developer is being asked to pay.</p> <p>Asks that the developer be reminded that he has left the site in a terrible state and that this is unacceptable.</p> <p>Is aware that the site is just outside his ward but would like the chance to put his points to committee.</p>
<b>REMARKS:</b>	<p>Objection Noted. The reasoning behind the reduced contributions are explained within the report and supported by viability assessment / independent verification.</p> <p>The condition of the site is material, however the refusal of planning permission would not be considered to serve the public interest.</p> <p>Cllr Stubbs has been advised that there is no right for any member other than an Adamsdown Ward member to address the Committee.</p>

<b>PAGE NO. 44</b>	<b>APPLICATION NO. 16/00720/MJR</b>
	<b>Former HSBC Bank Bute Street</b>
<b>FROM:</b>	South Wales Police / Council Ecologist
<b>SUMMARY:</b>	Reconfirm previous observations
<b>REMARKS:</b>	Noted

<b>PAGE NO. 44</b>	<b>APPLICATION NO. 16/00720/MJR</b>
	<b>Former HSBC Bank Bute Street</b>
<b>FROM:</b>	Pollution Control Officer Noise and Air
<b>SUMMARY:</b>	<p>Suggests an acoustic report be provided to establish the potential impacts of existing noise sources upon the development site. In respect of</p> <ol style="list-style-type: none"> <li>1. The existing daytime and night time noise level to include live music from the Public House and nearby roads at each storey of the proposed building;</li> </ol>

2. An assessment of the expected impact the noise from the ground floor restaurant upon future occupiers of the proposed building;
3. Details of any mitigation measures that may be required as a result of the impact assessment.

I would like for the applicant to submit the acoustic report for consideration and approval by the Pollution Control team prior to the determination of any planning application, in order for more site specific conditions to be set in place.

Should this not be possible prior to determination then please advise so that additional comments in relation, sound insulation conditions can be carefully worded to suit this application, the public house hosts live music and as such it is important that appropriate measure are taken prior to determination of this application where possible.

In addition to any sound insulation requirements please note the following additional recommendations:

#### OPENING HOURS

No member of the public shall be admitted to or allowed to remain on the premises between the hours of 23:00 and 08:00am on any day.

Reason: To ensure the amenity of occupiers of other premises in the vicinity are protected.

#### DELIVERY TIMES

There shall be no arrival, departure, loading or unloading of delivery vehicles between the hours of 20:00 – 08:00am

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

#### CONSTRUCTION SITE NOISE

To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

	<p><b>PC7b PLANT NOISE</b>  A noise report to ensure that the level of the noise emitted from fixed plant and equipment on the site shall achieve a rating level of background -10dB when measured and corrected in accordance with BS 4142: 2014(or any British Standard amending or superseding that standard).</p> <p>Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected,</p> <p><b>PC9a KITCHEN EXTRACTION</b>  The extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed in writing by the Local Planning Authority, and the extraction system shall be provided with a de-odorising filter. All equipment shall be so mounted and installed so as not to give rise to any noise nuisance. Details of the above equipment including the chimney shall be submitted to, and approved by, the Local Planning Authority in writing and the equipment installed prior to the commencement of use for the cooking of food. The equipment shall thereafter be maintained in accordance with the manufacturers' guidelines, such guidelines having previously been agreed by the Local Planning Authority in writing.</p> <p>Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.</p>
<b>REMARKS:</b>	Action : The comments and variances from the original observations are noted, but considered adequately addressed within the report and within the recommended conditions/informatives. No change to recommendation.

<b>PAGE NO. 127</b>	<b>APPLICATION NO. 16/02994/MJR</b>
<b>ADDRESS:</b>	162-168 PENARTH ROAD, GRANGETOWN, CARDIFF
<b>FROM:</b>	Head of Planning
<b>SUMMARY:</b>	Additional conditions required to control the use/operation of the proposed commercial unit.
<b>REMARKS:</b>	Add conditions as follows:  16. The ground floor commercial unit shall be used for purposes within Use Class A1(Shops) of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument amending,

	<p>revoking or re-enacting that Order). Reason. For the avoidance of doubt and to ensure that the use does not prejudice the amenities of the area.</p> <p>17. In respect of the ground floor commercial unit hereby approved, no member of the public shall be admitted to or allowed to remain on the premises between the hours of 20:00 and 08:00 on any day.</p> <p>The agent has confirmed that the above mentioned conditions are acceptable.</p>
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<b>PAGE NO. 188</b>	<b>APPLICATION NO. 17/00080/MNR</b>
<b>ADDRESS:</b>	Pontcanna Post Office, 89-93 Pontcanna Street
<b>FROM:</b>	Agent
<b>SUMMARY:</b>	<p>As you are aware, the Co-op has an existing store on Kings Road, Pontcanna. Following the opening of this store, it became apparent that it was exceeding the anticipated trade levels and that the store was not able to fully meet the needs and expectations of their customers and members in the Pontcanna community. The Co-op therefore began the process of looking for a second site.</p> <p>In December 2015, the Co-op were approached by Mr Patel, who operates Pontcanna stores and the Post Office. Mr Patel informed the Co-op that he was keen to retire but despite considerable efforts, over a long period of time, he had been unable to find anyone that would be willing to operate the Post Office in its current form. This 'vacancy' had also been marketed by Post Office Ltd ('the Post Office') prior to them approaching the Co-op.</p> <p>The Co-op would like to assure the Council that they considered every option to retain a Post Office facility within the proposed Co-op store in Pontcanna Street but, unfortunately, it was simply not possible. The Co-op therefore took the difficult decision not to retain the Post Office at this store.</p> <p>The Co-op appreciate that there is local concern at the prospect of the Post Office closing and have been corresponding with local elected Politicians. Nevertheless, it is the responsibility of the Post Office to find</p>

	<p>a new operator of a Post Office service as Mr Patel has advised that he is due to retire in the coming months. The cessation of the Post Office service at the site would have therefore happened regardless because of Mr. Patel's retirement and the fact that a replacement for Mr. Patel has not been secured despite being sought for a period of at least 15 months.</p>
<b>REMARKS:</b>	<p>Officers note the points raised above but they are <u>not</u> material to the consideration of the application before the committee.</p> <p>In the view of officers the report has demonstrated that it has considered all material matters, as required in para 9.4.5 of the Development Management Manual-Revision 1-November 2016.</p>