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LATE REPRESENTATIONS

Committee PLANNING COMMITTEE

Date and Time of Meeting WEDNESDAY, 21 JUNE 2017, 2.30 PM

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

Late Reps Schedule (Pages 1 - 8)

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

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LATE REPRESENTATIONS SCHEDULE
PLANNING COMMITTEE – 21ST JUNE 2017

PAGE NO. 1	APPLICATION NO. 16/02752/MJR
ADDRESS:	LOZELLES, CHURCH ROAD, LISVANE, CARDIFF
FROM:	Head of Planning
SUMMARY:	<p>Para 7.3 Craig Williams, Member of Parliament for Cardiff North should read as follows:</p> <p>Craig Williams, former Member of Parliament for Cardiff North</p>
REMARKS:	<p>The status of Craig Williams is noted. Also officers would like to take this opportunity to clarify the point raised by the former Member of Parliament on the developments impact upon the nearby listed church.</p> <p>The Council's Conservation Officer make the following comment:</p> <p style="padding-left: 40px;">"The church of St Denys is listed at Grade II* as an important medieval parish church. The tower is dramatically positioned fronting Church Road, increasing the church's prominence and significance within Lisvane. The church has an encircling churchyard that is enclosed by a random rubble stone wall, punctuated by a lych gate and archway marking entrance points. Various protected trees within the churchyard contribute significantly to the setting of the church.</p> <p style="padding-left: 40px;">The church is positioned to the south east of the application site, with its northerly 1979 extension being some 40m from the nearest proposed building on the opposite side of the road. The way in which the listed building is experienced from views north on Church Road or views east from within the churchyard is affected by the Black Griffin Inn, the 1970s commercial units opposite the church and the housing to the north. As such, additional partial views to new buildings within the application site would not be considered to materially affect the way in which the building is experienced.</p> <p style="padding-left: 40px;">In consideration of the degree of separation between the application site and the church, together with the scale, massing and siting of the units within the site, it is considered that the proposal would not affect the setting of the listed building."</p>

PAGE NO. 102	APPLICATION NO. 16/3065/MAJ																																																						
ADDRESS:	ST PAULS CHURCH, LLANMAES STREET, GRANGETOWN																																																						
FROM:	Head of Planning.																																																						
SUMMARY:	<p>Approved plans condition amended, as follows:</p> <p>Condition 2 The consent relates to the following approved plans:</p> <table border="0"> <thead> <tr> <th><i>Dwg. No.</i></th> <th><i>Title</i></th> </tr> </thead> <tbody> <tr><td>L(90)001A</td><td>Site Location Plan</td></tr> <tr><td>L(90)100B</td><td>Site Plan</td></tr> <tr><td>L(90)150B</td><td>Site Layout</td></tr> <tr><td>L(00)100A</td><td>Ground Floor Apartment Plan</td></tr> <tr><td>L(00)101A</td><td>First Floor Apartment Plan</td></tr> <tr><td>L(00)102A</td><td>Second Floor Apartment Plan</td></tr> <tr><td>L(00)103A</td><td>Roof Plan</td></tr> <tr><td>L(00)200A</td><td>Sections A-A & B-B</td></tr> <tr><td>L(00)201A</td><td>Section C-C</td></tr> <tr><td>L(00)202A</td><td>Section D-D</td></tr> <tr><td>L(00)203A</td><td>Section E-E</td></tr> <tr><td>L(00)204A</td><td>Section F-F & G-G</td></tr> <tr><td>L(00)300A</td><td>North Elevation</td></tr> <tr><td>L(00)301A</td><td>West Elevation</td></tr> <tr><td>L(00)302A</td><td>South Elevation</td></tr> <tr><td>L(00)303A</td><td>East Elevation</td></tr> <tr><td>L(00)150</td><td>Chancel and New Entrance Plan</td></tr> <tr><td>L(00)151</td><td>Chancel Internal Elevations</td></tr> <tr><td>L(00)501B</td><td>Link Building – Ground & Roof Plans</td></tr> <tr><td>L(00)520B</td><td>Link Building – Elevations & Sections</td></tr> <tr><td>L(00)900B</td><td>Bin & Cycle Store Plans, Sections & Elevations</td></tr> <tr><td>L(00)700</td><td>Houses Ground Floor Plans</td></tr> <tr><td>L(00)701A</td><td>Houses First Floor Plans</td></tr> <tr><td>L(00)702</td><td>Houses Second Floor Plans</td></tr> <tr><td>L(00)720</td><td>Houses Section</td></tr> <tr><td>L(00)730A</td><td>Houses Elevations</td></tr> </tbody> </table> <p>Reason: For the avoidance of doubt.</p>	<i>Dwg. No.</i>	<i>Title</i>	L(90)001A	Site Location Plan	L(90)100B	Site Plan	L(90)150B	Site Layout	L(00)100A	Ground Floor Apartment Plan	L(00)101A	First Floor Apartment Plan	L(00)102A	Second Floor Apartment Plan	L(00)103A	Roof Plan	L(00)200A	Sections A-A & B-B	L(00)201A	Section C-C	L(00)202A	Section D-D	L(00)203A	Section E-E	L(00)204A	Section F-F & G-G	L(00)300A	North Elevation	L(00)301A	West Elevation	L(00)302A	South Elevation	L(00)303A	East Elevation	L(00)150	Chancel and New Entrance Plan	L(00)151	Chancel Internal Elevations	L(00)501B	Link Building – Ground & Roof Plans	L(00)520B	Link Building – Elevations & Sections	L(00)900B	Bin & Cycle Store Plans, Sections & Elevations	L(00)700	Houses Ground Floor Plans	L(00)701A	Houses First Floor Plans	L(00)702	Houses Second Floor Plans	L(00)720	Houses Section	L(00)730A	Houses Elevations
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REMARKS:	None.																																																						

PAGE NO. 123	APPLICATION NO. 16/3066/MAJ
ADDRESS:	ST PAULS CHURCH, LLANMAES STREET, GRANGETOWN, CARDIFF
FROM:	Head of Planning.
SUMMARY:	<p>Approved plans condition 2 amended, as follows:</p> <p>Condition 2 The consent relates to the following approved plans:</p>

	<p><i>Dwg. No.</i></p> <p>L(90)001A Site Location Plan</p> <p>L(90)100B Site Plan</p> <p>L(90)150B Site Layout</p> <p>L(00)100A Ground Floor Apartment Plan</p> <p>L(00)101A First Floor Apartment Plan</p> <p>L(00)102A Second Floor Apartment Plan</p> <p>L(00)103A Roof Plan</p> <p>L(00)200A Sections A-A & B-B</p> <p>L(00)201A Section C-C</p> <p>L(00)202A Section D-D</p> <p>L(00)203A Section E-E</p> <p>L(00)204A Section F-F & G-G</p> <p>L(00)300A North Elevation</p> <p>L(00)301A West Elevation</p> <p>L(00)302A South Elevation</p> <p>L(00)303A East Elevation</p> <p>L(00)150 Chancel and New Entrance Plan</p> <p>L(00)151 Chancel Internal Elevations</p> <p>L(00)501B Link Building – Ground & Roof Plans</p> <p>L(00)520B Link Building – Elevations & Sections</p> <p>L(00)900B Bin & Cycle Store Plans, Sections & Elevations</p> <p>L(00)700 Houses Ground Floor Plans</p> <p>L(00)701A Houses First Floor Plans</p> <p>L(00)702 Houses Second Floor Plans</p> <p>L(00)720 Houses Section</p> <p>L(00)730A Houses Elevations</p> <p><u>Demolition</u></p> <p>L(00)050 Demolition Plan</p> <p>L(00)051 Demolition Section 1</p> <p>L(00)052 Demolition Section 2</p> <p>L(00)053 Demolition Site Plan</p> <p>Reason: For the avoidance of doubt.</p>
REMARKS:	None.

PAGE NO. 176	APPLICATION NO. 17/208/MNR
ADDRESS:	NATIONAL WESTMINSTER BANK, 238 PANTBACH ROAD, RHIWBINA, CARDIFF
FROM:	Councillors Jayne Cowan, Adrian Robson & Oliver Owen
SUMMARY:	<p>We wish to object to planning application 17/00208/MNR, National Westminster Bank site, 238 Pantbach Road, Rhiwbina.</p> <p>We believe that the development is out of keeping with the local character as it is much larger than the surrounding buildings. The building comes forward of the building line on Heol y Bont and, whilst corner plots are often statement buildings, this is out of scale with the those opposite and adjacent to it. Due to the gradient of the</p>

	<p>railway bridge, the construction would be the most prominent building as you approach Rhiwbina village from Pantbach Road, dominating the immediate area.</p> <p>There does not appear to be any amenity space for new residents in the flats and the impact of the new wall/frontage as part of the enlarged building footprint on Heol y Bont will detrimentally affect the Heol y Bont street scene.</p> <p>There is also an impact on the adjacent sites. It would be overbearing and obtrusive to both 1 Heol y Bont and to Canolfan Beulah gardens which is an important community and religious resource.</p> <p>There appears to be three parking spaces with access from Heol y Bont and we would question whether there is sufficient visibility. There appears to be no space for vehicles to turn around on site (unlike the current car park arrangements) and it would a vehicle reversing into or out the parking bays. The section of Heol y Bont by the site is extremely busy and parking on this road causes the road to be a pinch point. In addition the many users of the scout hall mean that traffic is regularly congested at this location and the proposals removes some on street parking which is in desperate need at this junction.</p> <p>We would urge the committee to refuse the application for the reasons outlined in the officers report but in addition we would request the committee to consider the highways implications. We believe that this development would cause serious detriment to the existing traffic problems in Heol y Bont by the nature of the vehicle movements to access/egress the site and would ask that a third reason for refusal be added.</p>
	Noted

PAGE NO. 202	APPLICATION NO. 17/00383/MJR
ADDRESS:	LAND AT CARGO ROAD, CARDIFF BAY
FROM:	Natural Resources Wales
SUMMARY:	<p>Further to additional information forwarded, we note the application form states that foul water disposal is via mains sewer. We also note the content of the Flood Consequences Assessment by Hydrock dated January 2017 which includes 'Alternative Options' (8.2.4) presented as a last resort.</p> <p>If the proposed development connects to mains sewer we have no adverse comments to make.</p> <p>If the 'alternative options – last resort' is explored please re-consult us.</p> <p>As you are aware, we requested information regarding the</p>

	<p>decommissioning of tanks. To date no information has been provided and as such our advice still stands and should be conditioned accordingly should planning permission be granted. As previously indicated, provision of a simple technical note in this regard would be sufficient. With regard to the condition we would advise wording similar to the below:</p> <p>No development approved by this planning permission shall take place until a remediation strategy / verification report to deal with the risks associated with the potential contamination of the site, due to the presence of the fuel tanks, has been submitted to and approved, in writing, by the local planning authority. The works detailed within the strategy shall be implemented as approved.</p>
REMARKS:	<p>Final Drainage arrangements are subject of condition 4</p> <p>Tank clearance is considered to be encompassed by conditions 8 and 9, but there is no objection to a topic specific condition.</p> <p>Action additional condition as follows:</p> <p>No development approved by this planning permission shall take place until a remediation strategy / verification report to deal with the risks associated with the potential contamination of the site, due to the presence of the fuel tanks, has been submitted to and approved, in writing, by the local planning authority. The works detailed within the strategy shall be implemented as approved.</p> <p>Reason: To ensure for the protection of the environment and future users of the site.</p>

PAGE NO. 202	APPLICATION NO. 17/00383/MJR
ADDRESS:	LAND AT CARGO ROAD, CARDIFF BAY
FROM:	Council's Ecologist
SUMMARY:	<ul style="list-style-type: none"> • Generally agrees with the methodology, results and conclusions of Preliminary Ecological Appraisal • Suggests a nesting bird condition: • Acknowledges that the site is adjacent to a water body with connectivity with the Severn Estuary SAC, SPA and Ramsar Site. • Has considered proximity; and piling impact assessment; and potential for impact upon the estuary as required by Reg 61(1)(a) of the Conservation of Habitats and Species Regulations 2010 (as amended).

	<ul style="list-style-type: none"> • Concludes that adherence to that reports recommendations should mitigate likely risk
	<p>Action additional condition</p> <p>Condition: No clearance of trees, bushes or shrubs to take place between 1st February and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be given if it can be demonstrated that there are no birds nesting in this vegetation immediately (48 hrs) before works commence.</p> <p>Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.</p>

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