

## PLANNING COMMITTEE

13 MAY 2015

Present: County Councillor Michael(Chairperson)  
County Councillors Lomax, Lynda Thorne, Aubrey, Phillips,  
Robson, Ali Ahmed, Manzoor Ahmed, Burfoot, Gordon, Hudson  
and Hunt

96 : APOLOGIES

### DECLARATION OF INTEREST

97 : MINUTES

The minutes of the 15 April 2015 and 29 April 2015 were approved as a correct record.

98 : DECLARATION OF INTEREST

The Chairperson reminded Members of their responsibilities under the Members Code of Conduct to declare interests and complete 'personal interest' forms at the commencement of discussion of the item in question.

COUNCILLOR	ITEM	REASON FOR INTEREST
Hunt	14/01673/DCO	Representing Residents
Phillips	14/02556/MJR	Ward Councillor

99 : RECORDING OF THE COMMITTEE

Members of the public were made aware that no recordings shall be made of proceedings of meetings of the committee whether audio or visual and by whatever method except with the express authorisation of the meeting. If a person records the proceedings of any meeting (or causes such recordings to be affected) without authorisation then the Chairperson will order their removal from the meeting room and shall not permit them to be admitted to a further meeting of the committee except on a written undertaking to desist from such recordings as may have been made and anything derived from them.

100 : PETITIONS

The Committee received petitions in respect of the following applications. In accordance with Planning Committee meeting Procedural Rule 14.2, the petitioners had been advised of their right to speak and where applicable the applicants/ agents had been advised if their right to reply.

Application no 15/00229/MNR – Young Persons Support Facility, 42  
Meteor Street – Adamsdown

The Petitioner was not present at the meeting.

## 101 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control applications submitted in accordance with the Town and Country Planning Act 1990:  
RESOLVED: That pursuant to this Committee's delegated powers, the following development control application be determined in accordance with the recommendations as set out in the reports of the Director of Strategic Planning, Highways, Traffic & Transportation, subject to any further amendments as detailed below and notification be given of the decision in accordance with Section 70 of the Town and Country Planning Act 1990, or Section 16 or Section 74 of the Planning (Listed Buildings & Conservation Areas) Act 1990:

### **(A) APPLICATIONS GRANTED**

15/00229/MNR – ADAMSDOWN

YOUNG PERSONS SUPPORT FACILITY, 42 METEOR STREET  
Change of use from Mental Health day centre (D1) to supported living facility (C2) and new gate.

15/00311/MJR – PLASNEWYDD

THE PLUMB CENTRE, CITY ROAD  
Proposed construction of three storey student accommodation.

Subject to an amendment to Condition 4 to read:

'No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been approved by the Local Planning Authority. This shall include CCTV survey to establish whether any public sewers crossing the site carry any flows. The scheme shall also include provision for the formal abandonment and removal or diversion of any public asset. Thereafter the drainage shall be installed in accordance with the approved scheme'

15/00344/MJR – SPLOTT

SPLOTT SWIMMING POOL, MUIRTON ROAD  
Construction of new community hub with swimming pool, gymnasium, library, community rooms and a café including associated works to vehicular and pedestrian access points, car park, external lighting, boundary treatment and hard and soft landscaping.

14/02556/MJR – PONTRENNAU/ OLD ST MELLONS

PHASE 1, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD  
Phase 1 of St Ederyn's Village to include 452 dwellings, village centre (comprising retail and community uses), play area allotments community orchard and phase 1 of

the Riverside Park and public open space. All with associated landscaping, land re-profiling, access and highways works.

Subject to an amendment to Recommendation 1 to read:

'That having taken the Environmental Information into consideration the reserved matters consent be granted and the subsequent applications for the partial discharge of conditions 2,22 and 23 of planning permission 13/00578/DCO in respect of phase 1 be GRANTED subject to the following conditions'

Subject to the following amendments to conditions:

'Paragraph 5.1 of the report, condition 14 should be condition 13. Paragraph 5.2 of the report, conditions 15 and 28 should be conditions 14 and 27. Paragraph 5.7 of the report 14/02308 should be 14/02306. Paragraph 6.6 of the report, conditions 17-21 should be conditions 16-20. Paragraph 8.20 of the report, line 6 "brick" should be "white render". Paragraph 8.37 of the report, conditions 15 and 27 should be 14 and 26. Paragraph 8.38, condition 28 should be condition 27 and Paragraph 8.41, conditions 17-21 should be conditions 16-20'

14/02305/MJR – PONTRENNAU/ OLD ST MELLONS

LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD  
Discharge of Condition 10 (Japanese Knotweed) of 13/00578/DCO

Subject to an amendment of Recommendation 1 to read:

'That having taken the Environmental Information into consideration the subsequent application for the discharge of condition 10 of planning permission 13/00578/DCO be GRANTED subject to the following condition'

14/02306/MJR - PONTRENNAU/ OLD ST MELLONS

LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD  
Discharge of Condition 5 (Gas Monitoring) of 13/00578/DCO

Subject to an amendment of Recommendation 1 to read:

'That having taken the Environmental Information into consideration the Planning Committee is minded to grant consent. However, in the absence of the additional gas monitoring to be provided by the applicant that delegated powers be given to the Planning Officer to issue a decision notice for the partial discharge of condition 5 of planning permission 13/00578/DCO subject to the following condition and any other conditions that the Head of Planning in consultation with the Chair of Planning considers necessary provided the Pollution Control Officer has no objections on planning grounds to the additional gas monitoring'

14/02307/MJR - PONTRENNAU/ OLD ST MELLONS

LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD  
Discharge of Condition 7 (land contamination) of 13/00578/DCO

Subject to an amendment of Recommendation 1 to read:

'That having taken Environmental Information into consideration the subsequent application for the partial discharge of condition 7 of planning permission 13/00578/DCO in respect of phase 1 be GRANTED subject to the following conditions.

14/02503/MJR - PONTRENNAU/ OLD ST MELLONS

LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD.  
Discharge of condition 33 (construction management scheme) of 13/00578/DCO

Subject to an amendment of Recommendation 1 to read:

'That having taken the Environmental Information into consideration the subsequent application for the partial discharge of condition 33 of planning permission 13/00578/DCO be GRANTED subject to the following conditions'

14/02537/MJR - PONTRENNAU/ OLD ST MELLONS

LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD  
Discharge of Condition 18 (Archaeological Investigation) of 13/00578/DCO

Subject to an amendment to Recommendation 1 to read:

'That having taken the Environmental Information into consideration the subsequent application for the partial discharge of condition 18 of planning permission 13/00578/DCO be GRANTED subject to the following conditions'

14/02549/MJR - PONTRENNAU/ OLD ST MELLONS

LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD  
Discharge of Condition 12 (Bat Boxes) of 13/00578/DCO

Subject to an amendment of Recommendation 1 to read:

'That having taken the Environmental Information into consideration the subsequent application for the partial discharge of condition 12 of planning permission 13/00578/DCO be GRANTED subject to the following conditions'

14/02550/MJR - PONTRENNAU/ OLD ST MELLONS

LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD  
Discharge of Condition 13 (Protected Species) of 13/00578/DCO

Subject to an amendment of Recommendation 1 to read:

'That having taken the Environmental Information into consideration the Planning Committee is minded to grant consent, however in the absence of the necessary confirmation from NRW and the Council's ecologist that they have no objection that delegated powers be given to the Planning Officer to issue a decision notice for the partial discharge of condition 13 of planning permission 13/00578/DCO subject to the following conditions and any other conditions that the Head of Planning in consultation with the Chair of Planning considers necessary following the receipt of confirmation from the NRW and the Council's ecologist that the issues they have identified can now be satisfactorily addressed'

14/02551/MJR - PONTRENNAU/ OLD ST MELLONS

LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD  
Discharge of Condition 14 (Ecological Mitigation Scheme) of 13/00578/DCO

Subject to an amendment of Recommendation 1 to read:

'That having taken the Environmental Information into consideration the subsequent application for the partial discharge of condition 14 of planning permission 13/00578/DCO be GRANTED subject to the following conditions'

14/02552/MJR - PONTRENNAU/ OLD ST MELLONS

LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD  
Discharge of Condition 29 (Highway Improvement) of 13/00578/DCO

Subject to an amendment of Recommendation 1 to read:

'That having taken the Environmental Information into consideration the subsequent application for the partial discharge of condition 29 of planning permission 13/00578/DCO be GRANTED subject to the following conditions'

14/02554/MJR - PONTRENNAU/ OLD ST MELLONS

LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD  
Discharge of Condition 17 (Tree Protection) of 13/00578/DCO

Subject to an amendment of Recommendation 1 to read:

'That having taken the Environmental Information into consideration the Planning Committee is minded to grant consent, however in the absence of the necessary soil survey and satisfactory response to the other matters identified in the Tree Officer's email dated 20 April 2015 delegated powers be given to the Planning Officer to issue a decision notice for the partial discharge of condition 17 of planning permission

13/00578/DCO subject to the following conditions and any other conditions that the Head of Planning in consultation with the Chair of Planning Committee considers necessary following the receipt of a satisfactory soil report and that the other matters identified in the aforementioned email are also satisfactorily addressed'

14/02558/MJR - PONTRENNAU/ OLD ST MELLONS

LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD  
Discharge of Condition 25 (Parking Provision) of 13/00578/DCO

Subject to an amendment of Recommendation 1 to read:

'That having taken the Environmental Information into consideration the subsequent application for the partial discharge of condition 25 of planning permission 13/00578/DCO be GRANTED subject to the following conditions'

14/02573/MJR - PONTRENNAU/ OLD ST MELLONS

LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD  
Discharge of Condition 28 (Phasing plan for the construction of the roads, footpaths and other publicly accessible areas) of 13/00578/DCO

Subject to an amendment of Recommendation 1 to read:

'That having taken the Environmental Information into consideration the subsequent application for the partial discharge of condition 28 of planning permission 13/00578/DCO be GRANTED subject to the following conditions'

14/02575/MJR - PONTRENNAU/ OLD ST MELLONS

LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD  
Discharge of Condition 15 (Landscape Works) of 13/00578/DCO

Subject to an amendment of Recommendation 1 to read:

'That having taken the Environmental Information into consideration the Planning Committee is minded to grant consent, however in the absence of the necessary soil survey and satisfactory response to the other matters identified in the Tree Officer's email dated 20 April and 22 April 2015 delegated powers be given to the Planning Officer to issue a decision notice for the partial discharge of condition 15 of planning permission 13/00578/DCO subject to the following conditions and any other conditions that the Head of Planning in consultation with the Chair of Planning Committee considers necessary following the receipt of a satisfactory soil report and that the other matters identified in the aforementioned email are also satisfactorily addressed'

14/02576/MJR - PONTRENNAU/ OLD ST MELLONS

LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD  
Discharge of Condition 31 (Highway Works Details) of 13/00578/DCO

Subject to an amendment of Recommendation 1 to read:

'That having taken the Environmental Information into consideration the subsequent application for the partial discharge of condition 31 of planning permission 13/00578/DCO be GRANTED subject to the following conditions'

14/00809/MJR - PONTRENNAU/ OLD ST MELLONS

LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD  
Discharge of Condition 11 (Surface water drainage) of 13/00578/DCO

Subject to an amendment of Recommendation 1 to read:

'That having taken the Environmental Information into consideration the subsequent application for the partial discharge of condition 11 of planning permission 13/00578/DCO be GRANTED subject to the following conditions'

14/02804/DCH – HEATH

104 KING GEORGE V DRIVE

Two storey rear extension and first floor rear extension on top of existing ground floor rear extension.

14/02823/MJR – RUMNEY

LAND AT LAMBY WAY

8 X new B1/B2/B8 commercial units and 1 X A1 commercial unit totalling 2730M2 floorspace with associated delivery, access, landscaping and parking.

## **(B) APPLICATIONS GRANTED ON EXECUTION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING act 1990.**

14/01673/DCO – LLANISHEN

BLAIR ATHOL, LISVANE ROAD

Demolition of existing house and cottage, construction of 2 new houses and 6 apartments.

14/02972/MJR – CREIGAU/ ST FAGANS

LAND NORTH AND WEST OF GREAT HOUSE FARM, MICHAELSTON ROAD

Development for residential purposes with vehicular access from Michaelston Road (including demolition of existing structures on site)

## **(C) APPLICATIONS REFUSED**

15/00192/DCH – LISVANE

PEN-Y-BRAES, LISVANE ROAD

Conversion of the existing garage into living accommodation with new link to the existing house and first floor extension with balcony to front to create dormer living space.

102 : 15/00591/MJR - SPLOTT

15/00591/MJR – SPLOTT

CARDIFF WASTE WATER TREATMENT WORKS, TIDE FIELDS ROAD, EAST MOORS, CARDIFF

Construction of a 2 MW anaerobic digestion facility, landscaping and associated infrastructure.

RESOLVED: The Committee AGREED to GRANT the application subject to conditions.

103 : APPLICATIONS DECIDED BY DELEGATED POWERS

The Committee received the report on applications decided under delegated powers for April 2015.

104 : DATE OF NEXT MEETING

The meeting terminated at Time Not Specified