

PLANNING COMMITTEE

17 JUNE 2015

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

105 : APOLOGIES

DECLARATION OF INTEREST

106 : MINUTES

The Minutes of the 13 May 2015 were agreed as a correct record

107 : 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 the item in question.

COUNCILLOR	ITEM	REASON FOR INTEREST
Hunt	15/0089/MNR	Known to applicant
Robson	15/00301/MNR	Employed by Craig Williams MP who had previously commented on application
Ali Ahmed	15/00839/MNR	Known to applicant
Hudson	15/00839/MNR	Supported application

108 : 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 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.

109 : PETITIONS

The Committee received a petition on application number 14/01445/DCO. 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 of their right to reply.

The Petitioners in respect of application number 14/01445/DCO chose not to speak.

110 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control application submitted in accordance with the Town and Country Planning Act 1990:
RESOLVED: That pursuant to this Committee's delegated powers, the following development control applications 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

15/00301/MNR – PENTYRCH

LAND NORTH OF HEOL GOCH

Reserved matters application for 47 dwellings at land north of Heol Goch following outline application 13/00836/DCO

Subject to an amendment of the Recommendation 1 to read:

'That subject to the satisfactory completion of a Deed of Variation of the Planning Obligation under SECTION 106 of the Town and Country Planning Act 1990 dated 15 December 2014 relating to planning permission 13/00836/DCO, encompassing the matters referred to in the late representation by the Head of Planning to the Planning Committee on 17 June 2015 relating to reserved matters application 15/00301/MNR, approval of reserved matters be GRANTED subject to the following conditions'

15/00839/MNR – HEATH

314 CAERPHILLIY ROAD

Change of use from current cold food takeaway with permission for cooking on the premises to A3 permitting cooking on the premises and sale of cold and hot food takeaway for consumption off the premises.

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

15/00328/MJR – LLANDAFF

CHURCHILLS HOTEL, 3 LLANDAFF PLACE, CARDIFF ROAD

Conversion of the existing Grade II listed hotel into a pair of semi-detached houses and demolishing the modern extensions to the rear, leaving the building in its original

state. Demolition of the detached hotel annex building at the rear of the site and then erection of 7 new dwellings in the grounds of the hotel.

Subject to an amendment to Condition 4 to read:

'The remediation scheme approved by condition 3 must be fully undertaken in accordance with terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement if the remediation scheme works'

Subject to an additional Condition to read:

'This permission relates to the application as amended by the revised plans (tree retention and landscaping – Fenestration revision to plot 5) received on 16 June 2015 attached to and forming part of this planning application'

Subject to the following additional Conditions to read:

'Additional condition-Unless otherwise agreed in writing with the LPA, no site preparation, demolition, construction or landscaping shall take place that does not accord with the submitted David Rice Forestry Arboricultural Method Statement revised on 2 June 2015 and the Corscadden Associates Tree Protection Plan (revision H) dated June 2015'

'Additional Condition – Notwithstanding the submitted Arboricultural Method Statement and Tree Protection Plan, an auditable system of arboricultural site monitoring shall be agreed in writing with the LPA and implemented during all stages of development. The system shall make provision for the production of site monitoring reports to be made available to the LPA'

Subject to the replacement of Condition 29 with the following:

'Notwithstanding the submitted Arboricultural Method Statement and Tree Protection Plan, no landscaping shall take place within the Root Protection Area of a retained tree that requires any of the following; mechanical cultivation or other cultivation likely to result in the loss of or harm to roots; fertilisation likely to transfer to tree roots or their associated mycorrhizal fungi and impact detrimentally on their healthy functioning; herbicide application likely to transfer to tree roots or their associated mycorrhizal fungi and impact detrimentally on their healthy functioning; increases or decreases in levels likely to asphyxiate or destroy tree roots'

Subject to a replacement of Condition 23 to read:

'Any pruning necessary to implement the planning permission shall be undertaken in accordance with British Standard 3998: 2010 'Tree Work' or any Standard that replaces it.

Subject to a replacement of Condition 21 to read:

'All planting, seeding, turf-laying and paving shown on the approved plans shall be carried out in the first planting and seeding season following the occupation of the

building or the completion of the development whichever is sooner. Any newly planted trees, plants or hedgerows, which within a period of 7 years from the completion of the development die, are removed become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced in the first available planting season and to the specification shown on approved plans and in supporting documents, unless the LPA gives written consent to any variation'

Subject to an additional condition to read:

'The topsoil and sub-soil specification for all soft landscaping shall accord with the 2009 DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. Prior to the importation of new/reuse of any site won soils for landscaping purposes, a topsoil and sub-soil specification including an analysis in accordance with BS 3882:2007 and BS 8601:2013 that demonstrates fitness purpose for all proposed planting soils; a site specific product suppliers specification for structural soil, including composition and installation; annotated sections for all planting types (tree pit, shrub beds and hedging, grassland); a planting methodology; 5 year aftercare methodology including a chronological matrix of aftercare tasks and an implementation programme shall be submitted to an approved by the Local Planning Authority in writing and the landscaping shall thereafter be undertaken in accordance with the approved details'

Subject to a modification of Condition 17 to read:

'No gates shall be erected to the proposed vehicle access without first obtaining the express authorisation of the Local Planning Authority'

Subject to additional Condition to read:

'The restoration and conversion works proposed to the existing hotel shall be completed to the satisfaction of the Local planning authority prior to first beneficial occupation of any new build dwelling hereby approved'

Subject to an additional Condition to read:

'Construction management plan condition – Prior to commencement of development a scheme of construction management shall be submitted to an approved by the Local Planning Authority, to include details of construction traffic routes, site hoardings, site access, contractor parking and wheel washing facilities. Construction of the development shall be managed strictly in accordance with the scheme so approved.

Subject to additional Condition to read:

'No part of the development hereby permitted shall be occupied until a scheme of environment improvements to the footway and carriageway adjacent to the site, has been submitted to and approval in writing by the LPA. The works should include as required, but not be limited to surfacing, kerbs, edging, drainage, lighting, lining and signing, street furniture and Traffic Orders as may be required as a consequence of the scheme. The agreed scheme to be implemented to the satisfaction of the LPA prior to beneficial occupation of the development for the purposes approved'

15/00087/MJR - BUTETOWN

LAND ADJACENT TO DRAKE WALK, ATLANTIC WHARF

Proposed 4 storey office building with undercroft parking re-routing of public riverside walkway and renovation of existing dock feeder footbridge.

(C) APPLICATIONS REFUSED

14/01445/DCO – LLANDAFF

HOWELLS SCHOOL, CARDIFF ROAD

The construction of a 325SQM two storey sports pavilion which includes a link lobby connection to the existing sports hall. The demolition of a circa 17 linear meters of 1.6m high dry stone walling and the formation of an opening to the south east elevation of the existing sports hall.

14/01563/DCO – LLANDAFF

HOWELLS SCHOOL, CARDIFF ROAD

Construction of 61M X 43M floodlit 3G synthetic turf sports pitch and non-floodlit macadam netball and tennis courts for school use Monday to Friday 08:00 -19:00 and school and selected community group use on Saturdays 10:00 – 18:00 with no use on Sundays and bank holidays plus associated works.

14/01752/DCO – LLANDAFF

HOWELLS SCHOOL, CARDIFF ROAD

The construction of a 325SQM two storey sports pavilion which includes a link lobby connection to the existing sports hall. The demolition of circa 17 linear meters of 1.6M high, dry stone walling and the forming of an opening to the south east elevation of the existing sports hall.

14/02192/MNR – CATHAYS

6 LUCAS STREET

Demolition of existing garage & erection of new build development to form 9 no flats.

111 : APPLICATIONS DECIDED BY DELEGATED POWERS

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

112 : DATE OF NEXT MEETING

22 July 2015

