

PLANNING COMMITTEE

28 SEPTEMBER 2016

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

77 : APOLOGIES

Councillors Manzoor Ahmed, Burfoot and Thorne

78 : DECLARATION OF INTEREST

To be made at the commencement of the agenda item in question, in accordance with the Members Code of Conduct.

COUNCILLOR	ITEM	REASON
Ali Ahmed	16/01584/MJR	Spoke as Ward Councillor

79 : WEBCASTING

The meeting would be filmed and broadcast on the Council's website. The whole of the meeting would be filmed, except where there were confidential or exempt items and the footage would be on the website for 6 months. A copy would also be retained in accordance with the Council's data retention policy.

80 : TRIBUTES IN MEMORY OF COUNCILLOR LOMAX

The Chairperson called for a minute silence in memory of Councillor Lomax who sadly passed away suddenly in the early hours of 15 September 2016.

Councillor Michael led the tributes to Councillor Lomax who had been so proud to serve as the Deputy Chairperson of the Planning Committee in 2015/16.

81 : PETITIONS

Application: 16/01584/MJR, Land at John Street, Butetown

The Petitioner spoke. The Applicant was not present.

82 : 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 applications be determined in accordance with the recommendation as set out in the reports if the Director of City Operations subject to any further amendments as detailed below and notification be given of the decision in

accordance with Section 74 of the Planning (Listed Building & Conservation Area Act 1990).

APPLICATIONS GRANTED ON EXECUTION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990:

16/01106/MJR – LLANRUMNEY

LAND AT BRAUNTON CRESCENT AND CLEVEDON ROAD

Development of 106 dwellings to the west of Braunton Crescent and to the North of Clevedon Road (including 40 affordable units comprised of 18 apartments and 22 houses), associated landscaping, land re-profiling, access and highways works, improvements to adjoining parkland, new footpaths and pond.

Subject to an amendment to Condition 21 to read:

'No development shall take place until the following details are submitted to and approved in writing by the Local Planning Authority:

- Detailed plans showing the position and form of construction of all roads and footpaths within the site and the method of disposal of all surface water drainage;
- A survey including photographic evidence, of the existing condition of the highways on Braunton Crescent and Clevedon Road to include street lighting and drainage.

Subject to an amendment of Condition 22 to read:

'Within six months of occupation of the final dwellings on the site, a survey of the post-development condition of Braunton Crescent and Clevedon Road including highways, street lighting and drainage shall be undertaken and submitted to the LPA to include any remedial works which may be deemed necessary to return the roads to their former condition. The works shall be implemented to the satisfaction of the Operational Manager, Street Operations.

Subject to an amendment of paragraph 9.4 to read:

Notwithstanding the above, the developer has agreed to the following obligations:

- 38% affordable housing on-site, comprising of 18 apartments and 22 houses. These units are designed to Welsh DQR Housing Quality Standards and offered to the Council for social rent.
- Footpaths and semi-mature planting to the existing public open spaces between the two sites that connects to Fishponds Wood.
- Details of on-site management and maintenance of public open space and drainage.

16/01260/MJR – TROWBRIDGE

WEST OF WILLOWBROOK DRIVE AND THE SOUTH OF CRICKHOWELL ROAD.
Development of 192 dwellings to the west of Willowbrook Drive and the South of Crickhowell Road on the site referred to as Willowbrook West. Proposal include 58 Affordable Units (comprised of 33 apartments and 25 houses) associated landscaping, public amenity spaces, a wetland area, sustainable urban drainage, access and highways works.

Subject to an amendment of paragraph 9.4 to read:

'Notwithstanding the above the developer has agreed to the following obligations:

- 30% affordable housing on-site, comprising of affordable homes to be offered to the Council for social rent;
- £35,000 towards local highways improvements (pedestrian crossing)
- £91,000 towards school provision
- Details of on-site management and maintenance of public open space and drainage.

16/01584/MJR – BUTETOWN

LAND AT JOHN STREET

Erection of a new office building on the John Street site, central Cardiff. Three blocks of 20 floors and 8 floors respectively. The lower 2 floors comprise of retail, receptions, cafes, plant and ancillary space, car parking and service bay to the rear of the site.

Subject to an additional Condition 11 to read:

'No development shall take place until details showing the provision of undercover and secure operational/long stay cycle parking spaces have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose. Reason: To ensure that adequate provision is made for the secure parking cycles

Condition 15 amended to read:

No part of the development hereby permitted shall be commenced until a scheme of construction management has been submitted to and approved in writing by the local planning authority; the scheme to include as required, details of the site/compound, hoardings and site access/egress, and reinstatement of any part of the public highway affected by construction. Construction of the development shall be managed strictly in accordance with the scheme so approved.

Reason: In the interests of highway safety and public amenity

Condition 16 amended to read:

Prior to the commencement of development a scheme of environmental highway and public realm improvements, and programme for it's implementation, in accordance with dwg. No. 1519-P-1002D, shall be submitted to and approved by the local planning authority. The scheme should include, but not be limited to, the widening to 3m of the footway to the south of the site entrance, the repaving of the public realm area, including surfacing, kerbs, edging, drainage; and the

provision/renewal/improvement of street lighting, street trees and street furniture. Unless otherwise agreed in writing with the LPA the agreed scheme is to be implemented in accordance with the approved details prior to beneficial occupation of the development

Additional condition 27 to be added, to read:

No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the LPA. The travel plan shall set out proposals and targets, together with a timetable to limit or reduce the number of single occupancy car journeys to the site, and to promote travel by sustainable modes. The travel plan shall be implemented in accordance with the timetable set out in the plan, unless otherwise agreed in writing with the LPA. Reports demonstrating progress in promoting the sustainable transport measures detailed in the travel plan shall be submitted annually to the LPA, Commencing from the first anniversary of beneficial occupation of each phase or element of the development.

Additional condition 28 to be added, standard condition D3L – Details of Roads (Development)

D3L: Details of Roads (Development)

No development shall take place until detailed plans showing the position and form of construction of all roads and footpaths within the site and the method of disposal of all surface water drainage therefore have been submitted to and approved in writing by the local planning authority. The development shall not be brought into beneficial use until the roads, paths and all surface water drainage works have been constructed and completed (except for the final surfacing) in accordance with the approved plans and details.

Reason: To ensure an orderly form of development and to make provision for the satisfactory access to the development by future occupants.

Additional condition 28 to be added, standard condition D3L – Details of Roads (Development)

Additional Recommendation 6 to be added, to read:

That the head of planning write to the applicant requesting they engage with both network rail and the Tenants of the railway arches, regarding the consideration of alternative parking and access arrangements both during and post construction.

Additional Recommendation 7 to be added, to read:

The site identified in the application is crossed by a number of lengths of adopted public highway, collectively called John Street, which must be stopped-up under procedures contained within Section 247 of the Town and Country Planning Act 1990, prior to commencement of development.

16/01680/MJR – TROWBRIDGE

ST MELLONS COMMUNITY HALL, CRICKHOWELL ROAD

Outline application to demolish the existing building and erect 9 dwellings (2 storey) and 18 flats (3 storey) on the site.

Subject to an additional Condition 14 to read:

'Prior to the commencement of development details of highway improvements shall be submitted to the Local Planning Authority for approval and then implemented prior to beneficial occupation of any dwellings. Such improvements shall include, but not be limited to, the improvement of existing pedestrian links to the development, including at the junction of the access road with Crickhowell Road, together with the retention of the existing pedestrian link to the adjoining open space and to Brockhampton Road and also to improvements to the existing street lighting and re-instatement as footway of any redundant existing accesses.

16/01719/MJR – TROWBRIDGE

ST MELLONS COMMUNITY ENTERPRISE CENTRE, 31 CRICKHOWELL ROAD.
Residential development comprising of 15 dwellings, accessed from Wakehurst Place.

Subject to an additional Condition to read:

'No development shall take place until detailed plans showing the position and form of construction of all roads and footpaths within the site and the method of disposal of all surface water drainage therefrom have been submitted to and approved in writing by the Local Planning Authority'

Subject to an additional Condition to read:

'No development shall take place until details as to the provision within the site for loading, unloading and parking of vehicles have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented before the development is brought into beneficial use and be thereafter maintained and retained at all times for those purposes in association with the development'

The second additional condition should read:

No development shall take place until details of a turning space within the curtilage of the site to enable vehicles to enter and leave the site in a forward gear have been submitted to and approved in writing by the local planning authority. The development shall not be brought into beneficial use until the details have been implemented and thereafter the space shall not be used for any purpose other than the turning of the vehicles.

83 : DATE OF NEXT MEETING - 12 OCTOBER 2016

The meeting terminated at Time Not Specified

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