

PLANNING COMMITTEE

14 DECEMBER 2016

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

111 : APOLOGIES

Councillors Burfoot and Manzoor Ahmed

112 : MEMBERSHIP

The Committee was advised that the Chief Whip of the Liberal Democrat Group had agreed to allocate one of its vacancies on the Planning Committee to Councillor Manzoor Ahmed an Independent Member.

The Committee Agreed to hear Urgent Business before the meeting commenced and were advised of the following:

Planning Committee Deputy Chairperson.

The Committee was advised that following the resignation of Councillor Manzoor Ahmed from the Labour Group there was a vacancy for Deputy Chairperson of Planning Committee.

Full Council was next due to meet on 26 January 2017. In the event that the Chairperson had a conflict of interest and/or is absent for any reason, in order to enable planning applications to be determined at Planning Committee Delegated Powers applications to be dealt with in accordance with Statutory Requirements it was recommended that a Deputy Chairperson of Planning Committee be appointed until such time as a long term appointment can be considered by full Council in accordance with Council procedure rules.

RECOMMENDATION: The Committee was asked to agree a Deputy Chairperson of the Planning Committee was appointed until such a time as a long term appointment can be considered by Council to exercise any power or duty of the Chairperson when presiding at Planning Committee and in determining Delegated Powers applications in the absence of the Chairperson whether by reason of conflict of interest or unavailability for any reason.

RESOLVED: The Committee AGREED to nominate and appoint Councillor Lynda Thorne as the Deputy Chairperson of the Planning Committee until such a time as a long term appointment can be considered by Council.

113 : 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.

114 : MINUTES

The Committee agreed to approve the minutes of the meetings held on 9 November 2016 and 23 November 2016.

115 : DECLARATION OF INTEREST

None

116 : PETITIONS

None

117 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule if 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 reports of 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

16/01740/MJR – CATHAYS

46-48 PARK PLACE, CATHAYS PARK

Proposed redevelopment of no's 46-48 Park Place for the construction of Cardiff University's Centre for Student Life.

Conservation Area Consent

16/02038/MNR – PENYLAN

2 WESTVILLE WALK

Demolition of bungalow and replacement with 2 storey house with new off-road parking.

16/02039/MNR – PENYLAN

2 WESTVILLE WALK

Demolition of bungalow and replacement with 2 storey house with new off-road parking.

Conservation Area Consent.

16/02289/DCH – CYNCOED

11 HENLLYS ROAD

The Construction of a 2 storey rear extension with internal alternations

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

16/00106/MJR – CREIGAU/ST FAGANS

GOITRE FACH FARM, LLANTRISANT ROAD

Outline Planning Application (All matters reserved apart from strategic vehicular, cycle and pedestrian access into the site) For the demolition of existing buildings and residential development of up to 300 dwellings on site to include open space (including children's play space), landscaping. Sustainable urban drainage vehicular access, pedestrian and cycle accesses and related infrastructure and engineering works.

Subject to an amendment to paragraph 9.2 of the report to read:

'30% affordable housing to be delivered on-site. The tenure of the affordable units would be up to 3% social rented, with the remaining (minimum) 22% as intermediate rented (both to be built to Welsh Government DQR standards) to be purchased at the Council's fixed capital payment values and 5% Low Cost Home Ownership to be purchased at 70% market value. Within the social rented percentage there will be an affordable housing scheme for clients with learning disabilities (circa 6 units), the design/specification of which will need to be agreed in writing by the Council prior to the submission of the (first) Reserved Matters application.

16/01739/MJR – CATHAYS

46-48 PARK PLACE, CATHAYS PARK

Proposed redevelopment of no's 46 to 48 Park Place for the construction of Cardiff Centre for Student Life.

Subject to an amendment to Condition 30 to read:

'Notwithstanding the submitted plans, no part of the development hereby permitted shall be commenced (excluding demolitions, tree felling and laying of foundations)

until a scheme of environmental improvements to the highway and footway on Park Place adjacent to the site and programme for its implementation, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include, but not be limited to, the widening of the footways and provision of new and improvements to existing site accesses and controlled crossings and the reconstruction/resurfacing of the remaining footways and narrowed carriageway, including as required the renewal of kerbs, channels and edging, lining and signing, drainage, lighting and steel furniture. The agreed scheme to be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation of the site.

APPLICATIONS WITHDRAWN

16/01209/MJR – LLANISHEN

LLANISHEN HIGH SCHOOL, HEOL HIR

Construction of a floodlit artificial turf pitch, changing room facility and car park for use by Llanishen High School, Llanishen Rugby Club and Community use, together with re-profiling of existing playing fields, construction of landscaped bund and other associated works.

REASON: As a request of the Planning Officer.

118 : HIGHWAYS LICENSING ENFORCEMENT FUNCTIONS

The Committee were provided with a report to consider appropriate arrangements for the discharge of various highways licensing enforcement functions.

RESOLVED: The Committee AGREED to:

- Delegate responsibility for the highways licensing enforcement functions to the Director with responsibility for highways, with authority to sub-delegate to his/her staff as considered appropriate; and
- Instruct the Director Governance and Legal Services and Monitoring Officer to make any necessary amendments to the Council's Constitution.

119 : SECTION 53 APPLICATION, WILDLIFE AND COUNTRYSIDE ACT 1981: ELY RIVER PATHS

The report provided the Committee with information on the Definitive Map Modification Order modifying the Definitive Map and Statement recognising Public Rights of Way at the designated locations.

The Committee were provided with the background information in relation to the Ely River paths. The Public Rights of Way Team acting within their powers as the Surveying Authority for the Highway Authority, have determined on evidence alone,

that there is a presumed dedication in law of 20 year's usage, which was the sole criteria aside of any suitability, desirability, security issues or opinion to determine the validation of a Public Right of Way.

RESOLVED: The Committee AGREED to direct Legal Services to make a Definitive Map Modification Order Modifying the Definitive Map and Statement recognising Public Rights of Way at the designated locations.

120 : APPLICATIONS DECIDED BY DELEGATED POWERS

November 2016

121 : URGENT BUSINESS

Agreed the Deputy Chairperson of the Planning Committee

122 : DATE OF NEXT MEETING - JANUARY 2017

The meeting terminated at Time Not Specified

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