

PLANNING COMMITTEE

7 FEBRUARY 2018

Present: Councillor Keith Jones(Chairperson)
Councillors Gordon, Ahmed, Asghar Ali, Congreve, Driscoll,
Goddard, Hudson, Jacobsen, Jones-Pritchard, Lay and
Keith Parry

59 : APOLOGIES FOR ABSENCE

None

60 : MINUTES

The minutes of the 13 December 2017 and 10 January 2018 were approved as a correct record. Subject to an amendment to Councillor Jones-Pritchard declaration to 17/01735/MJR.

61 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REASON
Ali Ahmed	17/00489/MNR	Ward Councillor
Asghar Ali	17/00489/MNR	Owns property Next door
Hudson	17/02464/MJR	Spoke as Ward Councillor
Jones-Pritchard	16/03067/MNR	Objecting as Ward Councillor

62 : PETITIONS

Application: 15/02960/MNR, 30 Springfield Gardens
Application: 17/01963/MJR, Land off Mynachdy Road
Application: 17/01935/MJR, The Michaelston, 105 Michaelston Road
Application: 17/02464/MJR, Former Highfields Centre, 18 Allensbank Road
Application: 16/03067/MNR, Land off Mill Road

63 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control applications submitted in accordance with the Town & 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 report 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

17/03008/MNR – CATHAYS

27 RHIGOS GARDENS

Variation of Condition 2 of 12/00280/DCI – amended layout to previous approval & retention of extension and rear dormer

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

17/02615/MJR – BUTETOWN

LAND ON THE NORTH AND SOUTH SIDE OF JOHN STREET.

Hybrid application comprising of full application for mixed use commercial building on the south site (No.1 John Street) and outline application for mixed use commercial and leisure hotel on the north site (No.2 John Street) including associated parking, public realm and landscape works.

Subject to an amendment to Condition 36 to read:

‘Unrestricted vehicular access to the railway arches and existing Network Rail assets from a publicly adopted highway and the access road immediately in front of units 1-8 in accordance with dwg. No.3034-PL122A, shall be maintained at all times’

17/01963/MJR – GABALFA

LAND OFF MYNACHDY ROAD

Erection of 5 blocks of three storey student accommodation, comprising a total of 350 bedrooms, along with hard and soft landscaping cycle parking, bin storage, disabled vehicular parking and community centre with associated vehicular parking.

17/01292/MJR – BUTETOWN

LAND AT SUFFOLK HOUSE, TRADE STREET

Outline Planning Permission for the demolition of existing buildings and redevelopment of the site for new student residential accommodation.

Subject to an amendment to Condition 17 to read:

‘Prior to commencement of the development a scheme (Construction Environmental Management Plan) to minimise dust emissions arising from demolition and

construction activities on site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of dust suppression measures and the methods to monitor emissions of dust arising from the development. The construction phase shall be implemented in accordance with the approved scheme, with the approved dust suppression measures being maintained in a fully functional condition for the duration of the construction phase'

17/02464/MJR – HEATH

FORMER HIGHFIELDS CENTRE FOR THE ELERLY AND PHYSICALLY DISABLED, 18 ALLENSBANK ROAD
42 dwellings comprising 12 X two bedroom houses and 20 X two bedroom apartments for open market and 10 X affordable apartments (5 X one bedroom and 5 X two bedroom), car and cycle parking and associated landscaping.

APPLICATIONS REFUSED

17/00489/MNR – CATHAYS

51 LLANTRISANT STREET
Retention of 8 bedroom house in multiple occupation

17/02538/MNR – CATHAYS

70 GELLIGAER STREET
Change of use from C4 (six occupants) to a HMO SUI Generis (seven occupants)

REASON:

The proposals will further exacerbate the unacceptable cumulative adverse impacts on the amenities of the area by virtue of:

- A higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policy KP5 (Good Quality and Sustainable Design) and H5 (Sub-Division or Conversion of Residential Properties of the Cardiff Local Development Plan (2006-2016) and the Houses in Multiple Occupation (HMOs) Supplementary Planning Guidance (2016);
- A higher portion of transient residents leading to an increase of cumulative demand on social, community and physical infrastructure, contrary to Policy KP5 (Good Quality and Sustainable Design) and H5 (Sub-Division or Conversion of Residential Properties of the Cardiff Local Development Plan (2006-2016) and the Houses in Multiple Occupation (HMOs) Supplementary Planning Guidance (2016)

The change of use of the property from a C4 House in Multiple Occupation to a 7 person SUI Generis House in Multiple Occupation will further exacerbate the negative impacts caused by Houses in Multiple Occupation in respect of crime and anti-social behaviour, contrary to Policy H5 (Sub-Division or Conversion of

Residential Properties of the Cardiff Local Development Plan (2006-2016) and the Houses in Multiple Occupation (HMOs) Supplementary Planning Guidance (2016)

17/03055/MNR – CATHAYS

69 BRITHDIR STREET

Change of use from a dwelling to a house in multiple occupation with 5 bedrooms.

APPLICATIONS DEFERRED

17/02129/MNR – LLANRUMNEY

639 NEWPORT ROAD

Change of use to a transit stay care home ancillary to adjacent care home with side and rear extensions, loft conversion with rear dormer and ramp for disabled access.

REASON: As a result of a site visit to this location to take place.

16/03067/MNR – WHITCHURCH/TONGWYNLAIS

LAND OFF MILL ROAD

Proposed residential dwelling

REASON: As a result of a site visit to this location to take place.

15/02960/MNR – RADYR

30 SPRINGFIELD GARDENS

4. no new build detached dwelling houses in land to the rear of 30 Springfield Gardens, (including demolition of detached garage structure and associated external works)

REASON: In order for officers to draft reasons for refusal based on affect on amenities, neighbours and future occupiers.

APPLICATIONS WITHDRAWN

17/01935/MJR – ELY

THE MICHAELSTON, 105 MICHAELSTON ROAD

Change of use from public house (A3) to retail (A1) with back of house extension with refurbishment of existing first floor flat new build mixed use storey block with ground floor retail (A3) and 6 no flats above all associated parking & landscaping alterations.

REASON: A request by the applicant.

64 : URGENT ITEM (S) (IF ANY)

None

65 : DATE OF NEXT MEETING

15 March 2018

66 : APPLICATIONS DECIDED BY DELEGATED POWERS

January 2018

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