

## PLANNING COMMITTEE

9 MAY 2018

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

85 : APOLOGIES FOR ABSENCE

Councillor Goddard and Lay

86 : MINUTES

The minutes of the 19 April 2018 were approved as a correct record.

87 : DECLARATIONS OF INTEREST

None

88 : PETITIONS

Application, Land at De Clare Drive, Radyr

In relation to the above the petitioner spoke and the agent replied.

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

17/03026/MJR – CATHAYS

LAND AT JUNCTION OF NORTH ROAD AND MAINDY ROAD

Total demolition of the existing buildings and redevelopment for student accommodation (approx. 3.644M2) comprising studios and clusters, common amenity areas, external open space amenity areas, 1 no A1/A3 unit and associated landscaping and highways works.

Subject to an amendment to Condition 2 to read:

'Documents – Bat Scoping Survey Report'

Subject to an amendment to Condition 11:

'Removal of the word "highway" from penultimate line'

Subject to an amendment to Condition 19:

'Deletion of (i) not required and renumbering remaining points'

Subject to an amendment to Condition 21:

'Reference to Condition 17 should be Condition 20'

17/03034/MJR – RADYR

LAND AT DE CLARE DRIVE

Erection of 36 affordable housing units, bin store, buggy and bicycle store, surface level car park and associated works.

Subject to an amendment to Condition 11 to read:

'Beneficial occupation shall not take place until details...'

Subject to an amendment to Condition 15:

'Deletion of (i) not required and renumbering remaining points'

## **APPLICATIONS REFUSED**

18/00034/MNR – CANTON

105 ROMILLY ROAD

Change of use from 3 bed dwelling to 7 bed HMO and construct single storey extension and dormer loft conversion.

REASON:

1. The proposal 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 (2006-2026) 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).
2. The change of use of the property from a C3 dwelling to C4 House in Multiple Occupation will further exacerbate the negative impacts caused by Houses in Multiple Occupation in respect of crime and antisocial behaviour, contrary to Policy H5 (Sub-Division or Conversion of Residential Properties of the Cardiff Local Development Plan (2006-2026) and the Houses in Multiple Occupation (HMOs) Supplementary Planning Guidance (2016).

90 : APPLICATIONS DECIDED BY DELEGATED POWERS - APRIL 2018

91 : URGENT (ITEMS) IF ANY

None

92 : DATE OF NEXT MEETING - 13 JUNE 2018