

## PLANNING COMMITTEE

11 OCTOBER 2017

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

28 : APOLOGIES FOR ABSENCE

Councillor Congreve and Lay

29 : MINUTES

The Minutes of the 13 September 2017 were agreed as a correct record.

30 : DECLARATIONS OF INTEREST

No declarations of interest were recieved.

31 : PETITIONS

Application no, 17/00711/MNR, Proposed dwelling rear of 19 Fairwood Road,  
Fairwater

Application no, 17/01143/MNR, 11 Station Road, Llanishen

Application no, 17/01183/MNR, Unit 1 Cowbridge Court, 58-62 Cowbridge Road, Ely

Application no, 17/01547/MNR, 9 Heol Fair, Llandaff

Application no, 17/01765/MNR, 255 Albany Road, Penylan

32 : 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.**

17/00969/MJR – CAERAU

FORMER TY NEWYDD CARE HOME, 343 HEOL TRALAI

Development of 16 affordable dwellings on the former Ty Newydd Care Home site  
(including land to the rear of Heol Treenwydd) comprising 6no, housing apartments,  
8no walk-up apartments and 2no bungalows, associated landscaping access,  
drainage and highways works.

Subject to deletion of Conditions 13 and 14 and replace with the following to read:

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“Condition 13 – Surface water flows from the development shall only communicate with the public surface water sewer through an attenuation device that discharges at a rate not exceeding 5 l/s”

Subject to the following amendment:

“Line 1 of Condition 7 replace with 6 so it refers to Condition 6”

Subject to an additional Condition 19 to read:

“Prior to the commencement of development the slab levels of the buildings, finished ground levels and existing ground levels shall be submitted to and approved by the Local Planning Authority and then implemented as approved”

Subject to an additional Condition 20 to read:

“The first floor side facing lounge/dining room windows to units 5 and 6 shall be fitted with obscure glazing, which shall be retained in perpetuity”

17/01143/MNR – LLANISHEN

11 STATION ROAD

Variation of Conditions: 1) to allow fish and chip café with take away use and 2) to allow trading hours of 07:30 to 21:00 Monday – Saturday and 09:00 – 21:00 Sunday of 14/01745/DCO.

Subject to the following amendment to Condition 3:

“The premises shall only be open to members of the public between 09:00 and 21:00 Monday to Saturday and shall not be open to members of the public at any time on a Sunday”

17/01438/MJR – CAERAU

LAND AT FORMER ATC CENTRE, CALDICOT ROAD

Construction of 16 dwellings, access and associated works.

17/01824/MJR – SPLOTT

LAND AT NETTLEFORD ROAD

Redevelopment to provide a Dogs Trust re-homing centre including various buildings associated car parking, internal roads and paths, exercise runs, fences, sewage treatment plant, boundary treatments and landscaping.

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

17/01291/MJR – CATHAYS

### 38-48 CRWYS ROAD

Conversion and extension of the existing buildings fronting Crwys Road to form A4 storey development for student accommodation with the retention of the existing retail units and restaurant. Erection of 3 three storey with rooms in roof student residential units within the existing car park to the rear of 38-48 Crwys Road with a car park and a communal garden.

Subject to the amendment of Condition 8 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, to include as required but not limited to details of site hoardings, site access wheel washing facilities and dust suppression measures. Construction of the development shall be managed strictly in accordance with the scheme so approved”

17/01490/MJR – HEATH

### PART OF FORMER PHOENIX ESTATE, CAERPHILLY ROAD

The demolition of existing buildings and erection of a class A1 foodstore (1,717SQM gross floor area) with associated access, car parking and landscaping.

Subject to Condition 2 amended to refer to plan no P(1)103 G and plan no. P(1)106C at point (viii)

Condition 7, 9 and 12 to be amended to refer to plan no. P(1)103G

Condition 10 amended to read “commenced, except for any demolition or remediation works!

Condition 14 amended to read “development, except for any demolition or remediation works”

Condition 21 amended to read “permitted hours to 07:30 – 22:30 Monday to Saturday and 10:00 – 17:30 on Sundays.

17/01691/MJR – GABALFA

### BRIARDENE, NORTH ROAD

Development of 30 X two bedroom apartments for open market sales and 9 X affordable apartments (5 X one bedroom dwellings – 2 of which will be accessible ground floor units, and 4 X two bedroom dwellings) with associated landscaping, access, drainage and highways works.

Subject to Conditions 18 as 17 and the following conditions consecutively.

## **APPLICATIONS REFUSED**

17/01183/MNR – ELY

UNIT 1, COWBRIDGE COURT, 58-62 COWBRIDGE ROAD WEST  
Proposed change of use from use Class B1 to D1 (Place of Worship)

16/02934/MJR – GRANGETOWN

WINDSOR BUILDINGS, FERRY ROAD  
Proposed affordable housing development and ancillary works.

Subject to an additional recommendation 2 to read:

“That the applicant be advised that given the constraints of the site, that the Local Planning Authority remain of the opinion that the site would likely yield a better quality of development if developed”

## **APPLICATIONS DEFERRED**

17/01547/MNR – LLANDAFF

9 HEOL FAIR  
2 Storey side extension and conversion to three duplex dwellings

REASON: In order for a site visit to this location to take place

17/00711/MNR – FAIRWATER

PROPOSED DWELLING REAR OF 19 FAIRWOOD ROAD  
Reserved matters in relation to application 11/1285/DCO and applications 14/01330/DCO and 13/2253/DCO

REASON: In order for a site visit to this location to take place.

17/01765/MNR – PENYLAN

225 ALBANY ROAD  
Rear extension, loft conversion with rear dormers & conversion of dwelling to form 4 no flats.

REASON: In order for officers to draft reasons for refusal relating to KP5 & H5 of the LDP.

## **APPLICATIONS WITHDRAWN FROM SCHEDULE**

17/01532/MNR – RIVERSIDE

49 DESPENSER STREET  
Proposed two storey rear extension and conversion of property to form 5 self-contained apartments with on-site refuse and cycle storage facilities.

33 : SECTION 119, HIGHWAYS ACT 1980, DIVERSION ORDER

The Committee considered a report to request Legal services progress a Diversion Order applicable under Section 119, Highways Act 1980 to alter the line of the existing right of way footpath within the new Development off Church Road, Pentyrch

RESOLVED: The Committee AGREED to ensure the public retained existing pedestrian rights within the new development.

34 : APPLICATIONS DECIDED BY DELEGATED POWERS

September 2017

35 : DATE OF NEXT MEETING

8 November 2017

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