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AGENDA

Pwyllgor	PWYLLGOR CYNLLUNIO
Dyddiad ac amser y cyfarfod	DYDD MERCHER, 19 RHAGFYR 2018, 1.30 PM
Lleoliad	YSTAFELL BWYLLGORA 4 - NEUADD Y SIR
Aelodaeth	Cynghorydd Keith Jones (Cadeirydd) Cynghorwyr Lay, Ahmed, Asghar Ali, Congreve, Driscoll, Gordon, Hudson, Jacobsen, Jones-Pritchard a/ac Sattar

1 Ymddiheuriadau am Absenoldeb

Derbyn ymddiheuriadau am absenoldebau.

2 Cofnodion

Cymeradwyo cofnodion y cyfarfod a gynhaliwyd ddydd Mercher 21 Tachwedd 2018 fel gwir gofnod.

3 Datgan Buddiannau

I'w gwneud ar ddechrau'r eitem agenda dan sylw, yn unol â Chod Ymddygiad yr Aelodau.

4 Deisebau

Derbyniwyd deisebau ynghylch y ceisiadau canlynol yn unol â Rheol Weithdrefn 14.2 Cyfarfodydd Pwyllgorau. Mae'r deisebwyr wedi cael gwybod bod ganddynt hawl i siarad, ac mae'r ymgeiswyr/asiantau wedi cael gwybod bod ganddynt hawl i ateb:

Cais rhif, 18/02078/DCH, 14 Stryd Fawr, Llandaf, Caerdydd CF5 2DZ

Cais rhif, 18/02306/MNR, 7 Bronllwyn, Pentyrch, Caerdydd, CF15 9QL

Cais rhif, 18/02428/MNR, 1 Westbourne Crescent, yr Eglwys Newydd, Caerdydd, CF14 2BL

Cais rhif, 18/02429/MNR, 1 Westbourne Crescent, yr Eglwys Newydd, Caerdydd, CF14 2BL

5 Ceisiadau Rheoli Datblygu

- a 18/01769/MJR, Cyntedd Ysbyty Athrofaol Cymru, Dwyrain King George V Drive, Y Mynydd Bychan

- b 18/02428/MNR, 1 Westbourne Crescent, yr Eglwys Newydd, Caerdydd, CF14 2BL
- c 18/02429/MNR, 1 Westbourne Crescent, yr Eglwys Newydd, Caerdydd, CF14 2BL
- d 18/02078/DCH, 14 Stryd Fawr, Llandaf, Caerdydd CF5 2DZ
- e 18/02306/MNR, 7 Bronllwyn, Pentyrch, Caerdydd, CF15 9QL
- f 18/02484/MNR, 4 Graig View, Llysfaen, Caerdydd CF14 0TG
- g 18/01758, Snails Delicatessen, 6-8 Beulah Road, Rhiwbeina, Caerdydd, CF14 6LX
- h 18/02535/DCH, 198 Manor Way, yr Eglwys Newydd, Caerdydd, CF14 1RP
- 6 Gorchymyn Gwyro Hawl Dramwy Gyhoeddus Adran 119 – yr Eglwys Newydd**
- 7 Ceisiadau a bennir gan Bwerau Dirprwyedig**
- 8 Eitemau Brys (os oes rhai)**
- 9 Dyddiad y cyfarfod nesaf - 23 Ionawr 2019**

Davina Fiore

Cyfarwyddwr Llywodraethu a Gwasanaethau Cyfreithiol

Dyddiad: Dydd Iau, 13 Rhagfyr 2018

Cyswllt: Kate Rees, 02920 872427, krees@caerdydd.gov.uk

GWE-DARLLEDU

Caiff y cyfarfod hwn ei ffilmio i'w ddarlluedu'n fyw a/neu yn olynol trwy wefan y Cyngor. Caiff yr holl gyfarfod ei ffilmio, heblaw am eitemau eithriedig neu gyfrinachol, a bydd y ffilm ar gael ar y wefan am 12 mis. Cedwir copi o'r recordiad yn unol â pholisi cadw data'r Cyngor.

Ar ddechrau'r cyfarfod, bydd y Cadeirydd yn cadarnhau a gaiff y cyfarfod cyfan neu ran ohono ei ffilmio. Fel rheol, ni chaiff ardaloedd y cyhoedd eu ffilmio. Fodd bynnag, wrth fynd i'r ystafell gyfarfod a defnyddio'r ardal gyhoeddus, mae aelodau'r cyhoedd yn cydsynio i gael eu ffilmio ac y defnyddir y lluniau a recordiadau sain hynny o bosibl at ddibenion gwe-ddarlluedu a/neu hyfforddi.

Os oes gennych gwestiynau ynghylch gwe-ddarlluedu cyfarfodydd, cysylltwch â'r Gwasanaethau Pwyllgorau ac Aelodau ar 02920 872020 neu e-bost [Gwasanethau Democrataidd](#)

Mae'r dudalen hon yn cael ei adael yn wag yn fwriadol

PLANNING COMMITTEE

21 NOVEMBER 2018

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

37 : APOLOGIES FOR ABSENCE

Councillors Congreve and Murphy

38 : MINUTES

The minutes of the 17 October 2018 and 7 November 2018 were approved as a correct record and signed by the Chairperson.

39 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM NO	REASON
Jacobson	18/1028/MJR	Ward Councillor

40 : PETITIONS

- (i) Application no, 18/0128/MJR, 56 Wern Goch West, Llanedeyrn
- (ii) Application no, 18/01627/MNR, 10 Windermere Avenue, Cyncoed
- (iii) Application no, 18/00455/MJR, Holiday Inn Express, Longueil Close, Atlantic Wharf
- (iv) Application no 18/02078/DCH, 14 High Street, Llandaff
- (v) Application no, 18/02065/MJR, Sims Metal Recovery Plant, Rover Way, Splott

In relation to I, ii, iii the petitioner spoke and the applicant responded.

41 : SECTION 119 DIVERSION ORDER FOR PUBLIC RIGHT OF WAY - TROWBRIDGE

The Committee received a report that asked that Committee instruct Legal Services to process the Section 119 Highways Act 1980 Diversion Order for PROW St Mellons No 3, Crickhowell Road, Trowbridge.

RESOLVED: The Committee AGREED to instruct Legal Services to process the Section 119 Highways Act 1980 Diversion Order.

42 : 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 70 of the Town & Country Planning Act 1990 or Section 16 of Section 74 of the Planning (Listed Building & Conservation Act 1990)

APPLICATIONS GRANTED

18/00455/MJR – BUTETOWN

HOLIDAY INN EXPRESS, LONGUEIL CLOSE, ATLANTIC WHARF
Part demolition of existing hotel and erection of extended stay hotel, additional parking and ancillary development.

Subject to an amendment to Recommendation 4:

'That the words "Commercial Development" be delated from line 2 of Recommendation 4.'

18/02065/MJR – SPLOTT

SIMS METAL UK, METAL RECOVERY PLANT, ROVER WAY, SPLOTT
Proposed industrial building (Class B2) to house scrap metal sorting machinery, in addition to related works, associated with existing site use.

18/01627/MNR – CYNCOED

10 WINDERMERE AVENUE
Single storey rear & side extensions with change of main roof from pitched to a gable and loft conversion with rear dormer and changes to rear out building to convert the property into two self contained flats, including external alterations.

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

18/01028/MJR – PENTWYN

56 WERN GOCH WEST, LLANEDEYRN
Proposed demolition of existing shop and 56 Wern Goch West and erection of new build development to form 11 flats.

18/01280/MAJ – BUTETOWN

LAND ADJACENT TO 12-14 DRAKE WALK, ATLANTIC WHARF

Six storey student accommodation block (91 beds) with ground floor commercial unit, re-routing of public riverside walkway, and renovation of existing dock feeder footbridge.

Subject to the following additional condition 28 to read:

'The A3 (food & drink) ground floor use (as indicated on Ground Floor Plan dwg.no. AL (00) 01revA) shall be restricted to café/restaurant A3 uses only.

Subject to the following additional condition 29 to read:

'No member of the public shall be admitted to or allowed to remain on the ground floor A3 premises between the hours of 23:00 and 08:00 hrs, on any day.

APPLICATIONS DEFERRED

18/02078/DCH – LLANDAFF

14 HIGH STREET

Alterations to provide hard surface, gates and rebuild wall pillars.

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

APPLICATIONS WITHDRAWN FROM AGENDA

18/01769/MJR – HEATH

UNIVERSITY HOSPITAL OF WALES CONCOURSE, KING GEORGE V DRIVE
EAST

Construction of new sustainable transport hub, including new bus access point, bike storage, bridge link with pedestrian walkways/ canopy and small retail and café hub area.

43 : APPLICATIONS DECIDED BY DELEGATED POWERS - OCTOBER 2018

Noted

44 : URGENT ITEMS (IF ANY)

None

45 : DATE OF NEXT MEETING - WEDNESDAY - 19 DECEMBER 2018 AT
1:30PM

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LOCAL MEMBER SUPPORT

COMMITTEE DATE: 19/12/2018

APPLICATION No. **18/01769/MJR** APPLICATION DATE: 14/08/2018

ED: **HEATH**

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff and Vale University Health Board
LOCATION: UNIVERSITY HOSPITAL OF WALES CONCOURSE, KING

PROPOSAL: GEORGE V DRIVE EAST, HEATH
CONSTRUCTION OF NEW SUSTAINABLE TRANSPORT HUB, INCLUDING NEW BUS ACCESS POINT, BIKE STORAGE, BRIDGE LINK WITH PEDESTRIAN WALKWAYS /CANOPY, AND SMALL RETAIL AND CAFE HUB AREA

RECOMMENDATION 1 : That planning permission be **GRANTED** subject to the following conditions :

PART1 - TIME LIMIT AND PLANS

TIME LIMIT

1. The development permitted shall be begun before the expiration of five years from the date of this planning permission.
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

PLANS

2. Subject to the provisions of the conditions below, the development shall be carried out in accordance with the following approved plans and documents:

Plans

- HUB_STL_XX_00_DR_A_XXXX_01001 Rev PL3 (Proposed Ground Floor Hub Building (Bike Store & Café))
- HUB_STL_XX_ZZ_DR_A_XXXX_01002 Rev PL3 (Proposed Hub Building Roof Plan)
- HUB_STL_XX_ZZ_DR_A_XXXX_01003 Rev PL5 (Proposed Bridge Link Walkway Floor Plan)
- HUB_STL_XX_ZZ_DR_A_XXXX_01004 Rev PL3 (Bridge Link and Stair/ Lift Core Roof Plan)
- HUB_STL_XX_00_DR_A_XXXX_01005 Rev PL3 (Proposed Bin Store Location Plan and Elevations)
- HUB_STL_XX_XX_DR_A_XXXX_01006 Rev PL5 (Canopy Roof Plan)

- HUB_STL_XX_00_DR_A_XXXX_01012 Rev PL5 (Proposed Hub & Disabled Car Park Site Plan)
- HUB_STL_XX_00_DR_A_XXXX_01014 Rev PL3 (Existing Bus Stops to be Removed)
- HUB_STL_XX_00_DR_A_XXXX_01015 Rev PL3 (Bus Parking Layout)
- HUB_STL_XX_XX_DR_A_XXXX_01017 Rev PL5 (Canopy Plan Layout)
- HUB_STL_XX_XX_DR_A_XXXX_01018 Rev PL5 (Social Club & Swimming Pool Access)
- HUB_STL_XX_00_DR_A_XXXX_02001 Rev PL3 (Proposed Hub Building Elevations)
- HUB_STL_XX_ZZ_DR_A_XXXX_02002 Rev PL3 (Proposed Site Elevations)
- HUB_STL_XX_ZZ_DR_A_XXXX_02003 Rev PL5 (Proposed Bridge Link and Stair Lift Core Elevations 1 of 2)
- HUB_STL_XX_ZZ_DR_A_XXXX_02004 Rev PL5 (Proposed Bridge Link and Stair Lift Core Elevations 2 of 2)
- HUB_STL_XX_ZZ_DR_A_XXXX_02005 Rev PL5 (Canopy Elevations)
- HUB_STL_XX_00_DR_A_XXXX_09001 Rev PL3 (Site Location Plan)
- HUB_STL_XX_00_DR_A_XXXX_09002 Rev PL3 (Existing Site Plan)
- HUB_STL_XX_00_DR_A_XXXX_09003 Rev PL5 (Proposed Full Site Plan)
- HUB-STL-XX-00-DR-A-XXXX-90003 Rev P72 (Easement/ Planting Locations)
- HUB_STL_XX_00_DR_L_XXXX_91003 Rev P67 (Proposed Landscape Layout inc site wide tree planting)
- HUB_STL_XX_00_DR_L_XXXX_91004 Rev PL3 (Memorial Garden and Green Gym Landscape Layout)
- HUB_STL_XX_00_DR_L_XXXX_91007 Rev P67 (Bus Hub Soft Landscape Plan)
- HUB_STL_XX_00_DR_L_XXXX_91008 Rev P67 (Car Park and Soft Landscape Plan)
- HUB_STL_XX_00_DR_L_XXXX_91030 Rev P67 (Proposed Tree Management Plan)
- HUB_STL_XX_XX_SC_A_XXXX_91040 Rev PL5 (Planting Schedule)
- HUB_STL_XX_XX_DR_L_XXXX_94001 Rev PL6 (Tree Planting in Soft Landscape)
- C6678-RVW-ZZ-00-DR-C-200-P5 (Proposed Drainage Layout)
- DR-732-ME-02 Rev P4 (Proposed External Services)
- 'Proposed External Services Indicative Additional CCTV Position', LD, 02/10/2108

Documents

- 'Access Action Plan Rev A', Asbri, dated October 2018

- 'Additional Outline Soft Landscape Specification Notes (inc Soils), Stride Treglown, dated 26/07/18, ref LP(90)
- 'Air Quality Assessment', Air Quality Consultants, dated July 2018
- 'An eDNA Survey for Great Crested Newt', Just Mammals Consultancy, dated May 2018
- 'Drainage Strategy Statement', RVW Consulting, dated July 2018 (refDR-Rep01)
- 'Equality Impact Assessment Rev A, October 2018
- 'Framework Travel Plan', ARUP, dated 11 October 2018, ref 261030/00
- Holophane Lighting Brochure, D-Seroes LED
- 'Landscape Maintenance and Management Strategy', StrideTreglown, dated 02.08.18, ref STL_REPORT_OSAGIS_UHW_151101 Rev PL4
- 'Open Space Audit and Green Infrastructure Strategy', Stride Treglown, dated August 2018, ref UHW HUB_XX_LA_STL_RO_700_9901 Rev P01
- 'Planning Design and Access Statement', Stride Treglown, October 2018, Revision no PL5
- 'Preliminary Ecological Appraisal', Just Mammals Consultancy, dated August 2017.
- 'Scoping Transport Statement', ADL, dated October 2018, ref ADL/LER/2459/02B
- 'Soil Resources of Land at University Hospital Cardiff', Land Research Associates, dated 15th June 2018, ref Report 1438/1
- 'Tree Survey to BS5837:2012 at Lakeside, University Hospital of Wales' and 'Tree Survey Plan', Wilson Tree Surveys, dated 24/07/2018.

The following plan is provided for information only and is not an approved plan:

- HUB_STL_XX_00_DR_L_XXXX_09950 Rev P67 (Link to Heath Park & Tree Mitigation Strategy)

Reason: For the avoidance of doubt.

PART 3: CONDITIONS TO BE DISCHARGED

DRAINAGE SCHEME

3. Notwithstanding the provisions of condition 2, no development shall commence until a scheme for the disposal of foul, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Before these details are submitted, an assessment shall be carried out of the site potential for disposing of surface water by means of a sustainable drainage system, the results of which shall be provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a period for its implementation; and
- iii) provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The submitted details shall show the exact alignment of existing and any diverted/proposed functional services above and below ground (including the public sewer network) and their associated easements, and proposed landscaping and details of root barrier protection. The scheme for the disposal of foul, surface water and land drainage shall be implemented as approved prior to the development being put into beneficial use and shall be retained and maintained for the lifetime of the development.

Reason: To ensure protection of controlled waters and the environment.

IMPORTED AGGREGATES

4. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale which shall be first submitted to and agreed in writing by the Local Planning Authority. Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

CONTAMINATED LAND MEASURES – UNFORSEEN CONTAMINATION

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing within 2 days to the Local Planning Authority, all associated works shall stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been submitted to and approved in writing by the Local Planning Authority. An investigation and risk assessment shall be undertaken and, where remediation is necessary, a remediation scheme and verification plan shall be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report shall be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be

submitted to the Local Planning Authority for approval within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

KITCHEN EXTRACTION

6. The extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed in writing with the Local Planning Authority. Details of the above equipment shall be submitted to, and approved by, the Local Planning Authority in writing and the equipment shall be installed prior to the commencement of use of the proposed coffee shop. The equipment shall thereafter be maintained in accordance with the manufacturers' guidelines, such guidelines having previously been agreed by the Local Planning Authority in writing.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

PLANT NOISE

7. Prior to implementation a noise assessment shall be carried out and submitted to the Local Planning Authority for approval to ensure the noise emitted from fixed plant and equipment on the site achieves a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142:2014 (or any British Standard amending or superseding that standard).

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

AIR HANDLING UNIT

8. Details of the proposed air handling unit and the manufacturers' guidelines for its maintenance shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of construction of the hub building. The equipment shall be implemented in accordance with the approved details prior to beneficial use of the hub building and the equipment shall be maintained thereafter in accordance with the manufacturers' guidelines.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

LANDSCAPE SPECIFICATION AND MAINTENANCE DOCUMENTS

9. Notwithstanding the provisions of condition 2, the 'Landscape Maintenance & Management Strategy' shall be amended in accordance with the advice provided by the Council's Tree Officer 30 August 2018 and shall also include but not be limited a methodology for the transplantation of existing memorial trees, proposals for the management of wildflower areas and canopy planting, proposals for the maintenance and management of the hub building living green roof and

a timetable for implementation. The amended document shall be submitted to and approved by the Local Planning Authority prior to commencement of development, and the landscaping shall be implemented and maintained in accordance with the approved document.

Reason: To maintain and improve the appearance of the area and in the interests of visual amenity.

TREE ASSESSMENT

10. Notwithstanding the provisions of condition 2, no development or site clearance shall take place until a finalised Arboricultural Method Statement (AMS) supported by a scaled Tree Protection Plan (TPP) has been submitted to and approved in writing by the Local Planning Authority. The AMS shall set out the methodology that will be used to prevent loss or damage to retained trees, and shall also address the transplantation of the existing memorial trees. The Tree Protection Plan (TPP) shall be in the form of a scale drawing showing the finalised layout and the tree and landscaping protection methods detailed in the AMS that can be shown graphically. The development shall be carried out in full conformity with the approved details.

Reason: To protect the arboricultural and ecological resource.

ENHANCEMENT OF LINKS TO HEATH PARK AND TREE MITIGATION

11. Further to the submission of HUB_STL_XX_00_DR_L_XXXX_09950 Rev P67 (Link to Heath Park & Tree Mitigation Strategy), no development shall commence until a hard and soft landscaping scheme to reinforce the link to Heath Park and to help mitigate the loss of trees has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include a scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section and plan views, planting methodology and aftercare methodology, and details of wayfinding signage, phasing and implementation. The scheme and its phasing and implementation shall be implemented in accordance with the approved details.

Reason: To help mitigate the loss of public open space.

MEMORIAL GARDEN AND GREEN GYM LANDSCAPE LAYOUT

12. Notwithstanding the provisions of condition 2 and further to the submission of HUB_STL_XX_00_DR_L_XXXX_91004 Rev PL3 (Memorial Garden and Green Gym Landscape Layout), no development shall commence until a hard and soft landscaping scheme to enhance the part of the Memorial Garden shown on drawing HUB_STL_XX_00_DR_L_XXXX_91004 Rev PL3 (Memorial Garden and Green Gym Landscape Layout) has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include details for planting of new trees and shrubs, the relocation of the pergola and gym equipment, an assessment of the in-situ soil by a soil scientist to assess fitness in supporting landscaping types, a specification of soils where the in-situ soil is found to be unsuitable, and details of phasing and implementation. The scheme and its phasing and

implementation shall be implemented in accordance with the approved details.

Reason: To help mitigate the loss of public open space.

LIVING GREEN ROOF

13. The construction of the hub building above foundation level shall not commence until details of the living green roof have been submitted to the LPA for approval in writing. The green roof shall be implemented in accordance with the approved details prior to the beneficial use of the building.

Reason: To help mitigate the loss of public open space and promote an integrated green infrastructure approach.

CANOPY PLANTING BARRIERS AND PLANTING

14. Details of the canopy planting barriers, and their planting and soil specification shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development of the canopy and shall be implemented in accordance with the approved details prior to the beneficial use of the canopy.

Reason: To help mitigate the loss of public open space and promote an integrated green infrastructure approach.

MATERIALS SPECIFICATION AND SAMPLES OF MATERIALS

15. A schedule of materials, colours and finishes for the 'green wall' proposed on the lift/stair tower, the hub building and the walkway canopy, and a sample of the external finishing brick proposed for the stair/lift core building shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of development of the lift/stair tower, hub building and walkway canopy and shall be implemented in accordance with the approved details prior to the beneficial use of the development.

Reason: To ensure that the finished appearance of the development is in keeping with existing buildings in the area.

INCLUSIVE ACCESS MEASURES -ACCESS ACTION PLAN

16. A scheme of inclusive access measures shall be submitted to and approved by the LPA in writing and shall include:

- details of facilities and signage to secure cycle dismount within the covered walkway/canopy
- details of bus terminal embarkation and disembarkation measures, including tactile paving
- a signing plan for the new development and multi storey car park to facilitate use of the site post development, and most notably following the removal of the pedestrian crossing, the blocking up of the multi-storey car park at ground level, the 2 bus stops and re-routing of pedestrian traffic to level 2 of the car park
- an amended 'Proposed Hub & Disabled Car Park Site Plan' to show proposals to close the gap shown between the proposed hedge and 1.1m high railings to the south of the disabled car park in order to prevent pedestrians walking out into the highway.

The approved scheme shall be implemented in full prior to the beneficial use of the development, the removal of the pedestrian crossing and the blocking up of the multi-storey car park at ground level.

Reason: To promote equality of access.

CYCLE PARKING

17. The construction of the hub building above foundation level shall not take place until details showing the provision of cycle parking spaces within the hub building have been submitted to and approved in writing by the local planning authority. The details shall include details of the racks proposed and illustration that the cycles proposed can be accommodated. 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 of cycles.

UPDATED TRAVEL PLAN

18. A Travel Plan based on an up to date staff survey shall be submitted to the submitted to and approved in writing by the Local Planning Authority prior to beneficial use of the development. The Travel Plan shall set out proposals and targets to limit or reduce the number of single occupancy car journeys to and from the site, and to promote travel by sustainable modes. The Travel Plan shall be implemented in accordance with the timetable which shall be set out in the plan or in accordance with a revised timetable which shall be agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting the sustainable transport measures detailed in the Travel Plan shall be submitted annually for a period 5 years beyond final occupation to the Local Planning Authority for approval in writing, commencing from the first anniversary of beneficial occupation of the first phase of development.
Reason: To encourage sustainable transport and effect modal shift to non-car modes.

CEMP

19. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of site hoardings, site access, contractor parking, wheel washing facilities, dust suppression measures and the methods to monitor emissions of dust arising from demolition and construction activities on site. The demolition and construction phase shall be implemented in accordance with the approved CEMP. Reason: To manage the impact of construction in the interests of highway safety, protection of the environment and public amenity

ECOLOGY

20. No removal of hedgerows, trees, scrub or shrubs potentially affecting breeding birds shall take place between 1st March and 15th August inclusive unless otherwise approved in writing by the Local Planning

Authority.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

PART 4: COMPLIANCE CONDITIONS

WASTE MANAGEMENT

21. Notwithstanding the provisions of drawing HUB_STL_XX_00_DR_A_XXXX_01005 Rev PL3 (Proposed Bin Store Location Plan and Elevations), the side elevations of the bins store shall be constructed with solid sides (rather than the slatted sides shown) to prevent the bins being visible from the hospital gardens. The proposed waste storage facilities shall be laid out in accordance with the approved plans, with the above amendment, before the development is brought into beneficial use and shall be thereafter maintained and retained at all times for those purposes in association with the development. The waste shall be collected and managed in accordance with para 4.3.3 of the Scoping Transport Statement, dated October 2018, ref ADL/LER/2459/02B.

Reason: To safeguard the amenities of the area.

CCTV

22. The CCTV proposals set out on drawings DR-732-ME-02 Rev P4 (Proposed External Services) and 'Proposed External Services Indicative Additional CCTV Position', LD, 02/10/2108 shall be installed and fully operational prior the beneficial use of the development and shall be thereafter maintained and retained at all times for those purposes in association with the development.

Reason: To help prevent crime and disorder.

FLOODLIGHTING

23. No floodlighting shall be installed.

Reason: To ensure the amenities of occupiers of other premises in the vicinity are protected.

SALE OF HOT FOOD

24. No food for sale to the public shall be cooked on the hub premises other than by toasting, grilling or by heating in a microwave oven.

Reason: To ensure that odours and fumes from food preparation do not adversely affect the amenities of occupiers of other premises in the vicinity.

TACTILE PAVING

25. The layout of the site shall include tactile paving in compliance with the current guidelines and requirements for public highways.

Reason: To ensure equality of access and safe pedestrian movement.

LANDSCAPE IMPLEMENTATION

26. Any trees, hedgerows or plants, which within a period of five years from the completion of the development die, are removed, become seriously damaged or diseased, or become (in the opinion of the Local Planning Authority) otherwise defective, shall be replaced in the current planting season or the first two months of the next planting season, whichever is the sooner, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity of the area.

RECOMMENDATION 2 : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:
 - Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

RECOMMENDATION 3 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the

implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 4: That the developer be advised of the advice from:

- Wales and West Utilities, dated 21.08.2018 and 05.11.18, a copy of which was sent to the Agent. WWU advise that they have pipes in the area, and that their apparatus may be affected and at risk during construction works. The developer is advised to contact them to discuss their requirements in detail prior to commencement, that any diversion works would be fully chargeable and that the developer must not build over any of their plant or enclose their apparatus.
- GGAT, dated 06/09/18, that should any archaeological features or finds be encountered the developer should contact them.
- DCWW, dated 07/09/18, a copy of which was sent to the Agent. DCWW: advise that the application site is crossed by a public sewer, the position of which shall be accurately located, marked out on site before works comment and no operational development shall be carried out within 6 metres either side of the centreline of the public sewer; provide advice in respect of connections to the public sewer network, the fact that some public sewers and lateral drains may not be recorded and that DCWW has rights of access to its apparatus at all times and that they can be contacted on 0800 917 2652 or by email at developer.services@dwrwymru.com
- Air Quality Consultants Ltd, further to paragraph 6.4 of the submitted Air Quality Assessment, that bus vehicles not fitted with stop/start engine technology be required to turn off their engines when allocated to their bay for more than two minutes.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

1.1 This full application, as amended, has been submitted by the Cardiff & Vale University Health Board for a sustainable transport hub comprising:

- a new one-way bus access point and bus stopping area with modifications to existing car access /egress to facilitate one way bus use
- a hub building incorporating waiting area, coffee shop, 200 space bicycle store, bicycle repair/servicing facility and toilets, changing/shower facilities
- a replacement covered walkway extending directly from the main concourse
- a new bridge link facility from the covered walkway to level 2 of the main multi-storey car park, via a new stair and lift core building
- the removal of the existing pedestrian crossing across The Gateway - the main route to A&E - and the closure of the existing ground level pedestrian entrance to the multi-storey car park
- the removal of two existing bus stops
- modifications to the existing disabled car park, to include resurfacing, white lining and new pedestrian crossings

- tree removal and replacement works and other associated landscape works.
- 1.2 The primary aim of the proposal is to reduce reliance of site users on car transport. The Planning, Design and Access Statement, as amended, notes that the proposals will provide new facilities to improve movement to, from and within the site, bringing public transport users closer to the concourse in a facility that can accommodate multiple buses at once, as well as addressing the health board's requirement for new cycle parking. The proposal is described as a key component of the Sustainable Travel Plan, providing a single connection point, well connected to the existing hospital infrastructure, including parking, access points and the main entrance, and providing complimentary facilities including waiting areas, coffee shop, and cycle parking and maintenance to encourage wider use of sustainable modes.
 - 1.3 The proposal also aims to improve the flow of traffic around the site and improve the separation of buses, cars and pedestrians in the interest of highway safety. The proposal would improve the layout of the existing disabled car parking area and keep it separate from the parts of the site used by buses. It would also address the need to promote safer, separated and more efficient movement of vehicles and pedestrians along the main route used by ambulances on their way to A&E, by facilitating the removal of the existing controlled pedestrian crossing across the main highway - known as The Gateway - through the provision of the new bridge link. The ground floor pedestrian entrance to the multi-storey car park would be closed to encourage pedestrians to cross the main highway along the level 02 bridge. As well as helping to reduce congestion and improve pedestrian safety by separating cars and pedestrians, the removal of the pedestrian crossing is also required to allow for the introduction of yellow box road markings to control the interaction between vehicles and buses at the junctions.
 - 1.4 The proposed elements of the application include:
 - Hub Building*
 - 1.5 The single storey building would include a coffee shop (15m²), a waiting area (51m²), a staff bike storage facility for 200 bikes (191m²), a bike repair shop (25m²) and WC and shower facilities, including facilities for people with disabilities. Main entry to the hub building would be via the waiting area and the bike storage facility. A central corridor would connect the two, providing access to the WC's and showers. One of the disabled WC's would be accessible directly from the waiting area adjacent to the coffee shop. The coffee shop is described as a 'grab and go' facility where the extent of food preparation would be the heating up/ toasting of food.
 - 1.6 The hub building would be approx 3.8m high, and broadly triangular in footprint, approx 25m x 25m x 31m. It would be finished in timber, with elements of render and feature timber fins, and glazing to the waiting room area, with a sedum 'living' green roof.

Bridge Link and Stair & Lift Core

- 1.7 The bridge link would extend across The Gateway (the road to the south of the disabled car park) at high level and connect the existing multi storey car park at level 2 to the new, two storey stair/ lift core building, giving access to the ground floor level and canopy. The stair & lift core building would comprise of two lifts and a staircase. The building would be accessed from the ground floor via shutters on either side that would remain open to provide east west access for pedestrians. The bridge link would be clad in vertical larch timber fins (100mm x 50mm). The stair and lift core building would be approx 10.5m high, and would be finished in brick with a green wall. (Whilst having the appearance of a 'living' green wall, this would not be living, due to maintenance constraints.)

Canopy

- 1.8 The canopy walkway would provide a covered pedestrian link to the hospital, the disabled car park and the multi-storey car park (via the stair & lift core building and bridge link), the coffee shop and waiting area entrance and the bike store & repair entrance, as well as providing access to the buses for passengers. It would be approx 3.5m high. Cyclists would dismount at the start of the canopy and walk their bike through to the cycle storage. The canopy would have timber fins and planters with vertical climbing plants to the sides.

Bus access point and bus stopping area

- 1.9 The bus stopping area – which would also serve as a bus interchange facility - would provide space for 6 no buses, accessed by passengers via the covered canopy. Buses would have their own dedicated bus only entrance, whilst buses and cars would combine to exit the site, with buses having priority.

Disabled car park

- 1.10 The existing 82 space disabled car park would be upgraded to provide Part M Building Regulations compliant spaces, resulting in a loss of 9 spaces and reducing the allocation to 73 spaces. Access and circulation would be improved by removing the 'dead ends' at the end of the bays, which cause congestion, and providing a one way route for cars, a new east-west Central Pedestrian Walkway and pedestrians crossings.

Landscape strategy

- 1.11 The proposal would result in the loss of approx 30% of the Millennium Garden, the loss of 71 trees, the relocation of 3 trees, **and the provision of 10 new trees within the application site and 26 new trees outside the application site (as shown on the Proposed Tree Management Plan)**. To help mitigate for this net loss of open space and trees, the Applicant has undertaken an Open Space Audit which has informed a Green Infrastructure Strategy that considers the whole hospital site and proposes opportunities where further planting can take place in the long term. The Applicant is also willing to accept conditions to provide an area of enhanced landscaping to the north east of the Millennium Garden, to include the relocated memorial trees, benches and green gym equipment, a scheme to improve links through to Heath Park through new planting and signage, and new tree planting beyond the application site, and has provided concept drawings of the same. The newly aligned disabled car

park would be surrounded by new planting, including the 10 no new trees noted above, and new hedges, shrubs and grass. As noted above, the canopy walkway would include raised planters which would include climbing plants, which would be trained up trellis wires to create a green screen, with the hub building's sedum green roof providing further mitigation.

- 1.12 The site would remain within private ownership, with no part of the proposal to be offered for adoption.
- 1.13 Amended plans were prepared and issued for consultation 18th, 24th and 30th October 2018 which included the following changes:
- amended landscaping and tree planting details
 - amended drainage strategy
 - details of landscaping enhancements to the Memorial Garden and the link to Heath Park provided for information and delivery through condition
 - clarification of lighting and kitchen extraction details.
 - amended position of the stair/lift tower to improve access and improve surveillance of the courtyard area
 - amended CCTV proposals to include an extra camera for surveillance in the social club courtyard area
 - clarification and assessment of the proposed removal of the pedestrian crossing and removal of ground floor access to the MS car park
 - provision of a plan of the ground floor of the canopy
 - Travel Plan information provided in support of the application in the form of an updated travel plan - Framework Travel Plan (October 2018)
- 1.14 In addition to a package of plans and drawings, the application is accompanied by a Planning, Design and Access Statement (as amended), Tree Survey and Plan, eDNA Survey for Great Crested Newt report, Preliminary Ecological Appraisal, Soils Resource Survey, Additional Outline Soft Landscape Specification Notes, Open Space Audit and Green Infrastructure Strategy, Landscape Maintenance and Management Strategy, Drainage Strategy Statement, Transport Statement (as amended), Framework Travel Plan, Holophane Lighting Brochure D Series, Equality Impact Assessment (as amended) and Access Action Plan (as amended).
- 1.15 A Planning Committee site visit took place on 12 November 2018. **The application was intended to be considered at the Planning Committee Meeting scheduled to take place on Wednesday 21 November 2018, but was removed from the Agenda to allow the correct notices to be served by the Applicant.** Other changes made to the Committee report since made since are highlighted in bold and include:
- Clarification of tree numbers that previously formed part of a late rep – clarifying new tree planting numbers (para 1.11 and 8.14)
 - Reference to the dimensions of the disabled car parking spaces – existing and proposed – bringing them up to standard (para 2.6)
 - Reference to the new Planning Policy Wales update (Edition 10, December 2018) (paras 4.5-4.7)

- Consideration of the visibility/safety of disabled people/pedestrians using the Central Pedestrian Walkway through the site (para 8.22)

2. **DESCRIPTION OF SITE**

- 2.1 The application site is located within the Heath Park Campus of the University Hospital of Wales, approx 1.5 miles to the north of Cardiff City Centre. The campus itself is located to the south of Heath Park, to the north of Eastern Avenue (A48), with residential properties located to the east and west. It can be accessed from the southwest via Gabalfa Interchange, from the north west via Rhydheilig Avenue, from the south via the A48 and from the west by Allensbank Road.
- 2.2 The campus is a major teaching hospital and services include an Accident and Emergency department, various specialist departments, retail outlets, multi-storey car parking and a helicopter pad.
- 2.3 The 0.9ha application site encompasses part of the Millennium Garden, the entrance to the multi-storey car park, the existing disabled surface level car park, the western part of the Sports & Social Club, an existing bus stop adjacent to Central Way, paths and the existing covered walkway to the main hospital concourse. The site is located immediately adjacent to the main hospital concourse entrance and to the north of the multi-storey car park.
- 2.4 The existing covered walkway extends to approx 76m and does not link directly into the concourse or multi-storey car park. The footway to the west of the Sports and Social Club and Cafe that provides the main pedestrian route from the multi-storey car park is 1.8m wide at its narrowest point.
- 2.5 The Millennium Garden is centred around a pond and the part that falls within the application site includes amenity grass, trees (b and c grade), shrubs, a small gazebo, exercise equipment and benches. It is surrounded by buildings to the north, east and west.
- 2.6 The surface level disabled car park includes 82 non-compliant spaces; **they are 3.6m wide (inc hatching) x 5.65m long (inc. hatching) in contrast to current Part M of the building regulation standards of 3.6m wide (inc hatching) and 6m long (inc hatching)**. Access/Egress to the disabled car park is to the south of the site, off The Gateway. The disabled car park layout includes 'dead ends' at the end of each row of spaces, preventing ease of circulation (see below). Access/Egress to the disabled car park is to the south of the site, off The Gateway.
- 2.7 The existing pedestrian entrance to the multi-storey car park is currently provided at ground floor level and falls within the application site. Access to the walkway and concourse from the multi-storey car park is provided by a light controlled crossing across The Gateway to the east of the application site. The multi-storey car park does not include any disabled parking bays.

- 2.8 The PDAS notes that the site suffers from congestion hot spots caused in part by the layout of the disabled car park and the existing pedestrian crossing. Pedestrians exit the multi-storey car park at ground level and alight at the bus stop south of The Gateway (one of the two bus stops proposed to be extinguished) and cross the light controlled crossing to cross the road and head towards the concourse. The frequent use of these traffic lights causes traffic to back up in both directions, which is a particular problem as this is the main ambulance access route to A&E. The existing disabled car park layout has dead end situations, causing vehicles to have to do many manoeuvres if they go down a route that doesn't have a free space and they have to turn their vehicle around to exit and find another space. This causes traffic to build up which results in queuing traffic in and outside of the car park.
- 2.9 The application site is broadly level, and is crossed by 2 no. combined sewers (600mm) and a large diameter (1200mm) surface water sewer. The application site and the surrounding 'blue' land is all owned by Cardiff and Vale University Health Board, and the highways private.

3. **RELEVANT RECENT SITE HISTORY**

Site History

- 3.1 A succession of applications, with those of most relevance including

94/00158/MJR - Five storey multi-storey car park and access road onto the A48 (Eastern Avenue) – permitted 26/09/94

94/00589/N – New access to hospital via south side of A48 (Eastern Avenue) including bridge link over covered walk way link from entrance to car park and slip roads – permitted 26/09/94

94/00590/N – New single storey main entrance and concourse to include office and shop units – permitted 14/06/94

95/00604/N – Single storey new entrance & concourse area with adjacent car park alternations and new pedestrian access to hospital – deemed refusal 08/03/96

95/01373/N – Single storey new entrance, concourse area with adjacent car park alternations and new pedestrian access to hospital – refused 14/12/95

4. **POLICY FRAMEWORK**

Local Policy

- 4.1 **Cardiff Local Development Plan 2006-2026** (Adopted January 2016)

Key Policies:

KP5: GOOD QUALITY AND SUSTAINABLE DESIGN

KP6: NEW INFRASTRUCTURE

KP7: PLANNING OBLIGATIONS

KP8: SUSTAINABLE TRANSPORT

KP12: WASTE

KP13: RESPONDING TO EVIDENCED SOCIAL NEEDS
KP14: HEALTHY LIVING
KP15: CLIMATE CHANGE
KP16: GREEN INFRASTRUCTURE
KP18: NATURAL RESOURCES

Detailed Policies:

EN6: ECOLOGICAL NETWORKS AND FEATURES OF IMPORTANCE FOR BIODIVERSITY
EN7: PRIORITY HABITATS AND SPECIES
EN8: TREES, WOODLANDS AND HEDGEROWS
EN13: AIR, NOISE, LIGHT POLLUTION AND LAND CONTAMINATION
EN14: FLOOD RISK
T1: WALKING AND CYCLING
T2: STRATEGIC RAPID TRANSIT AND BUS CORRIDORS
T3: TRANSPORT INTERCHANGES
T5: MANAGING TRANSPORT IMPACTS
T6: IMPACT ON TRANSPORT NETWORKS AND SERVICES
R1: RETAIL HIERARCHY
R6: RETAIL DEVELOPMENT (OUT OF CENTRE)
R8: FOOD AND DRINK USES
C3: COMMUNITY SAFETY/ CREATING SAFE ENVIRONMENTS
C4: PROTECTION OF OPEN SPACE
C6: HEALTH
C7: PLANNING FOR SCHOOLS
W2: PROVISION FOR WASTE MANAGEMENT FACILITIES IN DEVELOPMENT

- 4.2 The application site falls within Cardiff's settlement boundary, as identified on the adopted Cardiff LDP Proposals Map, and part of the site is identified as open space (Amenity Functional ANG) in the most recent open space survey.

Supplementary Planning Guidance (SPG) and other local guidance

- 4.3 Relevant SPG approved following the adoption of the Cardiff Local Development Plan:
- Food, Drink and Leisure Uses (approved November 2017)
 - 'Green Infrastructure' (approved November 2017)
 - 'Planning Obligations' (approved January 2017)
 - 'Residential Design Guide' (approved January 2017)
 - 'Safeguarding Business and Industrial Land and Premises (November 2017)
 - 'Tall Buildings' (approved January 2017)
 - 'Waste Collection and Storage Facilities' (approved October 2016)
 - 'Managing Transport Impacts (Incorporating Parking Standards)' (April 2018)

National Planning Policy

- 4.4 Planning Policy Wales (**Edition 10, December 2018**) and the Wales Spatial Plan set out the land use policies of the Welsh Government. These are supplemented by a series of Technical Advice Notes and Circulars.

Planning Policy Wales (Edition 10, December 2018)

- 4.5 Section 1 explains that the planning system manages the development and use of land in the public interest, prioritising long term collective benefit, contributing to improving the economic, social, environmental and cultural well-being of Wales. It notes that the planning system must reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, ensuring the sustainable management of natural resources and protecting, promoting, conserving and enhancing the built and historic environment. It recognises that a well-functioning planning system is fundamental for sustainable development and achieving sustainable places (para 1.2).**
- 4.6 PPW explains that the Planning (Wales) Act 2015 introduced a statutory purpose for the planning system– that any statutory body carrying out a planning function must exercise those functions in accordance with the principles of sustainable development as set out in the Well-being of Future Generations (Wales) Act 2015, noting that the planning system is central to achieving sustainable development in Wales (para 1.15). It explains that the Well-being Act requires an improvement in the delivery of all four aspects of wellbeing; social, economic, environmental and cultural (para 1.11) and has established seven wellbeing goals which are intended to shape the work of all public bodies in Wales; a prosperous Wales, a resilient Wales, a healthier Wales, a more equal Wales, a Wales of cohesive communities, a Wales of vibrant culture and thriving Welsh Language, and a globally responsible Wales(para 1.13). It also sets out that public bodies are required to have regard to ‘five ways of working’ contained in the Well-being Act; involvement, collaboration, integration, prevention and long-term factors (para 1.14).**
- 4.7 PPW sets out 5 Key Principles to help ensure decisions taken by the planning system work to deliver sustainable places, growing our economy in a sustainable manner, making best use of resources, facilitating accessible and healthy environments, creating and sustaining communities, and maximising environmental protection and limiting environmental impact (p.18) and a series of placemaking outcomes (p. 20).**

Technical Advice Notes (TANs)

- 4.8 Key TANs and Circulars include:**
- TAN 1: Joint Housing Land Availability Studies (2015):
 - TAN 2: Planning and Affordable Housing (2006)
 - TAN 4: Retail and Commercial Development (2016)
 - TAN5: Nature Conservation and Planning (2009)
 - TAN 8: Renewable Energy (2005)
 - TAN 11: Noise (1997)
 - TAN 12: Design (2016)
 - TAN 15: Development and Flood Risk (2004)
 - TAN 16: Sport, Recreation and Open Space (2009)
 - TAN 18: Transport (2007)
 - TAN 21: Waste (2014)
 - TAN 23: Economic Development (2014)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Pollution Control (Air Quality) confirm they have no concerns on grounds of air quality. They advise that the submitted air quality assessment (AQA) has been undertaken to a high standard and adopts best practise techniques, and conclude that they are in agreement with the consultant's conclusions that the operational air quality impact of the proposed development will not be significant. They note that the report recommends mitigation measures to discourage idling bus vehicles, with a 'no idling' policy recommended at the transport hub, with bus vehicles not fitted with stop/start engine technology required to turn off their engines when allocated to their bay for more than two minutes. Pollution Control request this policy is noted as a recommendation.
- 5.2 Pollution Control (Noise and Air) request conditions to require a floodlighting scheme, to control plant noise, to require kitchen extraction and an advisory notice in respect of construction site noise, and have no objection to the recommended conditions.
- 5.3 Pollution Control (Contaminated Land) have no objection and recommend standard conditions to control unforeseen contamination and imported aggregates, and an advisory notice in respect of contamination and unstable land.
- 5.4 Waste Management advise that plans detailing waste storage are acceptable.
- 5.5 Drainage Services have no objection.
- 5.6 Parks Services provide detailed comments in relation to the original submission which are summarised as follows:
- Express disappointment that the proposed loss of open space (approx 30%) required to build the transport hub indicated at pre-application stage remains, noting its importance for informal recreation and as therapeutic space, as well as its indirect benefits when viewed from buildings and wards
 - Disagree with some of the analysis of the relative health benefits of the Millennium Garden and the sustainable transport hub, but accept that at this stage, further comments on the loss of open space is unlikely to result in design changes to the transport hub.
 - Agrees that there is potential for design improvements to the retained area of Gardens outside the application site, but notes that only limited tree planting is possible without creating excessive shading.
 - Welcomes the Open Space Audit and Green Infrastructure Strategy which set out a valuable analysis of remaining green spaces and proposals for improvement. A budget and timetable for design/delivery must be set out to ensure it results in improvements, noting that enhancing the design of the retained Garden and links to Heath Park are particularly crucial to offset the loss of open space.

- Welcome the proposals for additional tree planting across the wider site are welcome.

5.7 In respect of the final set of amended plans, Parks Services advise:

Following our earlier comments, a number of issues have been addressed with the wider green infrastructure improvements across the site, notably improved links from the Millennium Gardens and main hospital entrance to Heath Park via the existing ramp, and adjacent to Ty Dewi Sant, accompanied by increased signage. These, along with improvements to the retained area of Millennium Gardens, are welcome and provide some mitigation for loss of a significant area of the Gardens to accommodate the new transport hub.

I believe that further work to assess green infrastructure and other improvements to the entrance from Allensbank Road will need to be considered, particularly if any of the previously discussed cycleway proposals go forward, but we accept that this doesn't directly relate to the hub scheme at this stage.

5.8 The Council's Tree Officer provides detailed comments in relation to the original submission which are summarised as follows:

- Appreciates that it will be necessary to remove a large volume of soil to accommodate the development and that according to the Soil Resource report only a small volume (top soil only) is suitable for re-use as part of landscaping.
- The soil specification is unclear and must be clarified in respect of the storage and use of useable topsoil, and use of imported soils. It is also noted that the Soil Resource Report does not consider the soils in the peripheral landscape beds in the southern part of the re-line site or soils outside of the red-line site where new planting is proposed, such that their fitness for purpose is unclear.
- Soils in retained area of the Gardens where planting is proposed should be assessed by a soil scientist to assess fitness of the soils and to specify imported soils where soils are found to be unsuitable.
- The submitted tree pit section and plan view need to be amended in line with the annotations provided.
- The landscape specification and maintenance documents should be amended in line with the annotations provided.
- A finalised Arboricultural Method Statement is needed, supported by a scaled tree protection plan and should address the transplantation of existing memorial trees.
- It should be conditioned that no development takes place that is not in full accordance with the Soil Resource Report., noting that this may require updating to include areas outside of the red-line site.

5.9 The Council's Tree Officer provides detailed comments in relation to the first amended plans submission (18/10/18) which are summarised as follows:

- raises concern that whilst the previous version of the landscape plan proposed 10 no trees within the application site, the amended plan reduces the number to 4 no, all of which adjoin the eastern boundary of

the car park and 3 no of which are fastigated trees in a narrow verge . Moreover, in an effort to off-set losses within the red line, the amended plan shoe-horns new trees into the remaining part of Millennium Gardens, which is not considered to be acceptable mitigation for the very substantial loss of trees and vegetated soil that would result, overall, would result in a more oppressive space with mutually supressing trees. The previous landscape scheme made the best of the limited soft landscape areas and new planting within Millennium Gardens was sensibly considered to prevent over-stocking and over-dominance. It is concluded that the amended plan conflicts with policy EN8 since the loss of trees for overriding design reasons is not satisfactorily mitigated by new planting.

- express concern that a major service easement should have been a design consideration at the outset, not dropped in at this late stage in the consultation process.
- advise that the Welsh Water guidelines might be considered unreasonable considering BS 5837:2012 (Trees in relation to design, demolition and construction) and advise that the use of root barriers and other methods should be considered.
- suggest that Welsh Water and the Applicant should consider an alternative approach to their standard at this site, otherwise key components of the soft landscape design, which was already a compromise due to the very large footprint of the hub, will be compromised to a very significant extent.
- note that their previous comments regarding soils and the landscape specification have not been addressed and that further amendments are required to the tree pit section.

5.10 Further to the second amended plans submission (re-instating 10 trees within the red line), 24/10/18, the Council's Tree Officer:

- confirms that the tree pit detail is acceptable
- has no adverse observations to the amended submission but reiterates their previous comments with regard to the need for an amended landscape specification which could be secured via a pre-commencement condition.

5.11 Further to the third amended plans submission (submitting drawings and tree protection details discussed with DCWW) 30/10/18, the Council's Tree Officer confirms they have no adverse observations and recommend that a pre-commencement condition be attached to require an amended landscape specification, as previously requested.

5.12 The County Ecologist provides detailed comments in relation to the original submission which are summarised as follows:

- welcomes the recognition that piecemeal development of the hospital site over the years has resulted in there being very little open space where people can sit and relax, that this a concern for the hospital and that open green space is seen as a vital connection to good health
- the Open Space Audit should have included an assessment of the visual benefits of open space, a wider range of green infrastructure

components apart from just trees, consideration of the extent, accessibility and quality of open space (in addition to connectivity)

- welcomes one of the conclusions of the Open Space Audit that identifying open spaces on the site led to the discovery of areas which could benefit from 'green' design interventions, which should be considered in a strategy to compensate for the loss of green infrastructure as part of this and previous schemes, and to improve it for the benefit of all campus users. Does not see that the Open Space Audit puts forward any feasible strategy for enhancing links to Heath Park.
- The Green Infrastructure Strategy seems to focus on trees and GI connectivity which should only be part of the overall strategy. Accepts that it is not possible to compensate for tree loss by re-planting in the remaining area of the Millennium Garden, but raises concern as to whether improvements elsewhere can adequately compensate for the reduction in the extent and quality of this garden.
- the Landscape Maintenance and Management Strategy must include management prescription for wildflower areas
- welcomes the attempt in the DAS to weight up the impact of the reduction in green infrastructure value of the Millennium Garden against the benefits of the Sustainable Transport Hub, the recognition that both bring benefits to health, air quality and climate change mitigation. Whilst questioning some of the research quoted, confirms they are ultimately satisfied that the Applicant recognises that the Millennium Garden and green infrastructure of the campus as a whole is of value to the well-being of campus users that that efforts should be made to see an overall enhancement of the green infrastructure of the campus, noting that this should include feasible measures to compensate for the loss or quality and quantity of the Millennium Garden, to counteract the on-going reduction of green infrastructure and to increase accessibility to Heath Park.
- accepts the conclusions of the eDNA survey report
- accepts the conclusion in the Preliminary Ecological Appraisal that no trees within the site are deemed suitable to support roosting bats, but would have preferred to have more supporting evidence. Notes that the site supports protected species, in that it supports feeding and nesting birds and foraging bats.
- advises that the recommendations set out in section 9 of the PEA should be secured by condition.

5.13 Further to the first amended plans submission (18/10/18), the County Ecologist:

- advises that in general their previous comments remain with the following additions
- advises that they agree with the comments of the Tree Officer that the proposals to increase the planting of trees within the remainder of the Millennium Garden are not appropriate and that if there is to be further loss of trees or reduced planting, an alternative to increasing the tree planting in the Millennium Garden should be found
- the previous configuration of trees is shown in the DAS, such that this now needs to be amended.

- 5.14 Further to the final amended plans, the County Ecologist welcomes the proposal to create a green wall and green sedum roof, which would reduce the overall amount of green infrastructure to be lost.
- 5.15 The Operational Manager Transportation provides detailed comments in relation to the original submission which are summarised as follows:
- confirms that Transportation has reviewed the proposed amendments (further to the pre-application enquiry) to the existing disabled car park, access to/from the multi-storey car park and hospital entrance, staff cycle store, improved bus stop/terminal facility and cafe/coffee shop
 - welcomes the width of the proposed walkway to allow more space for pedestrian/passenger waiting and circulation and advises that any table top within the bus station needs to be 6m
 - advises that the removal of the existing pedestrian crossing leading from the MS car park to the hospital entrance will require the internal signing and layout of the MS car park to be amended. It is suggested that ground level pedestrian access points are closed, disabled parking bays are located adjacent to the bridge facility, internal signage is updated to illustrate the new arrangements with possible additional fencing installed across the extinct crossing point, details of which are to be secured by condition
 - advises that it would be an opportune moment to improve internal pedestrian signing to/from car parks and the hospital entrance
 - queries whether the cycle store is to be a staff provision and notes that there is no additional facility for patients/ visitors within the site, noting that the Transport Statement implies a 2% in cycle use for patients, visitors and staff
 - notes that suggested reduction in vehicle movements are based on targets agreed as part of the 2012 TP, which they question have already been achieved as part of the five year plan
 - recommend a condition to require plans of the internal signing to be provided which should indicate how an attendee would find their way to the appropriate car park/hospital entrance/ A&E
 - recommend a condition to secure an updated Travel Plan and appropriate travel targets to set the existing base (rather than that of 2012) and determine updated travel targets
- 5.16 In response to the final amended plans submission, the Operational Manager Highways & Transportation advise that they are fully supportive of the proposed amendments to the disabled car parking, the bus hub and the provision of additional cycle parking space and cyclist facilities on the site of the University Hospital of Wales (UHW). The provision of a local bus interchange (hub) is seen as an important element supporting the council's stated approach of achieving the modal shift required to facilitate a wider 50/50 split between car borne and alternatives modes of transport. The UHW hub will provide the opportunity to improve bus links with the existing Cardiff East P&R and the proposed local bus interchange at Waun Gron (to the west of the city). The provision of improved cycle facilities for staff at the UHW will also support the increased use of cycling as a means of commuting to work for NHS staff and

students working at the hospital. Conditions are recommended to request an updated Travel Plan based on an up to date staff survey, a signing strategy, to require details of the proposed dismount cycle facility at the entrance to the canopy and details to ensure that pedestrians cannot walk south from the proposed new crossing onto the roundabout.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 The Glamorgan-Gwent Archaeological Trust (GGAT) advise that the Historic Environment Record does not show any archaeological features within the vicinity of the application area and that, given the current information, it is unlikely that the work will encounter archaeological material of significance and that they do not recommend any archaeological mitigation or conditions. They note, however, that the Record is not definitive and that should archaeological features or finds be encountered they should be contacted.
- 6.2 Natural Resources Wales note that the submitted eDNA Survey which identified that Great Crested Newt DNA was not found and advise they have no adverse comments to make in relation to GCN. They note the Preliminary Ecological Appraisal identifies that trees on site are not suitable to support roosting bats and recommend that the advice of the Council's in-house ecologist be sought to determine if a bat survey may be required.
- 6.3 South Wales Police confirm they have no objection, recommend that the development is built to a standard to achieve a Secured by Design award, and make detailed recommendations in respect of the design of the bus bays, car park and building, CCTV, lighting, entrance doors and windows, location of the bicycle storage area, seating and benches, graffiti, landscaping, bin storage and smoke and fire alarms.
- 6.4 Dwr Cymru Welsh Water, in response to the initial submission:
- confirm that discussions have taken place with the Applicant's drainage consultant and understand that a further plan is to be submitted
 - confirm that they are satisfied with the covered walkway being within the easement of the public sewers and understand that sections will be demountable to allow for any future access
 - request further information regarding the landscaping strategy, advising that only approved planting (Sewers for Adoption 7th Edition) be allowed within the public sewer easement with suitable root barrier protection introduced to avoid any root ingress to the sewers
 - note their understanding that, in respect of surface water, further attenuation is to be provided to reduce the overall surface water discharge rate down to 20 l/s and that no new connections are required direct to the public sewer.
 - request a condition requiring a drainage scheme for the disposal of foul, surface and land water, including an assessment of the potential to dispose of surface and land water by sustainable means.

- 6.5 Further to the latest amended plans submission, DCWW confirm they have been working with the applicant to progress matters and based on the latest plans are satisfied that there would be no detrimental impact on the public sewer.
- 6.6 Wales and West Utilities provide advice in respect to pipes owned by them in the area.

7. **REPRESENTATIONS**

- 7.1 The application was advertised by means of 21 no site notices, and neighbour notification. No objections have been received.
- 7.2 The Local Ward Member Cllr Hinchey SUPPORTS the application, providing the following comments:

Thank you for giving Local Members an opportunity to comment on the new proposed Bus Hub at UHW, near the concourse.

You will recall, as former Cabinet Member for Strategic Planning & Highways, that I was proposing the use UHW as potential strategically positioned site for a Metro and/or Bus Hub as far back as 2013.

Not only will the proposed 6 Bay Bus Hub provide a viable transport alternative for the 10,000 staff, visitors and out patients who visit the largest hospital in Wales everyday but it will also provide a geographical cross city hub alternative, allowing commuters to change direction other than in the city centre. The adjacent A48M, A470, A469 and other key routes close by will much improved cross city travel options to be developed to the east, west and northern parts of the city, therefore reducing congestion on Cowbridge Rd East, Newport Rd City Rd and Llandaff Rd.

The problems of on street car parking by hospital staff and other city bound car users in Heath & Birchgrove has been progressively worse over the last decade, with more development on the site and reduced space for staff and visitors. This has meant the area is now saturated by commuters taking every available space outside people homes during the week, resulting in careers, house maintenance, and family and friends not being able to visit.

At a recent Heath Residents Association meeting, attended by around 80 local people, I showed plans and discussed these proposals. There was overwhelming support for the scheme because of the above and I was given support to write to you on their behalf.

The project also delivers better connectivity to the UHW Site for less abled people, with the lift and covered walkway over the main access road providing much needed improvements to and from the main car park.

The inclusion of extensive cycle provision, lockers and changing facilities will complement the Nextbike hire station due to be installed shortly, providing and encouraging a healthy alternative

The cafe hub building provides an up to date waiting facility that will also encourage car users to make the "model shift" the Council is supporting. The cafe and waiting building will provide a commercial income opportunity that could support improved services and connectivity in the nearby areas of Heath and Birchgrove and into UHW.

I have met with Geoff Walsh, Director of Planning and Estates and gone through the proposals as part of the local Member pre application consultation process

In short, and for the above reasons, I fully support the proposals of a new Bus Hub and improved ancillary facilities at UHW

8. **ANALYSIS**

8.1 The key issues for consideration are:

(i) Assessment of Retail Proposals

8.2 The proposed transport hub includes a Class A3 coffee shop (15m²) and an A1 retail unit (25m²). The Applicant has advised that both units would provide an active retail use to complement the facilities provided in the concourse, that the retail A1 unit is expected to be occupied by a bicycle retailer/ servicer to compliment the storage facilities on site, and that the A3 element would operate as a satellite 'grab and go' facility to the main facility located in the hospital concourse, with the extent of food preparation being the heating / toasting of food for those wanting to purchase food before travelling.

Class A3 Coffee Shop

8.3 The A3 café use should be assessed against Policy R8 (Food and Drink Uses) of the adopted LDP and the Food Drink and Leisure Uses SPG (November 2017). Policy R8 states that food and drink uses are most appropriately located within existing retail centres and are unlikely to be acceptable within or adjacent to residential area, where they would cause nuisance and loss of amenity, or result in the loss of a residential property. Paragraph 1.4 of the SPG also acknowledges that there are instances where the provision of appropriately sized retail (including A3) units may be actively encouraged or required as part of redevelopment plans.

8.4 It is noted that the proposed floorspace of café is small in scale and the site is not located within or adjacent residential property. In addition, the proposed café forms part of the redevelopment of the site for a new transport hub and will both complement this new facility, and complement and enhance the existing retail facilities in the hospital concourse. Given this, the A3 coffee shop raises no land use policy concerns.

Retail A1 Unit

8.5 The A1 use should be assessed against Policy R6 (Retail Development (Out of Centre)) of the adopted LDP. Policy R6 states that retail development will only be permitted outside exiting retail centres if the proposal can demonstrate it meets the following criteria:-

- (i) There is a need for the proposed floorspace;
- (ii) That need cannot satisfactorily be accommodated within or adjacent to an existing defined centre;
- (iii) The proposals would not cause unacceptable harm to the vitality, attractiveness or viability of the defined centres or a proposal or strategy including the Community Strategy, for the protection or enhancement of these centres;

- (iv) The site is accessible by a choice of means of transport; and
- (v) The proposal is not on land allocated for other uses. This especially applies to land designated for employment and housing, where retail development can be shown to limit the range and quality of sites for such use.

8.6 Given the A1 retail floorspace will perform an ancillary function to the new transport hub it could be argued that there is a need for the proposed as part of the redevelopment proposals for a new transport hub. In addition, the scale of the proposed floorspace would not impact on designated centres or have any negative effect on shopping patterns in the catchment, as it will perform an ancillary retail function to the new transport hub and will complement and enhance existing retail facilities on the hospital site. Given this, the proposed new A1 retail use raises no land use policy concerns

(ii) Loss of Open Space

8.7 The application would involve the development of circa 0.3ha of the Millennium Garden, equating to approx 30% loss in the overall size of the area. As this land is identified as amenity open space in the most recent open space survey (2017), the application falls to be assessed against policy C4: Protection of Open Space and approved the Green Infrastructure SPG Technical Guidance Note (TGN) relating to Protection and Provision of Open Space in New Developments (November 2017). The submission (PDAS) includes an assessment of the loss of open space.

8.8 Policy C4 states that '*development will not be permitted on areas of open space unless:*

- (i) It would not cause or exacerbate a deficiency of open space in accordance with the most recent open space study, and*
- (ii) The open space has no significant functional or amenity value; and*
- (iii) The open space is of no significant quality; or*
- (iv) The developers make satisfactory compensatory provision; and, in all cases;*
- (v) The open space has no significant nature or historic conservation importance.*

8.9 The assessment of the loss of open space against policy C4 is considered below:

Impact on existing local provision of open space (criterion i)

8.10 The TGN clarifies that this criterion is not relevant as it relates to the provision of functional open space, rather than amenity open space.

The functional or amenity value of the open space (criterion ii)

8.11 In terms of assessing functional and amenity value the TGN states:
The characteristics of these open spaces can vary considerably and their particular amenity value may be based on different factors. The basis of assessing the amenity value of an area, whether recreational or amenity open space, will relate to:

a) **Visual Amenity** - For a site to possess visual amenity value, it must be located where the general public can gain significant “visual access”. It must contribute to the visual character and environmental quality of the surrounding area. There will be an objection to proposals which would adversely affect the appearance of open spaces which significantly contribute to the visual appearance of an area.

b) **Leisure Amenity** - Areas of woodland, allotments, ornamental gardens and public rights of way, by definition are not considered suitable for active sports and recreation. However, such amenity open spaces can provide an important informal open space resource for local people and accommodate passive activities such as walking, dog exercise and nature studies. The importance of such areas is heightened if there are limited alternative areas of recreational and amenity open space in the locality or if the areas make a contribution to the city-wide provision of open space. Proposals which would cause unacceptable harm to areas of leisure amenity value will be opposed (para 4.3.4).

- 8.12 The Millennium Garden provides important amenities to assist patient recovery, whilst also providing an outdoor social area for staff and visitors. The part of the garden that falls within the application site includes amenity grass, trees (b and c grade), shrubs, a small gazebo, exercise equipment and benches, but excludes the pond. Whilst not having city-wide or strategic importance that would require ‘special protection’ status noted in para 5.323 of the policy’s written justification, the garden has significant value as one of a few amenity open spaces that remains available to staff, patients and visitors to slow down and relax in an otherwise hectic and stressful environment. The gardens are also significant for their visual amenity value, in providing attractive gardens in an otherwise built up hospital campus, and providing an opportunity for passive leisure activities, such as walking and use of the outdoor gym. The open space proposed to be lost also contains a large number of trees which have their own health benefits in aiding patient recovery, and reducing stress levels, which is critical for both staff and visitors. Parks Services note the importance of the open space for informal recreation and as therapeutic space, as well as its indirect visual amenity benefits when viewed from buildings and wards.
- 8.13 In considering the functional and amenity value of the open space (ii), the Applicant notes the Millennium Garden functions as a social space for staff, visitors and patients and assists in patient recovery, that the garden has significant visual amenity value because of its location and the absence of a similar area on the hospital site, providing opportunities for relaxation, contemplation and an outdoor gym. Whilst having an outdoor gym, it is noted that its function is as a quiet amenity area, rather than a recreational area.
- 8.14 In recognition of the important functional and amenity value of the space and the loss of amenity value resulting from the loss of part of the garden, the Applicant has prepared a Tree Management Plan, and undertaken an Open Space Audit, which has informed a Green Infrastructure Strategy that considers the whole hospital site and proposes opportunities where further planting can take place in the long term. The Applicant is willing to accept conditions to provide an area of enhanced landscaping to the north east of the Millennium Garden to improve the quality of the remaining garden area, which would

include the relocated memorial trees, existing benches and green gym equipment, and a scheme to improve links through to Heath Park through new planting and signage, with further new tree planting beyond the application site, and has provided concept drawings of the same. The newly aligned disabled car park would benefit from new planting, including 10 new trees, and new hedges, shrubs and grass. The Proposed Tree Management Plan notes the proposal would result in the removal of 71 trees, the relocation of 3 trees, **and the provision of 10 new trees within the application site and 26 new trees outside the application site, with further trees to be secured through the discharge of condition 11.** In the design of the buildings, their height and materials, the Applicant has sought to retain a 'green' character and protect the open nature of the gardens as far as possible. As noted above, the canopy walkway would include raised planters with climbing plants to create a green screen, and the proposed sedum green roof and green wall would provide further mitigation. These measures are welcomed and would help mitigate the reduction in amenity value resulting from the loss of part of the Millennium Garden.

The quality of the open space (criterion iii)

- 8.15 In terms of the assessment of quality (iii), the Applicant concludes that overall the quality of the area to be lost is not significant. This assessment is accepted, noting that: the site has been assessed as having moderate ecological value, that the trees to be lost are mostly of low quality and value (42), with the rest considered of moderate quality and value with no high value trees affected, the area to be lost is mostly amenity grass, that the facilities the space offers (benches, pergola and gym equipment) are proposed to be relocated as part of the enhancement works to the NE corner of the Millennium Gardens (to be secured under condition 12), that management and maintenance arrangements of the Millennium Gardens would not change in principle with condition 9 recommended to secure amended Landscape Specification and Maintenance details and that the value of the space is not strategic, but local to the hospital campus. The contribution to local amenity is considered as part of criterion ii.

Compensatory provision for loss of open space (criterion iv)

- 8.16 Similar to criterion i), the TGN clarifies that this criterion does not apply to amenity open space.

Whether the open space has significant nature or historic conservation importance (criterion v)

- 8.17 In terms of the final criterion (v), it is agreed that the open space has no significant nature or historic conservation importance. It has no known historic importance, whilst its ecological value has been assessed as being of moderate ecological value due to the presence of hedgerows, scattered trees and a pond. The pond would not be directly affected by the proposals.
- 8.18 In summary, the proposal would comply with policy C4 on the basis that the part of the garden to be lost is not of significant quality and has no significant nature or historic conservation importance. However, it is acknowledged that the gardens as a whole have significant amenity value and that some of this would

be lost as a result of the development. The development of the Green Infrastructure Strategy for the wider hospital campus and the mitigation measures proposed described above are welcomed and are a material consideration of significant weight, but are not, in themselves, considered to fully compensate for the loss of this important amenity open space, such that the proposal is considered to conflict with policy C4.

(iii) Impact on wildlife and habitats

- 8.19 The site largely consists of grassland, paths, scattered trees and a disabled car park. No part of the site contains or is within a statutory site of nature conservation interest. The site is within close proximity to two Sites of Importance for Nature Conservation, with Cathays Cemetery located around 300m to the east and Heath Wood and pond located 500m to the north of the site. A Preliminary Ecological Appraisal (PEA) was carried which identifies the site as having a moderate ecological value due to the presence of hedgerows, scattered trees and a pond. The pond would not be affected by the proposals and lies outside the red line boundary. No evidence of protected species was found, whilst the trees were not deemed suitable to support roosting bats. An eDNA Survey for Great Crested Newts was carried out in May 2018 which indicates that GCN are highly likely to be absent from the pond and that no further surveys are required. With respect to trees, the PDAS notes the proposal would result in the removal of 71 trees, the retention of 64 trees, 33 new trees and 3 relocated memorial trees within the central green space. The Tree Officer, NRW and the County Ecologist have no objection to the proposals. With respect to the recommendations of the PEA that the County Ecologist requests be conditioned, downward facing lighting is proposed by the Applicant and conditions are recommended to protect nesting birds, to retain as much of the ecological value of the site through appropriate replacement landscaping and to require appropriate landscaping specification and maintenance, including a management prescription for wildflower areas as required by the County Ecologist. Subject to the conditions and mitigation proposed, the proposals would not have a significant adverse effect on habitats and species, and would not cause unacceptable harm to trees of significant public amenity value, in accord with policies EN7 and EN8.

(iv) Placemaking

- 8.20 The development is welcomed in design terms and is considered to accord with national and local design policy and guidance, being of a modern aesthetic, appropriate in terms of scale and layout, with natural external facing materials which complement its location within the Millennium Garden. The proposals have sought to help compensate for the loss of green space through integrating the natural environment into the proposals through the use of a green wall, living green roof, climbing plants on the sides of the covered walkway and timber cladding, in addition to a wider landscaping strategy. The proposals include well defined routes and boundaries that help separate pedestrians, buses and vehicles, and a good standard of lighting and CCTV proposals. Conditions are recommended to require materials specification and samples.

(v) Impact on air quality, noise and vibration, light pollution and contaminated land

8.21 The application is supported by an Air Quality Assessment and the Council's Air Quality Officer has confirmed they have no concerns on grounds of air quality. The Pollution Control (Noise and Air) Team has no objection and has recommended conditions to require details of floodlighting, and to control plant noise and kitchen extraction, and an advisory to control construction site noise. The Applicant has confirmed that no flood lighting is proposed, with lighting designed to achieve an acceptable level of access lighting for vehicle and pedestrian traffic to the car park and bus drop off area. Given this a condition is simply recommended to prevent the installation of floodlighting. They have also confirmed that the coffee shop would only provide hot and cold drinks and snacks, and only requires a duct mounted extract fan, rather than a full canopy supply & extract system, grease filters and deodorising filter. As such, the standard kitchen extraction condition is recommended, but amended to remove the specific reference to a de-odorising filter to allow for future consideration of its need. The Applicant has also advised that an air handling unit serving the hub building is proposed, to be housed internally. A condition is, therefore, recommended to require details of this to be submitted for approval and necessitates the recommendation of the plant noise condition advised by Pollution Control. The development is not considered to cause or result in unacceptable harm as a result of air quality, noise and contaminated land, taking into consideration the recommended conditions and comments from Pollution Control, in accordance with policy EN13.

(vi) Whether the proposal would make satisfactory provision for access, parking and circulation

8.22 The proposed development seeks to provide improved facilities for public transport users and cyclists, whilst also taking the opportunity to improve the flow of traffic by removing the need for a traffic light controlled pedestrian crossing to the main multi-storey car park through a new covered link facility. The proposals would also improve the existing disabled car parking facility, bringing the spaces up to building regulation standards, improving the layout through the removal of congestion-causing 'dead ends' and providing a safe east west route for pedestrians (the Central Pedestrian Walkway). **The 1.2 m wide safety zone provided as part of the disabled car parking spaces is considered to provide an acceptable level of visibility for pedestrians using the Central Pedestrian Walkway, including wheelchair users and those pushing buggies etc.**

8.23 These proposals would help promote highway and pedestrian safety, and reduce congestion, particularly along the main route to A&E. Whilst the reconfiguration of the disabled car park would result in the loss of 9 spaces, this loss is considered to be outweighed by the benefits arising from the reconfigured layout. The Transport Statement also predicts that the proposals could reduce daytime demand for staff and visitor parking by around 270 car parking spaces, reducing congestion in the area, and this is welcomed.

8.24 The Operational Manager Highways & Transportation advise that they are fully supportive of the proposed amendments to the disabled car parking, the bus hub and the provision of additional cycle parking space and cyclist facilities on the site of the University Hospital of Wales (UHW). The provision of a local bus

interchange (hub) is seen as an important element supporting the council's stated approach of achieving the modal shift required to facilitate a wider 50/50 split between car borne and alternatives modes of transport. The UHW hub will provide the opportunity to improve bus links with the existing Cardiff East P&R and the proposed local bus interchange at Waun Gron (to the west of the city). The provision of improved cycle facilities for staff at the UHW will also support the increased use of cycling as a means of commuting to work for NHS staff and students working at the hospital. Conditions are recommended to request an updated Travel Plan based on an up to date staff survey, a signing strategy, to require details of the proposed dismount cycle facility at the entrance to the canopy and details to ensure that pedestrians cannot walk south from the proposed new crossing onto the roundabout, to ensure appropriately designed tactile pavement and to require a Construction Environmental Management Plan.

- 8.25 Overall, the provision of improved public and sustainable transport infrastructure at a major employment and visitor site will contribute towards the 50:50 modal split target set out in policy KP8, improve facilities for cycling in line with policy T1, support interchange and provide high quality passenger facilities in line with policy T3, provide safe and convenient provision for pedestrians, cyclists, pedestrians, bus users and disabled people in line with policy T5, whilst the overall works will assist in improving traffic flow around the site, in line with policy T6. The proposed development is warmly welcomed in public transport and highway terms.

(vii) Water Resources, Drainage and Flood Risk

- 8.26 The current mechanism for surface water disposal from the site is a combination of positive drainage to the on-site private surface water drainage system for the impermeable areas, and gradual soakage to ground for the soft landscaped areas. The proposal would increase the impermeable area of the site and in turn the volume of surface water run-off. The drainage strategy notes that initial investigations have confirmed that discharge to ground is not a viable means of disposal for the development due to the underlying strata and lack of infiltration. It is therefore proposed to collect surface water from impermeable areas and convey it via a series of gravity drains to a new connection onto an existing surface water drain within the existing car park. Attenuation storage is to be provided beneath the surface level car park to attenuate/store the additional volume of run-off during peak storm events. Foul flows from the proposed development would be connected to the dedicated private foul water drain that crosses the existing surface level parking area. Drainage Services and DCWW have no objection to the proposals, subject to the recommended condition to require a drainage scheme to be submitted for approval.

(viii) Crime and Disorder Act 1998

- 8.27 Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. The canopy, hub building and bridge link would

be well lit and are proposed to be used 24 hrs a day, providing a direct link into the hospital at all hours. The canopy will be permeable with hit and miss timber boards, vertical cladding and the soft vertical planting. CCTV would be installed in and around the site. The lifts would have an operational alarm system in the event of an emergency and would be connected to the main hospital network. The shutter entrance doors to the stair and lift core would remain open at all times, and only closed as a security measure if needed. With respect to the recommendations provided by SWP, it is noted that: the scheme has been designed to provide physical separation and protection between vehicles and pedestrians, lighting and CCTV details are proposed, the building and site layout has been designed to maximise surveillance and bin storage areas are to be secure. Taking into consideration the above, it is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

(ix) Equality Act 2010

- 8.28 The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application.
- 8.29 The Applicant has undertaken an Equality Impact Assessment and prepared an Access Action Plan with support from the Council's Access Officer. The Action Plan notes that a number of measures are proposed to improve access for all users, including: clear marking of areas for cyclists to dismount and routes to the bike storage area, reduction in potential areas of conflict between pedestrians and cyclists, the provision of a controlled crossing to the west, the provision of a canopy in the waiting area to reduce the potential for slipping due to adverse weather, the provision of tactile paving surface for bus embarkation and disembarkation, the bringing up to standard of the disabled car park including new crossing through the car park, the provision of a new lift and stairs for all users to access the new pedestrian footbridge, the provision of pedestrian safety barriers to minimise conflict, the positioning of the stair/lift tower to ensure access to the social club and pool is unaffected, and the removal of the pedestrian crossing and bus stop and re-routing of pedestrian traffic to level 2 of the car park in the interests of highway and pedestrian safety.
- 8.30 These measures are welcomed. It is considered that the proposed development does not have any significant negative implications for, or effect on, persons who share a protected characteristic, and should have a positive impact on persons who share a protected characteristic. The proposal is centrally located, immediately adjacent to the hospital main entrance to encourage use by the widest range of users, with immediate covered connections provided to the main disabled car park and multi storey car park. The canopy and bridge link provides a suitable means for people to travel around the site and avoid having to cross a busy road to access facilities. The hub facility has been inclusively designed to enhance opportunities for independent travel for a wide range of disabled people and should help increase user confidence and make users feel safer. The removal of the

pedestrian crossing and bus stop and re-routing of pedestrian traffic to level 2 of the car park help will promote highway and pedestrian safety, and reduce congestion. There are no disabled parking spaces in the multi-storey car park and existing height restrictions to the car park prevent transit vans from accessing the car park, such that there would not be an unacceptable impact on users of disabled car parking from the overhead link.

(x) Well-Being of Future Generations Act 2016

- 8.31 Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision. An assessment is set out on p.80 of the PDAS and this is considered acceptable.

(xi) The Environment (Wales) Act 2016

- 8.32 The Environment (Wales) Act 2016 enshrines in law principles and policies for managing natural resources in a sustainable way. Amongst other things, it introduces a new biodiversity duty on public authorities to seek to maintain and enhance biodiversity when exercising their functions, and in so doing to promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions. This duty and the resilience of ecosystems have been considered and discharged in the evaluation of this outline application, and has taken into consideration the following aspects of ecosystems - diversity, connections between and within ecosystems, scale, condition and adaptability. The mitigation measures sought in respect of green infrastructure, habitat connectivity, habitat compensation and protection of species are aimed at delivering the Biodiversity and Resilience of Ecosystems Duty (BRED).

(xii) Response to third party and other objections

- 8.33 No objections have been received at the time of writing this report. The support from the Local Ward Member is noted and welcomed.

9. CONCLUSION

- 9.1 The assessment, within this report, of the loss open space acknowledges that the Millennium Gardens as a whole have significant amenity value and that some of this value would be lost as a result of the development. Whilst the development of the Green Infrastructure Strategy for the wider hospital campus and the mitigation measures proposed are welcomed, demonstrate the Applicant's commitment to green infrastructure and its enhancement and are a material consideration of significant weight, they are not, in themselves, considered to fully compensate for the loss of this important amenity open space, such that the proposal is considered to conflict with policy C4. Whilst the open space to be lost is only 0.3ha and does not have city wide status or strategic importance that would warrant the 'special protection' status noted in

para 5.323 of the policy's written justification, the garden, nevertheless, has significant value as one of a few amenity open spaces that remains available to staff, patients and visitors to slow down and relax in, in an otherwise hectic and stressful environment.

- 9.2 In weighing up the impacts, whilst the development would result in a loss of 0.3ha of open space of significant amenity value to the users of the hospital campus, the wider sustainable transport benefits of the scheme are, in this instance, considered to outweigh the loss of open space. In coming to this conclusion, it is noted that the sustainable transport hub facility would provide a much needed local bus interchange that is integral to the Councils transport strategy both at a local and city-wide level, would support and encourage healthy and sustainable forms of transport -thus having preventative health benefits that would serve a greater number of people, would help reduce parking pressure in the local area, and would help reduce congestion on the campus and improve the separation of buses, cars and pedestrians to the benefit of highway safety. Fundamentally, whilst both have health benefits, the loss of the open space would be felt at a local campus level, whereas the benefits of the transport hub would be wider and experienced at both a local and strategic level, benefitting greater numbers. It is noted that the application proposes significant compensation measures to mitigate the effects of the loss of open space and impact on green infrastructure, including the development of a long term Green Infrastructure Strategy, a scheme for the enhancement of the existing Millennium Garden, a scheme for improvement of links to Heath Park and replacement tree planting beyond the Millennium Garden (to be secured by condition). It is also a significant material consideration that the nature of the hub proposals are such that there are no alternative site options for the proposed development, given the design requirement for the sustainable transport hub to be centrally located, immediately adjacent to the hospital main entrance to encourage use by the widest range of users.
- 9.3 Taking the above into consideration, it is recommended that planning permission be granted, subject to the recommended conditions.



Red Line Boundary
Site Area = 8,543 m²

Ownership boundary

Key

- Pergola
- Fenced Area - Contains power
- Noah's Ark Charity Well
- Fixed Monument
- Seating Area
- Fruit & Veg Stall

CAV Clean and Green

CAV Creating Green Ambitions

GIG CYMRU NHS WALES

Bwrdd Iechyd Prifysgol Caerdydd a'r Fro
Cardiff and Vale University Health Board

STATUS	REV	DATE	DESCRIPTION	REVISED BY	FR
PL	PL3	27/07/18	Planning Submission		
S1	P41	06/07/18	Issued to RVW for Information		
PL	PL1	11/04/18	Pre Application Issue		
SO	P11	21/11/17	Pre Application Issue		
SO	P10	15/11/17	Issued to design team		
SO	P7	23/10/17	DRAWINGS REQUESTED BY NICOLA @ GLEEDS FOR BUILDING CONTROL CONSULTANT		
SO	P6	29/09/17	Stage 2 WIP Issue		

CLIENT
Cardiff and Vale University Health Board

CONSULTANT
STRIDE TREGLOWN
www.stridetreglown.com

PROJECT
UHW Sustainable Transport Hub

DRAWING TITLE
Existing Site Plan

18/01/20

SUITABILITY STATUS
PL: PLANNING

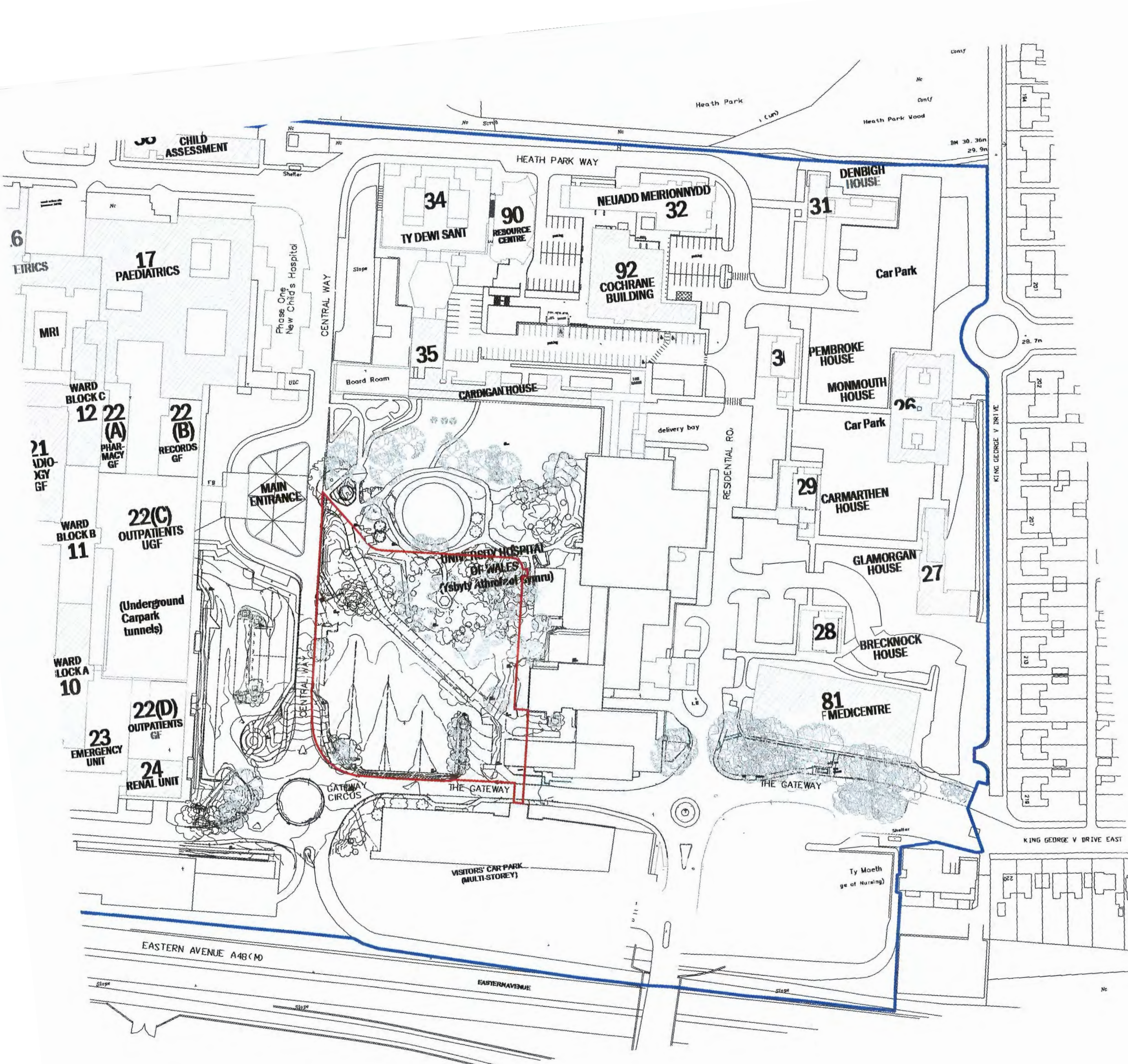
PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | CLASSIFICATION | NUMBER
HUB-STL-XX-00-DR-A-XXXX-09002

AVENUE A48(M)

STERN AVENUE

Slope

Slope



Red Line Boundary
Site Area = 8,543 m²

Ownership boundary

Site Location Plan
1:1250



PL	PL1	27/07/14	Planning Submission
SO	P11	15/04/15	Pre Application Issue
SO	P10	15/11/17	Pre Application Issue
SO	PT	23/10/17	Issued to design team
SO	PT	23/10/17	DRAWINGS REQUESTED BY NICOLA @ GLEDS FOR BUILDING CONTROL CONSULTANT
SO	PT	23/08/17	Stage 2 WIP Issue
SO	PT	07/08/17	Pre Stage 2 Issue

STATUS	REV	DATE	DESCRIPTION	REVISION BY
				FM

CLIENT: Cardiff and Vale University Health Board
CHECKED BY: SB/JE
OBSERVATOR NO: 151101

CONSULTANT: **STRIDE TREGLOWN**
PROJECT: UHW Sustainable Transport Hub

DRAWING TITLE: Site Location Plan

SUITABILITY STATUS: PL: PLANNING	As indicated
PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE CLASSIFICATION NUMBER	
HUB-STL-XX-00-DR-A-XXXX-09001	



Key

- Red Line Boundary
Site Area = 8,543 m²
- Ownership Boundary
- - - Proposed Railings 1100mm High
- Proposed Box Junction Floor Markings, Placement and configuration TBC
- Controlled Crossing Figures, Location indicative only and to be confirmed by specialist
- Existing Pergola to be relocated to this location
- Existing retained trees
- Proposed trees
- Relocated memorial trees
- Fenced Area - Contains power Pergola
- Noah's Ark Charity Well
- Fixed Monument
- Seating Area
- Fruit & Veg Stall

NOTE:
Refer to Landscape
All Tree Position TBC by Landscape Architect
ALL DIMENSIONS TO BE CHECKED ON SITE

STATUS	REV	DATE	DESCRIPTION	REVISED BY
PL	PL5	15/10/18	Tower position adjusted to address consultant feedback	FM
S2	P61	09/10/18	Issued to RVW for information	FM
S2	P47	15/08/18	Dimensions added to site plan for QS Pricing	FM
PL	PL3	27/07/18	Planning Submission	KW
S1	P43	24/07/18	Issued to Design Team for information	KW
S2	P42	19/07/18	Issued to ADL Traffic for information	KW
S1	P38	19/06/18	Updated Site Plan to Client Comments	KW
PL	PL3	13/06/18	Red Line and Cycle Route updated	KW
PL	PL2	08/06/18	Updated red line boundary	KW
PL	PL1	11/04/18	Pre Application Issue	KW
SO	P31	20/03/18	Issued for Pre Application Information	KW
SO	P27	08/03/18	Issued to DRACS for information	KW
SO	P20	06/02/18	Issued to DRACS for information	KW
SO	P11	21/11/17	Pre Application Issue	KW

CLIENT
Cardiff and Vale University Health Board

ORIGINATOR NO
151101

CONSULTANT
STRIDE TREGLOWN
www.stride-treglow.com

PROJECT
UHW Sustainable Transport Hub

AMENDED PLAN ①
CARDIFF COUNTY COUNCIL
STRATEGIC PLANNING
& ENVIRONMENT

DRAWING TITLE
Proposed Full Site Plan

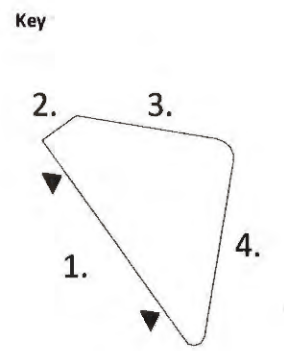
DATE
18/10/18

SUITABILITY STATUS
PL: PLANNING

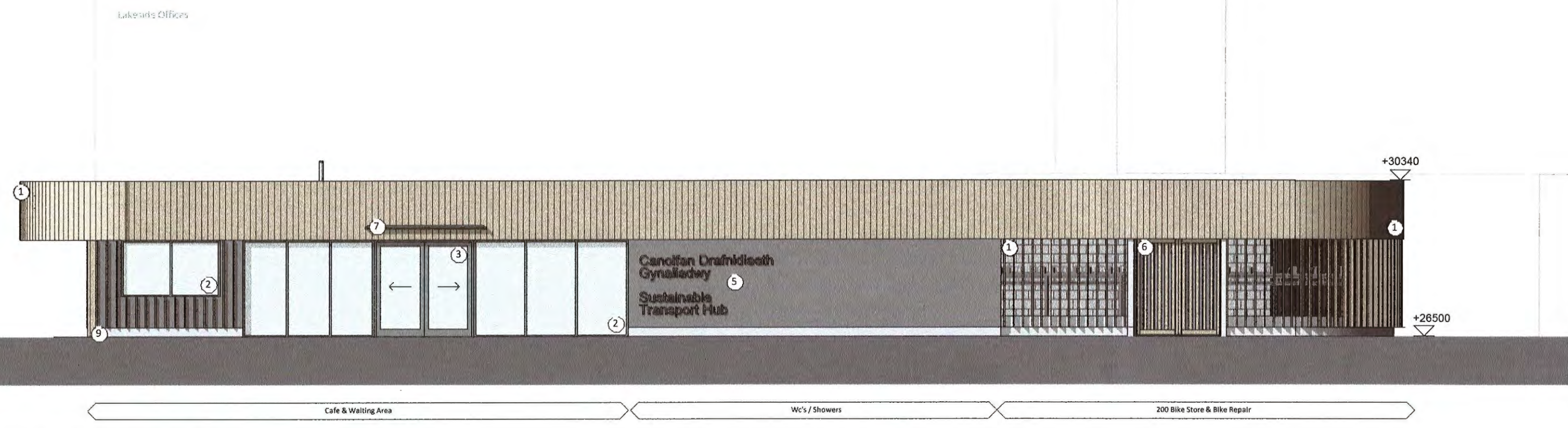
As indicated

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | CLASSIFICATION |
HUB-STL-XX-00-DR-A-XXXX-09003

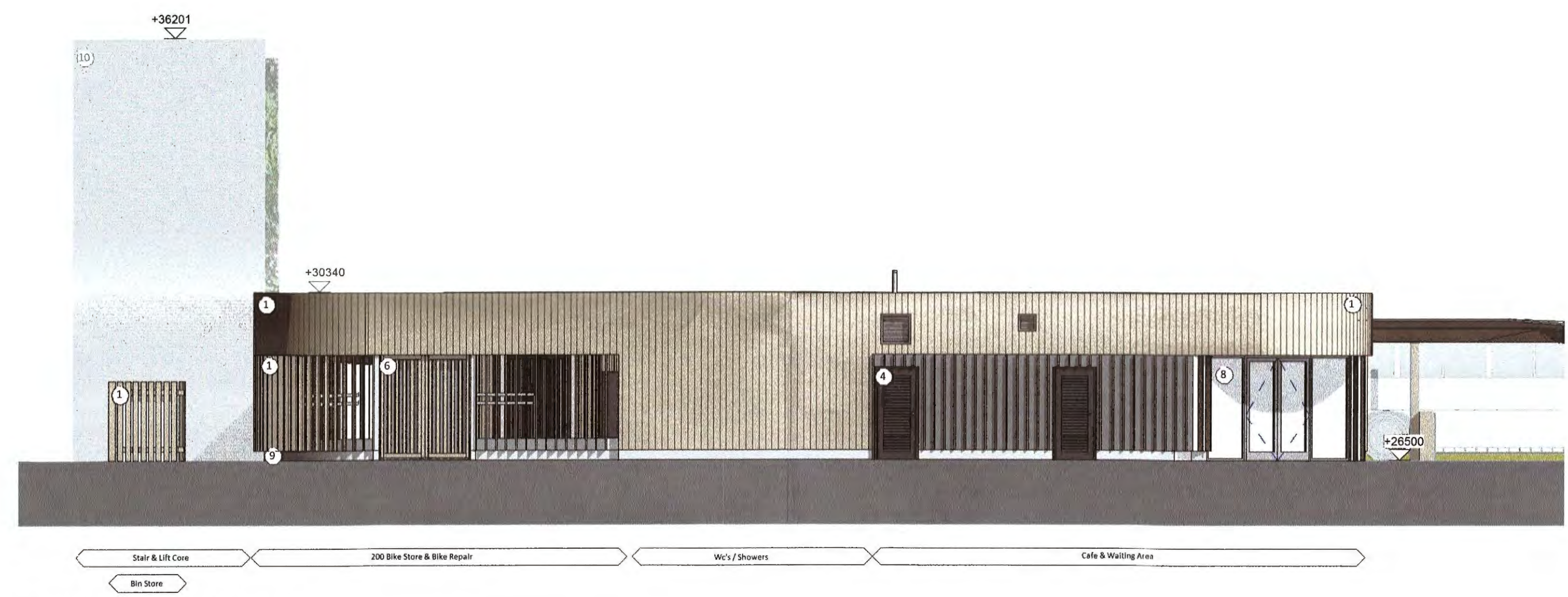
Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.



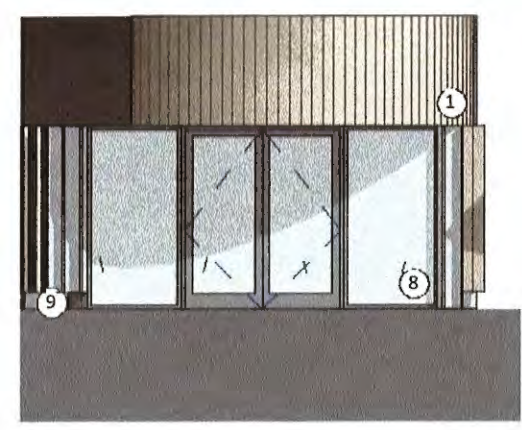
- Building Material Key**
- ① Larch Timber Cladding
 - ② Glazed Windows
 - ③ Glazed Sliding Door
 - ④ Louvered Plant Door
 - ⑤ Aluminium Signage TBC. Building Name TBC. On render colour TBC
 - ⑥ Timber Door to Match Cladding
 - ⑦ Glazed Link Between Hub & Canopy
 - ⑧ Glazed Double Doors & Windows
 - ⑨ Concrete Plinth
 - ⑩ Grey Engineering Brick



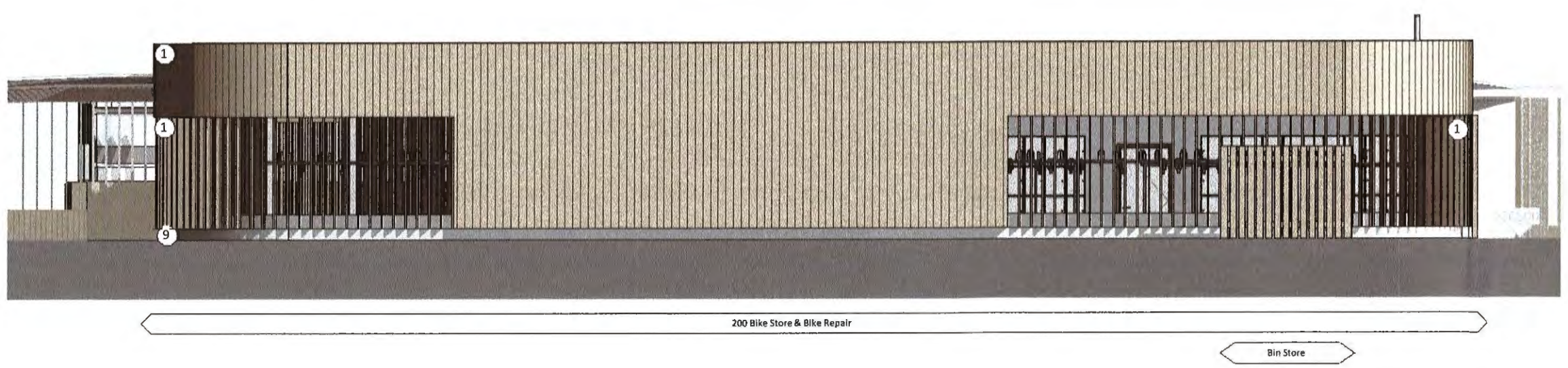
1. Elevation - Access to Cafe, Waiting Area & Bike Store



3. North Side Elevation - Overlooking Lake
1 : 100



2. Cafe Doors
1 : 100



4. East Side Elevation
1 : 100



STATUS	REV	DATE	DESCRIPTION
PL	PL3	27/07/18	Planning Submission
PL	PL2	12/04/18	Pre Application Issue
SO	P15	23/01/18	Update for viewing at meeting with Bus Companies
SO	P11	21/11/17	Pre Application Issue
SO	P10	15/11/17	Issued to design team

CLIENT: Cardiff and Vale University Health Board
 REVISIONS: FM
 CHECKED BY: KW
 ORIGINATOR NO: 151101

CONSULTANT: **STRIDE TREGLOWN**
 PROJECT: UHW Sustainable Transport Hub

DRAWING TITLE: Proposed Hub Building Elevations

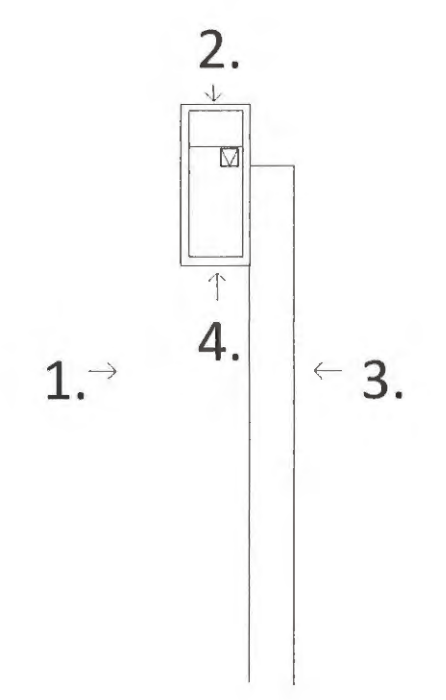
SUITABILITY STATUS	SCALE
PL : PLANNING	As indicated @ A2
PROJECT ORIGINATOR ZONE LEVEL TYPE ROLE CLASSIFICATION NUMBER	REVISION
HUB-STL-XX-DR-A-XXXX-02001	PL3

18-07-2018

Responsibility is not accepted for errors made by others in scaling from this drawing.
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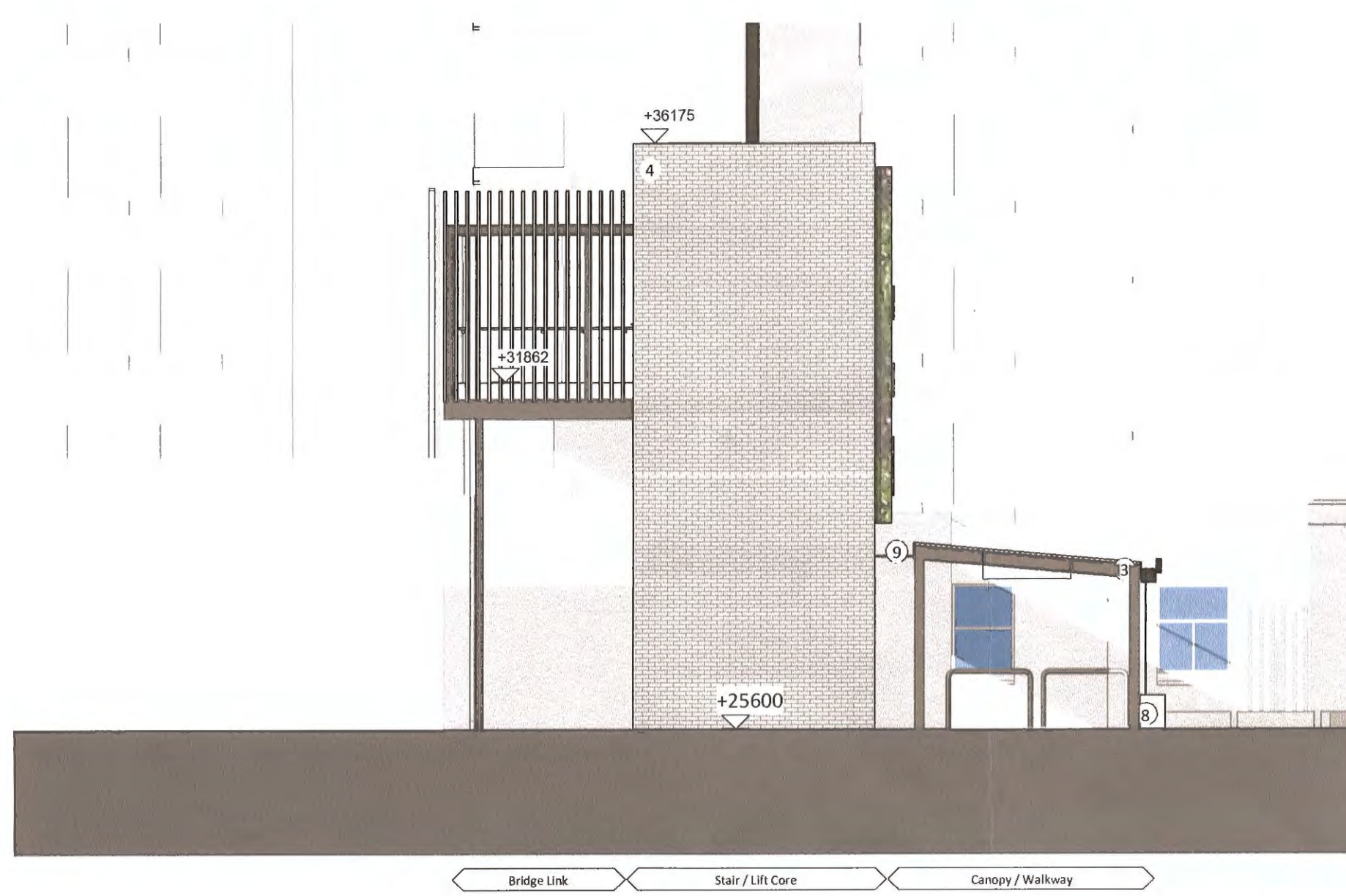
Key



- Building Material Key**
- ① Green Wall
 - ② Aluminium Signage & Name TBC
 - ③ Canopy Walkway with Metal Deck Roof. Colour TBC
 - ④ Grey Engineering Brick. Colour TBC
 - ⑤ Entrance Shutter
 - ⑥ Bridge Link - Larch Timber Fins 100 x 50mm
 - ⑦ Existing Multi Storey Car Park
 - ⑧ Planter Barriers With Intermittant Timber and Wire Planting
 - ⑨ Glazed Canopy Link
 - ⑩ Hopper and Rainwater Downpipe



1. Front Elevation - Bridge Link & Stair/Lift Core
1 : 100



2. Side Elevation Towards MSCP - Bridge Link & Stair/Lift Core
1 : 100

STATUS	REV	DATE	DESCRIPTION
PL	PL5	15/10/18	Tower position adjusted to consultee feedback
PL	PL3	27/07/18	Planning Submission
PL	PL1	11/04/18	Pre Application Issue

CLIENT	REVISOR
Cardiff & Vale University Health Board	FM
CHECKED BY	KW
ORIGINATOR N/O	151101

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PROJECT
UHW Sustainable Transport Hub

AMENDED PL
CARDIFF COUNTY COUNCIL
STRATEGIC PLANNING
& ENVIRONMENT
DATE 18/10/18

DRAWING TITLE
Proposed Bridge link and Stair/Lift Core Elevations 1 of 2

SUITABILITY STATUS
PL : PLANNING

SCALE
As indicated @ A1

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | CLASSIFICATION | REVISION
HUB-STL-XX-ZZ-DR-A-XXXX-02003 | PL5

Pond



Ground Floor GA
1 : 100



PL	PL3	27/07/18	Planning Submission
PL	PL1	11/04/18	Pre Application Issue
SD	P31	20/03/18	Issue for Pre Application Information
SD	P17	24/01/18	Updated floor plan - Coffee Shop flipped and doors/windows introduced overlooking lake
SD	P15	23/01/18	Update for viewing at meeting with Bus Companies
SD	P11	21/11/17	Pre Application Issue
SD	P10	15/11/17	Issued to design team
SD	P6	11/10/17	Stage 2 WIP Issue
SD	P1	26.07.17	FIRST ISSUE

STATUS	REV	DATE	DESCRIPTION	REVISED BY
CLIENT				FM
Cardiff and Vale University Health Board				CHECKED BY
				KW
				ORIGINATOR NO
				151101

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PROJECT
UHW Sustainable Transport Hub

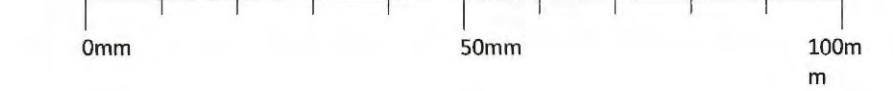
DRAWING TITLE
Proposed Ground Floor Hub Building (Bike Store & Cafe)

SUITABILITY STATUS
PL : PLANNING

SCALE
1 : 100 @ A1

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | CLASSIFICATION | NUMBER | REVISION
HUB-STL-XX-00-DR-A-XXXX-01001 | PL3

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.



- General Notes:**
- Do not scale from this drawing, use figure dimensions only.
 - This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings and the Specification.
 - All dimensions should be checked on site, prior to starting work on site.
 - Contact utility companies for location of services. Check precise location before undertaking any works on site.
 - Foundations, footings and haunching to be to engineers specification.
 - For drainage details and specification, refer to engineers drawings.
 - All manholes within paving areas to be recessed. For Manhole cover specification, refer to Engineers schedules.
 - For External lighting layout and specification, refer to M&E drawings.
 - Any ecology works to be completed in co-ordination with a qualified Ecologist.
 - All soil is subject to detailed testing and analysis and will be in accordance with the soft landscape specifications.
 - All treatment of softwork areas to comply to BS4428 Code of Practice for general landscape operations.

Paving and Edging

- Bound gravel paving
- Wet pour surfacing
- Stepping stones (concrete block paving in grassed area)

Furniture

- Relocated benches
- New benches

Soft Landscaping

- Existing retained trees
- Proposed trees
- Relocated memorial trees
- New shrub planting
- New grassed areas
- New hedgerows
- Existing planting to be retained



STATUS	REV	DATE	DESCRIPTION
S1	P67	24/10/18	Tree locations demonstrated within easement
PL	PL5	15/10/18	Trees relocated outside DCWW easement
D2	P53	31/08/18	Issue for Tender
PL	PL3	27/07/18	Planning Submission

CLIENT	REVISOR
Cardiff and Vale University Health Board	MN
CHECKED BY	CS
ORIGINATOR NO	151101

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PROJECT
UHW Sustainable Transport Hub
CARDIFF COUNTY COUNCIL
STRATEGIC PLANNING & ENVIRONMENT
DATE: 29/10/18

DRAWING TITLE
Proposed Landscape Layout (inc. site wide tree planting)

SUITABILITY STATUS	SCALE
S1 : SUITABLE FOR CO-	As indicated @ A1
PROJECT IDENTIFICATION	REVISION
HUB-STL-XX-00-DR-L-XXXX-91003	P67



COMMITTEE DATE: 19/12/2018

APPLICATION No. **18/02428/MNR** APPLICATION DATE: 18/10/2018

ED: **WHITCHURCH/TONGWYNLAIS**

APP: TYPE: Full Planning Permission

APPLICANT: Mr Davies

LOCATION: 1 WESTBOURNE CRESCENT, WHITCHURCH, CARDIFF, CF14 2BL

PROPOSAL: DEMOLITION OF EXISTING DOUBLE GARAGE, CONSERVATORY, POOL HOUSE AND PART OF A TWO STOREY EXTENSION OF NO1 WESTBOURNE CRESCENT AND CONSTRUCTION OF A NEW DWELLING AND REPLACEMENT GARAGE

RECOMMENDATION: That planning permission be **REFUSED** for the following reasons :

1. The development would result in a significant reduction in the width of the gap between numbers 1 and 3 Westbourne Crescent and would appear cramped and unsympathetic to the prevailing pattern of development in the area, to the detriment of the character and appearance of the Church Road Conservation Area and contrary to policies KP5 and EN9 of the Cardiff Local Development Plan.
2. No evidence has been provided to demonstrate that the proposed development would not have an unacceptable impact on trees of significant amenity value. The proposal is, therefore, contrary to policy EN8 of the Cardiff Local Development Plan.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks full planning permission for the demolition of a conservatory, "pool house", double garage and part of a two storey extension at an existing detached dwelling and the erection of a three storey, 5 bedroom house in place of the demolished structures along with a replacement double garage to the southern boundary of the existing house. The boundary wall to the front of the property will also be replaced and the piers relocated to provide a wider access.
- 1.2 The house will be located immediately adjacent to the rear/side of 1 Westbourne Crescent, on the same building line and with a gap of approximately 2m between the properties. There will be no windows in the elevation facing the existing house. A 14m long garden will be provided at the rear and a space measuring 6m x 13m will be used for off-street car parking at the front of the site, with the existing vehicular access being widened from 3m to 5m and slightly repositioned.

- 1.3 To replace the demolished double garage, a new 6m x 6m single storey double garage will be constructed within the remaining garden to the front (southern side) of 1 Westbourne Crescent, close to the southern boundary and utilising an existing vehicular access.

2. **DESCRIPTION OF SITE**

- 2.1 The application site lies within the Church Road Conservation Area and comprises land to the rear/side of 1 Westbourne Crescent, a large detached two storey Edwardian house set within spacious grounds, which has its primary elevations facing south and west rather than towards the highway. The site of the proposed new dwelling is currently occupied by a two storey extension with attached double garage (added in the late 1990s) and rear conservatory, and a detached single storey outbuilding used in association with the outdoor swimming pool located to the south west of the house. The area also contains a patio and small garden with ancillary structures.
- 2.2 The site is screened from the west by the mature trees and shrubs on the embankment above Ty Mawr Road and there is a tall laurel hedge on the boundary between 1 and 3 Westbourne Crescent. The boundary to Westbourne Crescent is formed by the original tall brick wall, with gate piers either side of a driveway entrance, and there is a large mature street tree adjacent.
- 2.3 To the north of the site is 3 Westbourne Crescent, a large detached early 20th-century house with a distinctive corner turret, located around 3.5m from the boundary with no.1.

3. **SITE HISTORY**

- 3.1 18/02429/MNR – demolition of existing double garage and part of a two storey extension of no1 Westbourne Crescent and construction of new dwelling (Conservation Area Consent application)
- 3.2 04/02169/W – Conservatory infill to kitchen patio.
- 3.3 97/00959/N – Proposed new garage, dining room and bedroom extension.

4. **POLICY FRAMEWORK**

- 4.1 *Cardiff Local Development Plan 2006-2021:*

KP5 (Good Quality and Sustainable Design);
KP13 (Responding to Evidenced Social Needs);
KP16 (Green Infrastructure);
KP17 (Built Heritage);
EN8 (Trees, Woodlands and Hedgerows);
EN9 (Conservation of the Historic Environment);
EN10 (Water Sensitive Design);

T5 (Managing Transport Impacts);
C3 (Community Safety/Creating Safe Environments);
W2 (Provision for Waste Management Facilities in Development).

4.2 *Supplementary Planning Guidance:*

Waste Collection and Storage Facilities (October 2016); Cardiff Infill Sites (November 2017); Green Infrastructure (November 2017); Managing Transportation Impacts (Incorporating Parking Standards) (2018).

4.3 *Conservation Area Appraisal: Church Road Whitchurch* (2006).

4.4 *Planning Policy Wales (Edition 10 – Dec. 2018):*

2.21 Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle.

3.3 Good design is fundamental to creating sustainable places where people want to live, work and socialise. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area.

3.4 Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales.

3.6 Development proposals must address the issues of inclusivity and accessibility for all.

3.9 The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.

3.10 In areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness. In those areas, the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important.

3.11 Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take.

4.1.9 The planning system has a key role to play in reducing the need to travel and supporting sustainable transport, by facilitating developments which:

- are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car;
- are designed in a way which integrates them with existing land uses and neighbourhoods; and
- make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.

4.1.34 New development must provide appropriate levels of secure, integrated, convenient and accessible cycle parking and changing facilities. As well as

providing cycle parking near destinations, consideration must also be given to where people will leave their bike at home.

4.1.39 To encourage the use of Ultra Low Emission Vehicles (ULEVs), the planning system should encourage and support the provision of ULEV charging points as part of new development.

4.1.52 Planning authorities must require good standards of car parking design, which do not allow vehicles to dominate the street or inconvenience people walking and cycling. Car parking should be overlooked by surrounding properties, to provide natural surveillance.

4.1.53 Parking standards should be applied flexibly and allow for the provision of lower levels of parking and the creation of high quality places.

4.2.22 Planning authorities will need to ensure that in development plans and through the development management process they make the most efficient use of land and buildings in their areas. Higher densities must be encouraged on sites in town centres and other sites which have good walking, cycling and public transport links.

4.2.23 Infill and windfall sites can make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes.

5.8.3 Sustainable building design principles should be integral to the design of new development. Development proposals should:

- mitigate the causes of climate change, by minimising carbon and other greenhouse gas emissions associated with the development's location, design, construction, use and eventual demolition; and
- include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change.

5.12.5 Development proposals should incorporate design features and materials which enable flexibility and adaptability throughout the design life of a building and which enable re-use upon deconstruction.

5.12.9 Adequate facilities and space for the collection, composting and recycling of waste materials should be incorporated into the design and, where appropriate, layout of any development as well as waste prevention measures at the design, construction and demolition stage.

6.1.5 The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations.

6.1.6 The Welsh Government's specific objectives for the historic environment seek to:

- protect the Outstanding Universal Value of the World Heritage Sites;
- conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;
- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;
- preserve the special interest of sites on the register of historic parks and gardens; and
- protect areas on the register of historic landscapes in Wales.

6.1.7 It is important that the planning system looks to protect, conserve and

enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

6.1.9 Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.

6.1.14 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised.

6.1.15 There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.

6.1.16 Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.

6.2.5 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design.

6.4.25 Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function. Where woodland or trees are removed as part of a proposed scheme, developers will be expected to provide compensatory planting.

6.6.19 Development proposals should incorporate design for surface water management, based on principles which work with nature to facilitate the natural functioning of the water cycle.

4.5 *Technical Advice Note 12 - Design (March 2016)*

4.6 *Technical Advice Note 24 – The Historic Environment (May 2017)*

5. **INTERNAL CONSULTEE RESPONSES**

5.1 *Drainage:* Recommend deferring the application until full drainage details are submitted or imposing a condition requiring the approval of a scheme for the disposal of surface water including an assessment of the potential disposal of surface water via sustainable means.

5.2 *Waste Strategy & Minimisation Officer:* The plans do not show the intended storage site of the bins, however providing the bins are stored in the rear amenity area this will be suitable. The property will require the following for recycling and waste collections: 1 x 140 litre black bin for general waste; 1 x

240 litre green bin for garden waste; 1 x 25 litre kerbside caddy for food waste; green bags for mixed recycling (equivalent to 140 litres), the storage of which must be sensitively integrated into the design. The kitchen should be designed to allow the separation of waste into three waste streams; general, recycling and food waste, in order to encourage correct disposal.

6. **EXTERNAL CONSULTEES RESPONSES**

None.

7. **REPRESENTATIONS**

7.1 The application has been advertised by press notice, site notice and neighbour notification. 27 individual objections have been received. The grounds for objection are summarised as :

- 1) The proposed development would not enhance the street or the conservation area in terms of its scale, design and location;
- 2) The frontage parking spaces are out of character with the area;
- 3) The solar panels on the roof will be visible from the road and would not be appropriate to the character of the area;
- 4) The proposed house has Velux roof windows which have previously been considered by the Council to be unacceptable elsewhere in the conservation area;
- 5) There is not enough off street parking and storage provision for a house of this size;
- 6) Existing garden space will be lost;
- 7) The development will be detrimental to the setting of the existing house, which is arguably one of the best surviving examples of this style of house in the area;
- 8) The development will be detrimental to the setting of the adjacent house, obscuring its characteristic corner turret;
- 9) The development cannot be justified by referring to other inappropriate development which has occurred in the street as this was carried out before the area was designated as a conservation area;
- 10) There will be an adverse impact on light to number 3 Westbourne Crescent. The south facing side of the house will be overshadowed. Light and sunlight are important for health and particularly important for the resident of no. 3 who is suffering sight loss;
- 11) There will be an adverse impact on privacy to number 3. The existing tall boundary hedge would be unlikely to survive the construction of the proposed house and would not protect residents from overlooking from windows in the side of the new dwelling.
- 12) There would be road safety implications – cars would have to reverse out of the proposed parking area and the site is close to a sharp bend where there have been many near misses. Construction vehicles would also have to park on the street, increasing the danger;
- 13) Allowing this development would make No. 1 Westbourne Crescent unsaleable as a prestigious family home, leaving it open to further unsuitable development, and would set a precedent for other inappropriate development elsewhere within the conservation area;

7.2 Many objectors also draw attention to the fact that the applicant and agent are both Councillors who probably have contacts within the council and the planning department and express concern regarding possible bias in the decision-making process.

8. **ANALYSIS**

8.1 The main consideration with regard to this application is the impact on the character and appearance of the conservation area.

8.2 Westbourne Crescent is characterised by the presence of large detached and semi-detached properties set within generous and well landscaped plots. The Church Road Conservation Area Appraisal states that;

'The quality of the area becomes apparent from plot and house size and the exuberance of building style. Most of the houses in the area are detached or semi-detached, with detached houses being sited on the most prestigious roads. The variety in building decoration and the framing of buildings by gardens and mature landscaping marks this area out from its surroundings.'
(Para 3.1, p.7)

8.3 The existing dwelling on the application site is a large detached property set within sizeable grounds. The east elevation of the house fronting Westbourne Crescent is secondary to the south facing the garden and beyond, which is unusual within the conservation area; however the side elevation is sufficiently detailed to ensure that it contributes positively to the street scene. The dwelling is screened by two mature street trees and landscaping within the plot.

8.4 A limited amount of infill development has taken place within this conservation area, particularly along Westbourne Crescent, and therefore the street has retained its strong character and still has a clear urban grain. In terms of advice relating to new development, the conservation area appraisal states that;

The footprint of new buildings should fit into the urban context of the area, and wherever possible, relate to the existing 'grain', the use of materials generally matching in appearance or complementary to those described in the appraisal is important, as is ensuring that materials, detailing and finishes are all of high quality. Within these criteria, new development should aim to achieve creative design solutions, whether contemporary or traditional in style. The character and context described in this appraisal can be expressed in:

- *The use of a common building line, plot size and subdivision*
- *The strengthening and maintenance of existing vertical and horizontal building rhythms.*
- *Adjacent building heights, roofs and cornice lines.*
- *Respecting significant views in and out of the conservation area and along its principal roads*
- *The use of local building materials.*
- *The retention and strengthening of existing boundary walls.'*

- 8.5 The Supplementary Planning Guidance “Infill Sites” states that;
Infill development needs to be sensitive to its context. It is important that in residential areas where there is a clear existing pattern and form of development, that new buildings, landscaping and boundary treatments (e.g. gates, railings, walls and hedges) complement the character of the surroundings. A thorough understanding of detailing in the street scene which contributes to the form and character of the area needs to be gained and responded to. (para 3.8).

Para 3.11 goes on to state that:

Proposals must respect the urban grain and consider locally distinct patterns of streets and spaces including:

- *Elements of the form of the street (organic or regular)*
- *Predominant housing layouts (terraced, semi-detached or detached)*
- *Garden sizes*

- 8.6 The reduction in depth of the existing gabled annexe and demolition of the pool room and double garage are not opposed in principle, as these make a neutral overall contribution to the character of the conservation area, and subject to further details and material samples, the form and finishes of the proposed house would likely be considered acceptable. However, the insertion of a 9m wide five bedroom house into the remaining space between the reduced number 1 and existing number 3 is not considered to respond to the design considerations noted above. The house would be situated approximately 1m from the northern boundary and only around 400mm from the eaves of the altered annexe. The plot is considered to be too narrow to accommodate a dwelling as proposed, as it would appear crammed in and unsympathetic to the prevailing character of the area, which is one of large houses in generous plots.
- 8.7 Also, the front building line of the house would be forward of the main front wall of no. 3 Westbourne Crescent and in line with its corner turret, which would reduce the positive contribution that this feature makes to the street scene. The existing garage is on this building line but does not adversely affect the adjacent property as it is single storey.
- 8.8 The proximity of the proposed dwelling to the side of no. 3 Westbourne Crescent also raises concerns regarding the impact on the amenities of the residents of that property. The new dwelling would be only 5m from the south facing windows in the corner turret of no. 3 and would adversely affect light and outlook from these windows. However, as there are other windows giving light into these rooms it is not considered that this in itself forms adequate grounds for refusal of the application.
- 8.9 There are also concerns regarding the impact on trees, particularly the large street tree on the site frontage, which could be affected by the new driveway, and trees within the garden of the existing house. No tree assessment has been carried out by the applicant and therefore there is insufficient evidence to demonstrate that unacceptable harm will not result to trees of amenity value.

8.10 With regard to the objections listed at paragraph 7.1 above:

- 1) The impact on the conservation area is discussed above;
- 2) There is already a hard surface in front of the existing garage where cars can be parked in this location;
- 3) The addition of solar panels to a roof that does not front a highway would be permitted development within the conservation area. The solar panels on the new dwelling would be hidden by the main roof of the house and by no. 1 Westbourne Crescent;
- 4) Rooflights would not require permission unless located on the front roof slope. The proposed rooflights are on the side elevations. Conservation style rooflights could be specified, which would be appropriate to the character of the area;
- 5) There would be two off-street parking spaces for the new dwelling and a replacement double garage for the existing house. This accords with the requirements of the adopted SPG "Managing Transportation Impacts (Incorporating Parking Standards)". There would be adequate space for storage within the house and its garden;
- 6) The existing house would retain more than 450 square metres of garden space and the new dwelling would have around 150 square metres. This exceeds the minimum requirements set out in the "Infill Sites" SPG, which states that outdoor amenity space for houses should measure at least 10.5m in depth or 50m² overall;
- 7) The house is not a listed building therefore there is no requirement to preserve its setting other than where this coincides with the wider consideration of the character of the conservation area;
- 8) No. 3 Westbourne Crescent is not a listed building but its corner turret is a characteristic feature of the conservation area, and the impact of the proposed development on this feature needs to be taken into consideration;
- 9) Each planning application is determined on its own merits and previous development elsewhere within the area would not be considered to set a precedent for granting permission for these proposals;
- 10) The impact on no. 3 is discussed above;
- 11) There would be no habitable room windows above ground floor level in the side elevation of the new house and the two windows at first floor level would be obscurely glazed and would serve ensuite bathrooms. The ground floor windows could be screened by a boundary structure or hedge and there would be no adverse impact on the privacy of neighbouring residents;
- 12) There is already a garage in this location and no new vehicular access is proposed. Westbourne Crescent is not a busy road and vehicles using this highway do not travel at high speeds. The driveway is around 40m from the bend in the road, which allows vehicles adequate time to stop if a car is reversing from the drive. Vehicles already park on the street in this area and the parking of construction vehicles would not make the situation any more dangerous;
- 13) It cannot be assumed that the existing house would become unsaleable, and any future proposals for development within the conservation area would be determined on their own merits.

- 8.11 In response to the objectors' concerns that the applicant and agent are both Councillors, the Members Planning Code of Good Practice for the Council provides that should any Member submit their own proposals to the Authority, the planning application will be reported to Planning Committee for determination and not dealt with under delegated powers. Where a Member has acted as planning agent for an applicant who is pursuing a planning matter with their Authority the Councillor is likely to have a prejudicial interest which must be declared in accordance with the Members Code of Conduct and as such, the Councillor is required to withdraw from any consideration of the matter and not play a part in the decision making process for those proposals. All planning applications are considered on their planning merits having regard to relevant material factors, the planning policy context and consideration of consultation responses.
- 8.12 In conclusion, given the concerns relating to plot size and impact upon building rhythms, the proposal is considered to neither preserve nor enhance the character or appearance of the Church Road Conservation Area, and in the absence of tree assessment having been carried out in accordance with the Trees and Development Technical Guidance Note, there is insufficient evidence to demonstrate that unacceptable harm will not result to trees of amenity value. The application is therefore recommended for refusal.

9. **OTHER CONSIDERATIONS**

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

9.3 *Environment (Wales) Act 2016*

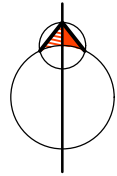
The Environment (Wales) Act 2016 imposes a duty on the Local Authority to seek to maintain and enhance biodiversity in the proper exercise of its functions. and in doing so to promote the resilience of ecosystems. It is considered that the proposed development does not have any significant implications for, or effect on, biodiversity.

9.4 *Well-being of Future Generations (Wales) Act 2015*

The Well-being of Future Generations (Wales) Act 2015 places a duty on the Welsh Ministers (and other public bodies) to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act), has been considered and account has been taken of the ways of working set out at section 5 of the WBFG Act in the determination of this application, and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the well-being objectives referred to in section 9 of the WBFG Act.



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Project

**1 Westbourne Crescent
New Dwelling**

Title

Site Location Plan

@rchitecture

32 Castell Coch View Tongwynlais
Cardiff CF15 7LA
02920520800
design@atrchitecture.co.uk

5052

Project

SL

Drawing

Amnd

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MJP
09/2018
Drawn
Date

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Scale



Existing Elevation to Westbourne Crescent (East)



Existing Elevation to No 3 Westbourne Crescent (North)

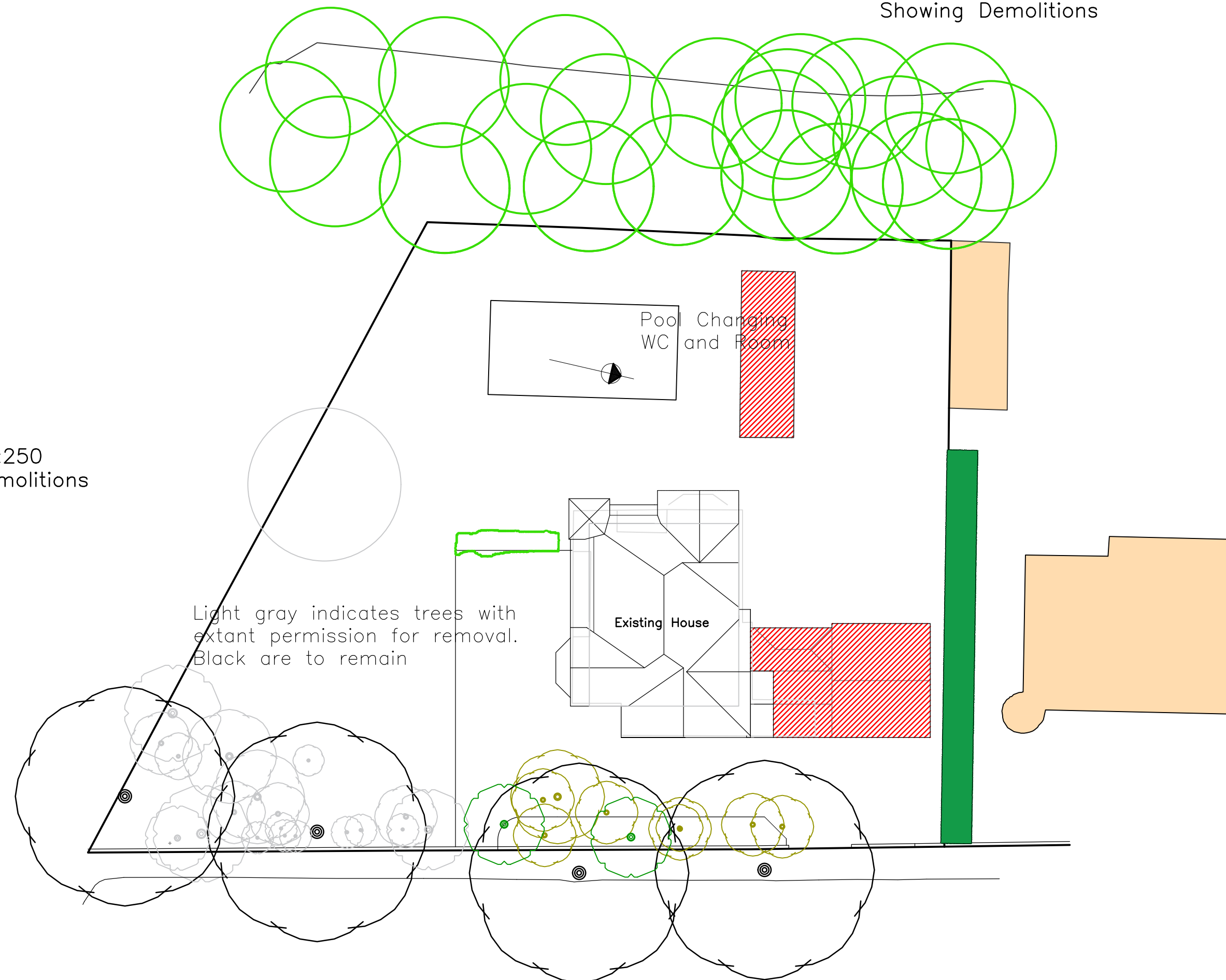


Existing Elevation to Westbourne Crescent Showing Demolitions



Existing Elevation to No 3 Westbourne Crescent Showing Demolitions

Site Plan 1:250 Showing Demolitions



Light gray indicates trees with extant permission for removal. Black are to remain.

Pool Changing WC and Room

Existing House

Red hatching denotes demolitions
NOTE - The proposed areas for demolition were constructed in 1997 and 2004 with the pool changing room thought to be after 1980.

The architect is not responsible for any errors or omissions in this drawing. It is the client's responsibility to ensure that all information is correct and that the drawing is used for the intended purpose.

Rev Date: Revision:

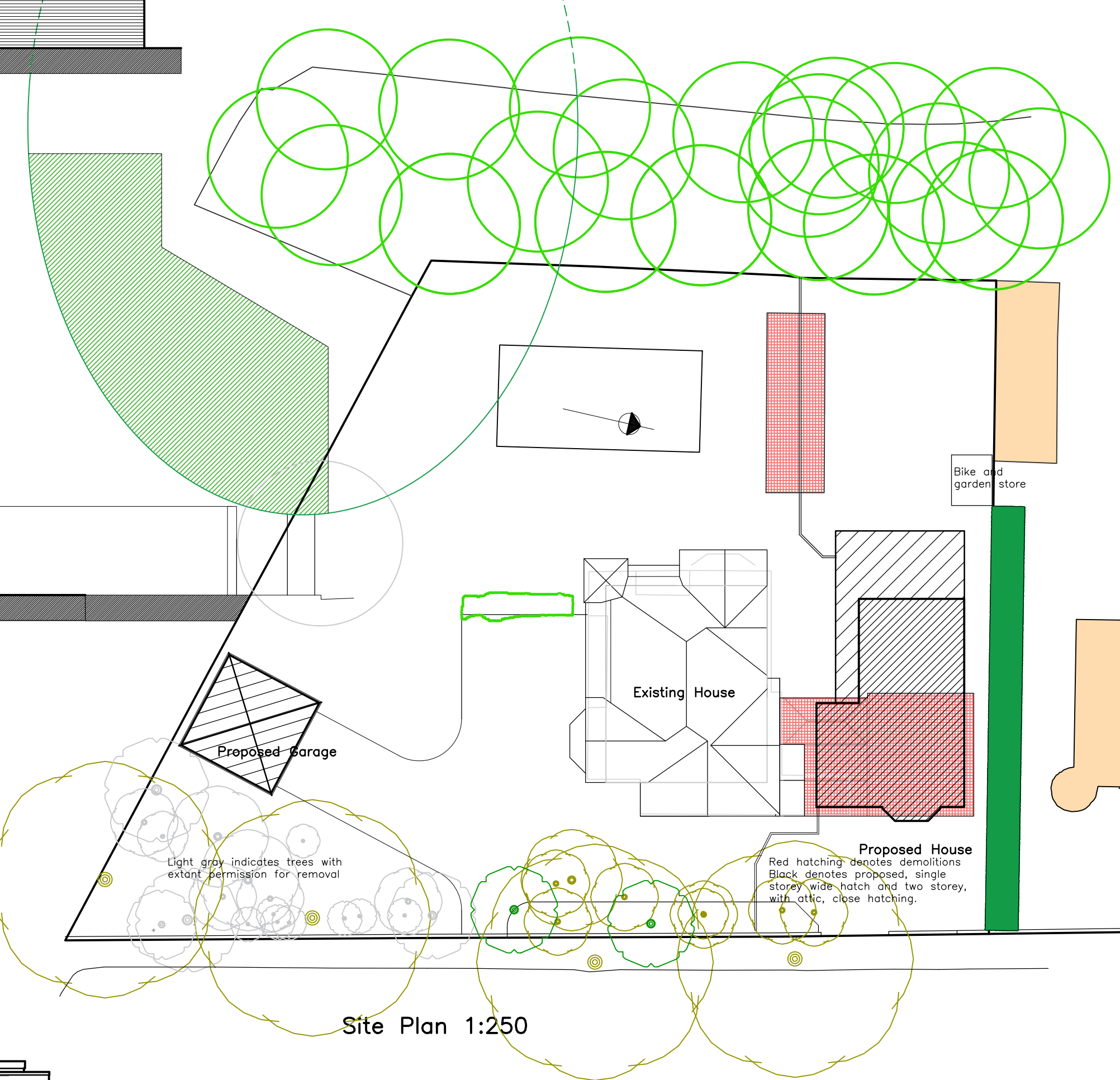
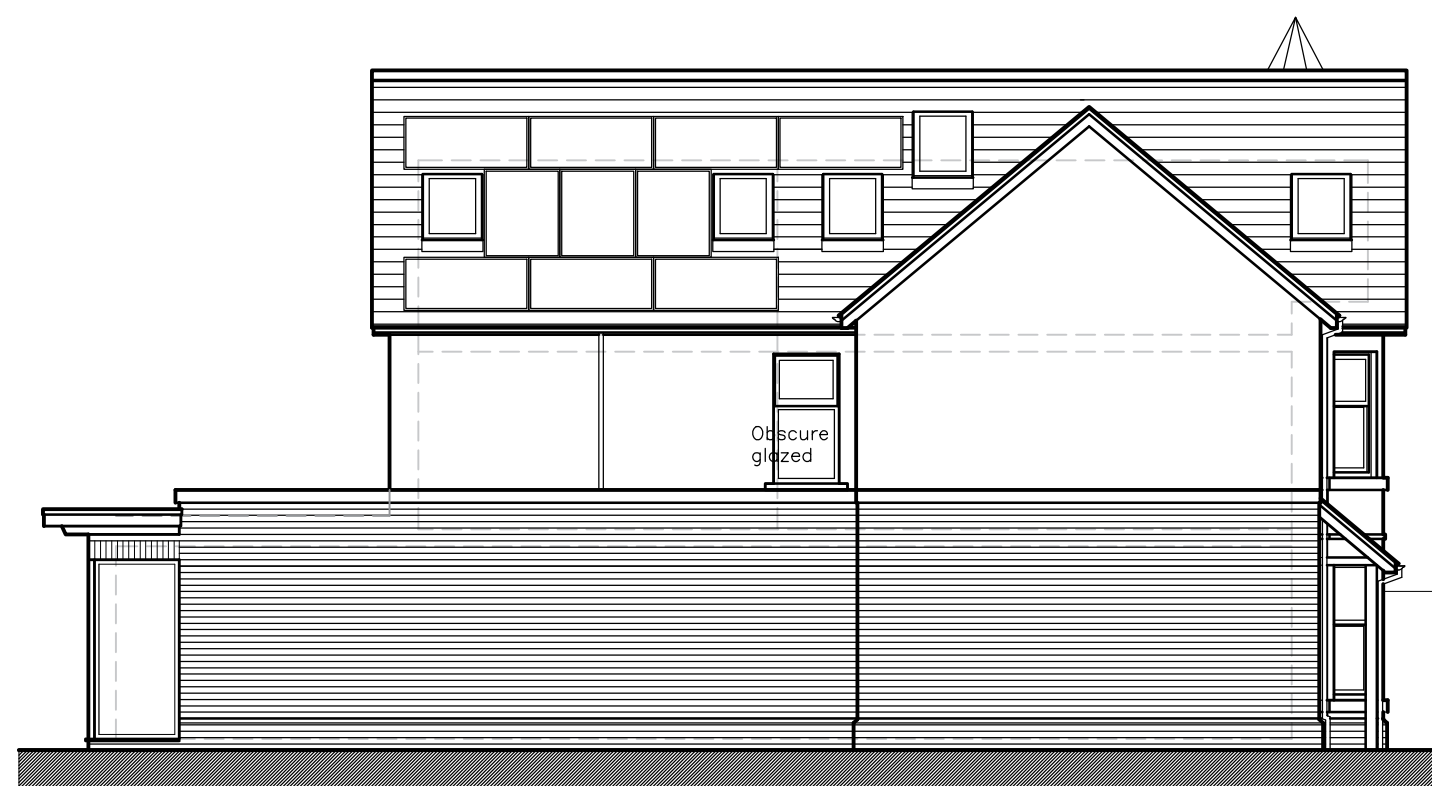
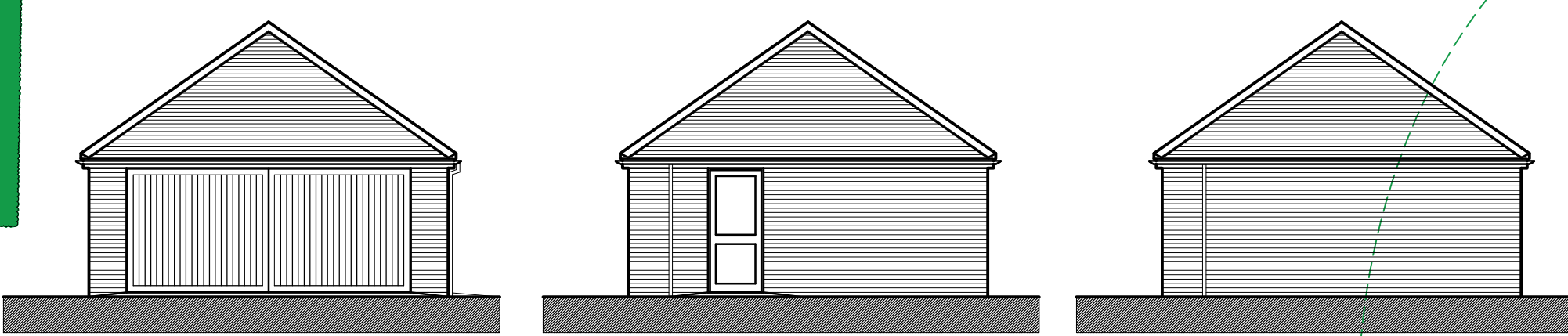
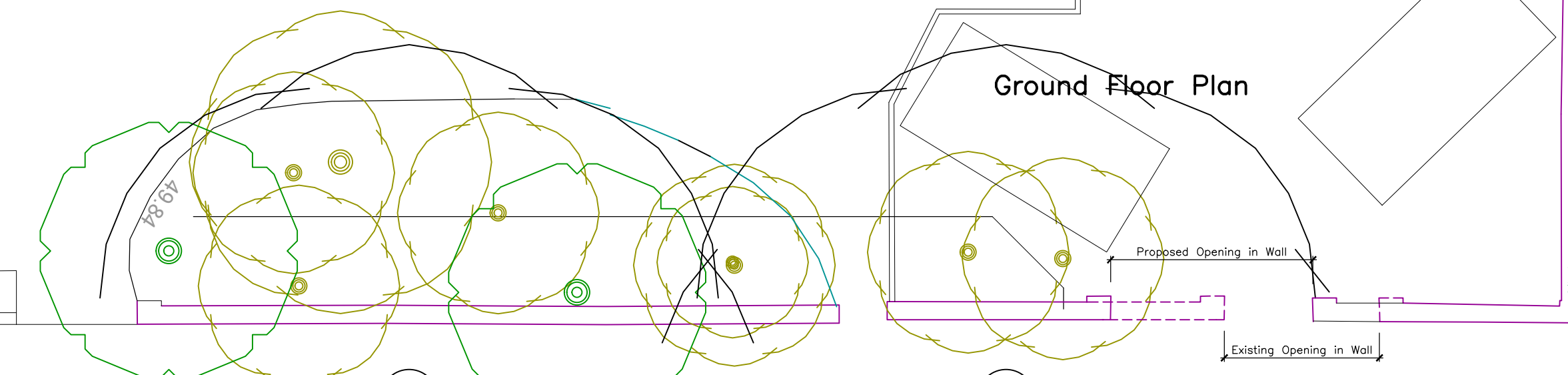
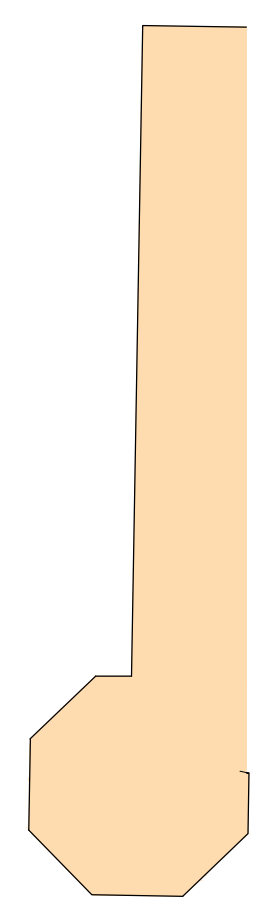
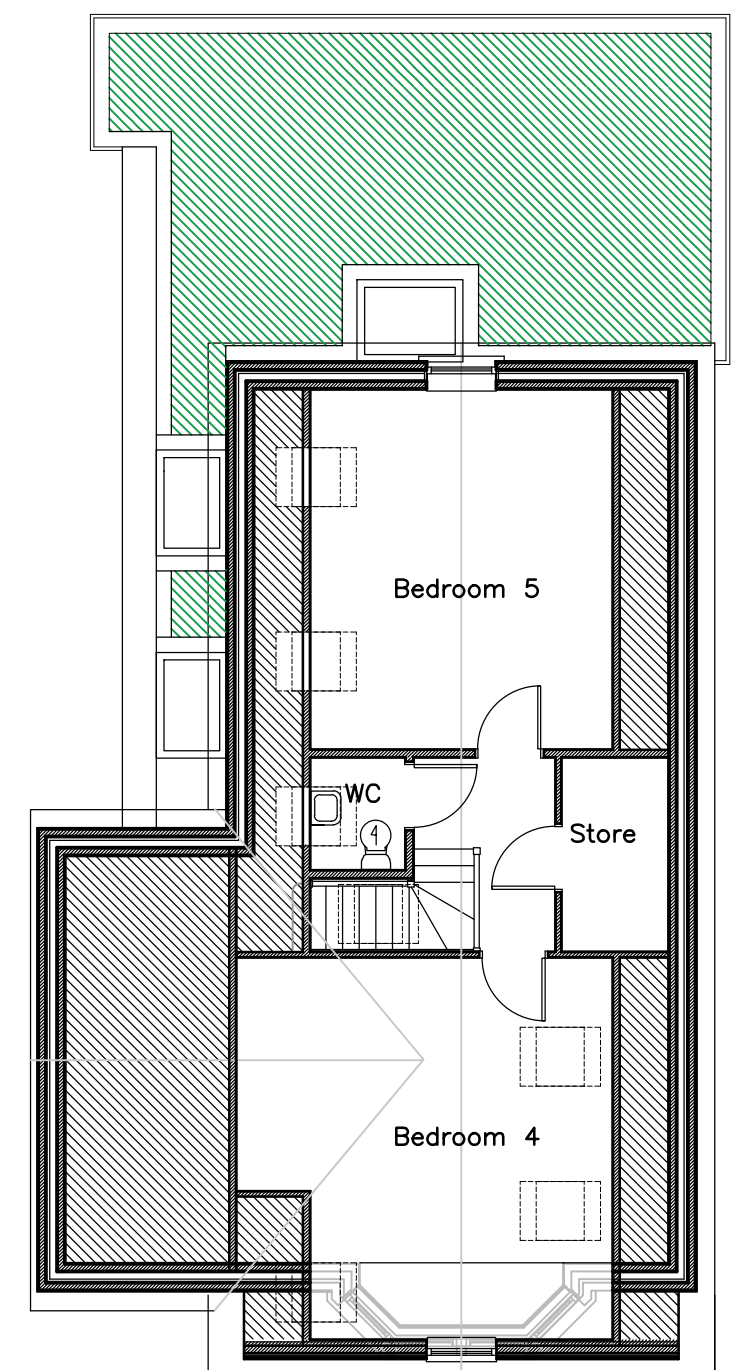
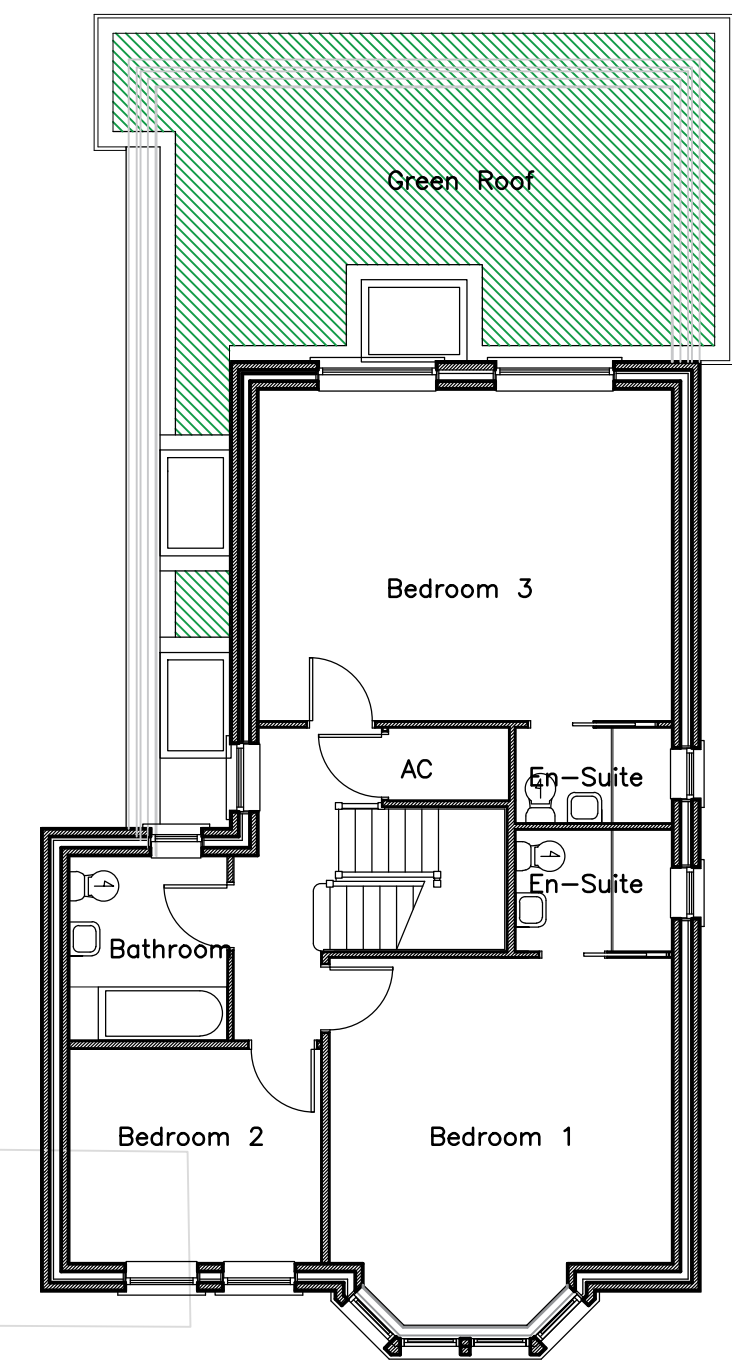
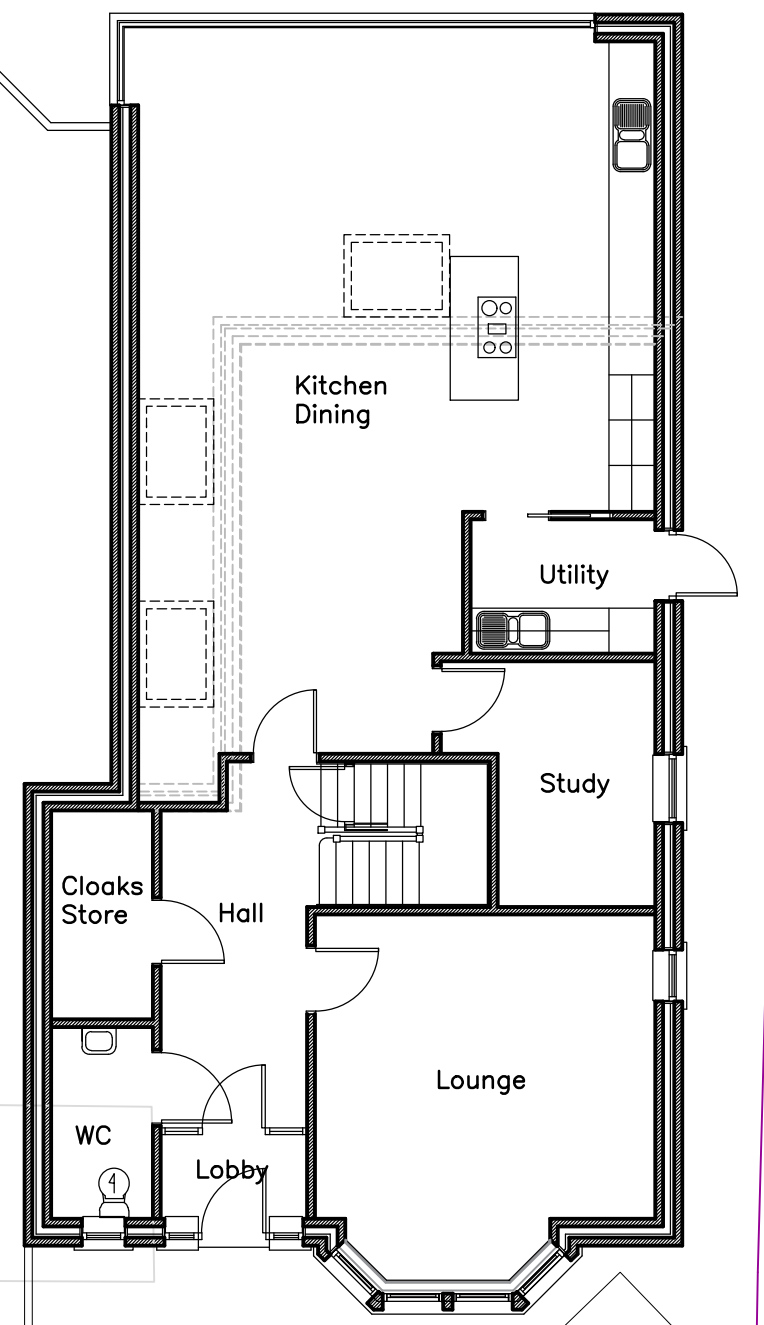
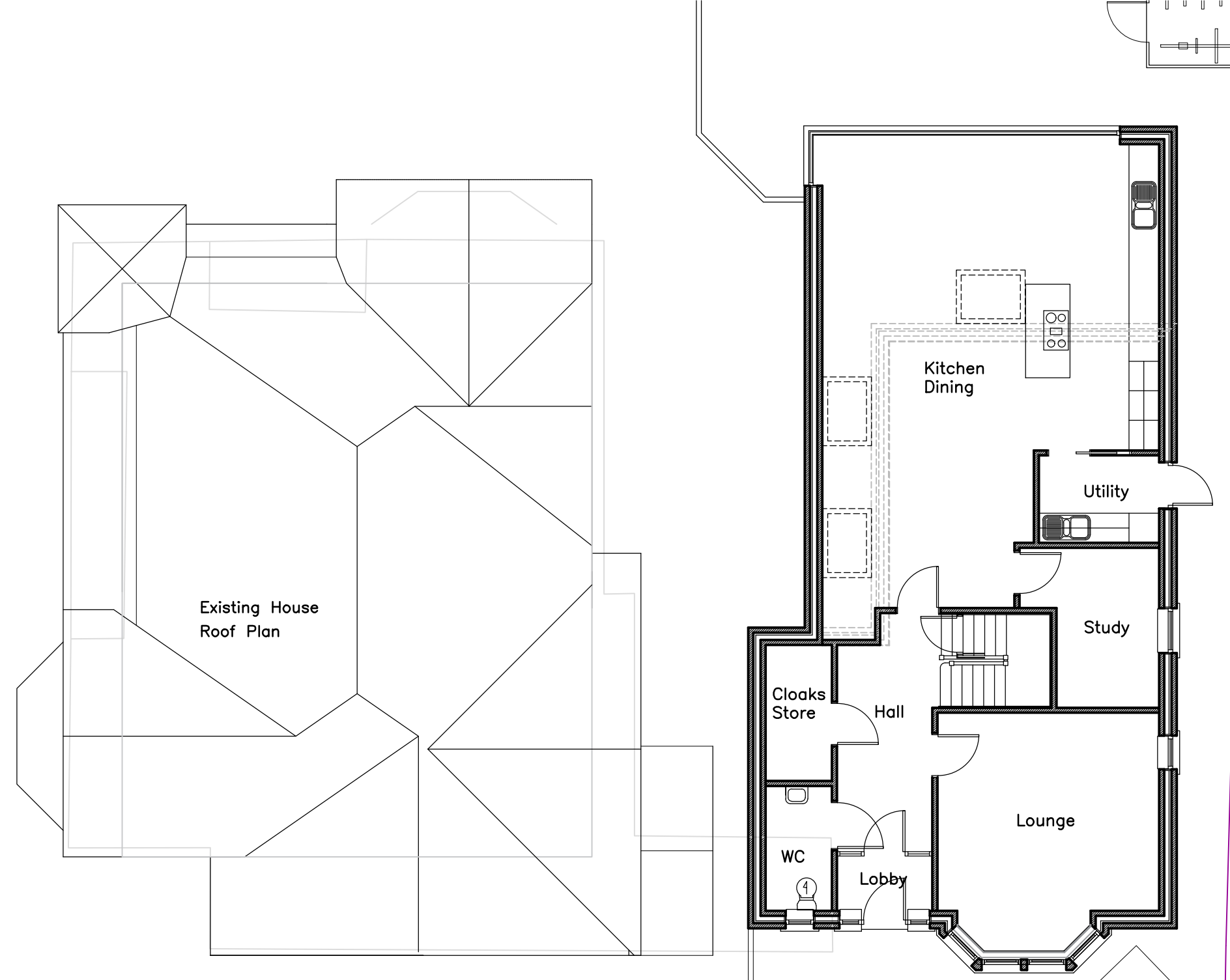
Project
1 Westbourne Crescent

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Existing and Demolitions

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Project	5052	Drawing	11	Amend	—	MIP	09/2018	Drawn	1	Scale	100
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Rev: A Date: 09/18 Revision: Width reduced

Project
1 Westbourne Crescent
New Dwelling

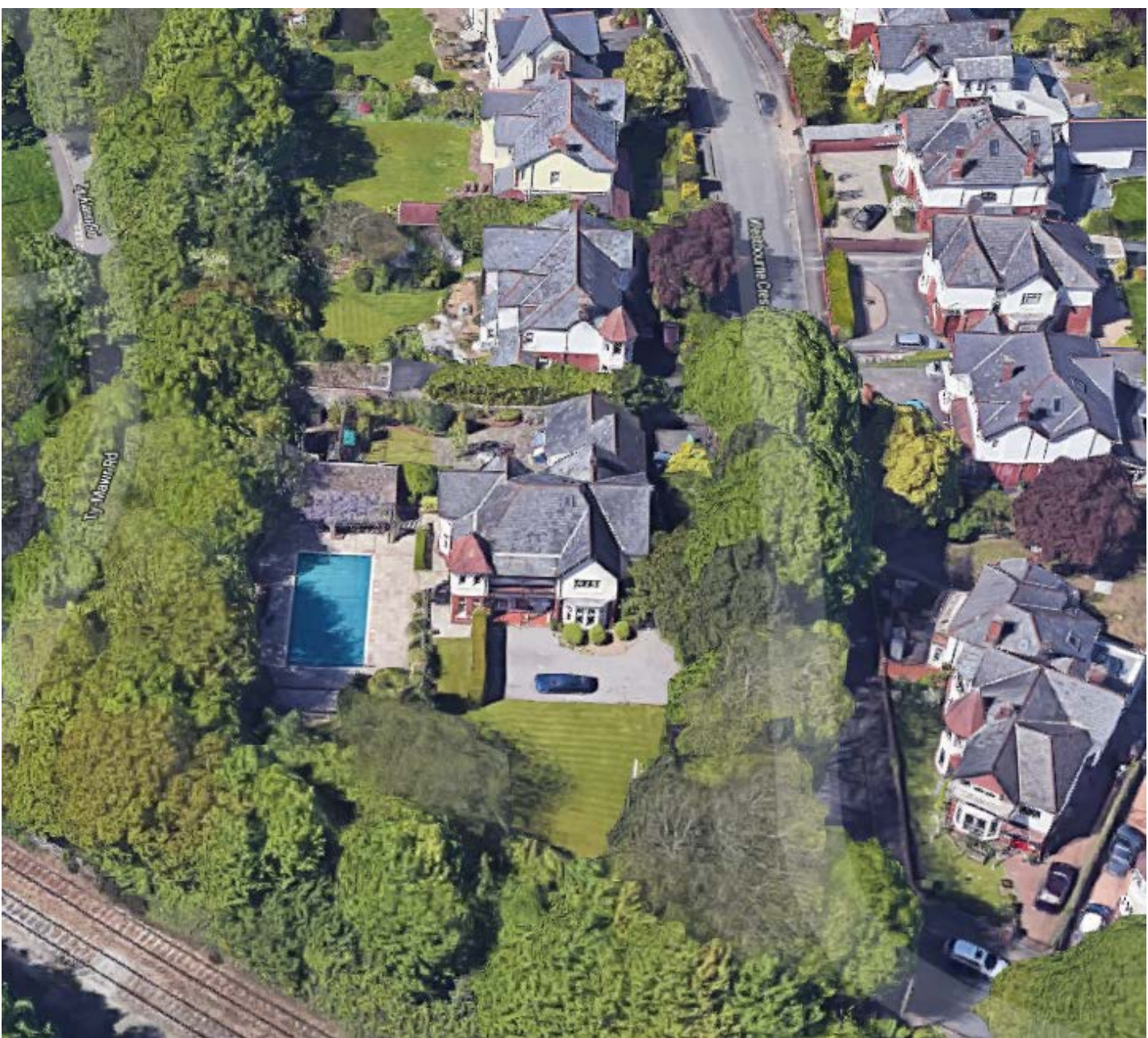
Title
Proposals

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Project 5052 Drawing 10 Amnd a Draw Date 08/2018 Scale 1/100

















COMMITTEE DATE: 19/12/2018

APPLICATION No. **18/02429/MNR** APPLICATION DATE: 18/10/2018

ED: **WHITCHURCH/TONGWYNLAIS**

APP: TYPE: Conservation Area Consent

APPLICANT: Mr Davies

LOCATION: 1 WESTBOURNE CRESCENT, WHITCHURCH, CARDIFF,
CF14 2BL

PROPOSAL: DEMOLITION OF EXISTING DOUBLE GARAGE AND PART OF
A TWO STOREY EXTENSION OF NO1 WESTBOURNE
CRESCENT AND CONSTRUCTION OF NEW DWELLING

RECOMMENDATION : That planning permission be **REFUSED** for the following reason :

1. The granting of consent for the demolition of these structures would be premature and contrary to the provisions of paragraph 6.1.17 of Planning Policy Wales (Edition 10 - December 2018) and paragraph 6.13 of Planning Policy Wales Technical Advice Note 24 – The Historic Environment (May 2017) in that the detailed plans for the redevelopment of the site submitted as a planning application (reference 18/02428/MNR) are not considered acceptable.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks conservation area consent for the demolition of a conservatory, "Pool House", double garage and part of a two storey extension at an existing detached dwelling within the Church Road Conservation Area. A separate application has been submitted for the erection of a three storey, 5 bedroom house in place of the demolished structures along with a replacement double garage to the southern boundary of the existing house.

2. **DESCRIPTION OF SITE**

- 2.1 The application site lies within the Church Road Conservation Area and comprises land to the rear/side of 1 Westbourne Crescent, a large detached two storey Edwardian house set within spacious grounds, which has its primary elevations facing south and west rather than towards the highway. The site of the proposed new dwelling is currently occupied by a two storey extension with attached double garage (added in the late 1990s) and rear conservatory, and a detached single storey outbuilding used in association with the outdoor swimming pool located to the south west of the house. The area also contains a patio and small garden with ancillary structures.
- 2.2 The site is screened from the west by the mature trees and shrubs on the

embankment above Ty Mawr Road and there is a tall laurel hedge on the boundary between 1 and 3 Westbourne Crescent. The boundary to Westbourne Crescent is formed by the original tall brick wall, with gate piers either side of a driveway entrance, and there is a large mature street tree adjacent.

- 2.3 To the north of the site is 3 Westbourne Crescent, a large detached early 20th-century house with a distinctive corner turret, located around 3.5m from the boundary with no.1.

3. **SITE HISTORY**

- 3.1 18/02428/MNR – demolition of existing double garage and part of a two storey extension of no1 Westbourne Crescent and construction of new dwelling (Planning application)
- 3.2 04/02169/W – Conservatory infill to kitchen patio.
- 3.3 97/00959/N – Proposed new garage, dining room and bedroom extension.

4. **POLICY FRAMEWORK**

- 4.1 *Cardiff Local Development Plan 2006-2021:*

KP17 (Built Heritage);
EN9 (Conservation of the Historic Environment);

- 4.2 *Conservation Area Appraisal: Church Road Whitchurch (2006).*

- 4.3 *Planning Policy Wales (Edition 10 – Dec 2018):*

6.1.14 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised.

6.1.17 Conservation area designation introduces control over the total or substantial demolition of unlisted buildings within these areas, but partial demolition does not require conservation area consent. Procedures are essentially the same as for listed building consent. When considering an application for conservation area consent, account should be taken of the wider effects of demolition on the building's surroundings and on the architectural, archaeological or historic interest of the conservation area as a whole. Consideration should also be given to replacement structures. Proposals should be tested against conservation area appraisals, where they are available.

5. **INTERNAL CONSULTEE RESPONSES**

None.

6. **EXTERNAL CONSULTEES RESPONSES**

None.

7. **REPRESENTATIONS**

7.1 The application has been advertised by press notice, site notice and neighbour notification. 23 individual objections have been received. The grounds for objection are summarised as :

- 1) The proposed development would not enhance the street or the conservation area in terms of its scale, design and location;
- 2) The frontage parking spaces are out of character with the area;
- 3) The solar panels on the roof will be visible from the road and would not be appropriate to the character of the area;
- 4) The proposed house has Velux roof windows which have previously been considered by the Council to be unacceptable elsewhere in the conservation area;
- 5) There is not enough off street parking and storage provision for a house of this size;
- 6) Existing garden space will be lost;
- 7) The development will be detrimental to the setting of the existing house, which is arguably one of the best surviving examples of this style of house in the area;
- 8) The development will be detrimental to the setting of the adjacent house, obscuring its characteristic corner turret;
- 9) The development cannot be justified by referring to other inappropriate development which has occurred in the street as this was carried out before the area was designated as a conservation area;
- 10) There will be an adverse impact on light to number 3 Westbourne Crescent. The south facing side of the house will be overshadowed. Light and sunlight are important for health and particularly important for the resident of no. 3 who is suffering sight loss;
- 11) There will be an adverse impact on privacy to number 3. The existing tall boundary hedge would be unlikely to survive the construction of the proposed house and would not protect residents from overlooking from windows in the side of the new dwelling.
- 12) There would be road safety implications – cars would have to reverse out of the proposed parking area and the site is close to a sharp bend where there have been many near misses. Construction vehicles would also have to park on the street, increasing the danger;
- 13) Allowing this development would make No. 1 Westbourne Crescent unsaleable as a prestigious family home, leaving it open to further unsuitable development, and would set a precedent for other inappropriate development elsewhere within the conservation area;

7.2 Many objectors also draw attention to the fact that the applicant and agent are both Councillors who probably have contacts within the council and the planning department and express concern regarding possible bias in the decision-making process.

8. **ANALYSIS**

- 8.1 The reduction in depth of the existing gabled annexe and demolition of the conservatory, pool room and double garage are acceptable in principle, as these structures make a neutral overall contribution to the character of the conservation area. However they are not at present so unsightly as to be damaging to the character or appearance of the area therefore their demolition will not in itself preserve or enhance that character.
- 8.2 It should be noted however that the removal of the annexe and garage do not in fact require conservation area consent as the demolition is partial rather than substantial or total demolition, and constitutes an alteration to the existing building. Demolition of the pool house may require consent but given its location it makes no contribution to the character or appearance of the conservation area and is completely screened from view.
- 8.3 Although the demolition of these structures is acceptable, advice contained in Planning Policy Wales (December 2018) and Technical Advice Note 24 (May 2017) states that Conservation Area Consent for demolition should not be given without acceptable and detailed plans for the reuse of the site unless redevelopment is itself undesirable. The local planning authority is entitled to consider the broad principles of a proposed development, such as its scale, size and massing, when determining whether consent should be given for the demolition of an unlisted building in a conservation area.
- 8.4 In this case, an application has been submitted for planning permission for the construction of a new dwelling and replacement garage (application no. 18/02428MNR), which are not considered to be in keeping with the character or appearance of the area, and therefore, given the aforementioned advice, it is not considered acceptable to permit demolition to take place until such time as an appropriate redevelopment scheme can be approved concurrently.
- 8.5 Objections have also been received as a result of public consultation, as detailed earlier in this report; however these do not specifically object to the demolition proposals which are the subject of this application, but relate to the proposed development that would take place after the demolition works, and therefore are not material to the determination of this application. The objections are considered in the report relating to planning application no. 18/02428/MNR.

9. **OTHER CONSIDERATIONS**

- 9.1 *Crime and Disorder Act 1998*
Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

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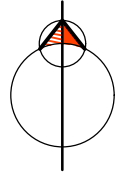
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Project

**1 Westbourne Crescent
New Dwelling**

Title

Site Location Plan

@rchitecture

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Cardiff CF15 7LA
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Project

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Drawn
Date

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Existing Elevation to Westbourne Crescent (East)



Existing Elevation to No 3 Westbourne Crescent (North)

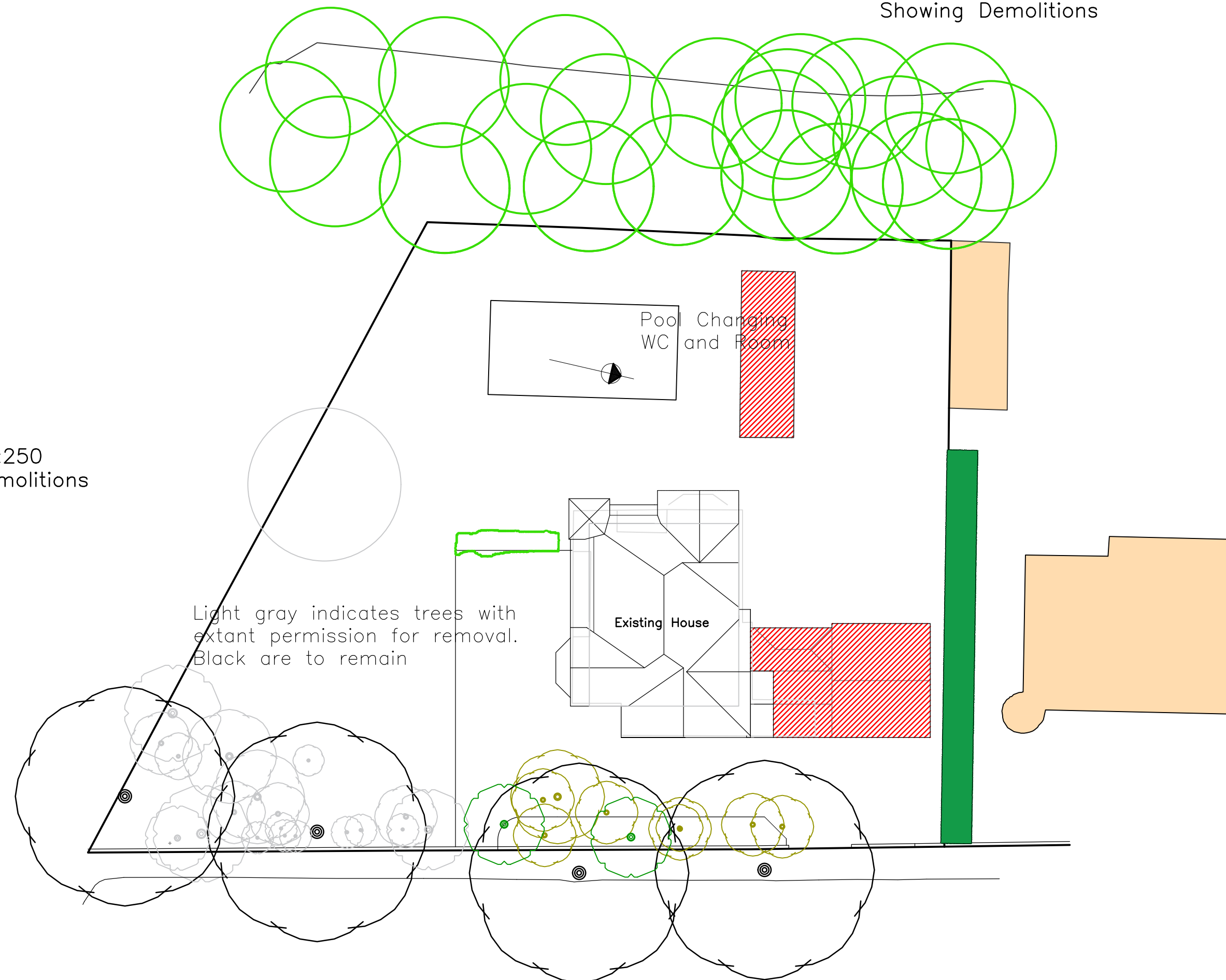


Existing Elevation to Westbourne Crescent Showing Demolitions



Existing Elevation to No 3 Westbourne Crescent Showing Demolitions

Site Plan 1:250 Showing Demolitions



Light gray indicates trees with extant permission for removal. Black are to remain.

Pool Changing WC and Room

Existing House

Red hatching denotes demolitions
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Rev Date: Revision:

Project
1 Westbourne Crescent

Title
Existing and Demolitions

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Cardiff CF15 7LA
02920520800
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Project	5052	Drawing	11	Amend	—	MIP	09/2018	Drawn	1	Scale	100
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Mae'r dudalen hon yn cael ei adael yn wag yn fwiadoli

PETITION & LOCAL MEMBER OBJECTION

COMMITTEE DATE: 19/12/2018

APPLICATION No. 18/02078/DCH DATE RECEIVED: 03/09/2018

ED: LLANDAFF

APP: TYPE: Full Planning Permission

APPLICANT: Ms Jenkins

LOCATION: 14 High Street, Llandaff, Cardiff, CF5 2DZ

PROPOSAL: ALTERATIONS TO PROVIDE HARD SURFACE, GATES AND
REBUILD WALL PILLARS

RECOMMENDATION: That planning permission be **GRANTED** subject to the following conditions:

- 1 C01 – Statutory Time Limit
- 2 The development, other than expressly detailed at conditions 3 and 4, shall be carried out in accordance with the approved drawing numbered A102.
Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.
- 3 Prior to the commencement of the development, hereby approved, notwithstanding the approved drawing details of the extent of the hard surface and its finish, which shall precisely confirm the areas of gravel, shall be submitted to and approved by the Local Planning Authority and the development shall thereafter accord with the approved details.
Reason: To ensure the character of the Llandaff Conservation Area is preserved in accordance with Policy EN9 of the Local Development Plan.
- 4 Prior to commencement of the development, hereby approved, a planting schedule shall be submitted to and approved by the Local Planning Authority and planting shall be undertaken in accordance with the approved details during the first planting season following implementation of the development. Any plants which within a period of five years from completion of the development, die or are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
Reason: To ensure the character of the Llandaff Conservation Area is preserved in accordance with Policy EN9 of the Local Development Plan.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application was deferred by Planning Committee at its meeting on 21st November 2018, in order to undertake a site visit. The visit took place on Monday 10th December, 2018 and the application is reported back for determination.
- 1.2 The application seeks planning permission to provide a hard surface, gates and rebuild wall pillars to the front of a dwelling house.
- 1.3 An existing low stone wall has been cut back to provide a 3.5m wide opening with re-constructed pillars at either side. It is proposed to reinstate the original pillar capping and install a 1.4m tall black painted wrought iron sliding gate within the opening.
- 1.4 It is proposed to provide a central path section of salvaged flagstones up to the front door of the dwelling, and the areas to both sides of the path to consist of loose buff gravel on a hardcore and stabilisation grid base. New landscaping is proposed in addition to retaining existing around the perimeter of the hard surface, and a condition is proposed to ensure details are agreed prior to the installation of the hard surface should consent be approved. The hardcore base of the hard surface has already been partially laid. A supporting statement has been submitted with the application.

2. **DESCRIPTION OF SITE**

- 2.1 The site comprises a two storey dwelling on the north-west side of High Street, immediately adjoining the Butchers Arms public house, and the Llandaff Institute Social Club. The front elevation of the public house is positioned at the back edge of the pavement in line with the front wall of the application site, obscuring the dwelling and its front garden from view when approaching from the south west. The social club is set back from the pavement aligned with the main front wall of the application dwelling but incorporates a raised hard surfaced external drinking area, enclosed by railings and a high ivy covered common boundary wall shared with the application site. The site is not prominent in the context of the wider street scene, but is located within the Llandaff Conservation Area. The building is included on the Council's list of buildings of local merit.

3. **SITE HISTORY**

- 3.1 14/01655/DCH – planning permission granted and implemented for a two storey rear extension.

4. **POLICY FRAMEWORK**

- 4.1 Relevant National Planning Guidance:

Planning Policy Wales (Edition 10, 2018)
Technical Advice Note 12: Design

4.2 Relevant Cardiff Local Development Plan (2006-2026) policies:

Policy KP5 (Good Quality and Sustainable Design)
Policy EN9 (Conservation of the Historic Environment)
Policy T5 (Managing Transport Impacts)

4.3 Relevant Supplementary Planning Guidance

Residential Extensions & Alterations (2017).
Llandaff Conservation Area Appraisal (2006).

5. **INTERNAL CONSULTEE RESPONSES**

5.1 Transportation – highways have licensed the installation of a crossover at the above property, as detailed in the planning application, and that the finished works have now been inspected. Inspection of the works has confirmed that the crossover has been installed in accordance with the license as far as dimensions and kerb interface with the carriageway are concerned. The submission has been assessed and is considered to be acceptable, the provision of on-plot parking is policy compliant and use of the proposed crossover is not considered to represent a risk to other road users. I therefore have no objection to the application as submitted.

5.2 Highways & Parks (Drainage) - no formal objection to the principle of the application as the increase in impermeable area being negligible.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 Llandaff Society – object to the application on the grounds that it conflicts with Local Development Plan and Conservation Area policy and would neither conserve nor enhance Llandaff Conservation Area. The Society is strongly of the view that: (i) work undertaken in advance of obtaining permission for use of a small front garden in the heart of a Conservation Area for parking cannot be used to justify obtaining permission for that use on the basis that it would tidy up the mess created. (ii) ownership of a locally listed property within the oldest and – we suggest – the most significant Conservation Area in Cardiff confers responsibilities to conserve and enhance the property and its setting for general community benefit. (iii) inaccurate dimensions, and lack of consideration of the porch, in this application (and that for the cross-over) suggest that it does not comply with the Council’s requirements for use as a vehicle hardstanding - even if there weren’t objections on other grounds, including its location in a Conservation Area; (iv) in relation to points made by Ms Jenkins in support of this planning application: (a) discussions with Officers do not tie decision-makers hands; (b) permission for a cross-over was obtained based on misleading information (see (iii) above) which was clearly not checked before permission for that facility was granted. (c) re para 1.1 in her covering letter, a sliding gate as proposed can clearly not “match the design of the original” small garden gate. By using inappropriate comparisons with properties that open directly onto High Street she does not appear to

understand the significance of the street pattern, nor the importance of her property and its garden, stone wall, pillars and pedestrian gate as an integral part of the character of Llandaff. (d) re her para 1.3, Myrtle Villa was not a “forgotten” house with a “forgotten” front garden. It was much loved by its former owners - long-term occupants Mrs Caruana and her sister (unfortunately now both deceased) - and by residents and visitors. Ms Jenkins bought the property knowing that it was in a Conservation Area and had no parking. Previous work undertaken is not relevant to whether the current proposal should be approved. (e) re para 2 Ms Jenkins cites as local precedents numerous cases which are either new builds, which have been subject to scrutiny, or those established before 1968 when the Conservation Area was designated. No: 51 Cardiff Road is not comparable because the garden directly in front of the house was not affected by the new driveway and parking. (f) re para 3.5 parking enforcement (or lack of it) is no justification for further exacerbating the deplorable conditions re parking on the High Street. (g) re para 4.2 we want to make it clear that Llandaff Society has not been approached by Ms Jenkins or her agents to discuss this matter. (h) para 5.1 appears to be a direct threat to retain the eyesore of a half-demolished front garden and should be given no weight in the decision. (i) we are convinced that conserving and enhancing Llandaff Conservation Area is of the utmost importance as a jewel in the crown of Cardiff in terms of its visitor appeal and tourism offer. To allow a substandard proposal - which would detract significantly from that jewel - would be a travesty.

6.2 Llandaff Conservation Group – object for the following reasons:

- a) The application is to remove a small front garden to replace it with car parking immediately and closely in front of the front door and windows of a terraced dwelling house in a prominent location in the heart of the Llandaff Conservation Area. This is a small location. There is insufficient space if used for car parking for a hinged gate as previously, and a sliding, double vehicular access gate is proposed in the stone walling. This proposal if permitted will adversely affect the conservation area by disrupting the conserved quality of Llandaff High Street, creating unsightly parking between the property and the carriageway, thereby obscuring the front and spoiling the view of locally listed properties. It will also distract from the quality of the stone walling that is a noted feature of the Llandaff Conservation Area.
- b) This proposal is a significant departure from the existing situation. There is no other such arrangement in the High Street, there being no other dropped kerb leading to a single dwelling house for the parking of an individual vehicle. The applicant suggests there are nine dropped kerbs in High Street. However, dropped kerbs in this area include pedestrian provision put in place to support the carefully created pedestrian environment which is a result of significant Council investment in the High Street. There are only two vehicular dropped kerb provisions and they are entirely different in style and purpose from that now proposed. One leads to a small street area containing businesses and housing and the other is access to the doctor’s surgery building. Importantly, these locations can accommodate numerous vehicles, unseen from the High Street and with

suitable space to turn and enter and exit the High Street always moving forward with suitable vision. This application at 14 High Street is not comparable.

- c) No other single house or dwelling has unique dropped kerb access for vehicles over the pavement of the High Street. There is no reason now to disrupt this pattern of the conservation of frontages of the High Street to provide parking for one property alone and which is located amongst attractive locally listed buildings. Other dwellings and houses such as those on the opposite side of the High Street shops have to make parking arrangements elsewhere as has this property previously.
- d) This location is an important part of Cardiff's Conservation Areas being the road to Llandaff Cathedral. It is a general visitor area and highly visible and prominent when televised in use for significant all Wales or Cardiff occasions for example when used by visiting dignitaries such as the Queen and members of the royal family. To allow this particular single parking provision to impact disproportionately on the conserved High Street of the City of Llandaff area would notably detract from the conservation area. It would be a poor planning decision in relation to other Council initiatives and significant investment within the last fifteen years to enhance and promote the conserved High Street area and its pedestrian environment.

Other matters of concern

'Precedent' as stated in the application:

The Llandaff Conservation Area Advisory Group is aware that all applications are judged on their merit but is highly concerned at the references to 'precedent' and the following statement made in the application: *"Nearly all houses and properties in the Llandaff Conservation Area have already replaced their front lawns for hard surface frontages/forecourts, driveways or parking bays, and as such resident/customer practice of parking at the front of their houses and properties is long established in the area."*

This is not correct and is particularly misleading when stated in relation to terraced dwelling houses with frontages of a similar nature to 14 High Street. There are numerous walled small front gardens in Llandaff Conservation Area that have not been converted to car parking. Notably these are terraced properties on Cathedral Green, Bridge Street and Cardiff Road. Size of frontages vary but are equivalent or larger than 14 High Street in many instances. If other properties are permitted to convert their frontages to car parking in the same manner as proposed in this application a major quality of the Llandaff Conservation Area would be destroyed. Article 4 provision and Conservation Area status has previously been used to prevent or discourage such development.

Photographs submitted with the application:

The Conservation Area Advisory Group notes the photographs provided are described as precedent photographs in support of the application. The Advisory Group seriously believes they demonstrate the case *against* the application by showing how where parking for dwellings has been permitted or established in the Llandaff Conservation Area it has always been distinctly in

situations and properties entirely and critically different from 14 High Street, in locations providing far greater space and vehicle safety and less adverse impact on well conserved locations. *Specifically:*

On Cardiff Road: Number 51 is offered as a comparable situation. But it is a large entrance accessing garages and a substantial car park capable of accommodating several vehicles with turning space and is not a terraced house front. Entrances to public properties such as to the St Michael's College car parking area, and buildings and Cathedral School Nursery buildings are also indicated. Also identified on the Cardiff Road aerial photographs are large commercial concerns such as the Pritchard Court and Pegasus retirement home sites with purpose-built carparks and traffic flow. These examples do not present comparable circumstances to 14 High Street or present the same negative conservation or vehicle safety issues.

On Cathedral Green: Older cathedral related houses (the notable 'white' buildings) are shown with long established parking inside the curtilage of the sites. These are enclosed spaces with suitable room to move vehicles safely, drive out forwards safely and to shield vehicles from significant public view without masking buildings of note, sometimes also including provision of matched garages. These do not present comparable circumstances to 14 High Street or have the same negative conservation or safety issues.

On Cathedral Close: Nos 6 and 8 were built in the 1960's. Their parking areas and integral garages were in the original plans and are entirely appropriate. Large dwelling houses are shown that have significant space to allow for vehicle access and egress for properties. These do not present comparable circumstances to 14 High Street or have the same negative conservation or safety issues.

On Bridge Street: Spencer's Row (effectively a Victorian street of eight houses with full vehicular access and egress) and the Old Police Station together with Pen Pentre House having substantial enclosed off-road parking is pictured, as are various comparatively modern properties with long driveways built to include parking alongside them. A mix of very different locations, once again these do not present comparable circumstances to 14 High Street or have the same negative conservation issues. The Old Mason's Arms is an end terrace property, a former public house converted to housing and adjacent to modern detached housing allowing greater vision for moving vehicles. It does have an enclosed front parking space big enough to include hinged gates, believed pre-Article 4 provision, pictured without a vehicle in it. When viewed, especially when containing a vehicle, this does arguably detract significantly from the conserved quality of the rest of Bridge Street where the frontages all remain and where further such developments have not been permitted or taken place. Such development has a negative impact here and if similar is now located in a more prominent position in the conservation area such as 14 High Street it will have an even greater negative conservation impact.

On Bridge Road: This area of the Llandaff Conservation Area pictured contains mixed twentieth century housing built with garages to the rear and off-road parking. This built environment does not present relevant circumstances to 14 High Street in the heart of the conservation area or in the specific context of this application.

Photographs presented of the interior renovations at 14 High Street do not offer material considerations in relation to this application regarding impact on the surrounding conservation area. They should not inform this application. The building is not a listed building so interior adjustments are not material consideration in this application.

Photographs of garage door vehicular access showing rear or side access in Chapel Street show ugly provision of other examples using sliding doors that disrupt the stone wall environment and detract from the conservation area. They are significantly different from the frontage of a terraced house on the High Street.

Road Safety and the Crossover Terms and Conditions:

The applicant states the house location as being on '*an unclassified no through road*'. This refers to Llandaff High Street which is a very busy two-way road that is the main access route to the cathedral and heavily used daily by large numbers of vehicles and pedestrians. These include cars, heavy lorries making deliveries to food shops, cafes, pubs and restaurants on High Street and to houses on the Cathedral Green. The road regularly carries coaches visiting the cathedral and also funeral corteges. Vehicles enter High Street and can exit by turning in the Cathedral Green area and back through the High Street or by turning off to use the roundabout adjacent to the large Council Pay and Display car park serving the area which is also accessed and egressed through Llandaff High Street. Vehicles can also enter the High Street from the Cathedral Green having accessed it by Heol Fair, the street that is parallel to the High Street which provides access to the Cathedral Green from Cardiff Road and then on to the High Street. Llandaff High Street is without any doubt a very busy location indeed with significant traffic input from both ends passing through a pinch point passing in front of 14 High Street, the site of the proposed car standing. There is often serious traffic congestion. There is high pedestrian usage in this location to access the varied shops and food premises but also to make pedestrian access to the Cathedral School, Bishop's Palace Gardens and in particular, the new Memorial Hall. This is used as part of the school in the day and receives high evening use by the community.

In the context of the above: The Llandaff Conservation Area Advisory Group feels it is likely to be an unwise and unsafe decision to allow and promote the vehicle movements that will result from this parking space in this specific location. The Group calls on the Highways Authority to confirm it has undertaken, and also to present publicly, the proper risk analysis conducted in relation to this permission and without which it would be unsafe to proceed.

It is clear there is limited space, limited visibility ('vision splay') in this location and it is probable that vehicles parking in the space are likely to reverse in or out of the standing from time to time. The Group notes that the Crossover Terms and Conditions agreed in relation to this application specify:

- *Crossings are approved on the basis that vehicles will drive out forward onto the highway.*
- *The maximum width of a single crossover is 3 metres. (Minimum is 2.4m) The maximum width of a double crossover is 4.8 metres. The depth of the forecourt must be at least 4.8 Metres, in order to ensure that vehicles do not overhang onto the public footway. Vehicles overhanging onto the footway are liable for prosecution.*
- *If you have a porch, bay windows, or steps to your front door, will need to be considered in the space available to park your car. Also the position of your front door and if space is available to the side of your house within your property may need to be considered in your application.*

It is clearly apparent that there is very limited space and limited visibility ('vision splay') in this location at 14 High Street and it is likely that vehicles parking in the space will reverse in or out of the frontage, over the pavement, from time to time. The Group calls on the Council to confirm it has thoroughly checked all dimensions and practicalities in relation to the above required terms and conditions and to ensure that any building development permitted will safely ensure they must be properly observed.

Measurement of the scaled drawings with the application suggests the distance between the edge of the porch to the footway is 4.2 metres which is less than the 4.8 required. The proposed planting, indicated to attempt to reduce the negative visual impact of the development, would also reduce the total space further. The document A104 - Proposed View submitted to support the application gives an entirely false impression of the size of the space and the way in which vehicles could be parked facing the building. This must be addressed with full and proper consideration.

7. **REPRESENTATIONS**

7.1 The application was publicised by neighbour letter, site and press notices. A petition of objection was received, signed by 61 residents with addresses in Cardiff, all of which could reasonably be affected by the matter when passing the application site. Full details are viewable online.

7.2 Objections have been received from the following addresses:

- no. 4 Pendinas, The Cathedral Green.
- no. 33 Cardiff Road.
Full details are viewable online, their comments are summarised as follows:
 - a) The works already and illegally performed have been done shoddily. To allow them to remain makes a mockery of conservation.*
 - b) To permit this application would set a precedent for development of all Cathedral Green's frontages.*
 - c) Damaging to the amenity of the conservation area;*
 - d) Hazardous to pedestrians;*
 - e) The Llandaff Conservation area was the first to be designated in Wales;*

f) *Myrtle Cottage is of local importance which could justify an official listing.*

7.3 Cllr Phillipa Hill-John objects to the application as follows:

I would also like to request the opportunity for a site visit in order for the planning committee to appreciate the context of this proposal. It should be noted that there is considerable local interest in this case, and I am aware both the Llandaff society and the Conservation group for Llandaff have also submitted their objections. Without repeating all the points the respective groups have raised I would like to endorse their objections and have recorded particular points of concern.

Road Safety and the Crossover Terms and Conditions:

I would like to request that the council confirm that they have conducted a full and detailed assessment of the crossover and that the proposal meets all requirements, in terms of measurements, dimensions, (Measurement of the scaled drawings with the application suggests the distance between the edge of the porch to the footway is 4.2 metres which is less than the 4.8 required.) Also the Terms and Conditions for Crossovers as noted by the conservation group and noted again below:

- Crossings are approved on the basis that vehicles will drive out forward onto the highway.*
- The maximum width of a single crossover is 3 metres. (Minimum is 2.4m) The maximum width of a double crossover is 4.8 metres. The depth of the forecourt must be at least 4.8 metres, in order to ensure that vehicles do not overhang onto the public footway. Vehicles overhanging onto the footway are liable for prosecution.*
- If you have a porch, bay windows, or steps to your front door, will need to be considered in the space available to park your car. Also the position of your front door and if space is available to the side of your house within your property may need to be considered in your application.*

The property faces onto a busy high street with high levels of pedestrians, school children, visitors to the area and the visibility is poor with the requirement - as set put in the conditions - for the vehicle to reverse into Parking area will be difficult. All aspects relating to the safety need to be considered prior to any application being approved.

Planning conditions:

It should also be noted that article 4(2) direction that was presented to Cabinet in July was as a direct result of the demolition of this walled enclosure, Which clearly states - 'that planning permission will be required to carry out any planning operation consisting of the demolition of the whole or part of any gate, fence, wall or other means of enclosure' Whilst I respect that this cannot be applied retrospectively it certainly needs consideration, given that such conditions are now in place to stop such activity and to conserve what is becoming an increasingly altered landscape in the conservation area.

Conservation area:

By allowing this proposal, it will adversely affect the conservation area by disrupting the conserved quality of Llandaff High Street, creating unsightly parking between the property and the carriageway, thereby obscuring the front and spoiling the view of locally listed properties. It will also distract from the quality of the stone walling that is a noted feature of the Llandaff Conservation Area and listed in the Conservation area appraisal. It will do nothing to enhance the frontage of a locally listed property of interest to have a vehicle parked directly outside that will obscure the remaining original features. No other property in the High St has its own unique dropped kerb arrangement and therefore why should this proposal be permitted. As noted by the conservation group – There are only two vehicular dropped kerb provisions and they are entirely different in style and purpose from that now proposed. One leads to a small street area containing businesses and housing and the other is access to the doctor's surgery building. Importantly, these locations can accommodate numerous vehicles, unseen from the High Street and with suitable space to turn and enter and exit the High Street always moving forward with suitable vision. This application at 14 High Street is not comparable.

In light of careful consideration for Road safety, compliance to Crossover Terms and Conditions, the Conservation Area Appraisal Review, the recent amendments to the Article (4)2 direction I would seek to request that the planning committee consider this application very carefully.

- 7.4 A petition of support for the proposal was received, signed by 39 persons with no addresses specified. Full details are viewable online. As no addresses are specified it does not demonstrate that the named persons could be affected by the matter and contains less than 50 signatures, therefore is not valid.

8. **ANALYSIS**

- 8.1 The key issues are the effect of the proposal upon the character of the Conservation Area, highway safety and the setting of a locally listed building.

8.2 **Highway Safety Considerations**

In respect of highway safety, Highways have confirmed that the vehicular crossover has been licensed and is not considered to represent a risk to other road users.

8.3 **Design Considerations**

In respect of the effect upon the Conservation Area the Llandaff Conservation Area Appraisal notes the contribution made by boundary walls and gates to the character of the area: *There are a variety of ways in which verge gardens and footpaths have been formed. In repairing and restoring boundaries or hedges, it is important to plant a species in character. Tree Preservation Officers may be able to advise on species suitable for your particular situation. Whilst hedges become established a temporary post and wire or mesh fence*

may be an acceptable method for providing security to a garden. Boundary walls should be regarded as an extension of the building which it protects. In Llandaff they define ownerships, provide privacy and often identify the age and character of the buildings they enclose, or their predecessors. Most importantly, walls define space and provide definition and character to the street scene. New walls should seek to fulfil the same objectives. There are a number of different building materials in Llandaff and a huge variety of stone. Where natural stone walls are retained they should be repaired and maintained to ensure that stone work, joints, mortars and copings all respect the original structure. Black painted railings on a stone base are also typical of Llandaff. They should be maintained and if necessary replaced, using profile and sections to match.

- 8.4 The works to partially demolish the front boundary wall were undertaken in late 2017, and have been determined to be lawful by virtue of Class B of Part 31 of the General Permitted Development Order 1995 as there was no Article 4 (2) Direction in place removing the right to undertake such works within the Llandaff Conservation Area. Also, the works did not require Conservation Area Consent as the requirement for Conservation Area Consent is only applicable to total/substantial demolition of a means of enclosure. Having regard to the existing lawful situation with an open aspect between the retained sections of wall, the proposed re-introduction of an enclosure is considered to represent an enhancement to the character of the Conservation Area. The gate would be of traditional decorative design and its material and colour would match the previous gate. Original pillar capping would also be reinstated along with new mortar pointing to the stonework. Having regard to the existing lawful situation and proposed enclosure, it is not considered that the proposal would adversely affect the character of the locally listed building.
- 8.5 The Llandaff Conservation Area Appraisal also notes the contribution of front gardens to the character of the area: *Llandaff was largely developed before car ownership became widespread. Constructing further off-street parking within the curtilage of individual houses can result in the loss of front gardens and hedges. Where there is room for a garage, it should be designed in sympathy with the house to which it relates and without detriment to the overall area. Grassed and planted front gardens and continuous hedging help to give the Conservation Area its special charm. The need to preserve this character may preclude the grant of planning permission to form a hard-standing in the front garden. Each case will be considered on its merits. The location of a hard-standing should not result in cars being parked directly in front of the house. Many roadsides include a grass verge contributing to the green character of the area. These should be protected. The creation of paved forecourts with turning areas usually reduce grassed areas, flower beds and the line of hedging, and result in the loss of a simple garden with concrete path.*
- 8.6 While the creation of a hard surface would not be consistent with the guidance set out in the Conservation Area Appraisal, it is recognised that each case will be considered on its merits. In this respect, it should be noted that the Highways department have licensed the installation of the vehicular crossover

into the site. Furthermore, as set out in paragraph 8.4, the partial demolition of the front boundary wall is deemed lawful. Therefore, these unique circumstances have created a situation where vehicular access can be lawfully secured from the highway directly into the front curtilage.

- 8.7 The above context cannot be dismissed, as regardless of the decision upon this application and any potential enforcement, the owner would continue to retain the right to park a vehicle in the curtilage to the front of the dwellinghouse. Therefore, and while not strictly in accordance with the guidance as described above, the current proposal is considered to represent an opportunity to secure a high quality treatment to the front boundary enclosure of the front garden area. The central path section would be of salvaged flagstones presenting an enhanced appearance to the previous concrete path, and the areas at both sides would consist of loose buff gravel on a hardcore and stabilisation grid base. Landscaping would be provided around the perimeter.
- 8.8 It should be noted that the visual impact is limited in terms of the street scene. Views of the front garden from the south west are obscured by the adjoining building at no. 16 (Butchers Arms public house) which projects forward to the pavement, and views from the north east are partially obscured by a vegetation covered boundary wall with no. 10 (Llandaff Institute) and the view from this direction is dominated by the raised front forecourt of which consists of a hard surface of concrete paving.
- 8.9 It is not considered that the proposal would set a precedent for hard surfaces within the Llandaff Conservation Area. The application property is an isolated residential dwelling within a terrace of otherwise commercial buildings on the north west side of High Street. It should also be noted that an Article 4(2) direction has subsequently been served on 11th August 2018 to remove permitted development rights within the Llandaff Conservation Area for alterations to means of enclosures under Part 31 of the General Permitted Development Order 1995, thus preventing further partial demolition of front enclosures.

8.10 Representations

The representations received from Cllr Phillipa Hill-John, the Llandaff Society, the Llandaff Conservation Area Advisory group and local residents are noted and have assisted in the consideration of the matter.

- a) Impact upon the character of the Conservation Area: Having regard to the lawful widened opening created by the partial demolition of the original boundary wall as detailed in paragraph 8.2 it is considered that the proposed enclosure would not impact to an unacceptable degree on the preservation and enhancement of the Conservation Area as a whole. While noting the replacement of the original garden, the introduction of the hard surface as proposed, when taken into consideration with the enclosure and new gate, will not, it is considered unacceptably harm the character of the Conservation Area. The hard surface will incorporate

landscaping and a new path to the front door.

- b) Impact upon Highway Safety: It is considered the proposal would not have any adverse impact upon highway safety. The Council's Highways section have agreed the installation of the vehicular crossover, allowing vehicular access to the front curtilage with the property. The distance between the front elevation of the building and the front enclosure has been measured on site as 5 metres which confirms the scaled proposed plan drawing as accurate. Whilst the distance from the porch to the footway is less than the minimum of 4.8m as recommended by the Highways section to ensure vehicles do not overhang the footway, in this particular instance it should be possible to park at an angle without the vehicle overhanging the footway.

The representation in support of the application is noted.

8.11 Other Legal Considerations

Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

Equality Act 2010 – The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

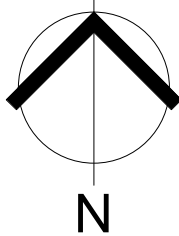
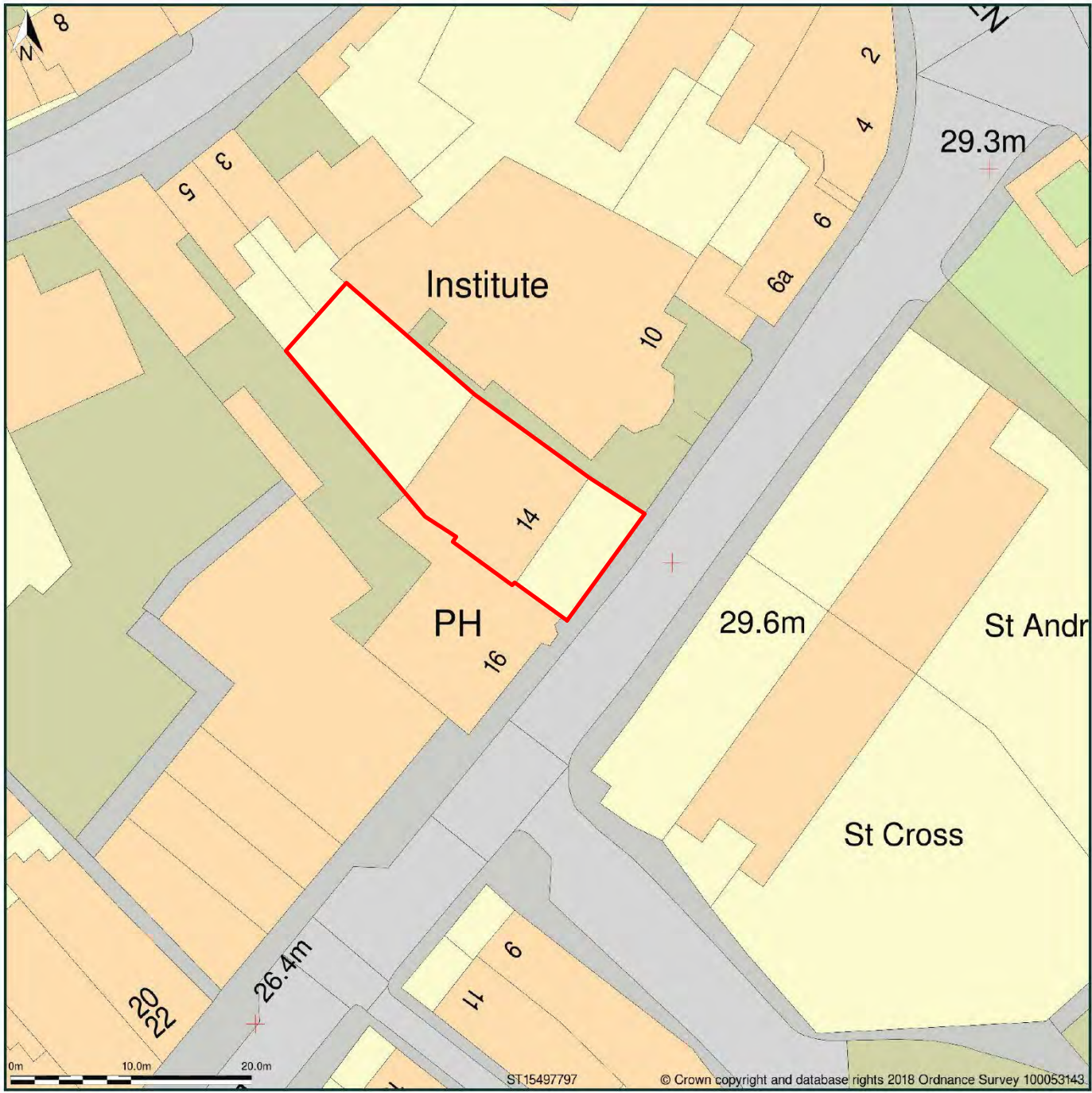
Well-Being of Future Generations Act 2016 – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

8.12 Conclusion

It is concluded that the application is acceptable in accordance with the planning policies listed, and is recommended that planning permission be granted, subject to conditions.

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OVER STEEL/TIMBER SIZES INDICATED ON THIS
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14 High Street, Llandaff, Cardiff CF5 2DZ



Location Plan

Alterations to provide hard surface, gates & re-build piers
to No 14 High Street, Llandaff, Cardiff

A100

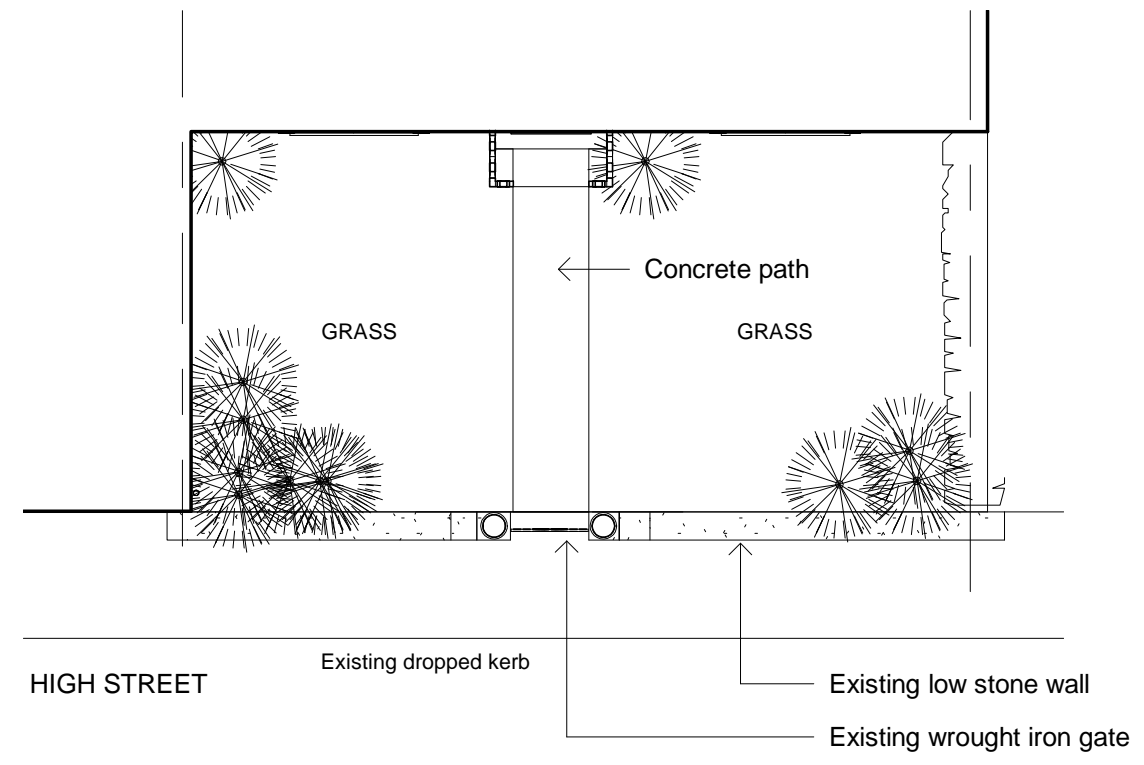
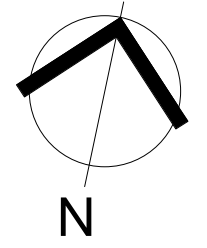
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SCALE 1:100 @ A3



Original Elevation

Existing Plan

1 : 100



Original stone wall demonstrating plant growth effecting joints and wall integrity



Further indication of plant growth that has penetrated the mortar joints in places



Existing Elevation

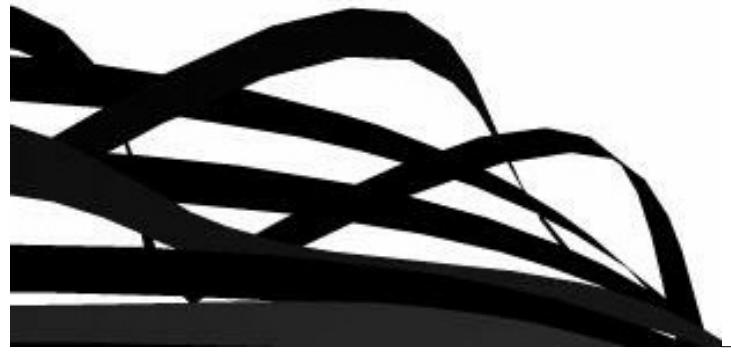
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Existing Plan & Elevation
 Alterations to provide hard surface, gates & re-build piers
 to No 14 High Street, Llandaff, Cardiff

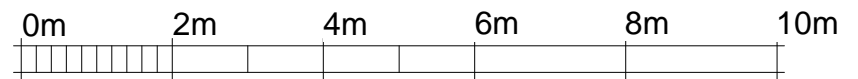
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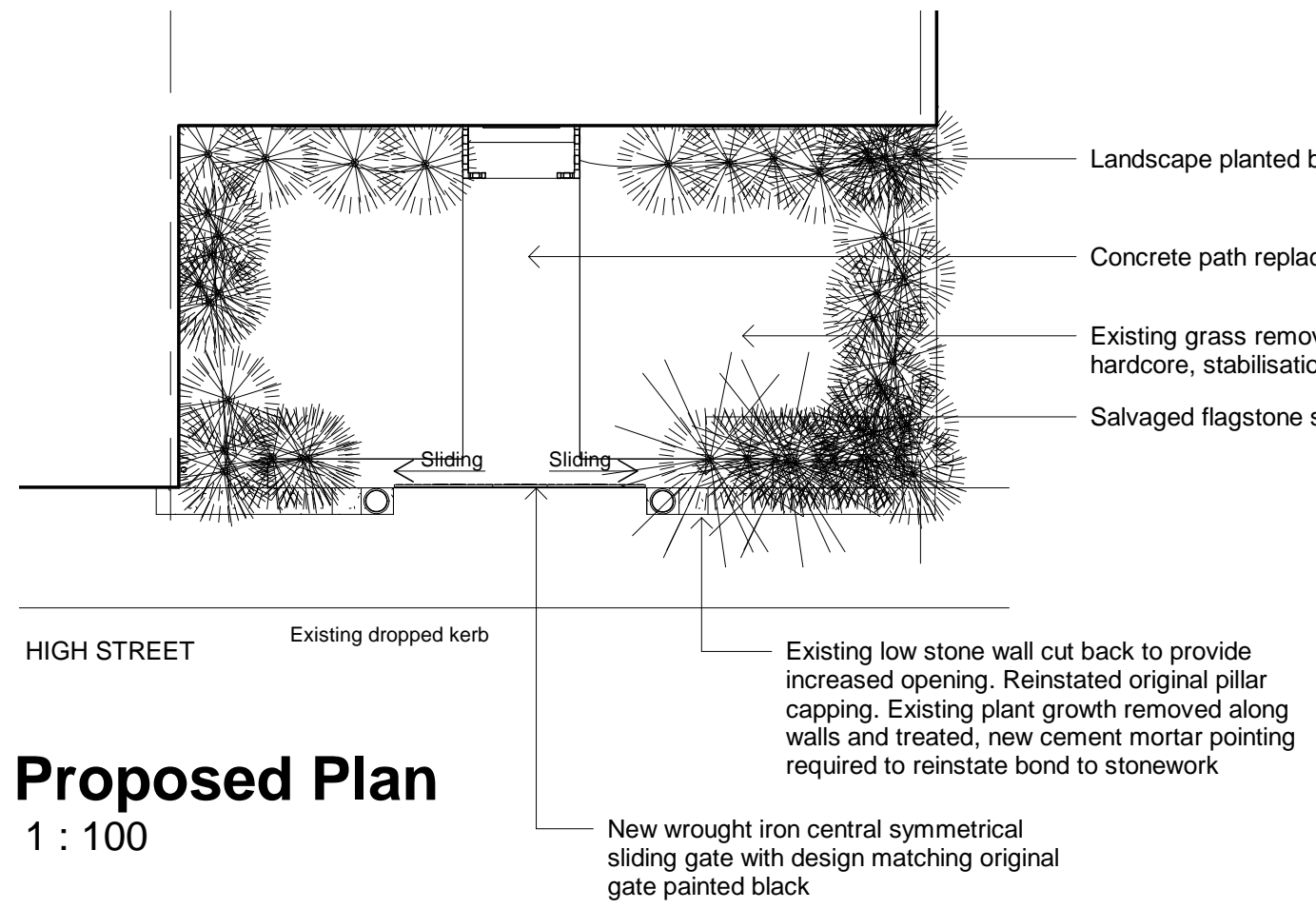
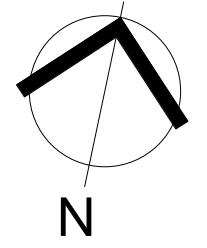
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SCALE 1:100 @ A3



Proposed Plan
1 : 100



Proposed Elevation
1 : 100



Proposed Plan & Elevation
Alterations to provide hard surface, gates & re-build piers
to No 14 High Street, Llandaff, Cardiff

A102

Project number	277
Date	MAR 2018
Drawn by	MD
Scale	1 : 100@A3

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Existing concrete path with stamped paviour effect



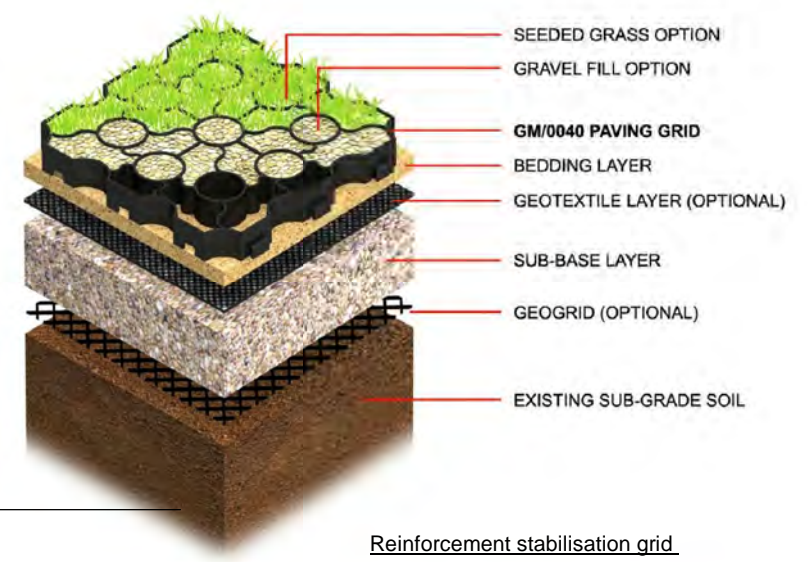
Original View
 Alterations to provide hard surface, gates & re-build piers
 to No 14 High Street, Llandaff, Cardiff

A103

Project number	277
Date	MAR 2018
Drawn by	MD
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New wrought iron sliding gate to increased opening formed in existing wall, design to incorporate features of original gate, painted black

Increased opening formed in original wall to accept new sliding gate. New formed pillars to be reinstated with original salvaged stone and original capping stones

Salvaged flagstones to form new path and separator strip to front wall

Proposed View
 Alterations to provide hard surface, gates & re-build piers to No 14 High Street, Llandaff, Cardiff

A104

Project number	277
Date	MAR 2018
Drawn by	MD
Scale	@A3

MJDesign
 mjd-plansdrawn.co.uk 07803 132478

PETITION

COMMITTEE DATE: 19/12/2018

APPLICATION No. **18/02306/MNR** APPLICATION DATE: 04/10/2018

ED: **PENTYRCH**

APP: TYPE: Full Planning Permission

APPLICANT: Mrs Jones

LOCATION: 7 BRONLLWYN, PENTYRCH, CARDIFF, CF15 9QL

PROPOSAL: CHANGE OF USE OF LAND TO INCORPORATE INTO GARDEN, A SINGLE STOREY EXTENSION TO THE REAR, SINGLE STOREY EXTENSION TO FRONT AND SIDE, TWO STOREY EXTENSION TO THE SIDE AND REAR AND DOUBLE GARAGE

RECOMMENDATION 1 : That planning permission be **GRANTED** subject to the following conditions :

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans:
 - JONE-PL-SK-003
 - JONE-EL-SK-005 (Rev A)
 - JONE-PL-SK-006
 - JONE-EL-SK-007 (Rev B)

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

3. The first floor window on the south elevation of the extension hereby approved shall be non-opening below a height of 1.8 metres above internal floor level and glazed with obscure glass and thereafter be so maintained.

Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006-2016).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no windows shall be inserted in the south elevation of the extension other than those hereby approved.

Reason: To ensure that the privacy of adjoining occupiers is protected in

accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026).

5. The garage hereby approved shall only be used for purposes incidental to the dwelling at 7 Bronllwyn.
Reason: To ensure the amenities of adjoining neighbours are protected in accordance with Policies KP5 of the Cardiff Local Development Plan (2006-2026).
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking, or re-enacting that Order) no structure or extension shall be placed within the extended curtilage nor shall any alterations be undertaken to the roof of the garage hereby approved
Reason: To ensure the orderly development of the area with adequate space about buildings and in the interests of the visual amenity of the area and to ensure no adverse impact upon neighbouring properties in accordance with Policies KP5 of the Cardiff Local Development Plan (2006-2026).

RECOMMENDATION 2: That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning approval gives no such rights to undertake works on land outside the applicant's ownership.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Full planning permission is sought to extend an existing semi-detached dwelling, and to incorporate an adjacent area of land into the residential curtilage and to construct a double garage. It is also proposed to construct a double garage within the extended curtilage.
- 1.2 The proposed extensions to the existing house consist of a single storey element to the front and side, a two storey extension to the side and rear and a single storey extension to the rear. The single storey front and side element would project forward of the front wall of the dwelling by 1.2m and would wrap around the side of the house to a point 3.1m back from the front wall of the existing house. It would have a sloping roof which would be 3.9m high at its highest point. The two storey side and rear extension would be 9.1m in depth. It would wrap around to the rear of the existing dwelling, with a maximum width of 4.8m at the rear elevation. The two storey extension would have a hipped roof on the front elevation and a gable end on the rear elevation. A Juliet balcony is proposed at first floor level on the rear elevation, with an expanse of glazing on the gable end. The rear elevation of the two storey element would be finished in red cedar cladding. The single storey rear element would be 3m in depth, 3.2m in width and would have a flat roof with a height of 2.9m. It would be set off the boundary with no. 5 Bronllwyn by 0.5m. Amended plans have been submitted which indicate that a side facing window proposed on the south elevation would be obscurely glazed.

- 1.3 The area of land which would be incorporated into the residential garden consists of a rectangular plot located to the rear of no. 5 Bronllwyn (the adjoining semi-detached house) and an access lane which runs between no. 3 and no. 5 Bronllwyn. It would be incorporated into the garden of the application site by removing the rear section of the existing boundary fence on the southern side.
- 1.4 The proposed double garage would be located within the extended curtilage. Amended plans have been submitted which reducing the scale of the proposed double garage. The structure, as amended, would be 8.4m in width, 5.5m in depth and would have a pitched roof with a height of 2.1m at the eaves and 3.2m at the ridge. It would have two sets of garage doors facing the rear boundary of 5 Bronllwyn, a set of French doors on the north elevation allowing access from the applicant's existing garden and two rooflights on the rear facing roof plane.

2. **DESCRIPTION OF SITE**

- 2.1 The site is located on the western side of Bronllwyn, a residential street, and accommodates an existing semi-detached house. The land slopes gently away towards the west. The site also includes a rectangular area of land immediately to the rear of the adjoining house, no. 5 Bronllwyn, and an access lane to it which runs between no. 3 and no. 5 Bronllwyn. This area of land was recently disposed of by the Council and the application proposes incorporating it into the applicant's garden. The additional plot of land previously accommodated a pair of garages, which have since been demolished, although an area of hardstanding remains. An electricity substation is located to the immediate west of the site, with an easement along the lane allowing access to it by Western Power Distribution.
- 2.2 The Settlement Boundary follows the rear boundary line of the site, with the fields to the west being within the Green Wedge and Special Landscape Area (as defined on the Cardiff Local Development Plan 2006-2026). A Public Right of Way runs diagonally across the fields to the rear, approximately 130m away from the rear of the site at its closest point.

3. **SITE HISTORY**

- 3.1 08/00617/W – Two and single storey extensions – Approved.

4. **POLICY FRAMEWORK**

- 4.1 National Planning Policy
- Planning Policy Wales (10th Edition)
 - Technical Advice Note 12 'Design' (2014)
 - WGC 016/2014: The Use of Planning Conditions for Development Management
- 4.2 Cardiff Local Development Plan (2006-2026)

- Policy KP3(A) 'Green Wedge'
- Policy KP3(B) 'Settlement Boundaries'
- Policy KP5 'Good Quality and Sustainable Design'
- Policy T5 'Managing Transportation Impacts'

4.3 Supplementary Planning Guidance

- Residential Extensions and Alterations (2017)
- Managing Transportation Impacts (Incorporating Parking Standards) (2018)

5. **INTERNAL CONSULTEES RESPONSES**

- 5.1 The Operational Manager, Transportation, states that the lane is near the bend at the junction of Heol Pant y Gored, Penuel Road and Heol y Parc. Traffic speed would be low for vehicles heading northbound, as motorised vehicles would have to traverse the bend. Traffic could have higher speeds for vehicles travelling southbound, however, the 'X and Y' visibility splays are sufficient at the existing entrance for southbound traffic. In addition to this is the fact that there are already existing domestic access driveways closer to the junction and on the bend of Bronllwyn, there is no objection.

6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 Western Power Distribution has been notified, but no response has been received.

7. **REPRESENTATIONS**

- 7.1 Neighbouring occupiers have been notified of the original and the amended plans by way of neighbour consultation letters.
- 7.2 A petition of 60 signatures has been received objecting to the proposal.
- 7.3 Letters of representation in response to the original plans have been received from the occupiers of no. 3 and no. 5 Bronllwyn. They object to the proposal on the following summarised grounds:

Garage

- Significantly larger than the previous structure being twice the height and 4m wider;
- Contrary to Policy KP5 as its scale, height, width and materials are out of keeping with the character of the area;
- Does not meet guidance in paragraphs 8.5 - 8.6 of Residential Extensions and Alterations SPG on garages as it would have a similar footprint to the original house and would not reflect its style, character and proportions;
- A prominent feature which would reduce the amount of light that neighbouring houses receive;
- Obstruction of views of countryside and sunsets. Owners would suffer a financial loss having bought houses at a premium for the views. Negative impact on the mental health and wellbeing of residents;

- Prominent position on the edge of the settlement boundary and backland setting would have an urbanising effect on the Green Wedge when viewed from the fields behind;
- Harmful impact on the amenity of neighbours and users of the Public Right of Way;
- Concern the layout and design mean it could be used as a separate residential unit, 'granny annexe' or workshop purposes rather than the garage applied for;
- Residents were given assurances no development bigger than the existing garages would be built there when land was disposed of by the Council;
- Insufficient space for cars manoeuvre in and out of the garage;
- No precedent as there are no other garages to the rear of any properties in the road;
- Applicants already have adequate parking facilities;
- The narrow lane is not suitable for traffic in and out. Close to primary school with visual blind spots making use of it a danger to pedestrians;
- Concern neighbour's boundary fences may be damaged by vehicular traffic using the lane;
- Use of the lane at unsociable hours would cause disturbance to neighbours.

Extension to dwelling

- Contrary to Policy KP5 as it does not respond to the local character or context of the built environment and land landscape setting and does not adequately address issues of scale, form, mass, height, detailing or its impact upon the setting;
- Would be significantly larger than other extensions along Bronllwyn and would increase the floorspace of the house by over 45%. Extension would not be subservient;
- Scale of the proposal is overbearing and imposing resulting in an unacceptable loss of amenity;
- Rear gable end element is out of character and would give the impression of a 3 storey dwelling. Would appear incongruous and out of scale on the urban edge. Red cedar cladding would be out of keeping;
- 2 storey front/side extension would lead to a terracing effect due to its position close to the boundary with no. 9. Would appear to be a terrace of six houses, rather than three sets of semi-detached houses;
- Side facing first floor window would result in loss of privacy;
- Bronllwyn is one of the original parts of the village and extensions to other properties have respected this. There are spacious houses with two storey extensions available on the market without the need to ruin a traditional area;
- Applicants have not followed 'best practice' in speaking to all those affected by the proposal;
- Proposed plans are inaccurate as they do not reflect the recent extensions to no.5.

7.4 In response to the submitted amended plans, the following further objections were made:

- Amended plans do not address concerns or objections previously made, so

these remain the same;

- Proposals would still not comply with planning policy;
- Garage remains far too high and overwhelming to neighbouring properties and the surroundings. There has been no reduction in width;
- Garage would tower above fences, overlook gardens and be visible from the Public Right of Way. Dimensions suggest its intended purpose is not as a garage and concerns about privacy, noise pollution, potential damage to fences and the unsuitable and unsafe vehicular access remain.

7.5 Pentyrch Community Council objects to the proposal and supports all of the concerns raised by the residents of no. 5 Bronllwyn. They have concerns about the positioning of the lane which will become the driveway so close to the bend at the four-way junction of Bronllwyn with Heol Pant y Gored, Penuel Road and Heol y Parc. The amended plans do not address their original concerns and the new design is not in keeping with the street scene. Should permission be granted, the garages should not be converted to residential accommodation in the future. All construction vehicles should be managed safely on this busy corner and all skips should be kept off the road.

7.6 Local Member has been notified and requests that the committee considers the character of the area.

8. **ANALYSIS**

8.1 The key material planning considerations are:

- The principle of the development;
- Impact upon the character of the area;
- Impact upon neighbouring properties;
- Transportation and highway issues;
- Impact upon the Green Wedge and Public Right of Way;
- Other matters raised.

8.2 **The Principle of the Development**

The application site falls within the Settlement Boundary, as defined by the Local Development Plan Proposals Map. Part of the site was formerly Council-owned operational property, which was disposed of by the Council earlier in 2018. There is no specific allocation or designation on the site which would prevent the proposed change of use to incorporate the land into the adjoining residential garden. The principle of the change of use of the land into domestic garden space is, therefore, considered acceptable.

The site formerly accommodated two garages, which have since been demolished. Vehicular access along the lane is also afforded to the electricity substation to the rear of the site. Given the previous use and the existing vehicular access, the principle of using the site to accommodate domestic garages is considered acceptable.

The extension of an existing dwelling within a residential area is considered acceptable in principle, subject to considerations of design and impact upon residential amenity.

8.3 Impact upon the Character of the Area

It is acknowledged that the proposed extensions to the front, side and rear could be considered substantial in size and massing. However, there are notable extensions of similar proportions to the side and rear of other houses on the western side of Bronllwyn. The other extensions vary in terms of roof form, with examples of hipped roofs and gable designs. The proposed gable design feature to the rear elevation of the host dwelling is considered acceptable. Given the context, it is not considered that the proposed extension would appear unduly prominent, unusual or incongruous within the street scene.

The two storey side element of the proposal would be set back from the front wall of the existing dwelling. It is considered this design feature of the extension would appear subservient. The proposed extension would be set off the boundary with no. 9 Bronllwyn by approximately 0.5m. This separation gap would present the occurrence of a no 'terracing effect' as a result of this proposal. As the other half of the pair of semis has been extended to the side with a two storey extension, it is not considered that the proposal would unbalance the pair of semis. It is acknowledged that proposal building forward of the building line could raise concern in design terms but several of the houses in the street have been extended to the front, including the other half of the pair. The front extension is considered acceptable in this instance, given the context. Although the extension could be considered substantial in scale, sufficient garden space would remain to ensure that a reasonable garden-to-extension ratio would be maintained, in accordance with the SPG (Residential Extensions and Alterations 2017).

The garage, as amended, would be located to the rear of no. 5 Bronllwyn. As such, it would not be readily visible within street scene from the road at the front of the properties. Given that the parcel of land falls within the settlement boundary and there are other domestic outbuildings, sheds and structures along the rear boundary line, it is considered that the garage would not appear unusual or incongruous when viewed from the open fields behind the application site.

Given the above factors, it is not considered that the proposed extension or garage would prejudice the general character of the area.

8.4 Impact upon Neighbouring Properties

The single and two storey side element of the proposal would be adjacent to the boundary with no. 9, but set off by a modest separation gap. There is an existing substantial two storey side and rear extension to the house at no. 9, which has no side facing windows. The proposed extension would be to the south of no. 9, so any overshadowing caused by the proposed extension would fall predominantly over the blank side wall of the extended neighbouring property. It is not considered that the extension would be overbearing upon the occupiers of no. 9.

To the rear, the single storey element would be set off the boundary with the

attached house by 0.5m. It would have a flat roof with a height of 3m. The extension would be to the north of the attached house, which has a single storey rear extension with a pitched roof. Given this, it is considered unlikely that the proposed extension would result in any significant overshadowing or overbearing impact upon the occupiers of no. 5. The first floor window in the south elevation facing towards no. 5 has been indicated as being obscurely glazed on the amended plans. Conditions have been suggested which would ensure this, and prevent any other windows from being placed in the south elevation in the future.

The proposed double garage, as amended, would be located to the rear of the attached house, no. 5. The location of the garage may affect the current outlook enjoyed by the occupants over open fields to the west. However the protection of views is not a material planning consideration. It is acknowledged that the amended plans, which have reduced the height of the garage, would lessen the impact.

The extended curtilage would wrap around the neighbouring property, and to ensure that the general amenity of the area and that of the occupiers of the neighbouring property are not undermined a condition has been imposed to remove permitted development rights, this would allow the Local Planning Authority to control any further development of this area.

8.5 Transportation and Highway Issues

The existing dwelling benefits from an off-road parking space at the front of the house. The 'Managing Transportation Impacts' SPG states that a maximum of one space would be required for a dwelling outside the Central Area. However, paragraph 6.15 of the SPG states that for the purposes of the Parking Standards, garages would not be counted within the parking provision for residences. Given this, it is not considered that an over-provision of parking would be provided.

The existing access lane to the land at the rear is located between the driveways of no. 3 and no. 5 and has an existing drop kerb giving access onto Bronllwyn. Given the location of the access point between two domestic driveways, the previous use of the lane to access the former garages and the ongoing rights of Western Power Distribution to access their equipment along the lane, it is not considered that there would be any detrimental impact upon highway users or pedestrians from use of the lane for domestic access purposes.

8.6 Impact upon the Green Wedge and Public Right of Way

The site falls within the Settlement Boundary, as defined by the Proposals Map, as defined on the adopted Local Development Plan (2006-2026).

The land immediately to the west of the site is allocated as Green Wedge. A Public Right of Way (PROW) runs diagonally across the field behind the site. Views east from the Green Wedge and PROW currently consist of the rear of the houses along Bronllwyn, with their associated domestic paraphernalia such as outbuildings, sheds and green houses. It is not considered that the addition

of the garage structure within the extended domestic curtilage would have any detrimental impact upon the openness of the Green Wedge. As the view from the Green Wedge and PROW already includes the existing extensions to houses along Bronllwyn and it is not considered that there would be any detrimental impact due to an additional extension.

8.7 **Other Matters Raised**

- The application proposes a double garage for use by the occupiers of no. 7 Bronllwyn and the application has been assessed on this basis. Any use of the garage as a separate residential unit would require a separate planning permission. A condition has been suggested which would limit the garage to being used for purposes incidental to the main dwelling;
- Given that there were previously garages on the site, it is not considered that use of the proposed double garage, for domestic purpose, would create any amenity issues;
- Any damage caused to boundary fences would be a civil matter to be resolved between the two parties;
- The comments of the local ward councillor are noted and the character and context of the area have been given consideration in the determination of this application.

9. **OTHER CONSIDERATIONS**

9.1 Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

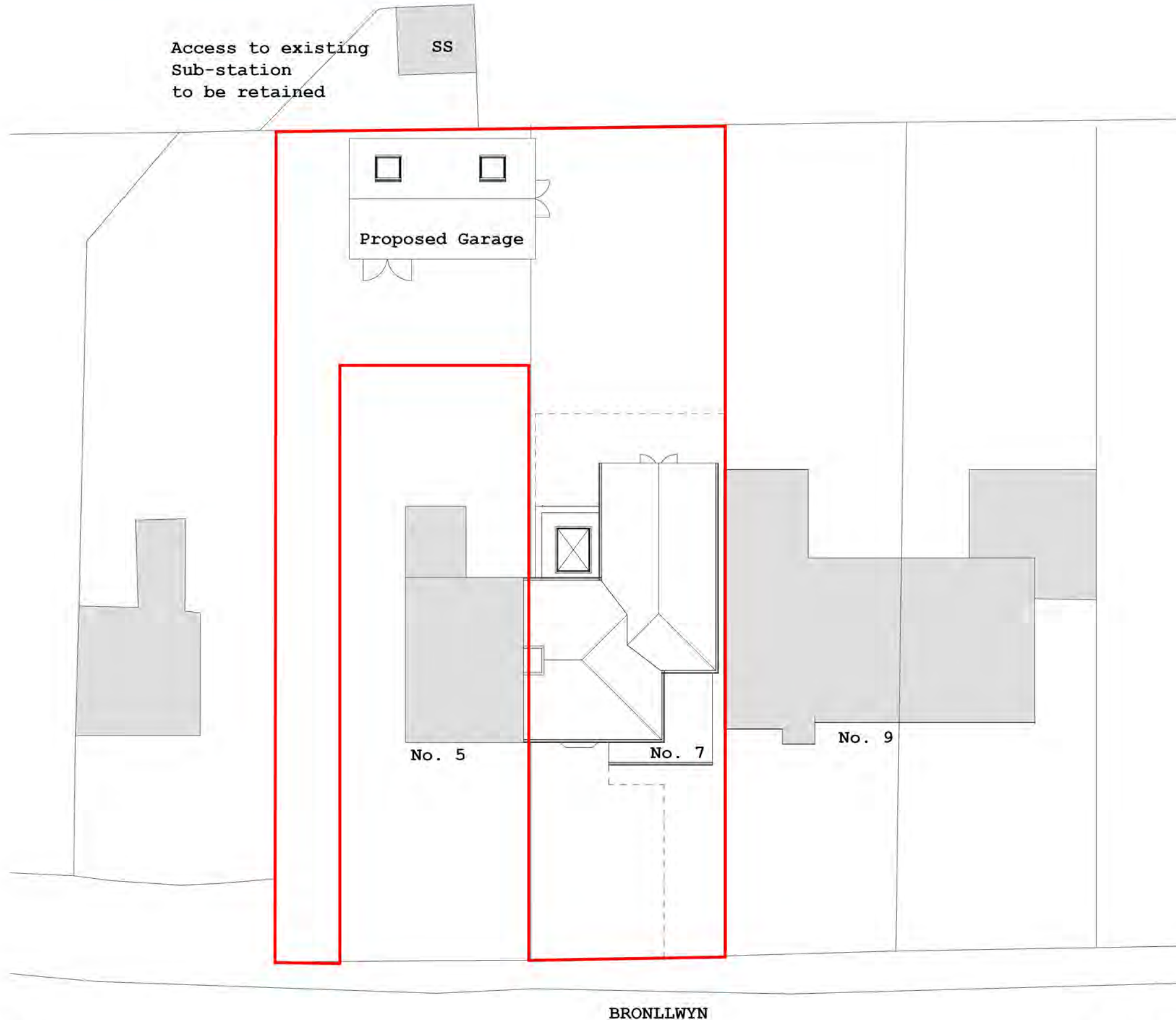
9.2 Equality Act 2010 – The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

9.3 Well-Being of Future Generations Act 2016 –In reaching this decision, the Local Planning Authority have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. It is considered that this decision is in accordance with the Act’s sustainable development principle through its contribution towards supporting safe, cohesive and resilient communities.

10. **RECOMMENDATION**

10.1 Having regard to the policy context above, the proposal is considered acceptable and it is recommended that planning permission be granted, subject

to conditions.





h Primary School

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Bronlwyn

Bronlwyn

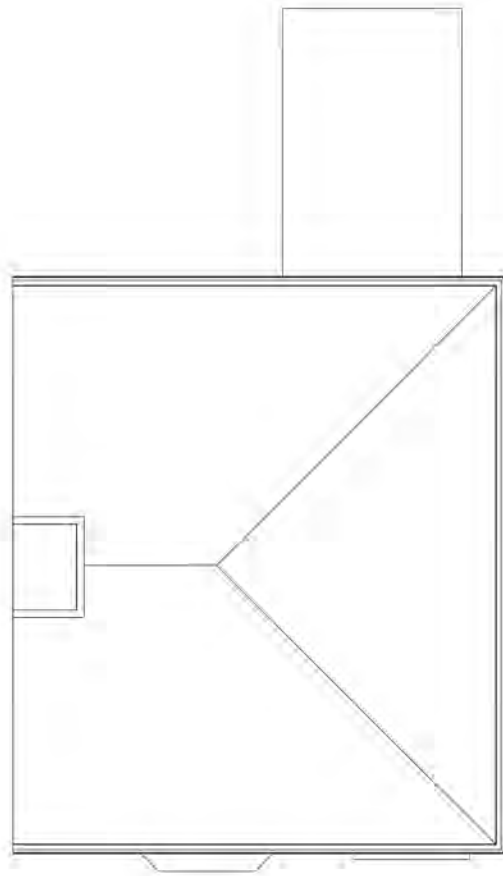
Bronlwyn

Bronlwyn

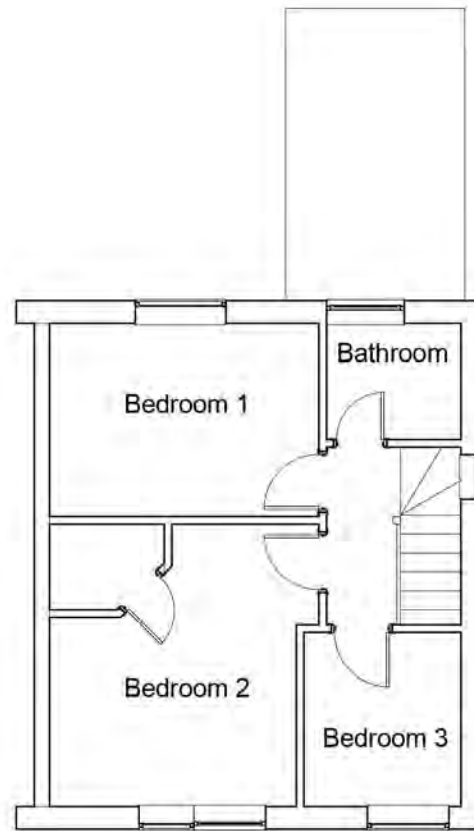
Pentecost Rd

Heath Rd

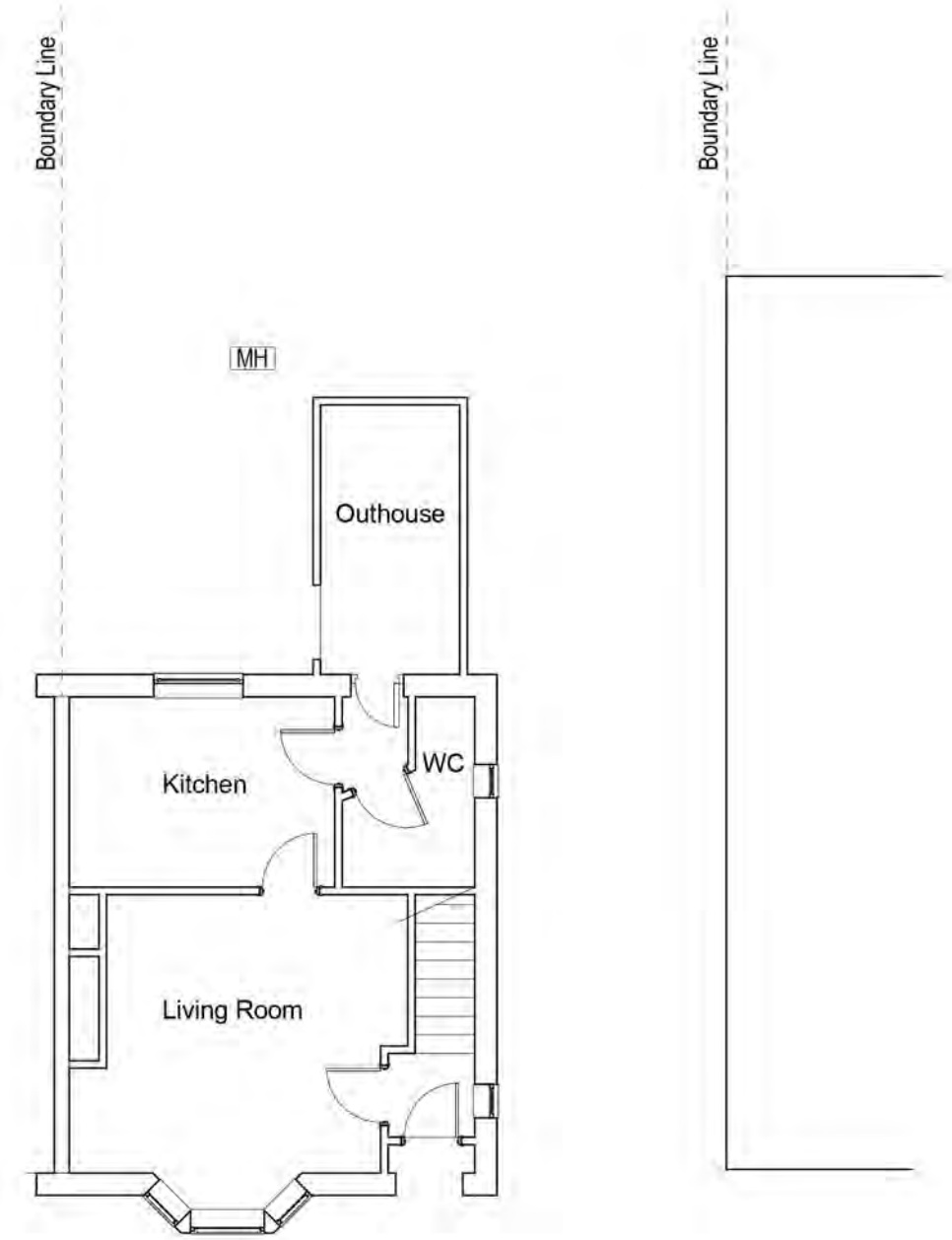




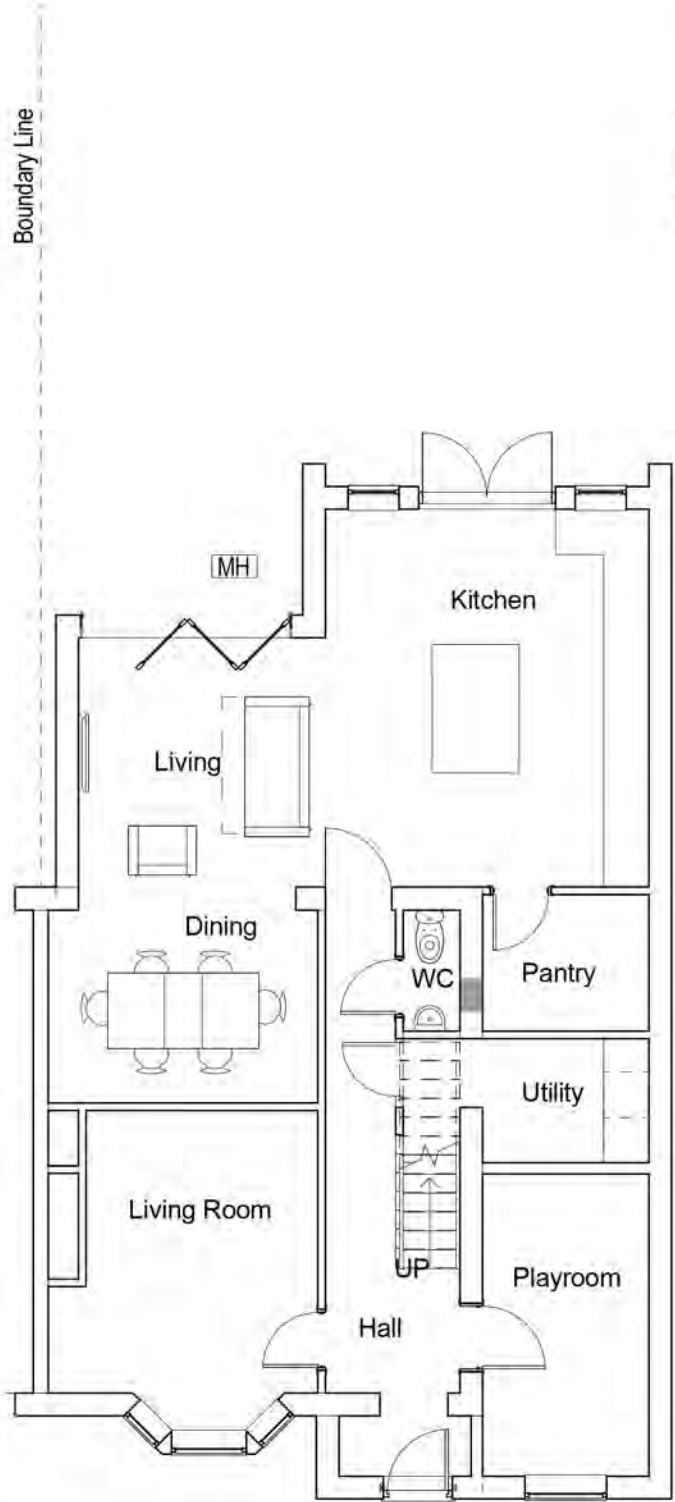
Roof



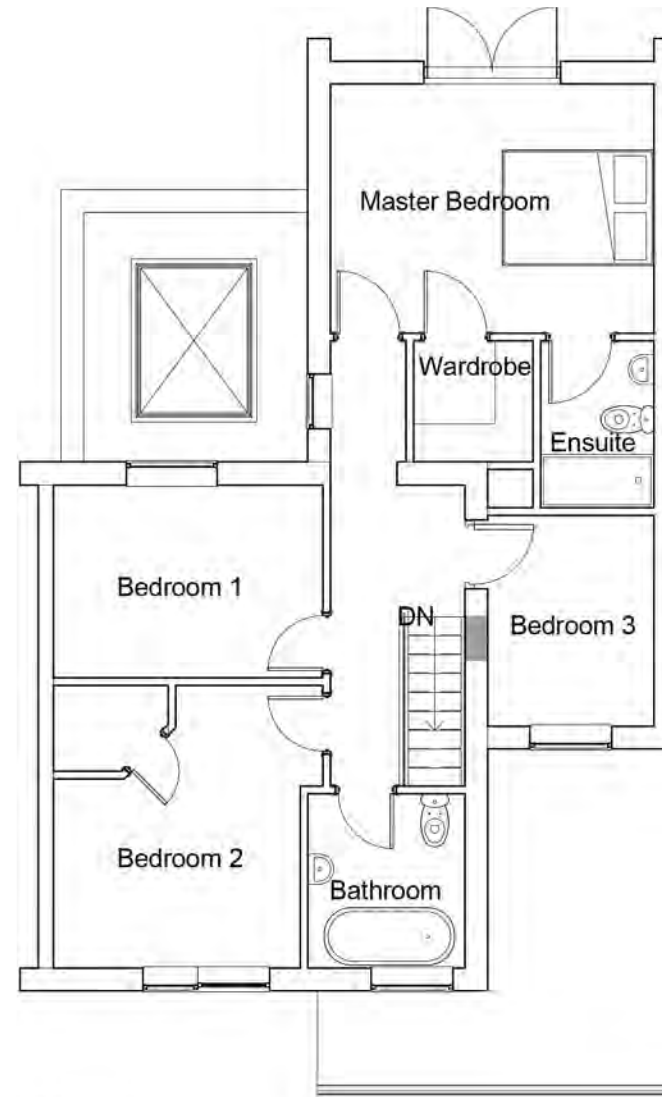
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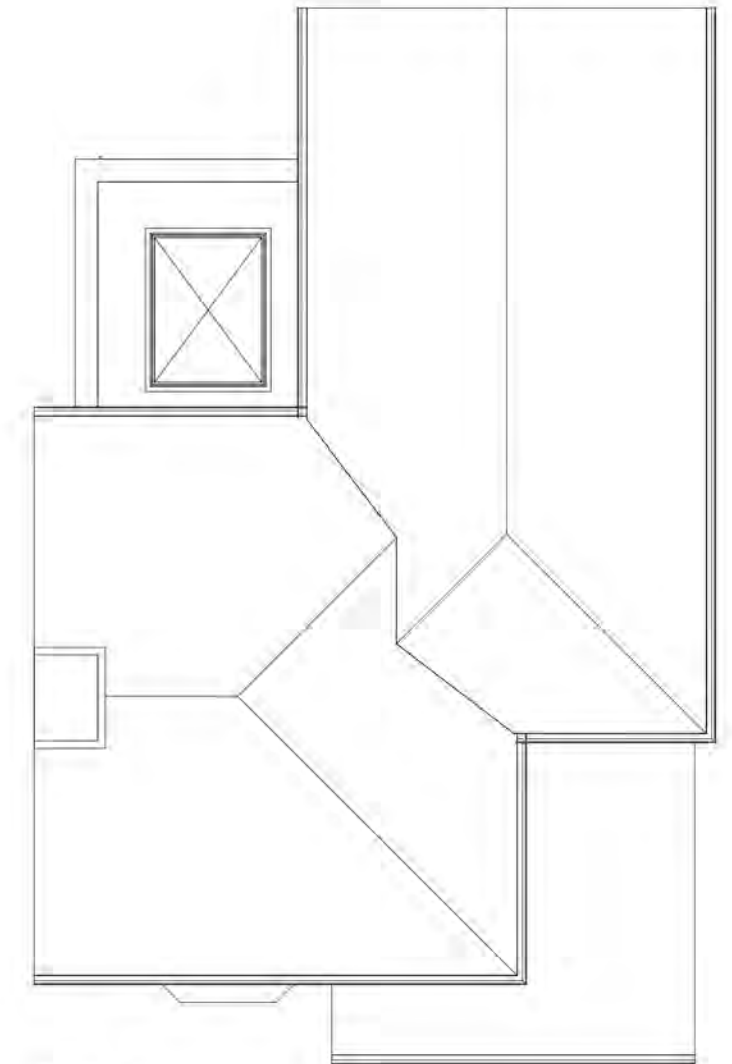
Ground



Ground



First

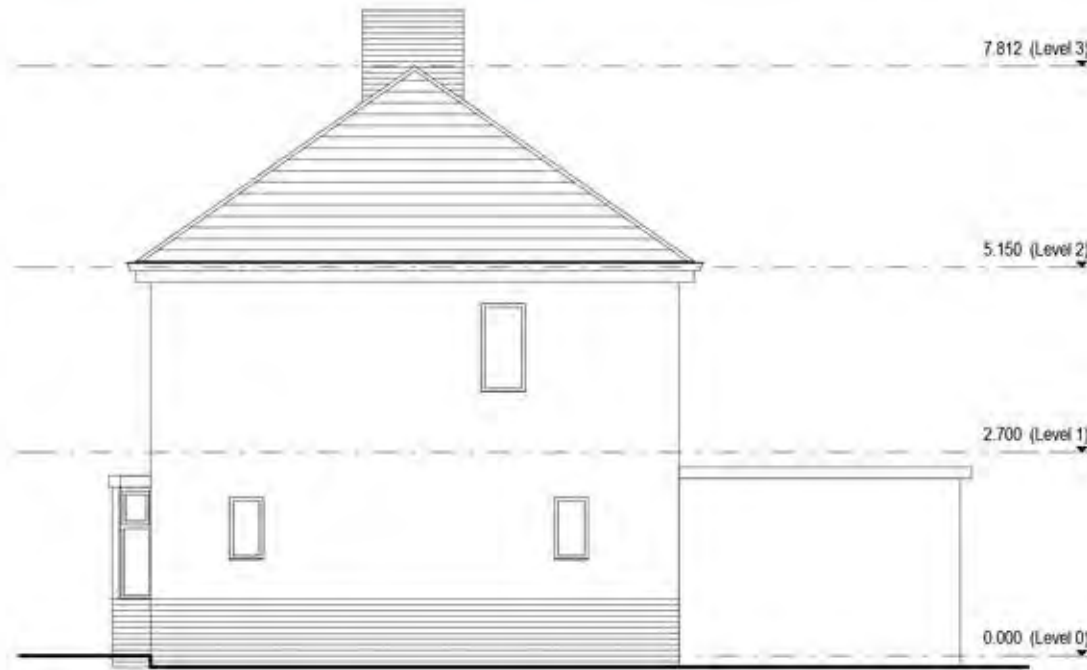


Roof

7 Bronllwyn, Pentyrch, Cardiff



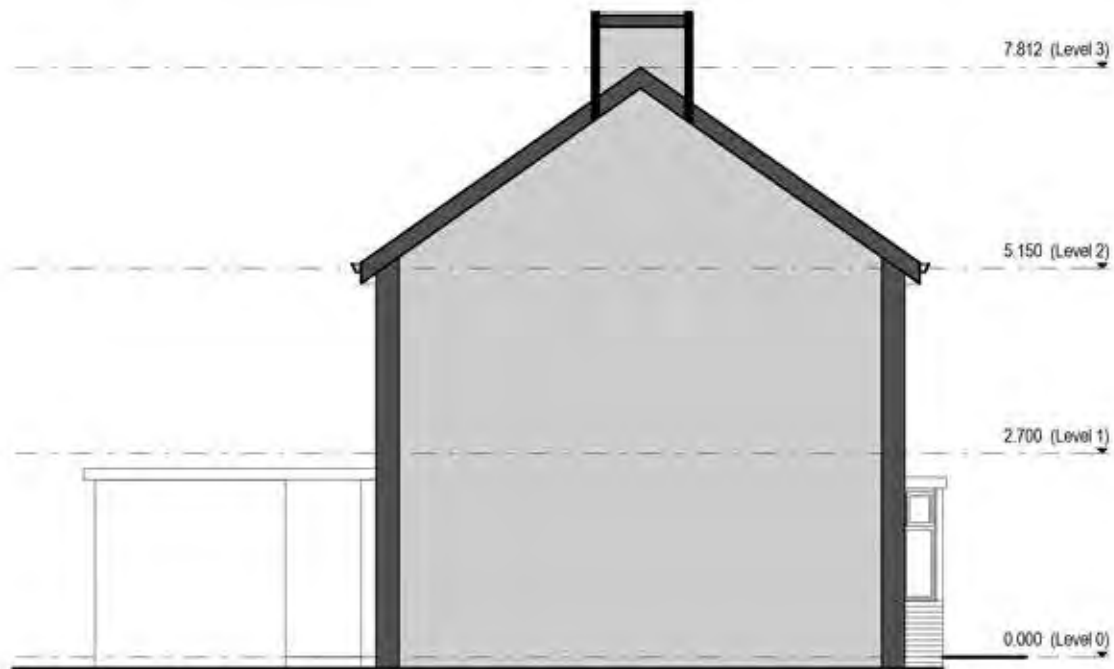
Front Elevation



Side Elevation (North)



Rear Elevation



Side Elevation (South)

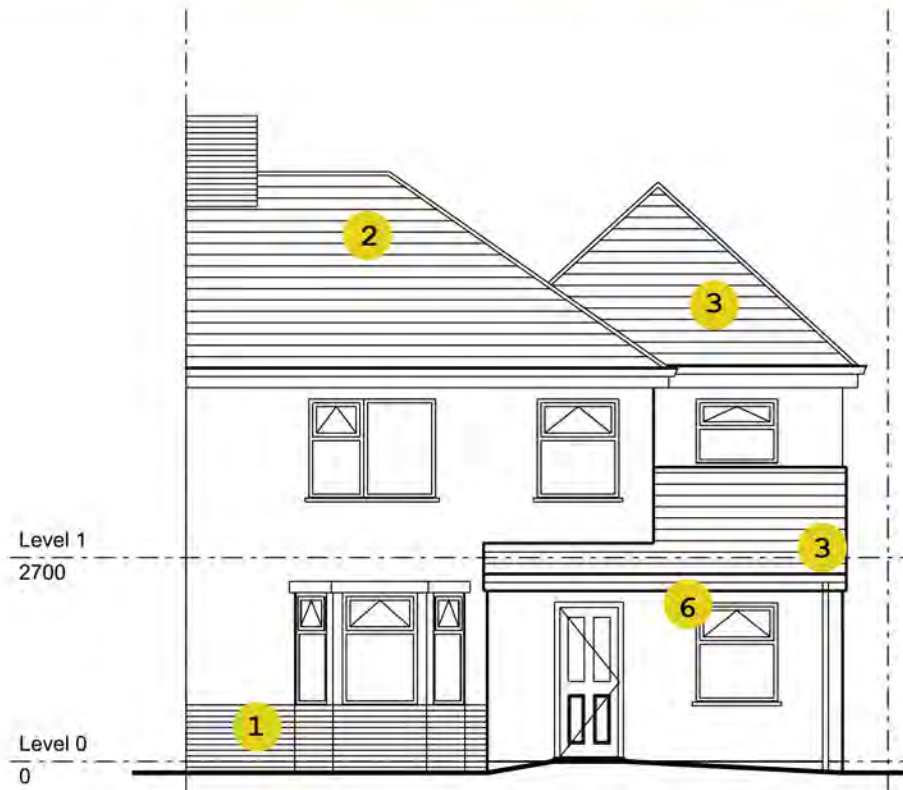


Existing Material Palette

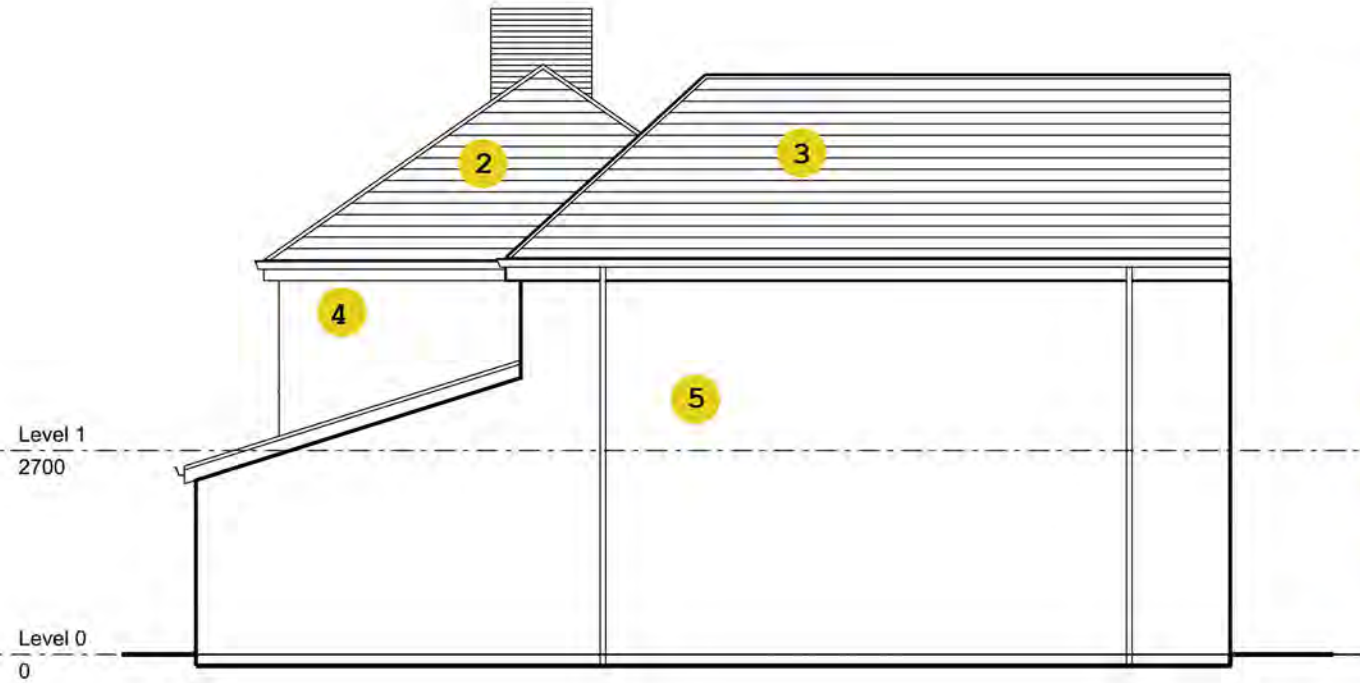
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Existing Elevations
Dwg No. JONE-EL-SK-004

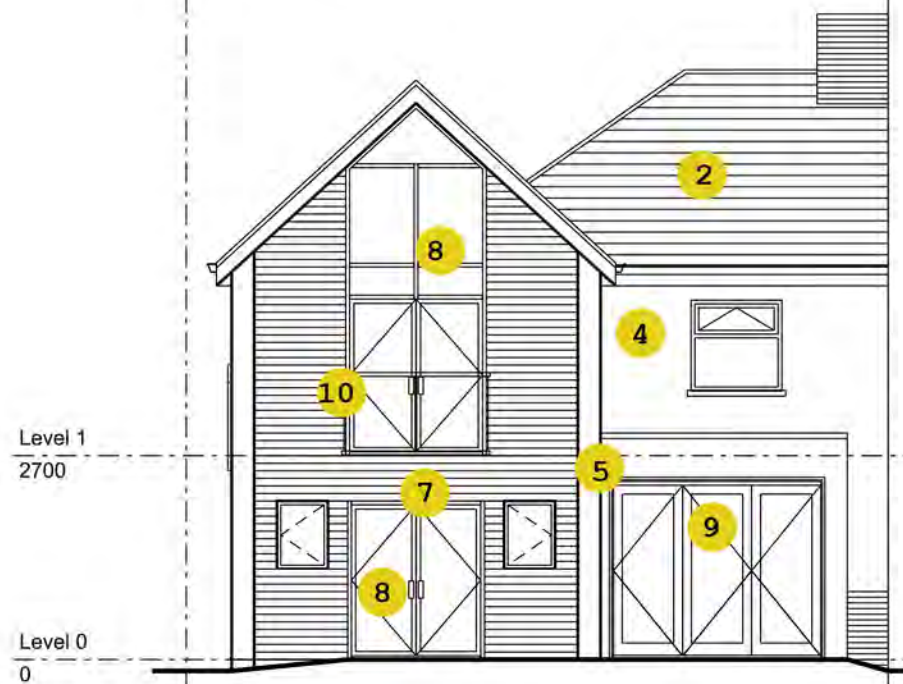
7 Bronllwyn, Pentyrch, Cardiff



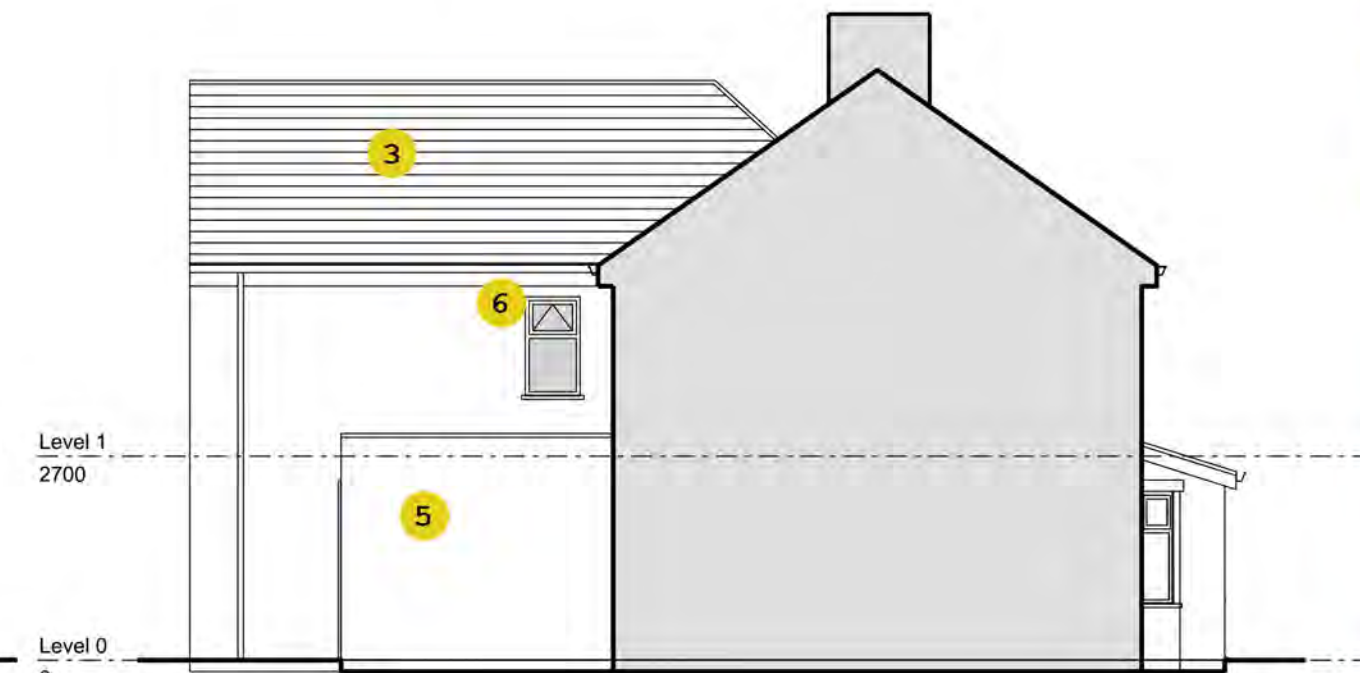
Front Elevation



Side Elevation (North)



Rear Elevation



Side Elevation (South)

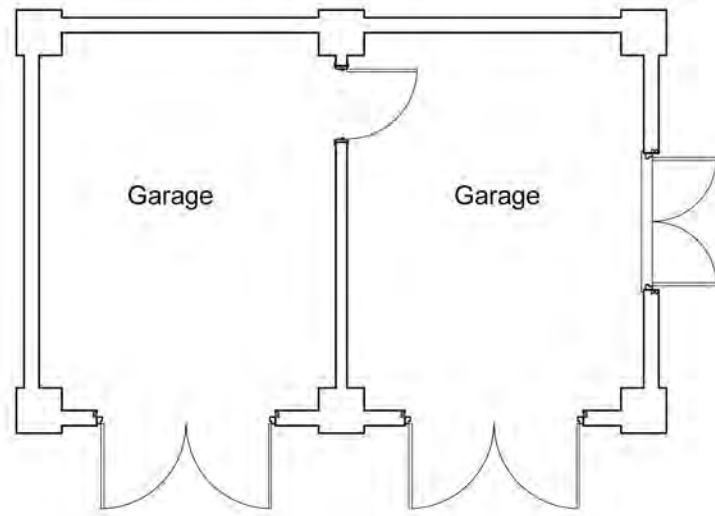
Material Key

- 1 Existing Brickwork Plinth
- 2 Existing Concrete Roof Tiles
- 3 New Roof Tiles to match existing
- 4 Existing painted render
- 5 New painted render to match existing
- 6 New UPVC white windows (Obscure glazing to side elevation windows)
- 7 New Western Red Cedar Cladding
- 8 New PPC Aluminium Windows and Doors
- 9 New PPC Aluminium Bifold Doors
- 10 PPC Aluminium and Glass Juliet Balcony

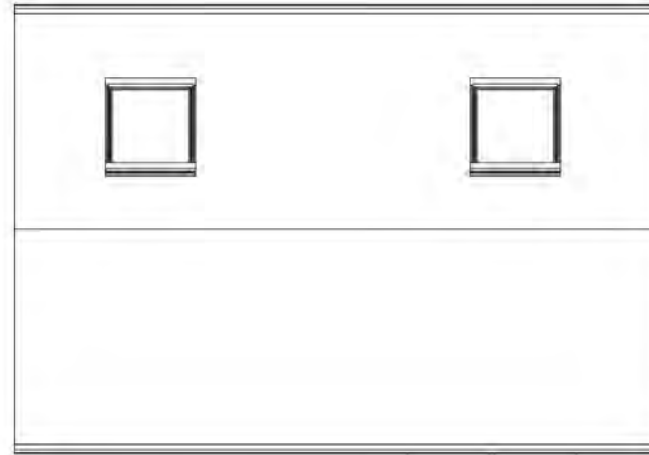


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Proposed Elevations
 Dwg No. JONE-EL-SK-005
 Rev A: Obscure glazing added to side window



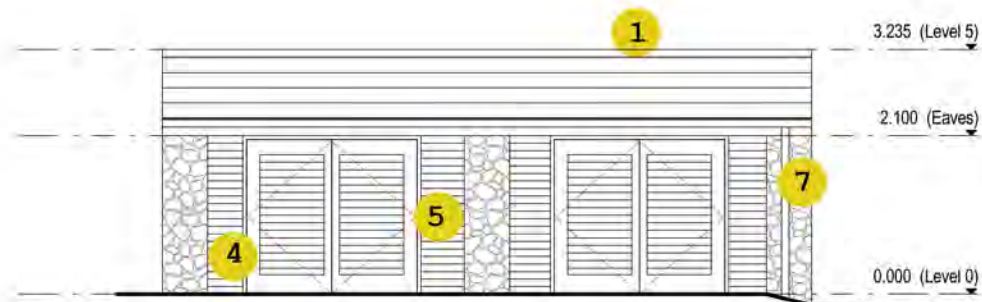
Ground Floor



Roof Plan

Material Key

- 1 New concrete roof tiles to match existing
- 2 New Brick plinth
- 3 New PPC Aluminium Doors
- 4 New timber garage doors
- 5 New Western Red Cedar Cladding
- 6 New PPC Aluminium rooflights
- 7 New Natural Stone Clad Columns



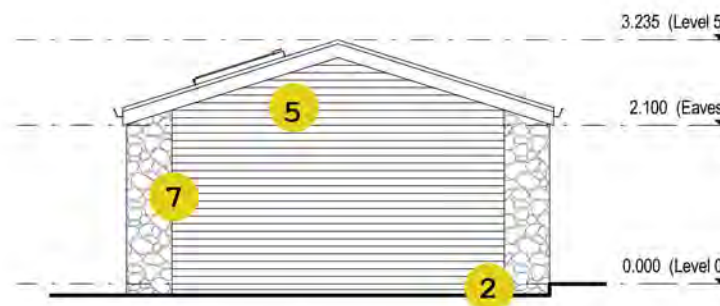
Front Elevation (East)



Side Elevation (North)



Rear Elevation (West)



Side Elevation (South)

Note: For location please refer to Proposed Site Plan JONE-PL-SK-006

LOCAL MEMBER OBJECTION

COMMITTEE DATE: 19/12/2018

APPLICATION No. **18/02484/MNR** APPLICATION DATE: 23/10/2018

ED: **LISVANE**

APP: TYPE: Full Planning Permission

APPLICANT: Mr & Mrs Hughes

LOCATION: 4 GRAIG VIEW, LISVANE, CARDIFF, CF14 0TG

PROPOSAL: DEMOLITION OF EXISTING SUB-STANDARD HOUSE, CARPORT, AND OUTHOUSES. CONSTRUCTION OF 2 SMALL DETACHED PROPERTIES WITH INTEGRAL GARAGES

RECOMMENDATION 1 : That planning permission be **GRANTED** subject to the following conditions :

1. C01 Statutory Time Limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 42017:08
 - 42017:09 Rev A
 - 42017:02
 - Arbtech Bat survey - Preliminary Roost Assessment and mergence Survey dated 12th October 2017.

Reason: To ensure satisfactory completion of the development and in line with the aims of Planning Policy Wales to promote an efficient and effective planning system.

3. Prior to the construction of the building above foundation level, details of the external finishing materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

4. Details of the means of site enclosure shall be submitted to and approved by the Local Planning Authority. The means of site enclosure shall be constructed in accordance with the approved details prior to the development being put into beneficial use.

Reason: In the interests of visual and residential amenity, in accordance

with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

5. No equipment, plant or materials shall be brought onto the site for the purpose of development until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, hard surfacing materials, planting plans (including schedules of plant species, sizes, numbers or densities, and in the case of trees, planting, staking, mulching, protection, soil protection and after care methods) and an implementation programme. The landscaping shall be carried out in accordance with the approved design and implementation programme.
Reason: To maintain and improve the appearance of the area in the interests of visual amenity, in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.
6. Any newly planted trees, shrubs or other landscaping plants, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced.

Replacement planting shall take place during the first available planting season to the same specification approved in discharge of landscaping condition 5 unless the LPA gives written consent to any variation.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

7. No development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with the current British Standard 5837:
 - An Arboricultural Method Statement (AMS) detailing the methods to be used to prevent loss of or damage to retained trees within and bounding the site, and existing structural planting or areas designated for new structural planting.
 - A finalised Tree Protection Plan (TPP) in the form of a scale drawing showing the layout and the tree and landscaping protection methods detailed in the AMS that can be shown graphically.

Unless written consent is obtained from the LPA, the development shall be carried out in full conformity with the approved AMS and TPP.

Reason: To enable the Local Planning Authority to assess the effects of the proposals on existing trees and landscape; the measures for their protection; to monitor compliance and to make good losses in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

8. If site clearance in respect of the development hereby approved does not commence within 2 years from the date of the most recent survey for bats, the approved ecological measures shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of bats and ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures shall be revised and new or amended measures, and a timetable for their implementation shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The development shall then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To ensure that the assessment of the impacts of the development upon the species concerned, and any measures to mitigate those impacts, are informed by up-to-date information in accordance with Policy EN7: Priority Habitats and Species of the Cardiff Local Development Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order), there shall be no extension or roof alteration of either dwelling hereby approved.

Reason: To ensure that the privacy of adjoining occupiers is protected and to retain adequate amenity space for future occupiers in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no further windows shall be inserted in the dwellings hereby approved.

Reason : To ensure that the privacy of adjoining occupiers is protected in accordance with Policy 2.24 of the Deposit Cardiff Unitary Development Plan.

11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing within 2 days to the Local Planning Authority, all associated works shall stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority within 2

weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

12. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with policy 2.63 of the Cardiff Unitary Development Plan.

13. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

14. Prior to the erection of the dwelling hereby approved, a scheme for the drainage of the site and any connection to the existing drainage system shall be submitted to and approved in writing to the local planning authority. Prior to the submission of the drainage details, ground permeability tests shall be undertaken to ascertain whether sustainable drainage techniques can be utilised and the results of the tests shall be incorporated in the submitted scheme. No part of the development shall be occupied until the scheme is carried out and completed as approved.

Reason: To decrease the risk of flooding elsewhere and prevent hydraulic overload of the public sewerage system in accordance with Policy EN14:

Flood Risk of the Cardiff Local Development Plan.

15. The car parking spaces shown on the approved plans shall be provided prior to the development being brought into beneficial use and thereafter shall be maintained and shall not be used for any purpose other than the parking of vehicles.
Reason : To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway, in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan.
16. No development shall take place until details showing the provision of cycle parking provision 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 sheltered and secure parking of cycles in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan.
17. The first floor windows in the side elevations of the dwelling units shall be non-opening below a height of 1.8 metres above internal floor level, glazed with obscure glass and thereafter be so maintained.
Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

RECOMMENDATION 2 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 3 : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on a site

which does not benefit from an appropriate waste management license. The following must not be imported to a development site:

- Unprocessed / unsorted demolition wastes.
- Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
- Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and

(iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

RECOMMENDATION 4: The applicant is advised to secure the consent of the Operational Manager, Asset Management (via 'highwaysnetworkmanagement@cardiff.gov.uk') prior to undertaking any works within the adopted highway in relation to the proposed crossover.

RECOMMENDATION 5: The applicant is advised that developers of all new residential units are required to purchase the bin provision required for each unit. The bins have to meet the Council's specifications and can be purchased directly by contacting the Waste Management's commercial team on 029 20717500. With regard to demolition, as mentioned in section 3.11 of the Council's Waste Collection and Storage Facilities Supplementary Planning Guidance, it is considered best practise to have a Site Waste Management.

RECOMMENDATION 6: Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or

construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP,
0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845
1300228

RECOMMENDATION 7: The applicant is advised to incorporate the bat enhance measures (two bat access slate tiles incorporated into each dwelling house) specified in section 4.2 of the Arbtech Bat survey Report) prior to beneficial occupation.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application relates to the site of large detached property located within a cul-de-sac at Graig View, Lisvane where planning permission is sought to demolish the dwelling and construct two smaller 4no.bedroom properties.
- 1.2 A previous planning application for two detached houses on the site was refused permission on 18th December,2017 as it was considered that the proposal would have had an overbearing and dominating effect on the occupiers of the neighbouring properties at 3 Mill Place and 3 Graig View. The decision was appealed against and the appeal was subsequently dismissed by the Planning Inspectorate. The current application seeks to overcome the previous reason for refusal.
- 1.3 The proposed dwellings are of the same design and appearance, with a slightly staggered footprint and set further back into the site than the existing house. The dwellings rise to a height of approximately 7.0 metres to the ridge of a hipped roof. The proposed design incorporates projecting garage elements on the front elevation and single storey extensions on the rear elevations. Proposed materials comprise light coloured render for the elevations and blue black cement roof slates.
- 1.4 The sub-division of the site, as proposed, provides a rear garden area of approximately 209sq metres for the southernmost dwelling (plot 1) and 180sq metres for the northernmost dwelling (plot 2).
- 1.5 A Preliminary survey of bat roost potential concludes that there is a likely absence of roosting bats in the building and that no further evaluation should be necessary to allow a planning consent decision. It does, however, recommend that two "Habibat"1 bat access slate tiles be incorporated into each of the newly formed dwellings as a positive biodiversity enhancement measure.
- 1.6 The application is also supported by a Tree Report.

- 1.7 Having regard to the Inspector's conclusions on the appeal, the agent states that the current proposal shows:
- i) two smaller dwellings;*
 - ii) a shortened two storey side wall facing 3 Mill Place;*
 - iii) the shortened two storey side wall being moved over 5m towards the road and out of the field of view from the rear of 3 Mill Place;*
 - iv) the properties now being in a light coloured render finish rather than brick;*
 - v) the ridge line of the proposed house at plot 2 being 500mm lower than that of the existing house and some 5.0m away from the side boundary with 3 Mill Place. This compares to the higher ridge line of the existing property which is only 0.75m away from that side boundary.*
- 1.8 The proposed units are set the further back into the site than the existing house such that the main front elevations will be positioned approximately 8.0 metres from the back edge of footway.
- 1.9 The proposed single storey projection at the rear of plot 2 is shown to extend approximately 4.2 metres beyond the rear elevation of 3 Graig View, which adjoins the application site to the north. The main two storey element is shown to be broadly in line with the rear elevation of this neighbouring property. In the previous planning application, the proposed dwelling at plot 2 was shown to extend approximately 3.3 metres beyond the rear elevation of the neighbouring house at two storey scale. The main two storey side elevation of the existing house projects approximately 3.8 metres beyond the front elevation of 3 Graig View with a single storey element extending beyond this. The proposed dwelling at plot 2 will also extend approximately 3.8 metres beyond the neighbour's front elevation and the proposed structure will be a similar distance from the boundary as the existing house.
- 1.10 To the south, the application site adjoins the side and rear garden of 3 Mill Place; a two storey dwelling dating from the 1960's with a 'butterfly' style roof. This neighbouring property is orientated at almost 45 degrees to the boundary with 4 Graig View.
- 1.12 The application is supported by plans which compare the siting of the existing house with the proposed dwellings and the previously refused scheme in context with the neighbouring properties on either side.
- 1.13 The boundary between 4 Graig View and 3 Mill Place is shown to be approximately 27.2 metres in length. The proposed dwelling at plot 1 is shown to be constructed approximately 1.0 metre from this boundary which is comparable to the existing distance. It will project approximately 2.6 metres beyond the rear elevation of the existing house. This compares to a projection of approximately 7.6 metres for the proposed dwelling in the previously refused scheme.
- 1.14 At the front, the two storey element of the proposed dwelling will extend approximately 1.4 metres beyond the main front elevation of the existing house (i.e., excluding its 6.0 metre long car port). This is approximately 4.4 metres further

forward than the proposed dwelling in the previously refused scheme. The two storey side elevation of the proposed house is approximately 11.5 metres in length. This compares to a length of approximately 7.5 metres for the existing house. The ridge height of the proposed house, at approximately 7.0 metres, is shown to be some 500mm lower than the ridge of the existing house. The proposed roof design incorporates a hip and this high point will be approximately 5.0 metres away from the side boundary with 3 Mill Place. As the existing house has a pitched roof, its higher ridge line is much closer to the side boundary.

- 1.15 An outbuilding located at the rear of the house and sited close to the boundary would be removed as part of the proposed development.
- 1.16 The southern boundary of the application site also adjoins the rear garden of 5 Mill Place. The rear corner of the proposed dwelling at plot 1 would be positioned approximately 7.0 metres from the north western corner of the neighbour's garden. This compares to a distance of approximately 2.0 metres for the proposed dwelling in the previously refused scheme.
- 1.17 The eastern boundary of the application site adjoins the rear gardens of no.1 Cherry Tree Close and nos.6 and 8 Rowan Way. The two storey rear elevations of the proposed dwellings would be sited between 18.0 metres and 23.0 metres from this boundary.
- 1.18 The two storey front elevations of the proposed dwellings are shown to be sited between 22.5 metres and 23.4 metres from the houses on the opposite side of the Close.

2. **DESCRIPTION OF SITE**

- 2.1 4 Graig View comprises a relatively large, two storey pitched roof property located in a small cul-de-sac accessed off Mill Place. The other properties also comprise two storey pitched roof houses although they are not of uniform appearance. No.4 is positioned forward of its neighbour at 3 Graig View and has a large single storey car port projection.
- 2.2 To the south, the application site adjoins the side and rear garden of 3 Mill Place: a two storey dwelling dating from the 1960's with a 'butterfly' roof. This neighbouring property is orientated at almost 45 degrees to the boundary with 4 Graig View.
- 2.3 Proposed materials in the Close comprise a mix of render and buff/yellow coloured stonework (cladding).

3. **SITE HISTORY**

- 3.1 Demolition of existing sub-standard house, carport and outhouses and construction of 2no.detached two storey properties with car parking and gardens: The application was refused on 18th December, 2017 for the following reason:

The proposed development, by virtue of the siting and scale of the proposed dwellings would be likely to have an overbearing and dominating effect on the

occupiers of the neighbouring properties at 3 Mill Place and 3 Graig View. As such, the proposal would be contrary to advice contained in Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan, paragraph 4.11 of the Cardiff Infill Sites Supplementary Guidance (November, 2017) and paragraph 9.3.3 of Planning Policy Wales (Edition 9, 2016).

The Council's decision was appealed against and subsequently dismissed.

4. **POLICY FRAMEWORK**

4.1 The Cardiff Local Development Plan 2006-2026 provides the local planning policy framework. Relevant policies include:

KP5: Good Quality and Sustainable Design;
KP15: Climate Change;
EN13: Air, Noise, Light Pollution and Land Contamination;
T5: Managing Transport Impacts;
EN10 (Water Sensitive Design);
EN7: Priority Habitats and Species;
EN8: Trees, Woodlands and Hedgerows;

4.2 Supplementary Planning Guidance: Cardiff Infill Sites (November, 2017)
Supplementary Planning Guidance: Managing Transport Impacts (2018);
Supplementary Planning Guidance: Waste and Collection and Storage Facilities (2016)
Supplementary Planning Guidance: Green Infrastructure (November, 2017)

4.3 Planning Policy Wales Edition 10 (2018):

1.17 Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated.

2.8 Planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales.

3.6 Development proposals must address the issues of inclusivity and accessibility for all.

3.7 Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution.

3.9 The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.

3.11 Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take.

3.12 Good design is about avoiding the creation of car-based developments. It contributes to minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys.

4.1.34 New development must provide appropriate levels of secure, integrated,

convenient and accessible cycle parking and changing facilities.

4.1.52 Planning authorities must require good standards of car parking design, which do not allow vehicles to dominate the street or inconvenience people walking and cycling. Car parking should be overlooked by surrounding properties, to provide natural surveillance.

4.1.53 Parking standards should be applied flexibly and allow for the provision of lower levels of parking and the creation of high quality places.

4.2.22 Planning authorities will need to ensure that in development plans and through the development management process they make the most efficient use of land and buildings in their areas. Higher densities must be encouraged on sites in town centres and other sites which have good walking, cycling and public transport links.

4.2.23 Infill and windfall sites can make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes.

6.4.5 Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity.

6.4.25 Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function.

6.6.27 Planning authorities should be aware of the risk of surface water flooding and ensure developments are designed and planned to minimise potential impacts. Development should not cause additional run-off, which can be achieved by controlling surface water as near to the source as possible by the use of SuDS.

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operational Manager, Transportation raises no objections on highway safety and parking grounds commenting as follows:

The proposal relates to the demolition of a large detached property, to be replaced by two detached 4-bedroom dwellings.

The existing house has a driveway/dropped kerb access onto Graig View, and this would be replaced with 2 separate driveways/dropped kerbs. This is considered acceptable, although a vehicle crossover license would be required. It is proposed that each dwelling has an integral garage with an additional on-plot space available on the driveway. This is in line with parking standards. It is considered that the access and vehicle parking aspects of the proposal are acceptable.

Cycle parking will be required at the amount of one space per bedroom, and this will need to be secure, covered and accessible. The DAS indicates that there will be room in the rear of the properties, and whilst this is likely to be the case, the cycle parking/storage will need to be suitably accessible from the public highway with adequate widths provided and not too distant from the house. A cycle parking condition is recommendation for approval.

Comments on the transport-related points raised by objectors as follows:

- i) It is not considered that a single additional dwelling at the site will materially change the traffic and parking issues on the street or result in safety concerns related to parent parking associated with the primary school.*
- ii) Each dwelling will have 2 on-plot spaces, which is the maximum allowed according to the adopted standards and the loss of on-street parking as a result of the proposal is minimal.*

5.2 The Operational Manager, Environment (Pollution Control) recommends several standard conditions/ informatives relating to the importation of materials and contamination.

5.3 The Operational Manager, Waste Management provides guidance on appropriate refuse storage requirements for the dwelling as follows:

1 x 140 litre bin for general waste

1 x 240 litre bin for garden waste

1 x 25 litre kerbside caddy for food waste

Green bags for mixed recycling (equivalent to 140 litres)

The storage of which should be sensitively integrated within the design.

Developers of all new residential units are required to purchase the bin provision required for each unit. The bins have to meet the Council's specifications and can be purchased directly by contacting the Waste Management's commercial team.

5.4 The Drainage Engineer notes that the applicant has provided insufficient detail relating to either flood risk or surface water drainage proposals.

The Officer recommends that if the local planning authority is minded to grant planning permission the following condition the following condition should be attached.

No development shall commence until details of a scheme for the disposal of surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall include an assessment of the potential disposal of surface water via sustainable means. Where a sustainable drainage scheme is to be provided the submitted detail shall:

- i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measure taken to prevent pollution of the receiving groundwater and/or surface waters;*
- ii. Include a period for its implementation; and*
- iii. Provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or*

statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water/Dwr Cymru advises that no surface and /or land drainage should connect with the public sewerage network.

7. **REPRESENTATIONS**

- 7.1 Councillor Walker objects to the application. The Councillor considers that the two properties proposed to replace the existing single dwelling would result in an unneighbourly and overbearing outcome for nearby neighbours.

- 7.2 The Occupiers of 2 Graig View object to the application for the following reasons (summary):

It is noted that note that the amended application does nothing significantly different from the original plans and planning application. The occupiers therefore wish to repeat their main objection which is the overbearing effect that the proposal will have on local residents, replacing one house with two houses. The occupiers state that the proposal would result in a 25% increase in the number of houses in Graig View, will significantly alter the nature of the Close and affect the privacy and the amenity of the neighbours. They comment that the proposed shape of the proposed properties is totally out of keeping with others in the near vicinity where buildings are generally wide fronted.

They state that number 4 Graig View is appropriately sized for one dwelling not two and should be refurbished rather than knocked down. They comment that the building of 2no.four bedroom houses will significantly increase the density of a small close and not in any way safeguard the amenity as existing residents.

They comment that the proposed development is close to the local primary school and will increase the already hazardous parking by parents whilst dropping off their children in Mill Place which spills into Graig View daily. The occupiers are concerned that an additional household will add to this congestion and safety of people who live in Graig View.

- 7.3 The occupier of 5 Mill Place objects to the application on the grounds that the proposal is not in keeping with the character of the area and is also unneighbourly, impacting significantly on the living conditions of neighbouring residents with increased noise, disturbance and loss of privacy. The occupier comments that any development of the property should take place within the boundary of the existing building.
- 7.4 The occupier of 3 Mill Place has submitted copies of previous letters of objection in respect of planning application 17/02023/MNR and a further letter of objection in relation to the current planning application. In summary, the occupier's objections are as follows:

The occupier would like to endorse previous and any further objections made by the neighbouring property owners and other interested parties.

The revised plans are noted. However, the occupier states that whilst the foot print of the new dwelling encroaches less onto the outlook of 3 Mill Place than the original proposed plan, the overall effect still remains domineering and unduly intrusive. This is because the side elevation will consist of dominating solid wall that extends out further on both sides than the current arrangement. The occupier comments that the new rear elevation will encroach into the existing outhouse, whereas currently there is a first floor outcropping from the existing house, which allows for a broken view and the outhouse is presently a low level structure.

The occupier states that whilst it is a single story set back structure, the proposed day room will still encroach into the sight lines, and, depending on window height, may also have a view into the back garden and ground floor windows.

The rear outlook of 3 Mill Place is angled so as to specifically create an outlook that does not take in number 4 Graig View. The new plan will significantly encroach into and narrow this field of view in an intrusive manner and the extension of the frontage of the property will close off existing light and view to the side of the rear garden further increasing the dominating impact compared to the existing arrangement.

The occupier states that the plans do not specify whether the ground floor windows overlooking 3 Mill Place are to consist of obscured glass. Presently the ground floor windows are clearly higher than the boundary fence, and the new ones would also be able to see into the property.

The occupier reiterates all previous relevant objections and draws attention to the various references made to applicable planning guidance etc. These should be considered in the context of the context of the revised plans.

It is noted that neighbouring property owners have reiterated concerns about the departure from the intended design character of the neighbourhood; namely wide fronted single house plots and other impacts, such as those on, density, congestion, etc. The occupier endorses these objections.

The occupier wishes to formally record that the fence at the rear of her garden is not sitting on the legal boundary between the two properties. She states that husband granted the former owner a licence to position the fence 6 inches into no.3 Mill Place land to allow greater access along the side of the house. This licence no longer subsists, and the present plans and any building works, including a new party fence, should recognise the correct property line.

7.5 Objections have been submitted by the son of the occupier of 3 Mill Place on her behalf raising the following concerns (summary):

The separate letter of objection from the objector's mother is fully endorsed. The objector has submitted copies of previous letters of objection in respect of planning

application 17/02023/MNR and reasserts the grounds set out in those letters where they remain applicable to the current application.

The occupier wishes to adopt and endorse the previous and any further objections made by the neighbouring property owners and other interested parties. It is noted that neighbouring occupiers have reiterated concerns about the departure from the intended design character of the neighbourhood – namely wide fronted single house plots and other impacts, such as those on, density, congestion, etc.

The occupier states that he is extremely familiar with his mother's property having grown up there, and can confirm that the revised plans will still have a detrimental and intrusive impact on the rear aspect of 3 Mill Place. The new dwelling will also pose privacy issues as set out in his mother's letter of objection.

Whilst he accepts that the plans have been revised in the light of the previous refusal, they are not, in his mind, appropriate for the reasons stated. He also remains concerned at the growing trend to acquire properties in the area, and then seek to maximise return on investment by exploiting the land in a manner completely out of the character of the locality and damaging to the amenity and privacy of neighbouring property owners.

7.6 The occupiers of 3 Graig View object to the application for the following reasons (summary):

The proposed development, even as amended in the most recent application, is totally unacceptable on the many grounds as detailed below.

The existing plot accommodates a reasonably sized detached house with a proportionate frontage and access to the small cul de sac of Graig View. The proposed construction of two four bedroom dwellings with the consequential increase in density, car parking and driveways is completely out of proportion to the surrounding area.

The replacement of the existing house with two houses will represent significant over-development of the site and would lead to a cramped appearance to the detriment of Graig View as a whole.

The proposed new properties would have an overbearing and dominating effect on neighbouring properties in particular 3 Mill Place, 3 Graig View and 5 Mill Place.

The proposed development would have an upsetting and adverse impact upon the amenity and quiet enjoyment of our home and garden and that of our neighbours.

The proposal will lead to an over development of the plot with the consequential impact on neighbours and the local area. The 20% increase in density of the small cul de sac will significantly impact upon the quiet enjoyment of neighbouring properties.

The already limited on street parking will be further impacted by the two driveways of the proposed 2no.two story properties. The limited integral parking,

necessitated by the redesign to remain primarily within the current footprint of the existing property, will only serve to require more on street parking in the cul de sac which will already have lost the use of parking area through the additional proposed driveway of the second property.

This congestion will be further exacerbated by the parking occasioned by the continuous nature of the school run at the closely located Lisvane Primary School. This can only further impact upon the right of quiet enjoyment of existing neighbours.

The previous planning inspector rejected the proposal on the grounds of the overbearing and dominating nature of the proposed development. The most recent changes have reduced the massing of the proposed development, however, they remain overbearing and dominant and the proposed development will also offer the opportunity to look directly into No 3 and No 5 Mill Place from the single storey ground floor extension.

The proposed semi opaque windows on the North elevation of the property (Plot 2) closest to 3 Graig View will result in the loss of privacy and will significantly affect the amenity of the garden and property, contrary to Infill Sites Supplementary Planning Guidance (April 2011).

The Council's Guidance comments that gap site development should maintain the existing building line in the street. The proposed development of No 4 would result in a significant alteration to the existing building line.

The guidance also advises that proposals must:

"Maintain appropriate scale and massing which respects buildings in the vicinity of the site

"Respect the frontage building line and respond to the existing street scene"

Neither the Design and Access statement nor the proposed design demonstrates that these elements have been addressed. The proposed design does not respect buildings in the vicinity of the site, the frontage building line or respond sympathetically to the existing street scene.

The guidance also advises that plot ratios should reflect those prevailing in adjacent properties and that plots must be of sufficient width to accommodate buildings. The existing plot is of sufficient width to accommodate the current wide fronted single building. The replacement of this singular building with two densely packed narrow dwellings will not retain the existing plot boundaries which form a distinctive part of the street scene.

7.7 The occupiers of 1 Graig View object to the application for the following reasons (summary):

The development is in small close of 4 properties and its approval would result in a 25% increase in the number of homes in Graig View. The two houses proposed are also out of keeping with the spacing and character of existing properties. The new houses would appear to be comparatively narrow and are set within close

proximity to one another. The 2 houses, if built, would lead to overdevelopment of the site and have a detrimental impact on the nature and appearance of the close.

There are also concerns about the development due to the close proximity of the local primary school and associated parking issues. There is already limited on-road parking in Graig View and it is frequently difficult to gain access at busy school times due to on road parking and poor visibility created by the parking issues. This on road parking would be further reduced by the additional drive ways and increase in vehicles including those of visitors to the new properties.

The use of the large windows to the front and rear of the houses would reduce privacy to existing occupiers and to the potential occupants of the proposed properties.

7.8 An objection to the application has been received from the occupier of 6 Mill Place.

7.9 Lisvane Community Council comments that it objected to a similar application which was subsequently refused on 18 December, 2017 and dismissed at appeal in June, 2018. The Community Council wishes to object for the same reasons to the previous application, namely:

- The replacement of the existing house with two houses will represent significant over-development of the site;
- This would lead to a cramped appearance to the detriment of Graig View as a whole;
- The properties would have an overbearing and dominating effect on neighbouring properties;

8. **ANALYSIS**

8.1 This application relates to the site of large detached property located within a cul-de-sac at Graig View, Lisvane where planning permission is sought to demolish the dwelling and construct two smaller 4no.bedroom properties.

8.2 A previous planning application for two detached houses on the site was refused permission on 18th December,2017 as it was considered that the proposal would have had an overbearing and dominating effect on the occupiers of the neighbouring properties at 3 Mill Place and 3 Graig View. The decision was appealed against and the appeal was subsequently dismissed by the Planning Inspectorate. The current application seeks to overcome the previous reason for refusal.

8.3 The main planning issues are considered to relate to:

- (i) the effects of the proposed development on the character and appearance of the street scene and the general amenities of neighbouring occupiers.
- (ii) whether the proposed development will provide an acceptable living environment for prospective occupiers.
- (iii) parking/transportation.
- (iv) trees/landscaping and nature conservation interests.

8.4 Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan states that... *all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by (inter alia):*

(i) responding to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals;

(x) ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities;

8.5 Planning Policy Wales at paragraph 4.11.9 states that '*visual appearance, scale and relationship to surroundings and context are material planning considerations.*'

8.6 Further guidance on residential infill development is provided in the Council's Supplementary Planning Guidance: *Cardiff Infill Sites (2017)*.

8.7 At paragraph 3.5 the SPG states that:

Infill, backland and site redevelopment must result in the creation of good places to live. This needs to be demonstrated through the quality of internal living space; private amenity space; and through adherence to principles relating to access, security, and legibility.

8.8 At paragraph 3.8 the SPG states that:

Infill development needs to be sensitive to its context. It is important that in residential areas where there is a clear existing pattern and form of development, that new buildings, landscaping and boundary treatments complement the character of the surroundings.

8.9 At paragraph 4.3 the SPG states that:

It should be demonstrated that the size and type of external amenity space is appropriate to the type of development and to the urban grain of the area.

8.10 At paragraph 4.11 the SPG states that:

To safeguard the amenity of existing residents, proposals must not result in unacceptable harm regarding the level of overbearing, overshadowing or overlooking of neighbouring properties.

8.11 With regard to the effect of the proposed development on the character and appearance of the street scene, the Infill sites SPG advises that development should seek to respond to the prevailing building line created by the main frontages of houses, taking into account how the buildings are set back from the street scene and any rhythm of existing development or protrusions.

- 8.12 The proposed development would form part of a small cul-de-sac where there is no uniform building line to respect. The proposed dwellings would occupy almost the full width of the plot as does the existing house.
- 8.13 The other properties in the cul-de-sac comprise two storey pitched roof houses although they are not of uniform appearance. The application site does not occupy a prominent location within the wider street scene and the proposed development would be partially screened in views from the south by the neighbouring property at 3 Mill Place; a two storey dwelling dating from the 1960's with an unusual 'butterfly' roof.
- 8.14 Although two driveways would be created, it is considered that the layout would retain sufficient areas of soft landscaping to avoid creating an unduly car dominated frontage. In this instance, it is not considered that there are overriding grounds to resist the proposed development on the basis of its appearance in the street scene.
- 8.15 Neither is it considered that the subdivision of the site to form two plots would result in an unacceptable overdevelopment of the site. In this regard, the Infill Sites SPG advises at paragraph 4.5 that *'Houses and ground floor flats that will serve as family accommodation should include enclosed and secure private amenity areas. Such amenity areas should measure at least 10.5m in depth or 50m² overall but generally reflect that which is characteristic of the surrounding area'*.
- 8.16 The proposed rear gardens, measuring approximately 209sq metres for plot 1 and 180sq metres for plot 2 significantly exceed the Council's minimum guidelines.
- 8.17 The proposed development provides satisfactory off street parking provision and the Operational Manager, Transportation, who has been made aware of residents' concerns, raised no objections on parking or highway safety grounds (refer to section 5.1).
- 8.18 The application has been considered by the Tree Officer and the Council's Ecologist, neither of whom raise objections subject to appropriate conditions/informatives.
- 8.19 The likely impact of the proposed development on the living conditions of neighbouring occupiers has been carefully considered, with particular regard to the impact on 3 Graig View and 3 Mill Place.
- 8.20 With regard to 3 Graig View which adjoins the application site to the north, the proposed single storey projection at the rear of the proposed dwelling at plot 2 is shown to extend approximately 4.2 metres beyond the rear elevation of this neighbouring property at a distance of between 2.2 metres and 3.6 metres from the boundary. The main two storey element is shown to be broadly in line with the rear elevation of the neighbouring property. In the previous planning application, the proposed dwelling at plot 2 was shown to extend approximately 3.3 metres beyond the rear elevation of the neighbouring house at two storey scale.

8.21 The main two storey side elevation of the existing house projects approximately 3.8 metres beyond the front elevation of 3 Graig View and is within approximately 1.0 metre to 1.5 metres of the boundary. The proposed dwelling at plot 2 will also extend approximately 3.8 metres beyond the neighbour's front elevation and the proposed structure will be a similar distance from the boundary.

8.22 The Inspector, in his consideration of the appeal proposal, found the scheme to be acceptable in terms of its impact on the living conditions of neighbouring residents at 3 Graig View, commenting as follows:

3.....The orientation of No. 3 Graig View is such that its rear elevation turns away from the shared boundary with the appeal site. Its rear ground floor patio window is about 4m from the shared boundary and, measured from the rear corner of No. 3 Graig View, the proposed building would be a similar distance away on the other side of the boundary. The proposed building would extend 3.3m beyond the rear line of the 3 Graig View. I agree with the appellant that such a relationship is not unusual in a suburban street and the angle of the boundary is such that the distance between it and the boundary would increase as it goes further back.

4. The building would be visible from the patio window but given the orientation of the existing and proposed dwellings and the distance between them, I do not consider that the proposed dwelling would have an unacceptable visual impact when seen from this window. The proposed building would have a greater impact when viewed from the garden but, for the same reasons, I do not consider that it would be unacceptable. There is a bedroom window closer to the shared boundary but it is small, constrained by internal walls and I do not consider that the proposed building would have a material impact on the outlook from this window.

8.23 Having regard to the Inspector's decision, it is not considered that the likely impact of the current application on the living conditions of the occupiers of 3 Graig View would be such that refusal of the application on this ground would be justified. In this regard, it should be noted that:

- i) the two storey side elevation of the proposed dwelling would be sited a similar distance from the boundary as the existing house;
- ii) the dwelling will extend approximately 3.8 metres beyond the neighbour's front elevation which is a similar distance to the projection of main two storey element of the existing house;
- iii) the main two storey element of the proposed dwelling is shown to be broadly in line with the rear elevation of the neighbouring property and the projection beyond this comprises a single storey element at a distance of between 2.2 metres and 3.6 metres from the boundary.

8.24 It is considered that the privacy of the neighbour can be satisfactorily addressed by appropriate conditions.

8.25 The Inspector, in his consideration of the appeal proposal, found the scheme to be unacceptable in terms of its impact on the living conditions of neighbouring residents at 3 Mill Place, commenting as follows:

5. No. 3 Mill Place is oriented towards the corner of the junction of Mill Place and Graig View. Consequently its rear windows are at an angle to the appeal property and the distance between the proposed house and the rear of No. 3 Mill Place would increase the deeper into the plot. Further, I acknowledge that the proposed building would not be as tall as the existing and that it would be between 10m and 19m away from the rear windows in 3 Mill Place. However, unlike the existing building, it would extend across almost the full field of view when seen from the rear of No. 3 Mill Place. The side elevation of the proposed house shows 3 narrow windows but it would largely present a long two storey blank brick wall around 1m from the shared boundary. In my view, due to its height, bulk, length, proximity to the shared boundary and design, the proposed building would appear unduly oppressive and overbearing from the rear ground floor windows of No. 3 Mill Place and its rear garden.

- 8.26 With regard to the current application, the proposed dwelling at plot 1 is shown to be constructed a similar distance from the boundary to the existing dwelling (approximately 1.0 metre). It will project approximately 2.6 metres beyond the rear elevation of the existing house. This compares to a distance of approximately 7.6 metres for the proposed dwelling in the previously refused scheme. At the front, the two storey element of the proposed dwelling will extend approximately 1.4 metres beyond the main front elevation of the existing house (i.e., excluding its 6.0 metre long car port). This is approximately 4.4 metres further forward than the proposed dwelling in the previously refused scheme.
- 8.27 The two storey side elevation of the proposed house is approximately 11.5 metres in length. This compares to a length of approximately 7.5 metres for the existing house. The ridge height of the proposed house, at approximately 7.0 metres, is shown to be some 500mm lower than the ridge of the existing house. As the proposed roof design incorporates a hip, this high point will be approximately 5.0 metres away from the side boundary with 3 Mill Place. The existing house has a pitched roof. Consequently, its higher ridge line is much closer to the side boundary.
- 8.28 In assessing the previous planning application, it was acknowledged that 4 Graig View had a higher and closer ridge line than the proposed scheme and that its side elevation contained upper floor windows from which the neighbour's rear garden could be overlooked.
- 8.29 Notwithstanding this existing relationship, it was considered that the proposed would have resulted in an unduly overbearing and dominating effect which would have been to the detriment of the neighbouring occupiers' outlook and enjoyment of their rear garden. The Inspector agreed with this assessment and dismissed the subsequent appeal.
- 8.30 The current application has sought to address this concern, principally by positioning the main side elevation of the proposed dwelling approximately 5.0 metres further forward in the plot. Whilst the dwelling will project approximately 2.6 metres beyond the rear elevation of the existing house, it is considered that its revised siting would represent a significantly improved in the neighbouring occupier's outlook from rear windows and its rear garden when compared to the

previously unacceptable scheme. Although the proposed dwelling will also extend approximately 1.4 metres beyond the main front elevation of the existing house (excluding its 6.0 metre long car port), the part of the neighbour's garden next to this element is not considered to be in the main field of view when seen from the rear of No. 3 Mill Place.

- 8.31 On balance, it is not considered that the likely impact of the current application on the living conditions of the occupiers of 3 Mill Place would be such that refusal of the application on this ground would be justified. In reaching this view, it is also of relevance that the ridge height of the proposed house is some 500mm lower than the ridge of the existing house and as the proposed roof design incorporates a hip, this high point will be approximately 5.0 metres away from the side boundary with 3 Mill Place. The existing house contains upper floor windows from which 3 Mill Place can be overlooked. However, upper floor windows in the side elevation of the proposed dwelling are to be obscurely glazed and a condition is recommended to this effect as such. The privacy of the neighbour from ground floor windows can be satisfactorily addressed by an appropriate means of enclosure condition.
- 8.32 With regard to the relationship with other neighbouring and nearby occupiers, the southern boundary of the application site adjoins the rear garden of 5 Mill Place. The rear corner of the proposed dwelling at plot 1 would be positioned approximately 7.0 metres from the north western corner of the neighbour's garden. This compares to a distance of approximately 2.0 metres for the proposed dwelling in the previously refused scheme. The eastern boundary of the application site adjoins the rear gardens of no.1 Cherry Tree Close and nos.6 and 8 Rowan Way. The two storey rear elevations of the proposed dwellings would be sited between 18.0 metres and 23.0 metres from this boundary. The two storey front elevations of the proposed dwellings are shown to be sited between 22.5 metres and 23.4 metres from the houses on the opposite side of the Close. Such separation distances are considered to satisfy the Council's privacy guidelines.
- 8.33 Whilst some concerns have been raised regarding the overlooking of garden areas from other upper floor windows, a degree of mutual overlooking is inevitable in such residential areas and it is not considered that the impact on privacy from such windows would be so significant as to justify refusal of the application on this ground.
- 8.34 On balance, the revised application is considered to have overcome the previous reason for refusal and approval is recommended subject to the attached conditions.

9. **OTHER CONSIDERATIONS**

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or

unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

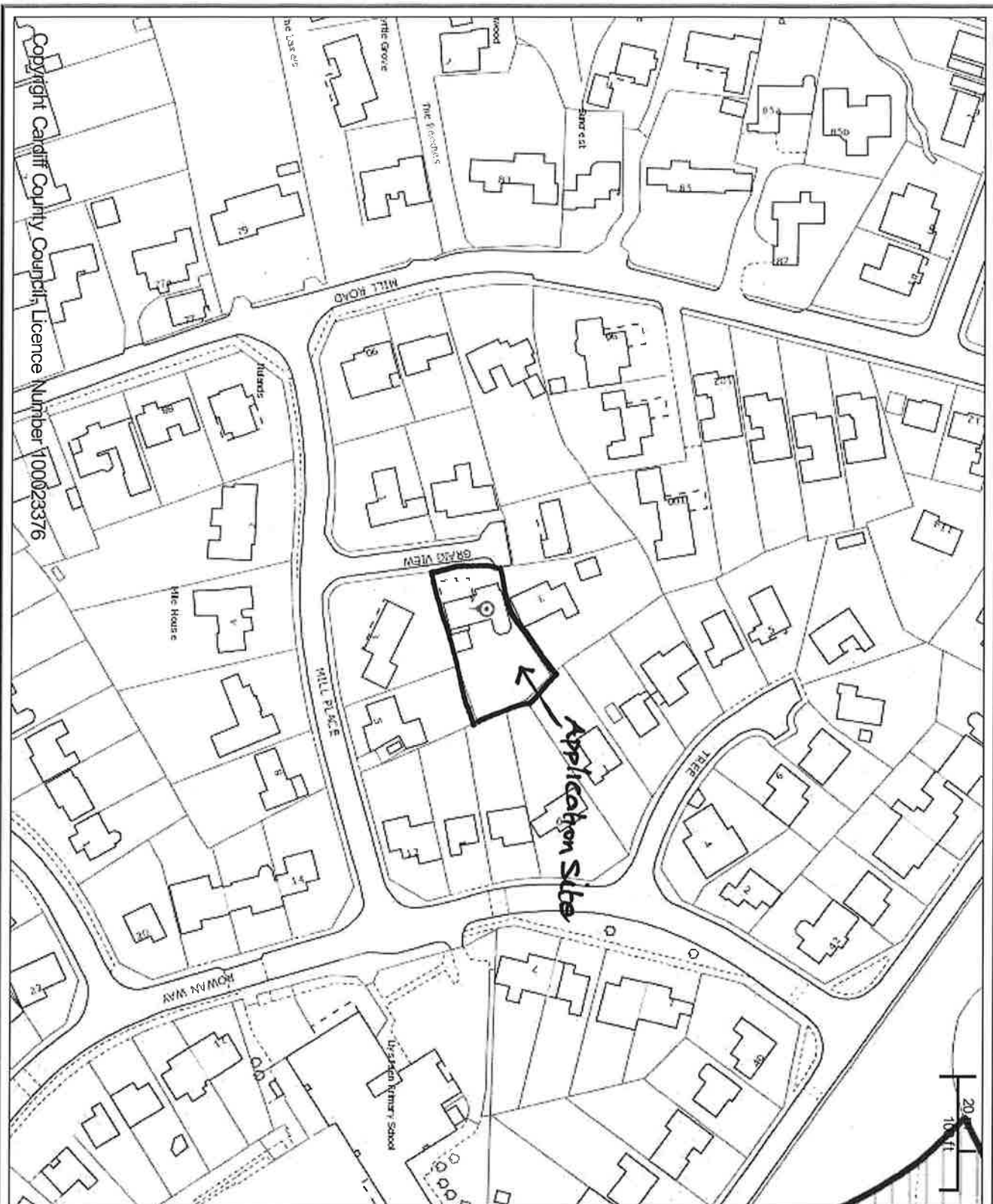
The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

9.3 *Well-being of Future Generations (Wales) Act 2015*

The Well-being of Future Generations (Wales) Act 2015 places a duty on the Welsh Ministers (and other public bodies) to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act), has been considered and account has been taken of the ways of working set out at section 5 of the WBFG Act in the determination of this application, and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the well-being objectives referred to in section 9 of the WBFG Act.

9.4 *Environment (Wales) Act 2016*

The Environment (Wales) Act 2016 imposes a duty on the Local Authority to seek to maintain and enhance biodiversity in the proper exercise of its functions and in doing so to promote the resilience of ecosystems. It is considered that the proposed development does not have any significant implications for, or effect on, biodiversity.



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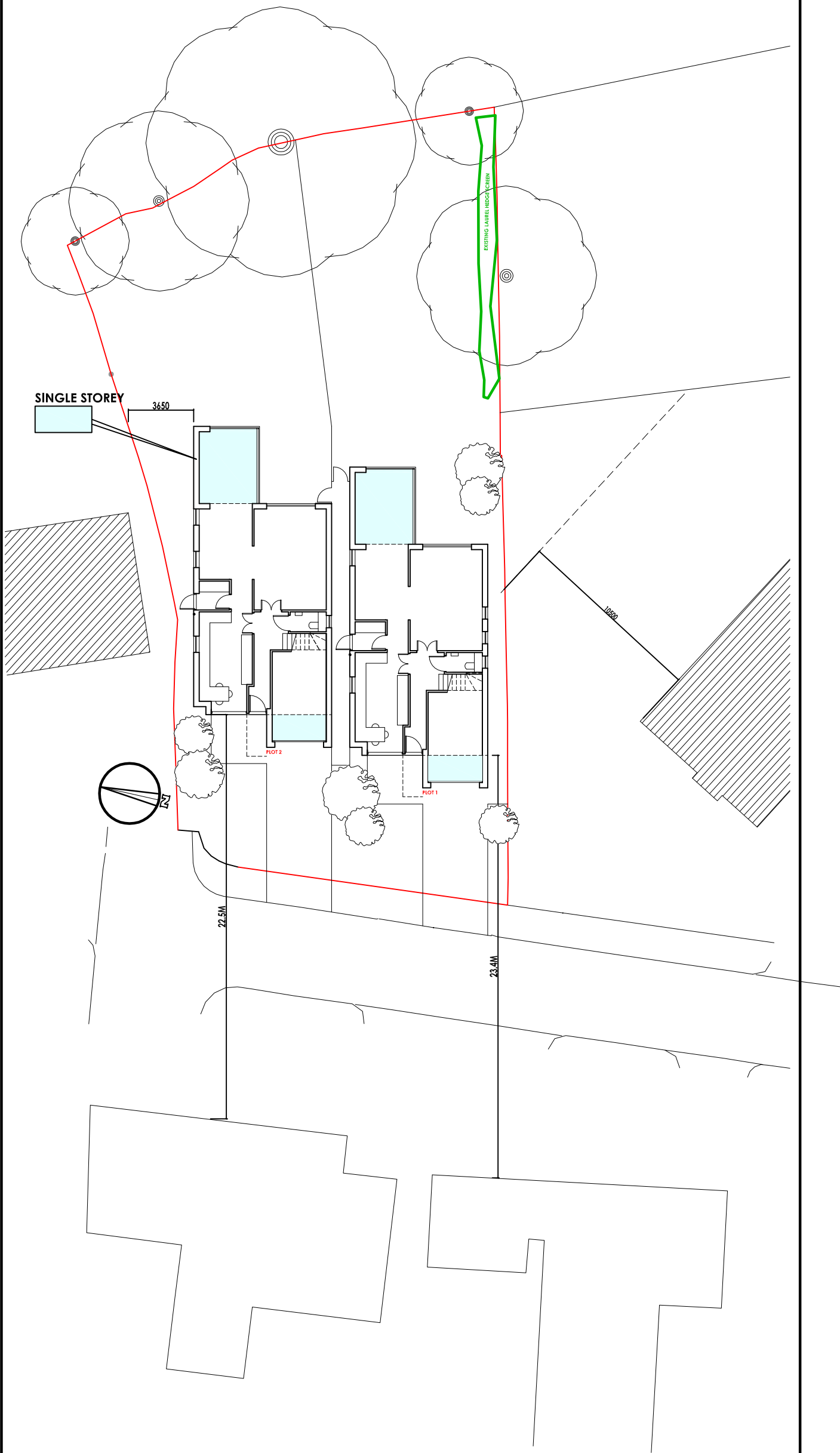
Client MR AND MRS HUGHES
Project PROPOSED NEW DWELLINGS, 4 GRAIG VIEW, LISVANE

Title LOCATION PLAN

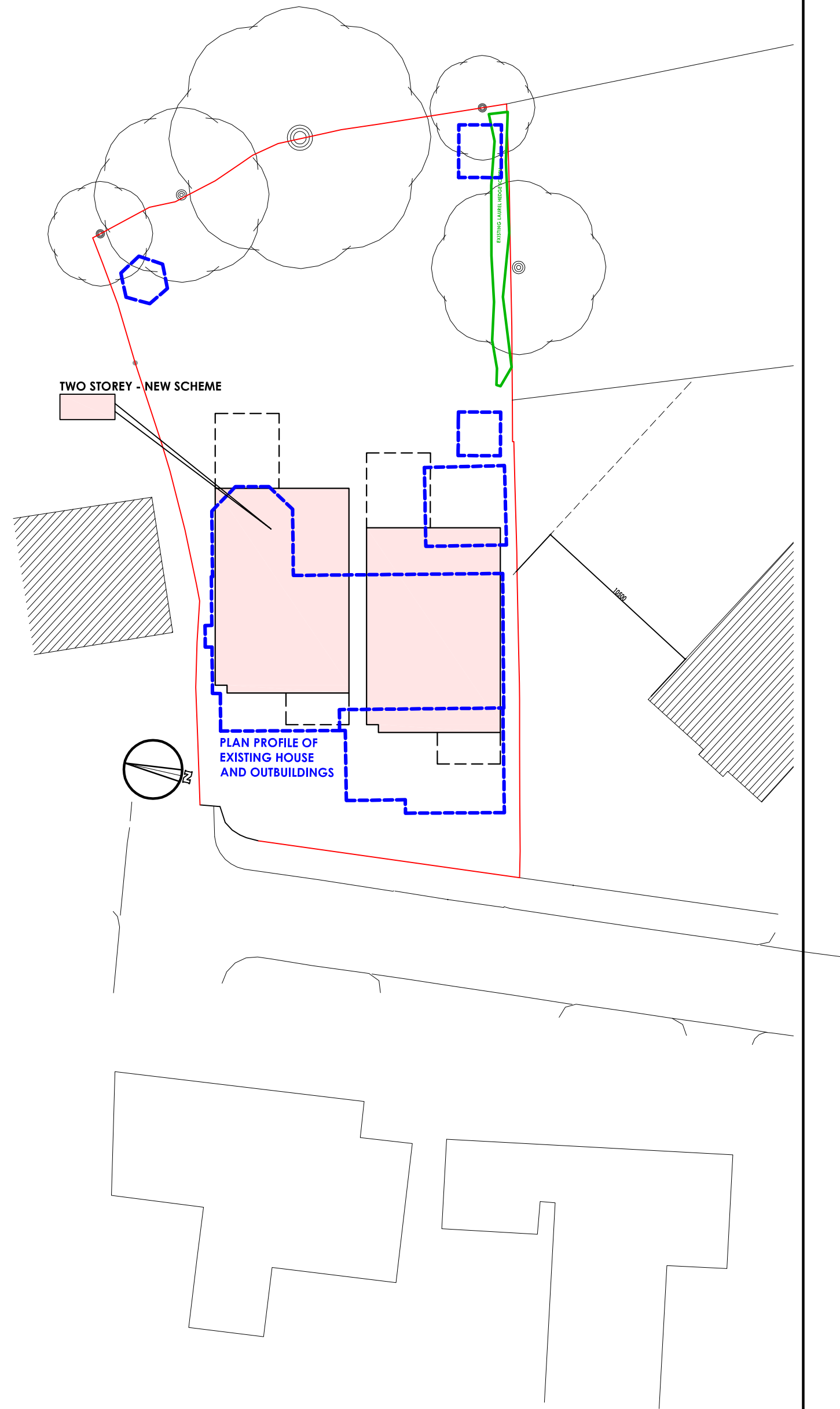
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Planning	Aug 2017	1:1250 @ A4	42017:02	

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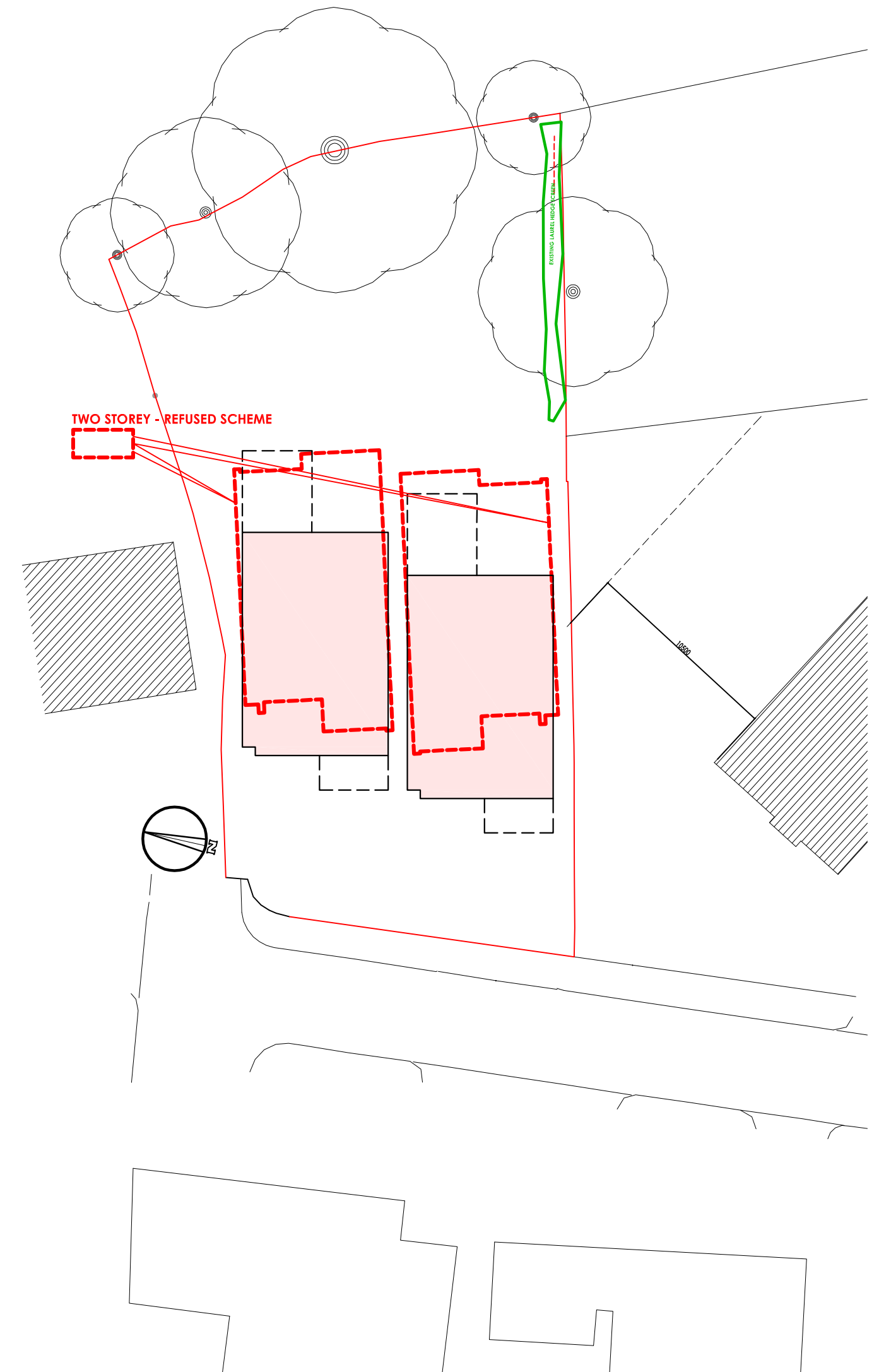
PROPOSED NEW SITE PLAN
Scale 1:250



EXISTING HOUSE v PROPOSED NEW SITE PLAN
Scale 1:250

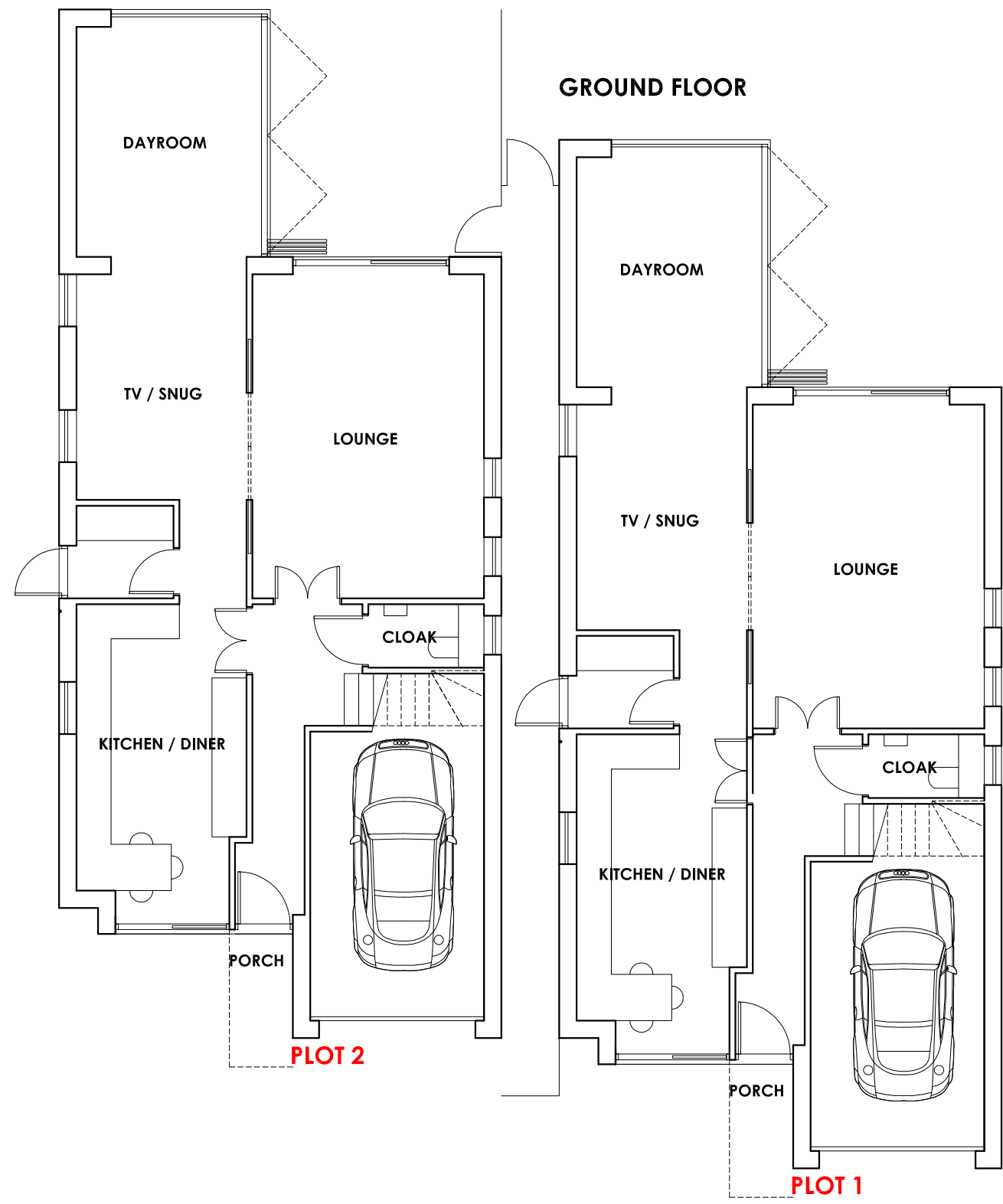


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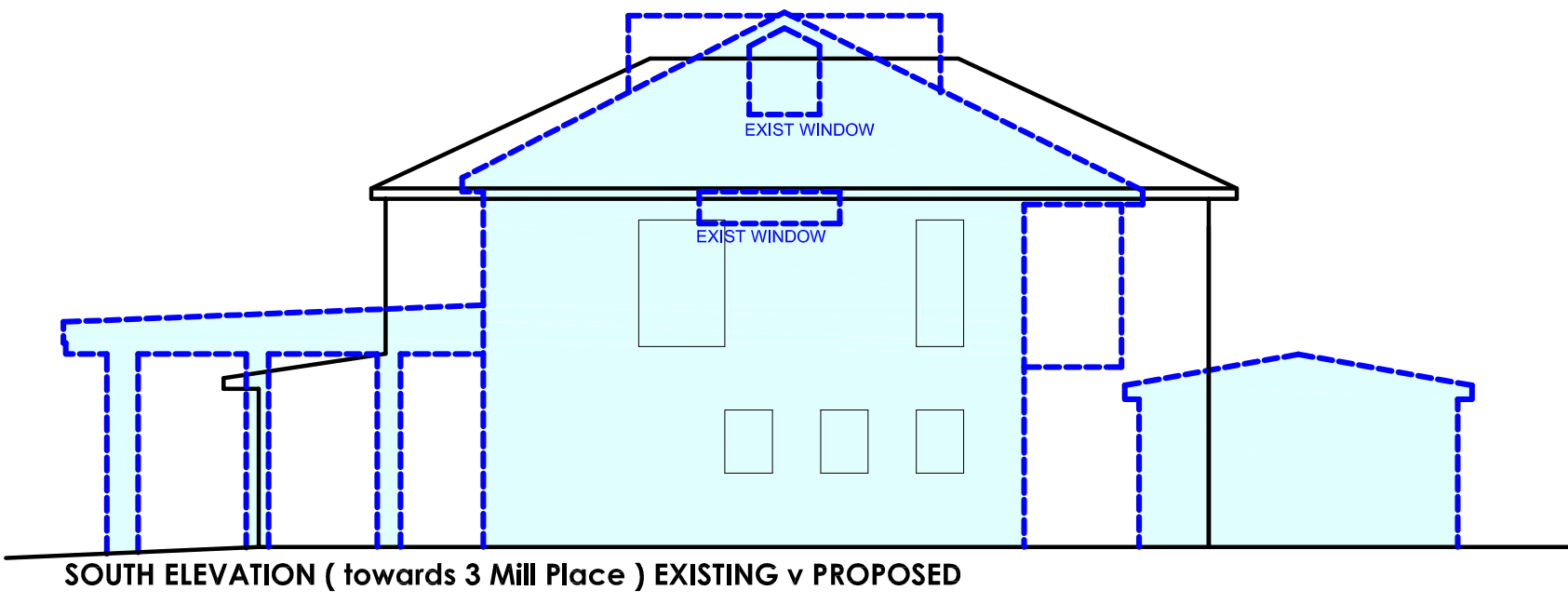


Client MR AND MRS HUGHES				
Project PROPOSED NEW HOMES, 4 GRAIG VIEW, LISVANE				
Title PROPOSED SITE PLAN COMPARISON SITE PLANS				
Status Planning	Date Sept 2018	Scale 1:250 @ A2	Drawing No. 42017:08	Rev
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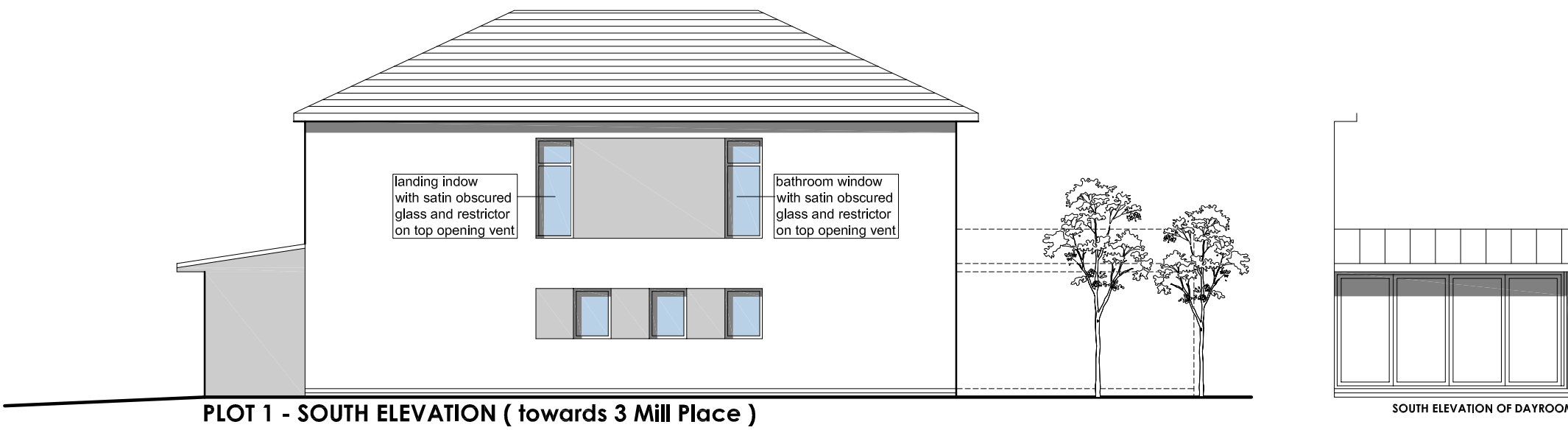
GROUND FLOOR



GROUND FLOOR



SOUTH ELEVATION (towards 3 Mill Place) EXISTING v PROPOSED

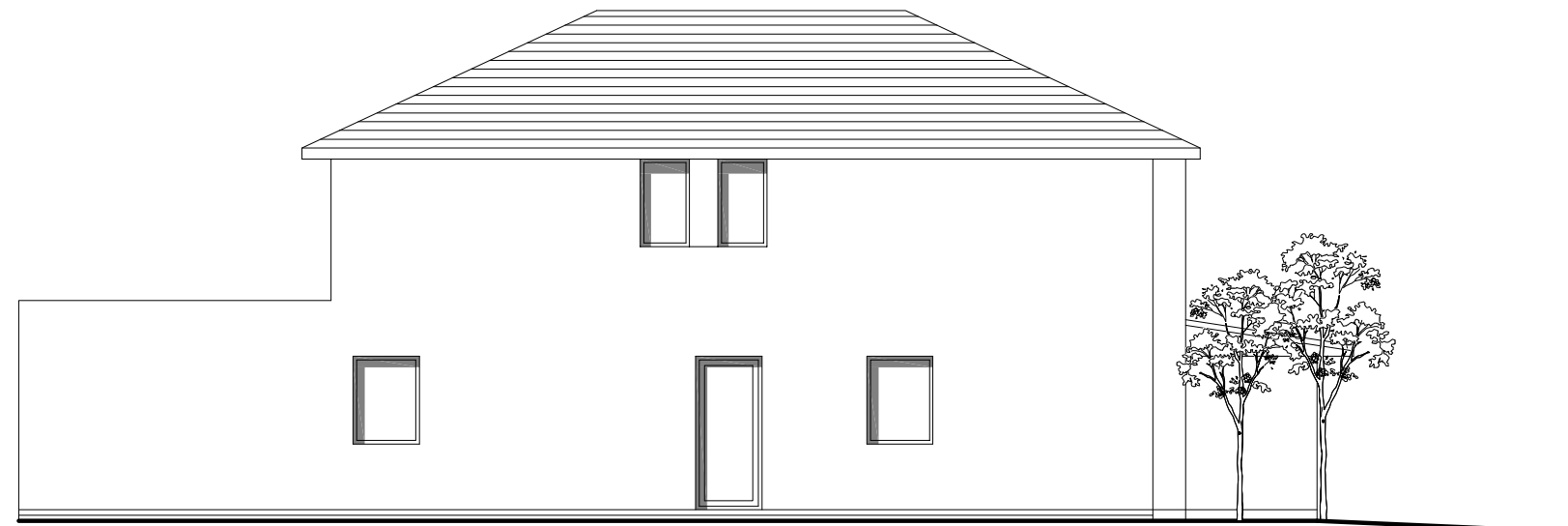


PLOT 1 - SOUTH ELEVATION (towards 3 Mill Place)



PLOT 2 - ROAD ELEVATION

PLOT 1 - ROAD ELEVATION

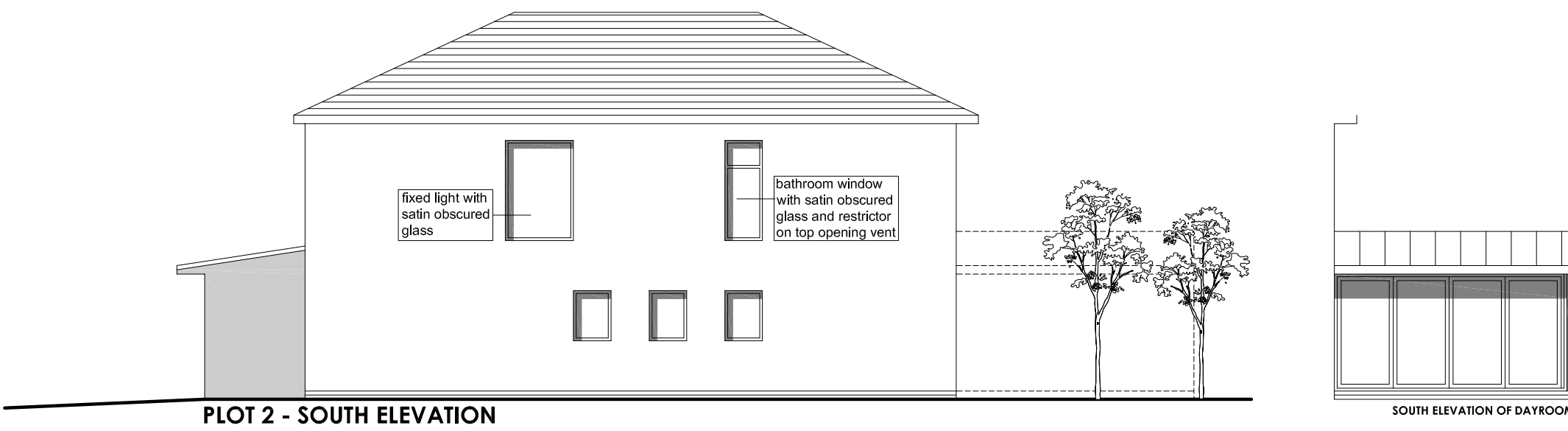


PLOT 1 - NORTH ELEVATION

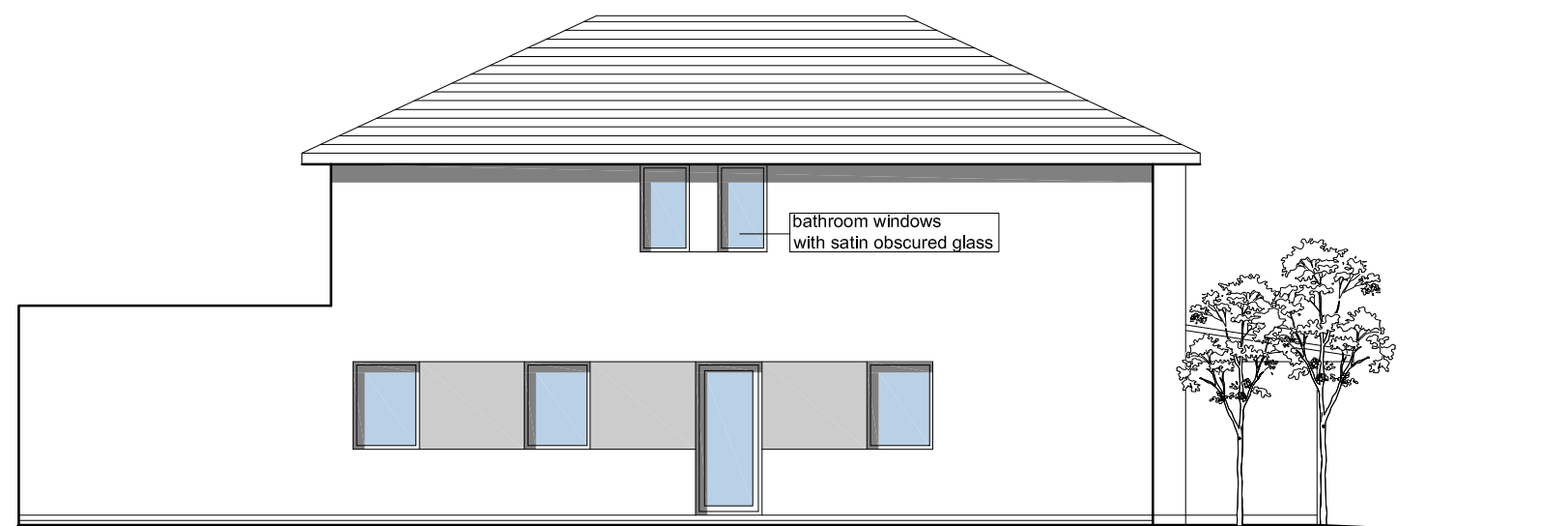


PLOT 1 - REAR ELEVATION

PLOT 2 - REAR ELEVATION

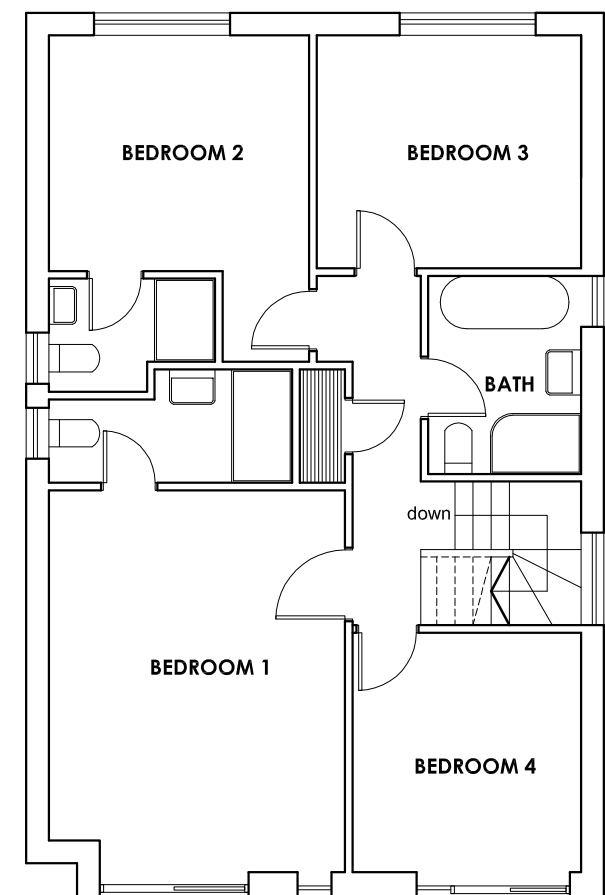


PLOT 2 - SOUTH ELEVATION

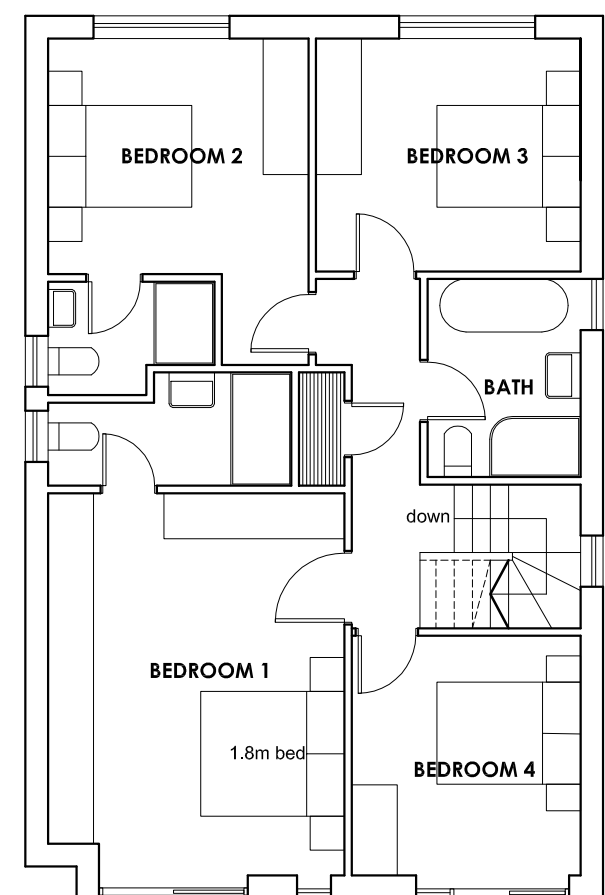


PLOT 2 - NORTH ELEVATION (towards 3 Graig View)

FIRST FLOOR



FIRST FLOOR



Client MR AND MRS HUGHES				
Project PROPOSED NEW DWELLINGS, 4 GRAIG VIEW, LISVANE				
Title COMPARISON SITE PLAN - EXISTING v NEW AND PROPOSED SIDE ELEVATIONS				
Status Planning	Date Sept 2018	Scale 1:100 @ A1	Drawing No. 42017:09	Rev A
The Studio, 5 Penarth Head Lane, Penarth, Vale of Glamorgan, CF44 1BB t: 029 2070 2501 e: studio@nigel-arnold.com				

Mae'r dudalen hon yn cael ei adael yn wag yn fwiadoli

LOCAL MEMBER OBJECTION

COMMITTEE DATE: 19/12/2018

APPLICATION No. **18/01758/MNR** APPLICATION DATE: 07/08/2018

ED: **RHIWBINA**

APP: TYPE: Removal of condition(s)

APPLICANT: Snails Deli Ltd

LOCATION: SNAILS DELICATESSEN, 6-8 BEULAH ROAD, RHIWBINA, CARDIFF, CF14 6LX

PROPOSAL: VARIATION OF CONDITIONS 4 (OPENING HOURS), AND 16 (EXTERNAL DINING AREA DOORS) AND REMOVAL OF CONDITIONS 14 (EXTERNAL DINING AREA), 17 (MEANS OF ENCLOSURE) AND 18 (NUMBER OF DINERS) OF 09/00363/W

RECOMMENDATION: That the variation of conditions 4 and 16 and removal of conditions 14, 17 and 18 of planning permission reference 09/00363/W, as amended by planning permission 10/01583/DCO, be **REFUSED** for the following reasons:

1. The removal of conditions 14, 17 and 18 would enable an increase in the number of customers using the external seating area and an increase in the size of that area, bringing it closer to the rear boundary of the site, which would result in increased noise and disturbance to residents of properties close to the site on Heol-Y-Bont and Beulah Road, to the detriment of residential amenity and contrary to policies KP5 and R8 of the Cardiff Local Development Plan.
2. The variation of condition 4 to allow the external dining area to the rear of the premises to be open to the public between 8:00am and 9pm and the variation of condition 16 to allow the doors to the external dining area to the rear of the premises to be open until 9pm would result in noise and disturbance affecting residents of properties close to the site on Heol-Y-Bont and Beulah Road over a longer period of time, to the detriment of residential amenity and contrary to policies KP5 and R8 of the Cardiff Local Development Plan.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 This application is for the removal of three conditions and the variation of two conditions attached to an existing planning permission (reference 09/00363/W). Application 09/00363/W was also an application to remove and vary planning conditions and related to the original permission for this development (07/02357/W), which is for "change of use of ground floor to mixed use shop/restaurant/gallery use (sui generis)".

1.2 The conditions that the applicant now seeks to remove are:

Condition 14:

This consent relates to the application as supplemented by the information contained in the email from the agent dated 12 May 2009. For the avoidance of doubt, this confirms that the area of the external dining area shown on drawing no A-P-S-001, is for the exclusive use of customers. Reason: The information provided forms part of the application.

Condition 17:

The means of enclosure to the external dining area, as shown on drawing A-P-S-001, shall be retained on site for the duration of this permission. Reason : To ensure that the use of the premises does not prejudice the amenities of the neighbouring occupiers.

Condition 18:

The external dining area shown on drawing A-P-S-001 shall provide seating for no more than twelve diners. Reason: To ensure that the use of the premises does not prejudice the amenities of the neighbouring occupiers.

1.3 The applicant also seeks to vary the following conditions:

Condition 4:

The external dining area to the rear of the premises, shown on drawing A-P-S-001, shall not be open to the public between 7:30pm - 9:00am Monday to Saturday or at any time on Sundays. The rest of the external area of the application site shown on the site plan numbered A-P-S-001 shall not be open to any member of the public at any time, other than to enjoy any access rights through the site. Reason: To ensure that the use of the premises does not prejudice the amenities of the neighbouring occupiers.

To be varied to:

“The external dining area to the rear of the premises shall not be open to the public between 9:00pm and 8:00am.

Condition 16:

The doors to the external dining area to the rear of the premises, shown on drawing A-P-S-001, shall remain closed between the hours of 7:30pm – 9:00am on Monday to Saturday and at any time on Sundays. Reason: To ensure that the use of the premises does not prejudice the amenities of the neighbouring occupiers.

To be varied to:

“The doors to the external dining area to the rear of the premises shall remain closed between the hours of 9:00pm and 8:00am.”

1.4 The effect of permitting the removal and variation of these conditions as

applied for would be to allow a larger outdoor dining area seating more than 12 people (adding an area of 4.6m x 4.7m to the existing 5.7m x 4.7m to the rear of the premises), and to allow the external dining area to be used from 8am to 9pm on any day (including Sundays) rather than being limited to 9am - 7.30pm Monday to Saturday. The external doors to the dining area would also be permitted to be kept open until 9pm whereas at present they must remain closed between 7.30pm and 9am.

- 1.5 The applicant wishes these conditions to be amended / removed to allow extra seating to be provided for customers in the rear garden from 8am for breakfast, and if there is an occasion or event (such as the regular Wednesday night suppers) they would be able to use the garden until 9pm. They also wish to be able to use the garden for Sunday events such as christenings. The reason given for requiring the external doors to be kept open for a longer period is to help with air flow.

2. **DESCRIPTION OF SITE**

- 2.1 The application site is a mixed-use delicatessen/restaurant/gallery which lies within the Rhiwbina local centre, as defined in the Cardiff Local Development Plan, and is around 35m from the junction of Pant Bach Road and Beulah Road. All the properties in the host frontage, and those in the opposite frontage, are established commercial uses. There are residential properties immediately to the rear of the site (nos. 1 and 3 Heol Y Bont) and around 20m to the east on Beulah Road. Nos. 6 and 8 Beulah Road form a single unit at ground floor level and there are two residential flats above. There is also a flat at 10 Beulah Road. An outside dining area was previously formed to the rear of no. 8 Beulah Road (approved under planning permission 09/00363/W). This area, around 1m lower than the surrounding garden and measuring approximately 5.7m long x 4.7m wide, is accessed from the main dining area via French doors. The external dining area was screened to the south by a 2.4m high timber fence and to either side by 1.8m high fencing. However, the garden has recently been extended to the rear by removing earth to make a 4.6m x 4.7m courtyard on the same level, which has left a steep bank at the rear held by a 440cm deep retaining wall. A wooden fence has also been constructed 1m from the rear neighbour's boundary wall. The rear of the garden is now 3.6m below the top of the rear garden fence and the new courtyard is around 5.4m from the rear boundary of the gardens of 1 and 3 Heol Y Bont.

3. **SITE HISTORY**

- 3.1 10/01583/DCO - Removal of condition 20 of planning permission 09/00363/W (permission restricted to one year only).
- 3.2 09/00363/W - Removal of condition 2 of 07/2357/W to allow the mixed shop/ restaurant/ gallery use (sui generis) to extend throughout the ground floor of 6 - 8 Beulah road. Variation of conditions 3 and 4 of 07/2357W: condition 3 – to extend the opening hours from 7:30 am to 11pm Monday to Saturday (to be closed on Sundays); condition 4 – to allow outside dining within the area to the rear of 8 Beulah Road shown on drawing no A-P-S-001

3.3 07/02357/W - Change of use of ground floor to mixed shop / restaurant / gallery use (sui generis).

4. **POLICY FRAMEWORK**

4.1 *Cardiff Local Development Plan 2006-2021:*

KP5 (Good Quality and Sustainable Design);
T5 (Managing Transport Impacts);
R5 (Local Centres) (12) Rhiwbina Village;
R8 (Food and Drink Uses);
C3 (Community Safety/Creating Safe Environments).

4.2 *Supplementary Planning Guidance:*

Food, Drink and Leisure Uses (November 2017);
Managing Transportation Impacts (Incorporating Parking Standards) (2018).

4.3 *Planning Policy Wales (Edition 10 – Dec. 2018):*

1.20 The planning system should not be used to secure objectives which are more appropriately achieved under other legislation. The aim should be to maintain the principle of non-duplication, wherever possible, even where powers and duties resulting from other legislation may also be the concern of local authorities. This does not mean failing to address issues which the planning system should be properly concerned with. In practice issues will often overlap and in such circumstances the planning system will have a preventative and early role to play and is capable of both avoiding the creation of problems and securing multiple benefits through positive and proactive planning approaches.

2.8 Planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales. This can be done through maximising their contribution to the achievement of the seven well-being goals and by using the five Ways of Working, as required by the Well-being of Future Generations Act. This will include seeking to maximise the social, economic, environmental and cultural benefits, while considering potential impacts when assessing proposals and policies in line with the Act's Sustainable Development Principle.

2.21 Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle.

3.6 Development proposals must address the issues of inclusivity and accessibility for all.

3.11 Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take.

3.21 The planning system must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity.

4.1.8 The Welsh Government is committed to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport.

4.3.3 The Welsh Government identifies a number of overarching objectives for retail and commercial centres, which planning authorities should aim to deliver through their development plan and development management decisions ensuring their maximum contribution to the well-being goals. The planning system must:

- promote viable urban and rural retail and commercial centres as the most sustainable locations to live, work, shop, socialise and conduct business;
- sustain and enhance retail and commercial centres' vibrancy, viability and attractiveness; and
- improve access to, and within, retail and commercial centres by all modes of transport, prioritising walking, cycling and public transport.

4.3.30 Although retailing (A1) uses should underpin retail and commercial centres, it is only one of the factors which contribute towards their vibrancy.

4.3.34 Leisure and entertainment, and food and drink uses can benefit retail and commercial centres, and with adequate attention to safeguarding amenities can contribute to a successful evening economy.

4.3.44 Where new uses incorporating evening and night time activities are established in retail and commercial centres, and are located near to existing residential accommodation, planning applicants should include appropriate mitigation measures to counter potential impacts to amenity.

5.4.4 Wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration.

6.7.3. Noise levels used to identify priority areas contained in noise action plans are usually set quite high in order to focus resources on the most polluted areas and noise must meet a number of tests before it qualifies as a statutory nuisance. Lower levels of noise, however, can still be annoying or disruptive and impact on amenity and as such should be protected through the planning process wherever necessary. The planning system must protect amenity and it is not acceptable to rely on statutory nuisance under the Environmental Protection Act 1990 to do so.

6.7.4 The planning system should consider the long-term effects of current and predicted levels of air and noise pollution on individuals, society and the environment and identify and pursue any opportunities to reduce, or at least, minimise population exposure to air and noise pollution, and improve soundscapes, where it is practical and feasible to do so.

4.4 *Technical Advice Note 11 – Noise (1997):*

8. Local planning authorities must ensure that noise generating development does not cause an unacceptable degree of disturbance. They should also bear in mind that if subsequent intensification or change of use results in greater intrusion, consideration should be given to the use of appropriate conditions.

9. Noise characteristics and levels can vary substantially according to their source and the type of activity involved. The impact of noise from sport, recreation and entertainment will depend to a large extent on frequency of use and the design of facilities.

11. Measures introduced to control noise should be proportionate and reasonable, and may include reduction of noise at point of generation, containment of noise (e.g. insulating buildings), protection of surrounding

noise-sensitive buildings (e.g. improving sound insulation and/or screening), adequate distance between noise source and noise-sensitive building, screening by natural barriers, other buildings, or non-critical rooms in a building, limiting operating time of noise source; restricting activities allowed on the site; specifying an acceptable noise limit.

4.5 *Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management (October 2014).*

2.4 Section 73 of the Act provides for applications to be made for planning permission to develop land without complying with conditions previously imposed on a planning permission i.e. to vary or remove a condition. The local planning authority can grant such permission unconditionally or subject to different conditions, or they can refuse the application if they decide the original condition(s) should continue. The original planning permission will continue to subsist whatever the outcome of the application under section 73.

5. **INTERNAL CONSULTEE RESPONSES**

5.1 *Pollution Control (Noise & Air):* Pollution Control officers recommend –

- Restricting the opening hours of the external dining area to 08:00 to 19:30 Sunday to Thursday, 08:00 to 21:00 Friday to Saturday with the rest of the external area of the application site not to be open to any member of the public at any time, other than to enjoy any access rights through the site;
- Allowing the doors to the external dining area to the rear of number 8 to be open only between the hours of 08:00 to 19:30 Sunday to Thursday and 08:00 to 21:00 Friday to Saturday;
- Retaining the means of enclosure to the external dining area for the duration of the permission.
- Permitting seating for no more than 20 diners in the external dining area.

Without these conditions, Pollution Control would object to the proposals.

6. **EXTERNAL CONSULTEES RESPONSES**

None.

7. **REPRESENTATIONS**

7.1 The application has been advertised by site notice and neighbour notification. 12 individual representations have been made objecting to the application. The grounds for objection are summarised as –

1) The many complaints over 10 years made about this property by local residents is evidence that the proprietor is unable to comply with the conditions already set by the Planning Authority.

2) This site backs onto residential gardens and extending the outdoor dining area opening hours to 19:30 has already caused nuisance to neighbours. Extending the hours further will exacerbate the nuisance: there will be less background noise later in the evenings and in the summer months children's bedroom windows are left open therefore their sleep will be disturbed.

3) Sunday opening should not be allowed as the background noise is lower on Sundays and there would not be a day of the week when disturbance (from patrons as well as from staff when clearing up after-hours, e.g. disposing of glass bottles etc.) was not an issue.

4) The doors into the garden area should not be permitted to remain open for a longer period as it has proven that the noise emanating from the applicant's property when the doors are open can be as loud as having people in the rear garden due to the echoing effect. The applicant hosts live music and amplifies recorded music. Allowing the doors to be open beyond 19:30 would increase the nuisance caused. The applicant's reasons for keeping the doors open beyond 19:30 to help with airflow is not valid as mechanical means to cool the property can be used.

5) Extra garden seating and an increase in the garden area should not be permitted as the current configuration of seating for twelve diners already causes a noise nuisance. Increasing the numbers of diners and size of the garden area will not only increase the noise generated but bring the noise closer to neighbouring residential properties. The additional garden area was excavated last summer, resulting in increased use and capacity, and bringing Snails' boundary closer to the neighbouring property. This has led to increased noise and volume of people even without any extra tables. With even more seating, there will be more people in the garden area, causing more noise, compounded by the effect of alcohol, particularly as the night progresses.

6) There is no precedent for an A3 use being permitted in recent years where the use of an external garden is granted which is surrounded by private residential gardens, let alone having this use allowed until late evening.

7) Parking and traffic on Heol y Bont and Heol Cae Rhys are already an issue. During activities in the Scouts Hall the increased parking that this demands always causes single lane flow, traffic queues, danger to children crossing the road and problems for local residents exiting/leaving their driveways. Extended use of the outside areas at Snails would make this an even greater problem. There are also plans to build flats and a coffee shop on the corner of Heol y Bont and Pantbach Road. With limited parking facilities within this area, increasing demand for parking can only make the traffic flow issues worse.

8) Snails have failed to address food waste/rubbish and recycling issues (neighbours have had to put bins away after refuse collection as the bins are not returned to their required location), and with further expansion would create more waste. Food waste attracts vermin. Additional activity around the bin store will disturb neighbours.

9) Staff have recently moved their smoking area to behind the neighbour's garden wall. The smell of smoke comes into their property as well as the noise of the staff whilst smoking. Longer hours and Sunday opening would compound this.

10) What Snails are applying for is a larger Business Model to that applied for by Aeon Wines 14/00459/DCO. The decision on that application was for it to be refused and at Appeal was dismissed.

7.2 Councillors Jayne Cowan, Oliver Owen and Adrian Robson object to the application as follows:

a) *Condition 4 - The external dining area to the rear of the premises, shown on*

drawing A-P-S-001, shall not be open to the public between 7:30pm - 9:00am Monday to Saturday or at any time on Sundays. The rest of the external area of the application site shown on the site plan numbered A-P-S-001 shall not be open to any member of the public at any time, other than to enjoy any access rights through the site.

Reason: To ensure that the use of the premises does not prejudice the amenities of the neighbouring occupiers.

We object to the variation of this condition. The current 7.30pm cut-off time for the use of the external dining area to protect the amenity of adjacent residents in Heol y Bont. The proximity of their properties and gardens means that they are noticeably affected by noise from the external dining area. Whilst the current 7.30pm is an adequate cut off, any extension into the evening will cause detriment to them, especially if there is a drinking up time - it is unlikely that come 9pm, diners would be shepherded out of the garden by the staff.

We also notice that the application seeks to allow the garden to open at 8am to cater for breakfast which further adds loss of amenity to the neighbouring residents.

The application is unclear whether the new arrangements for the external dining area now apply on a Sunday. If they do, then this is a new additional source of noise and disturbance for those residents on a Sunday.

In addition, we would highlight that the residential unit at 6 Beulah Road (accessed via the lane between Beulah Road and Heol y Bont) will be adversely affected by this proposal as the level of noise and disturbance increases.

b) Condition 14. This consent relates to the application as supplemented by the information contained in the email from the agent dated 12 May 2009. For the avoidance of doubt, this confirms that the area of the external dining area shown on drawing no A-P-S-001, is for the exclusive use of customers.

Reason: The information provided forms part of the application.

This is a consequential condition following on from condition 4. We hope that condition 4 is retained, but we would urge that if condition 4 is abolished, then a condition that the external dining area remains for the exclusive use of customers is included.

c) Condition 16. The doors to the external dining area to the rear of the premises, shown on drawing A-P-S-001, shall remain closed between the hours of 7:30pm – 9:00am on Monday to Saturday and at any time on Sundays.

Reason: To ensure that the use of the premises does not prejudice the amenities of the neighbouring occupiers.

Condition 16 refers to the doors to the external dining area and currently by shutting these doors at 7.30pm Mon-Sat and all day on Sunday, ensures that the level of noise and disruption caused to neighbouring properties on Heol y Bont and any nearby residential units on Beulah Road is reduced.

This condition is critical to ensuring that the current protection for neighbouring properties is maintained. As with our comments for condition 4, we object to the variation of this condition.

d) Condition 17. The means of enclosure to the external dining area, as shown on drawing A-P-S-001, shall be retained on site for the duration of this permission.

Reason : To ensure that the use of the premises does not prejudice the amenities of the neighbouring occupiers.

Whilst the application is to remove this condition, we believe that a replacement condition should be introduced to ensure that further alterations to the 'steep bank to the rear' are not undertaken without planning permission.

e) Condition 18. The external dining area shown on drawing A-P-S-001 shall provide seating for no more than twelve diners.

Reason: To ensure that the use of the premises does not prejudice the amenities of the neighbouring occupiers.

Our objection to this condition being removed follows on from our opposition to the variation of conditions 4 and 14.

The removal of this condition means that the external dining area will not just be open for longer, but cater for more people thereby increasing the noise and disruption to nearby residents.

e) We would also highlight the appeal decision notice for a change of use application (from A1 to A1 and A3) at 4 Beulah Road – Appeal ref: APP/Z6815/A/14/2229891 The inspector, in dismissing the appeal stated:

“6. The properties across the road from the appeal site are in close proximity to its entrance. There is accommodation above the appeal premises and there also appears to be residential accommodation above the next door property and commercial properties across the road. The living conditions of the residents of these properties are likely to be harmed by the additional noise and disturbance from the comings and goings and clients lingering outside the premises as a result of this proximity” ; and

“7. There is already some development within this area that could contribute to noise during the evening and night time. However, any noise and disturbance from the appeal premises during the proposed hours would be over and above those existing and would be likely to cause additional harm. Moreover, it is likely that the appeal property would become a focal point for additional activity during the evening hours, thus prolonging any existing harm.”

Whilst acknowledging that this was the neighbouring property, the inspector's comments refer to an increase over and above the existing in activity that would cause additional noise and disturbance by an increase in people coming and going – i.e. additional harm to nearby residents.

In view of the complex planning history on this development (including a one-year temporary permission on some conditions), we hope this variation will be heard by the full planning committee and would invite the committee members to undertake a site visit so that they can see first-hand the proximity of the properties to the rear external dining area.

7.3 5 representations in support of the application have been received. The supporters state that:

- Snails has created a social hub in the centre of Rhiwbina, adding to a sense of community and this would be enhanced if people were able to meet for coffee/lunch after the chapel service on a Sunday,
- there is no evidence that the general public have been disadvantaged by the activities at the premises,
- due weight should be given to the benefit to the community of enabling Snails Deli to thrive,
- its music nights are excellent and the food is of superb quality,
- the additional items applied for seem to be very minimal,
- the garden was a particular asset last Summer when the weather was so warm and there was minimal noise which couldn't possibly have been a nuisance to anyone,
- to open until 9pm would be a welcome asset to Snails and their customers,
- one other shop opens in Rhiwbina on a Sunday,
- the intention is not to open on a Sunday on a very regular basis,
- local residents have not experienced any anti-social behaviour connected to Snails and what they are proposing will not in any way encourage such behaviour.

8. **ANALYSIS**

8.1 The only issue to consider with regard to this application is the impact on the amenities of neighbouring residents of the amendments to the approved use, i.e. the proposed increase in the size of the outdoor dining area and the removal of the limit on the number of seats permitted in the external dining area, and the extension of the opening hours of the external dining area to 8am – 9pm along with the associated extension of the hours that the external door is permitted to be used.

8.2 The site is within a designated Local Centre, and Policy R8 of the Cardiff Local Development Plan states that Food and Drink Uses are most appropriately located in such areas (along with the City Centre, the inner harbour/waterfront area of Cardiff Bay and District Centres). However, this is still subject to amenity considerations, and food and drink uses are unlikely to be acceptable within or adjacent to residential areas where they would cause nuisance and loss of amenity.

8.3 Pollution Control officers have considered the noise issues in relation to this application and conclude that the opening hours could be increased to a certain extent but that the applicant's proposals, which include the removal of the limit on the number of diners permitted in the garden area and extension of

the opening hours of the external area to 9pm on any day, are unacceptable. They suggest conditions that represent a compromise situation, i.e. permitting no more than 20 seats for diners in the garden area at any one time and allowing the external area to be used from 8am to 7.30 pm on any day (including Sundays), extended to 9pm on Fridays and Saturdays. Whilst this may be sufficient to ensure that statutory noise nuisance is unlikely to occur from an Environmental Protection perspective, the Planning system has to consider the impact on amenity more widely. The Supplementary Planning Guidance "Food, Drink and Leisure Uses" (November 2017) gives the following advice:

Food, drink and leisure uses are unlikely to be acceptable within or adjacent residential areas, if they would cause nuisance and loss of amenity to residents. (para. 3.2)

Local Centres and smaller neighbourhood centres are generally more residential in nature, and do not have the scale or variety of retail and non-retail uses of larger centres. Therefore, A3 and commercial leisure (D2) proposals may be more difficult to accommodate, and are less likely to be acceptable on amenity grounds (e.g. potential noise and disturbance, anti-social behaviour and litter associated with this type of development proposal). As a consequence more emphasis will be placed on protecting residential amenity within these centres through restricting closing times and the type of A3 premises. (para. 4.23)

Unacceptable harm can result from the incompatible nature of a proposed use, or an intensification of an existing operation, and/or the volume of vehicles and pedestrians generated as a result of the use. (para. 5.8)

It is often necessary to use planning conditions to limit opening hours to minimise disturbance to the surrounding communities. However, one set of time limits would not be appropriate throughout the county because areas vary considerably. An application must be determined on its merits. (para. 5.25)

In some circumstances, planning permission may be granted for daytime use only, generally taken to be between 8.00am and 6.00pm....Hours of openings in district centres are normally restricted to 11.30 pm. However, where there are residents nearby an earlier closing restriction may be imposed. Within Local Centres which are more residential in nature an earlier time will normally be applied. Each case will be assessed on its merits, taking into consideration the nature and individual characteristics of the centre. Any external seating area should also be restricted to no later than 9.00pm in the interests of residential amenity. (para. 5.26)

- 8.4 It is clear that a number of local residents have already suffered disturbance and loss of amenity due to activities at the application premises, and their objections to the current application are set out at paragraph 7.1 above. In response to these objections (and to the corresponding objections raised by the Local Members set out in paragraph 7.2):

- 1) It would be unreasonable to refuse permission to vary/remove conditions on the grounds that a current proprietor has not adhered to conditions in the past or might not comply with any remaining or varied conditions of the planning permission. Planning permission is linked to the premises and not to any particular proprietor.
- 2) Neighbours, particularly on Heol-Y-Bont, have clearly experienced noise and disturbance from the existing use of the outdoor dining area, which increased when the opening hours of the external dining area were extended to 19:30. The houses back onto a Local Centre and as such a certain amount of noise and disturbance from non-residential uses has to be expected. However, what must be determined is whether the proposed amendments to the conditions of the planning permission would result in an unreasonable increase in the amount of noise and disturbance in this context. Policy R8 of the Cardiff Local Development Plan cites Local Centres as being appropriate locations for food and drink uses; however, this is subject to amenity considerations and the policy goes on to state that “food and drink uses are unlikely to be acceptable within or adjacent to residential areas, where they would cause nuisance and loss of amenity, or result in the loss of a residential property.” Extending the opening hours further into the evening would extend the time during which neighbouring residents could be disturbed by noise at a time when background noise levels are lower, and is therefore unacceptable.
- 3) Since the removal of Sunday trading controls for retail premises in 1994 it is now normal for commercial establishments to open on Sundays. In retail centres, therefore, it is very difficult to sustain restrictions on Sunday opening. However, in this case the nature of the use (food and drink) and its location at the edge of the Local Centre in close proximity to residential properties means that it is considered inappropriate to allow the amendments requested by the applicant, which would permit the external garden area to be used by customers on Sundays not only for dining and drinking but also for events (such as christenings mentioned by the applicant) where large groups of people would congregate, alcohol would be consumed and music would be played. It is not unreasonable to expect that residents of properties that are located adjacent to food and drink uses should have one day of respite from disturbance, particularly on Sundays when background noise levels are normally lower and any noise emanating from the application site would be more noticeable and more disturbing.
- 4) As access to the rear dining area is via the external door only, the hours that the door is permitted to be opened have to match the hours of use of the outdoor area. Conditions, for example requiring the door to remain closed unless being used for access/egress or restricting the sound levels of music being played at the premises whilst the doors were open, would be unenforceable. With regard to the applicant’s wish to use the open door for ventilation, it is accepted that there are other means of ventilation/cooling available and that it is not necessary to use the door for this purpose.
- 5) The increase in the size of the garden area brings it within 5.5m of the gardens of the houses to the rear, and within 15m of the houses

themselves. Residents have already noticed an increase in the volume of noise from customers of the premises due to the garden area being brought closer to their boundaries. Permitting seating in this area and allowing longer opening hours would exacerbate the detrimental impact on residential amenity. It should also be noted that the applicant has applied for changes to the premises licence which would allow alcohol to be purchased by persons who were not taking table meals. Such a change would result in an unlimited number of people being permitted to gather in the garden whilst drinking alcohol, as drinking would not be limited to those seated at tables.

- 6) Each planning application is determined on its own merits and even if there were another case where an A3 use had been permitted adjacent to residential gardens, it would not set a precedent for the approval of this application.
- 7) The adopted Supplementary Planning Guidance “Managing Transportation Impacts (Incorporating Parking Standards)” (2018) requires no parking facilities to be provided for a use such as this. Any increase in the number of customers that may arise as a result of permitting these conditions to be amended would have no impact on the parking requirements for the development. The site is well served by public transport and there is no reason to assume that there would be such a large increase in the number of customers arriving at the premises by car that traffic levels would become unacceptable
- 8) There is ample space within the existing site to accommodate the bin storage requirements for this development. It would be unreasonable to refuse to amend the planning conditions on the grounds that bins have not been put away after collection in the past. If food waste is not being stored correctly and vermin is being attracted to the site, this is a matter to be dealt with under Environmental Health legislation. Also, any increase in bin usage resulting from the amendments would be insignificant.
- 9) It would not be possible to enforce a planning condition specifying which areas of the garden the staff were allowed to use for smoking. Whilst longer opening hours would mean more opportunities for smoking in the garden, this would not in itself form grounds for refusing the application.
- 10) The appeal decision relating to the proposal to introduce a “food and drink” (class A3) use at the wine shop at 4, Beulah Road in 2014 is of note. The Inspector dismissed the appeal, concluding that the proposed use would be detrimental to the residents of properties across the street on Beulah Road and of flats above the commercial premises due to noise and disturbance caused by the comings and goings of customers. He also noted that *“there is already some development within this area that could contribute to noise during the evening and night time. However, any noise and disturbance from the appeal premises during the proposed hours would be over and above those existing and would be likely to cause additional harm. Moreover, it is likely that the appeal property would become a focal point for additional activity during the evening hours, thus prolonging any existing harm. Despite the modest size of the proposed operations, and the mixed nature of the proposed*

use, I conclude that because of the residential character of the neighbourhood, and the proximity to neighbouring properties, the proposed A3 use would be likely to significantly harm the living conditions of nearby residents because of noise and disturbance from customers and their vehicles.” This indicates that the area was considered by the Planning Inspector to be largely residential in character and that any disturbance beyond that which already occurs would be unacceptable. The inspector also concluded that the houses to the rear of the site were sufficiently distant that they would not be directly affected by additional noise and disturbance; however, this was based on the use of the rear garden of the appeal premises being restricted. It was also noted that the imposition of conditions would not fully protect the amenity of the area. The Inspector’s conclusions relating to the adjacent premises support the contention that any additional noise and disturbance in this area caused by a food and drink use would be unacceptable.

- 8.5 The expressions of support are also noted, and the benefits to the community described by the supporters of the application must be weighed against the adverse impacts identified above. In this case, although there is some local support for the changes that have been applied for, there is no evidence that the business would fail if the changes were not allowed, and the current benefits to the section of the community that uses the premises would remain whether or not this application were approved. Snails is not a community facility but is a commercial enterprise that is used by the community; furthermore, even if it were a non-commercial community facility, any proposals for expansion would be unacceptable if they prejudiced the amenities of neighbouring and nearby residential occupiers (Local Development Plan policy C1).
- 8.6 In conclusion, although the application premises are located within a Local Centre where food and drink uses are normally considered acceptable, this is subject to there being no undue detrimental impact on amenity. Each planning application has to be determined on its own merits and in this case, given the close proximity of residential properties to the application site and the fact that residents already experience a certain amount of disturbance caused by the current use, it is not considered appropriate to permit any changes that would result in an intensification of the use of the garden area by customers or its use further into the evening. The original application (07/02357/W) restricted the size of the internal dining area, restricted opening hours to 9am - 6pm Monday to Thursday, 9am - 11pm Friday and Saturday, with no Sunday opening, and did not allow any use of the external garden area by customers at any time. The current conditions, which included removing the restriction on the size of the internal dining area, allowing opening hours of 7.30am to 11pm Monday to Saturday, with no Sunday opening, and permitting a small external dining area (9am to 7.30pm Monday to Saturday only with the doors to that area remaining closed outside of those times), were considered appropriate as a compromise when the previous application (09/00363/W) was determined, given that neighbouring residents were experiencing disturbance from the use of the premises, and circumstances have not changed since that previous decision was made. A number of customers have expressed support for the proposals

but this does not outweigh the harm that would be caused to the residents of nearby properties.

- 8.7 In the interests of protecting the amenities of residents it is recommended that the application be refused and that the original conditions of planning permission 09/00363/W remain unchanged.

9. **OTHER CONSIDERATIONS**

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

9.3 *Well-being of Future Generations (Wales) Act 2015*

The Well-being of Future Generations (Wales) Act 2015 places a duty on the Welsh Ministers (and other public bodies) to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act), has been considered and account has been taken of the ways of working set out at section 5 of the WBFG Act in the determination of this application, and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the well-being objectives referred to in section 9 of the WBFG Act.



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Title

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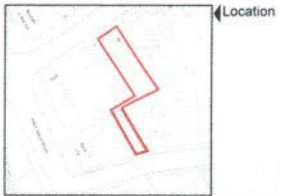
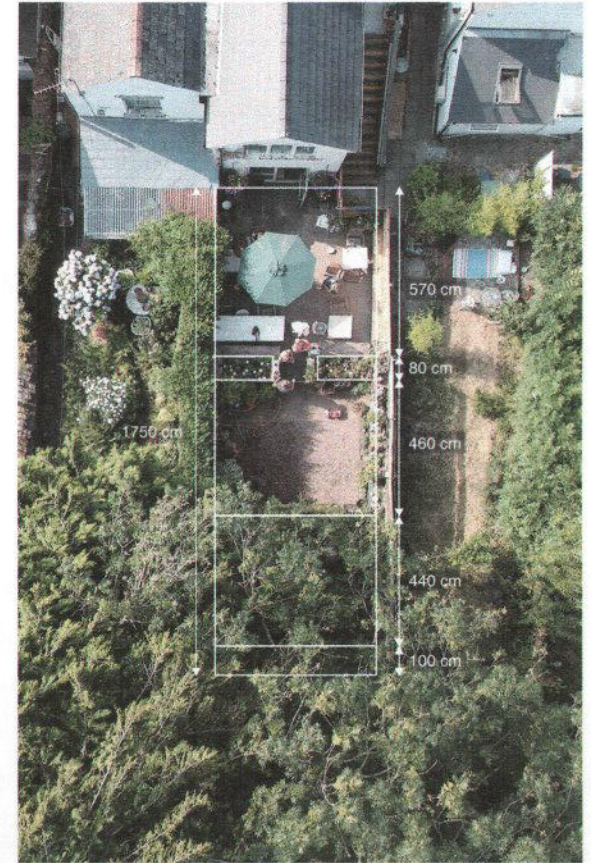
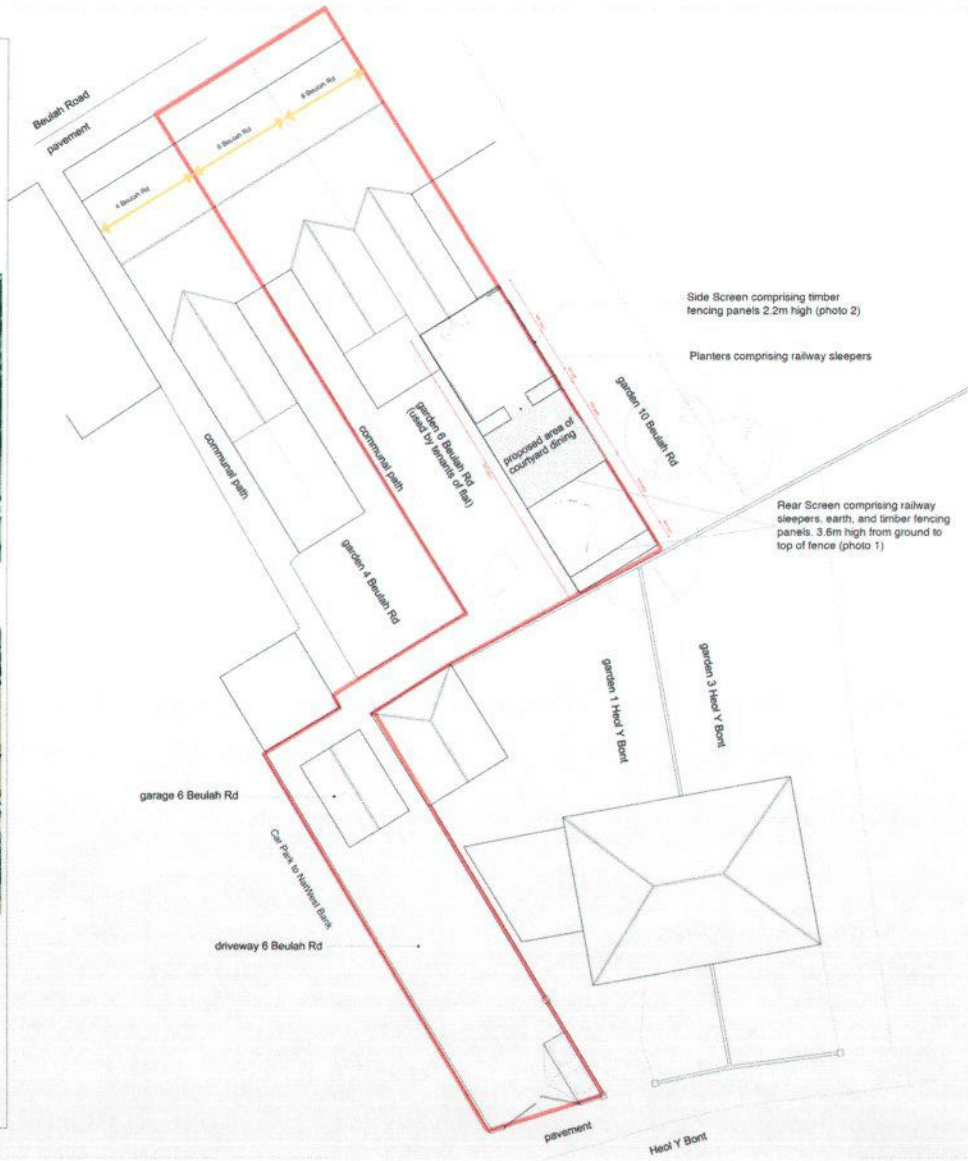


Photo 1
Rear Screen to Courtyard



Photo 2
Side Screen to Courtyard (between No. 8 & 10)



Mae'r dudalen hon yn cael ei adael yn wag yn twriadol

COMMITTEE DATE: 19/12/2018

APPLICATION No. **18/02535/DCH** APPLICATION DATE: 30/10/2018

ED: **HEATH**

APP: TYPE: Householder Planning Permission

APPLICANT: Mrs Cowan

LOCATION: 198 MANOR WAY, WHITCHURCH, CARDIFF, CF14 1RP

PROPOSAL: GROUND FLOOR EXTENSIONS TO SIDES AND REAR

RECOMMENDATION 1 : That planning permission be **GRANTED** subject to the following conditions :

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans:
 - Drawing No: Project 5382 Drawing 03

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

RECOMMENDATION 2: That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning approval gives no such rights to undertake works on land outside the applicant's ownership.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This planning application relates to a semi-detached dwelling house at 198 Manor Way, Whitchurch. Planning permission is sought to construct a ground floor single storey extension to the north western side and north eastern rear elevations of the property. The extension will have two mono pitched roofs (max height 4 metres) with concrete roof tiles, and a central flat sedum roof to the rear of the property (3.1 metres in height). The rear extension will extend a width of 13.6 metres (approx). It is proposed to install a glazed patio door and bifold doors to the rear of the extension.

2. **DESCRIPTION OF SITE**

The site has a high hedgerow on the north western boundary with 200 Manor Way, and a wooden fence (1.8m approx) and low brick wall along the south eastern boundary with Manor Close. To the rear of the application site is a bungalow.

3. **SITE HISTORY**

3.1 None

4. **POLICY FRAMEWORK**

National Planning Policy

- *Planning Policy Wales (10th Ed) 2018*
- *Technical Advice Note 12: Design*
- *Development Management Manual*

Cardiff Local Development Plan 2006-2026 (2016)

- *Policy KP5 (Good Quality and Sustainable Design)*

Supplementary Planning Guidance

- *Residential Extensions and Alterations (2017)*

5. **REPRESENTATIONS**

5.1 Neighbours were consulted and no representations have been received.

6. **ANALYSIS**

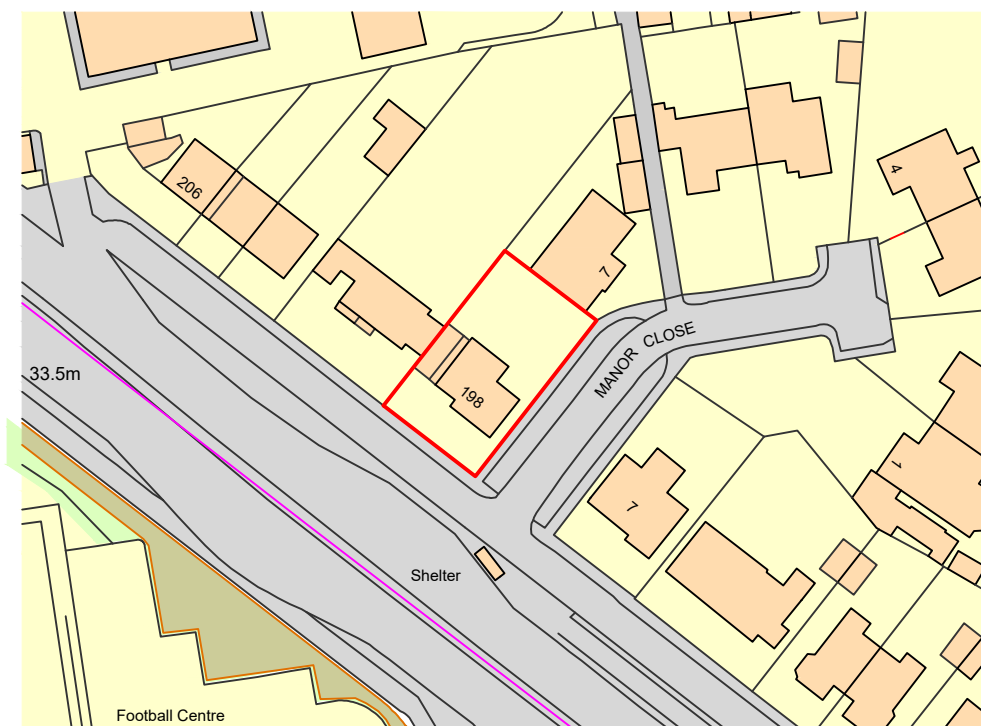
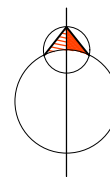
6.1 The key issues are the effect of the proposal upon the character and appearance of the area and on the living conditions of neighbours.

6.2 The proposed rear extension and side extension is considered acceptable in regards to its scale and design and will provide a subservient addition to the dwelling and will not prejudice the general character of the area. The proposal has been considered against Planning Policy and the Residential Extensions & Alterations Supplementary Planning Guidance (November 2017). A large area of useable amenity space, well in excess of minimum standards would be retained beyond the extension.

6.3 The scale of the extensions and their relationship with the existing dwelling and that of neighbouring properties is considered acceptable. It is not considered that the proposal would be overbearing or generally un-neighbourly which would justify concern for the Local Planning Authority.

6.4 The proposal will not prejudice the privacy of neighbours.

6.5 Having regard to the policy context above, the proposal is considered acceptable and planning permission is recommended, subject to conditions.



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Project

198 Manor Way, Heath
CARDIFF

Title

Site Location Plan

@rchitecture

32 Castell Coch View Tongwynlais
Cardiff CF15 7LA
02920520800

design@atrchitecture.co.uk

5382

Project

SL

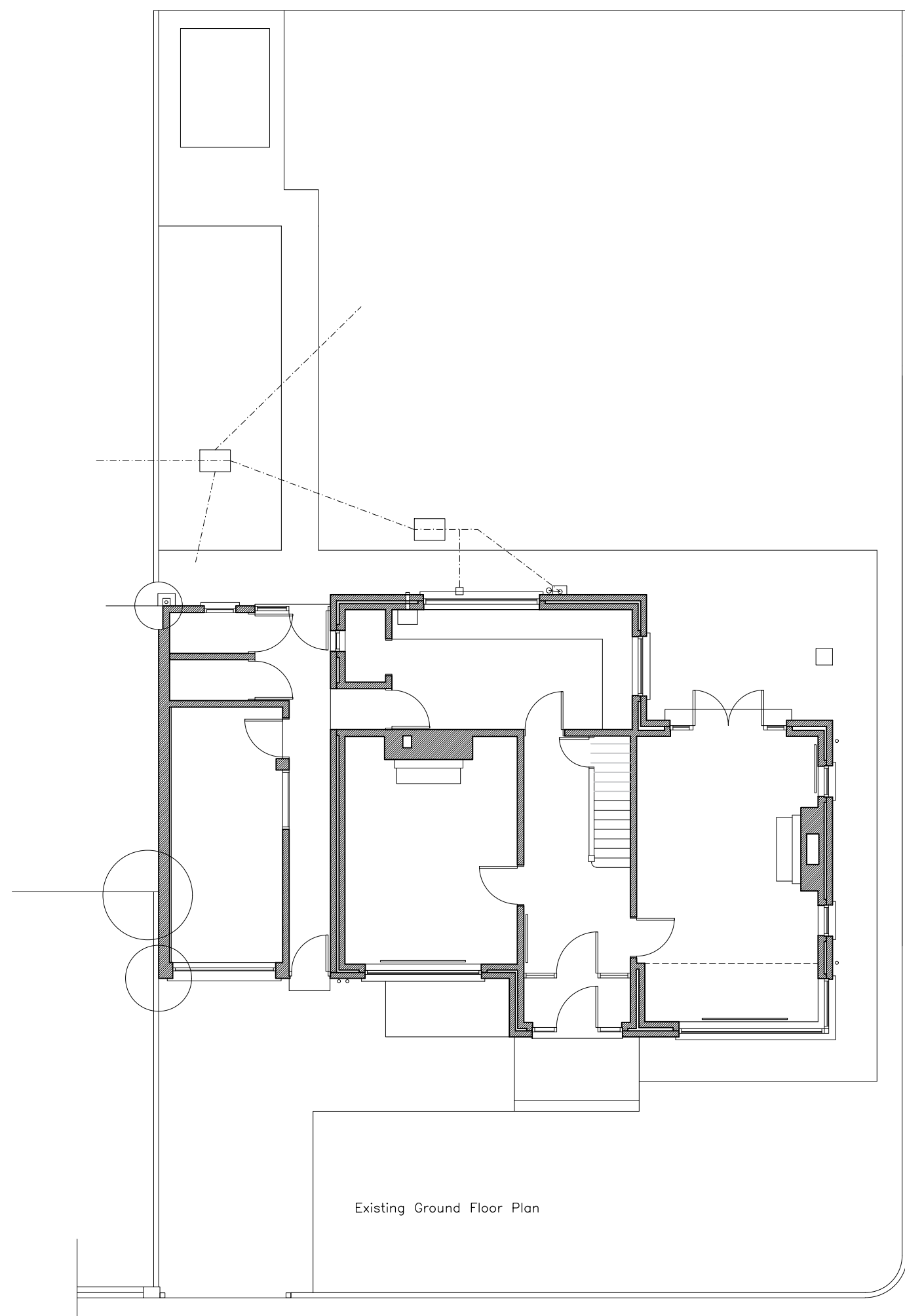
Drawing

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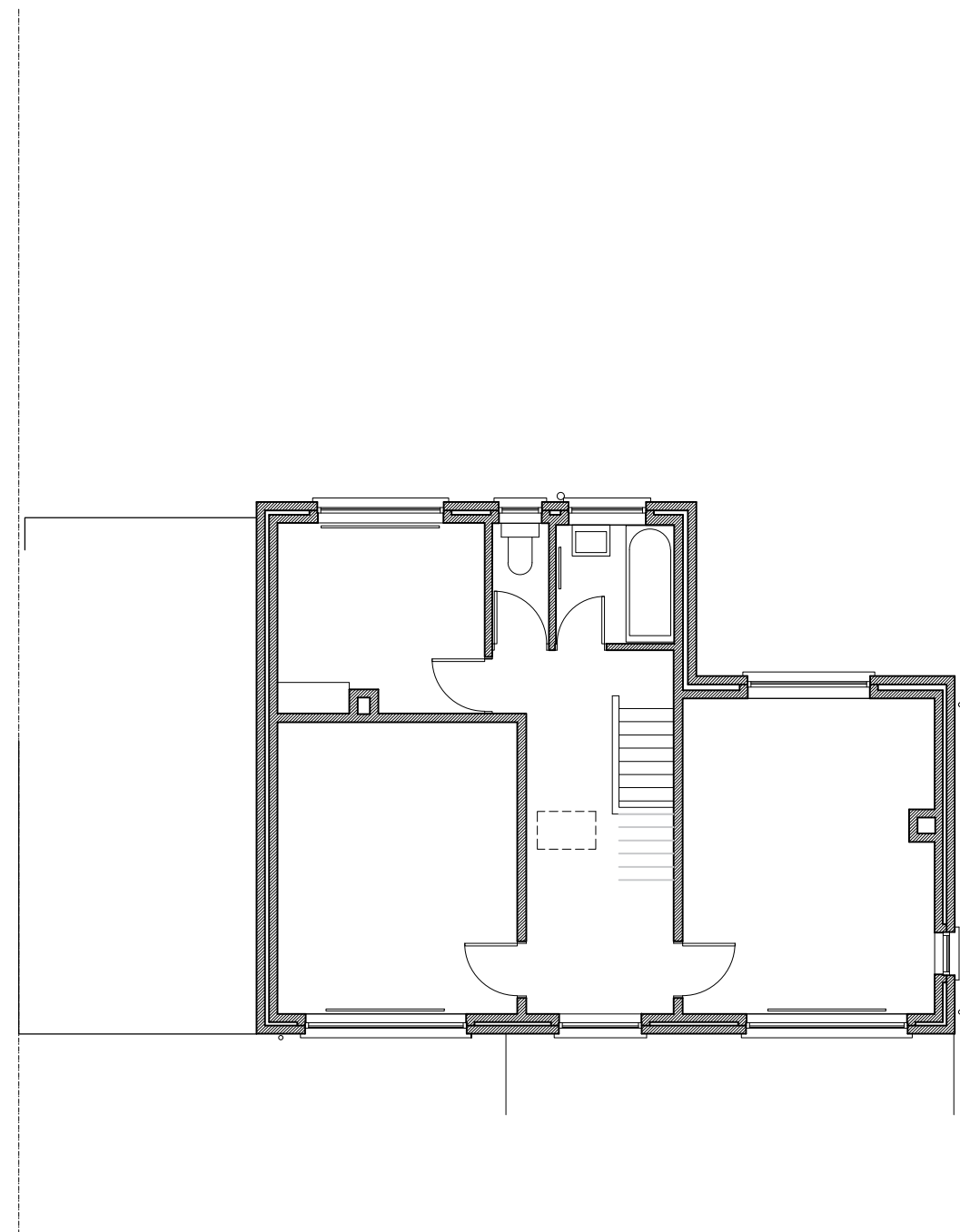
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MJP
10/2018
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Date

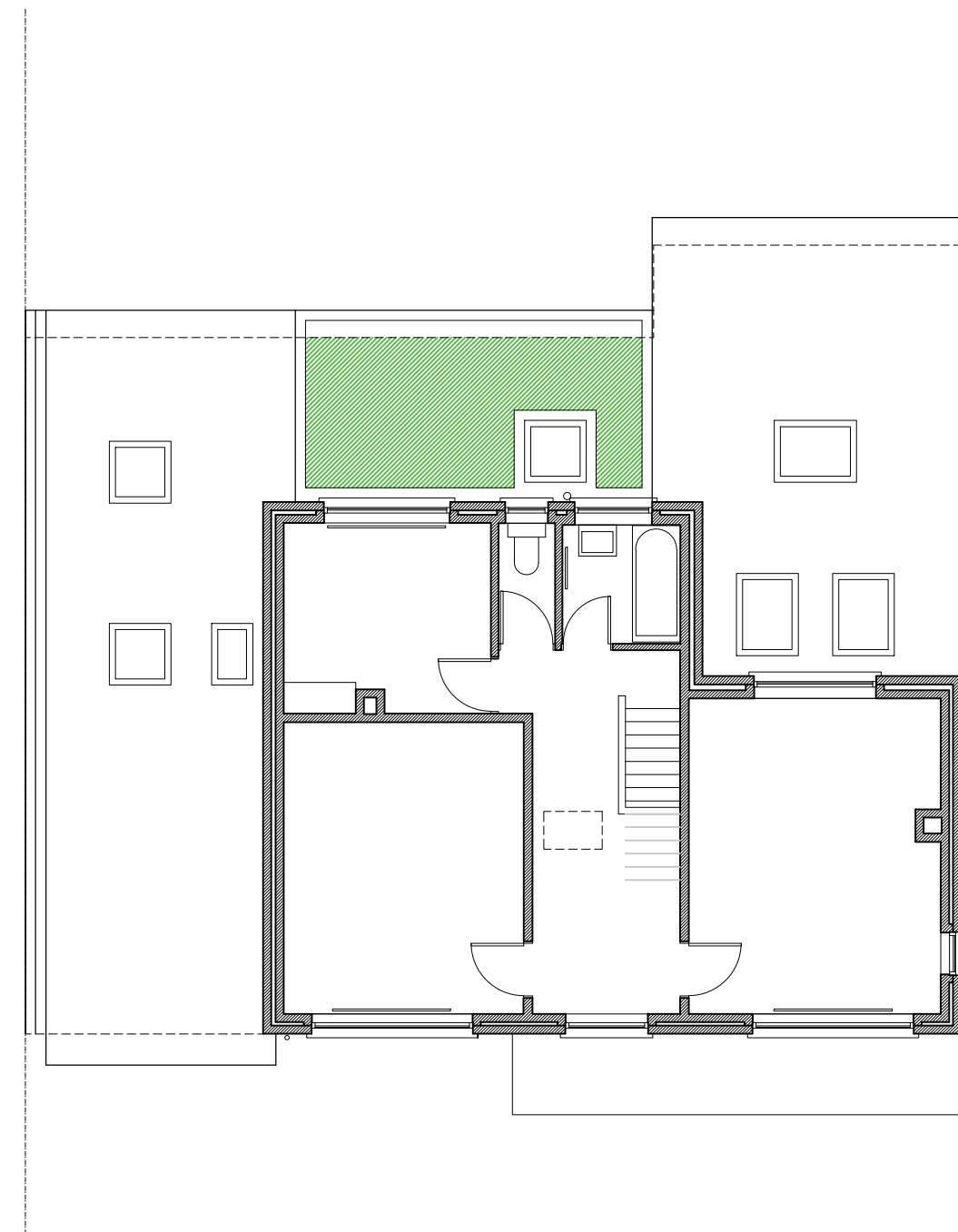
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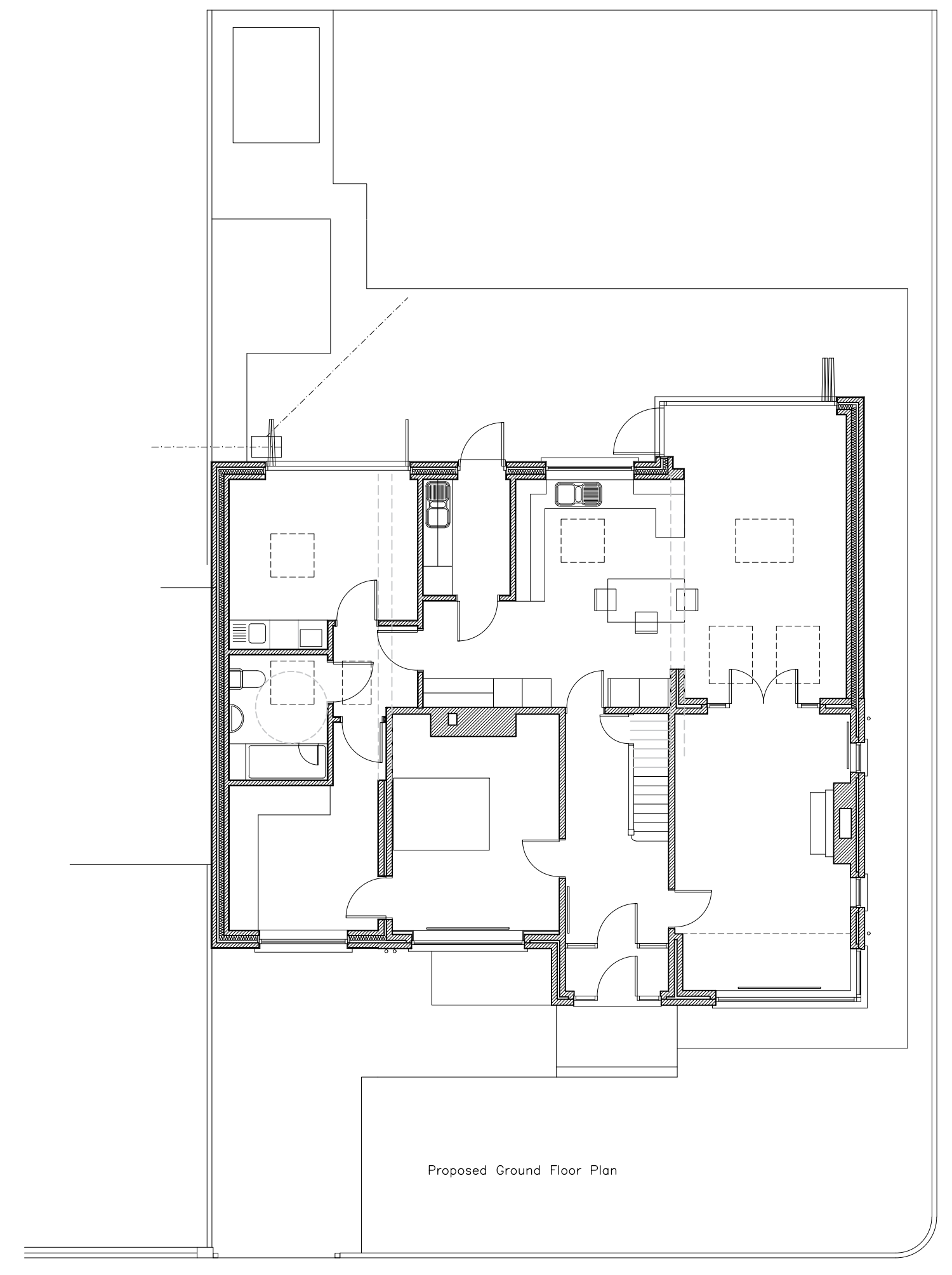
Existing Ground Floor Plan



Existing First Floor Plan



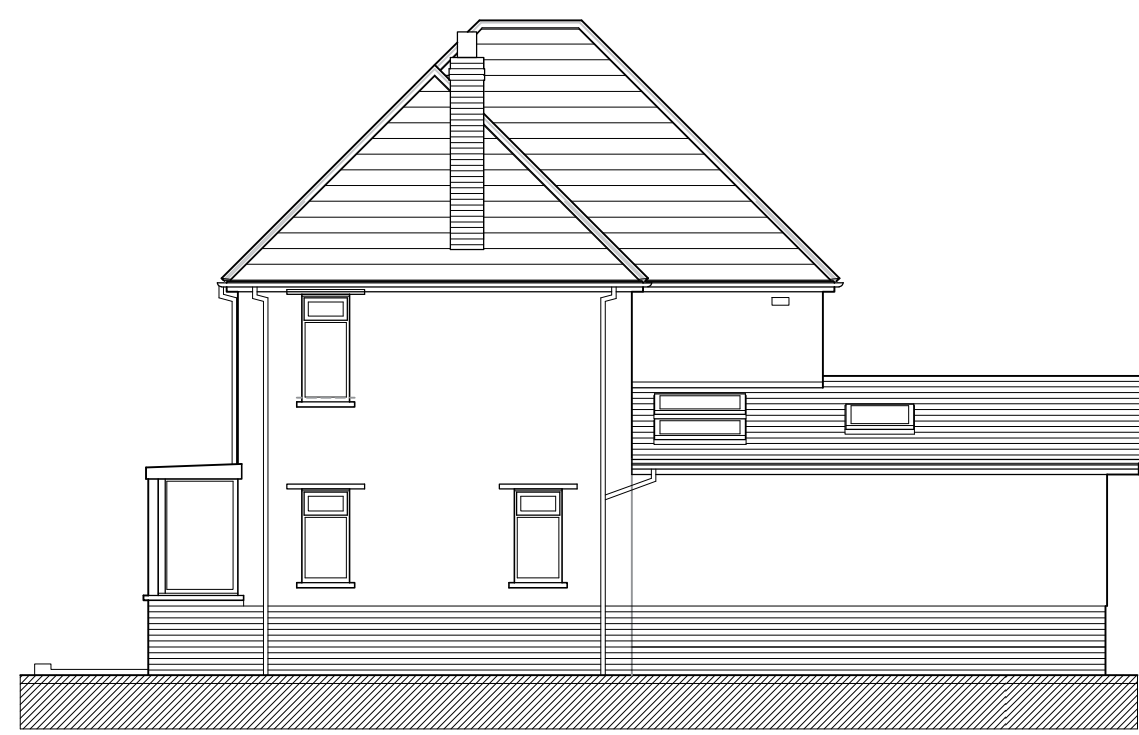
Proposed First Floor and Roof Plan



Proposed Ground Floor Plan



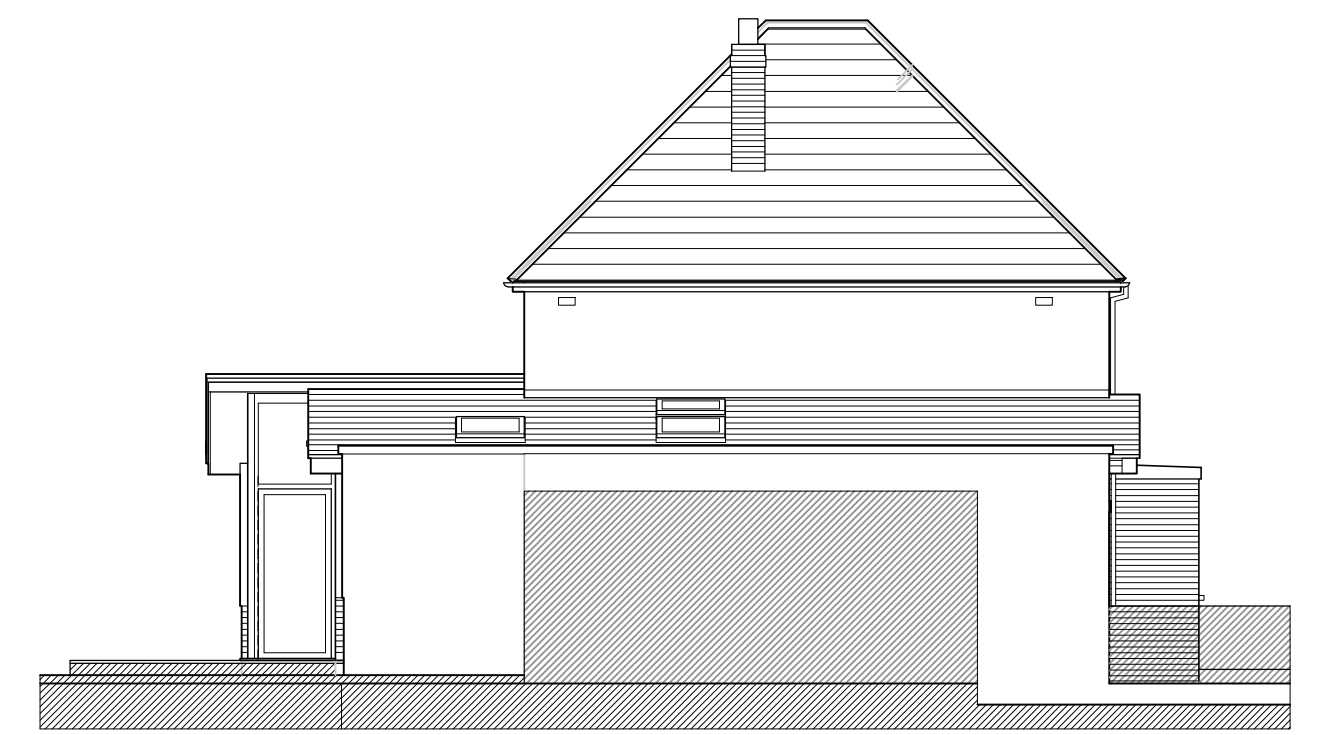
Proposed Front Elevation



Proposed Side Elevation to Manor Close



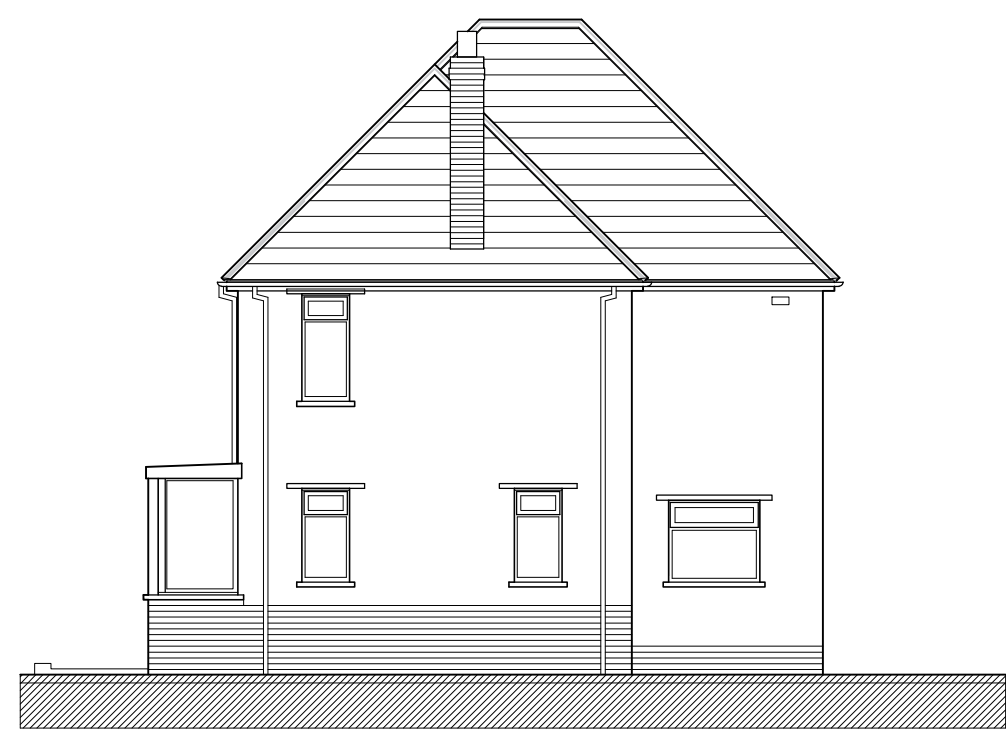
Proposed Rear Elevation



Proposed Side Elevation to Neighbour



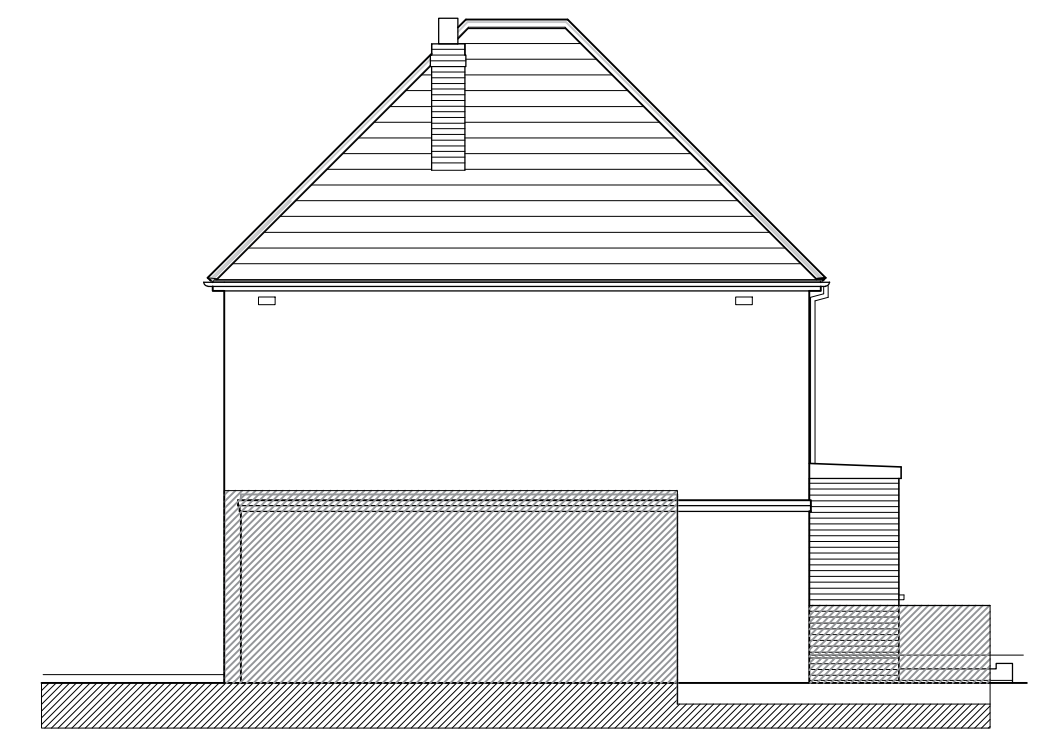
Existing Front Elevation



Existing Side Elevation to Manor Close



Existing Rear Elevation



Existing Side Elevation to Neighbour

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Rev Date: Revision:

Project
198 Manor Way

Title
Existing & Proposed

@rchitecture
32 Castell Coch View Tongwynlais
Cardiff CF15 7LA
02920520800
design@architecture.co.uk

Project	5382	03	—	MJP	10/2018	1
Drawing				Date		
Amend				Scale		100





**CARDIFF COUNCIL
CYNGOR DINAS CAERDYDD**

PLANNING COMMITTEE:

19 DECEMBER 2018

REPORT OF DIRECTOR OF CITY OPERATIONS

Section 119 Diversion Order for PROW Whitchurch 78 - Fraith Cottage, Lon Ysgubor, Whitchurch, Cardiff

Reason for this Report

1. To request the Planning Committee to direct Legal Services to make a footpath Diversion Order under Section 119 Highways Act 1980.

Background

2. An application has been received from the owners of Fraith Cottage to divert PROW Whitchurch 78 from the centre line of their lawn, to an equally commodious path at the side of the lawn linking to their driveway.
3. A small diversion has no impact on public access, and provides a strategic link from Lon Ysgubor to Rhiwbina Hill.

Issues

4. To amend the Definitive Map and Statement and record a path Diversion Order.

Local Member consultation (where appropriate) - Whitchurch

5. No objections received from Statutory Consultees.

Reason for Recommendations

6. To enable the existing path to be re-routed onto an equally commodious line and afford the owners a less intrusive route within their property..

Financial Implications

7. The owners of Fraith Cottage have agreed to pay Legal Order fees.

Legal Implications (including Equality Impact Assessment where appropriate)

8. There are no legal implications arising from this report.

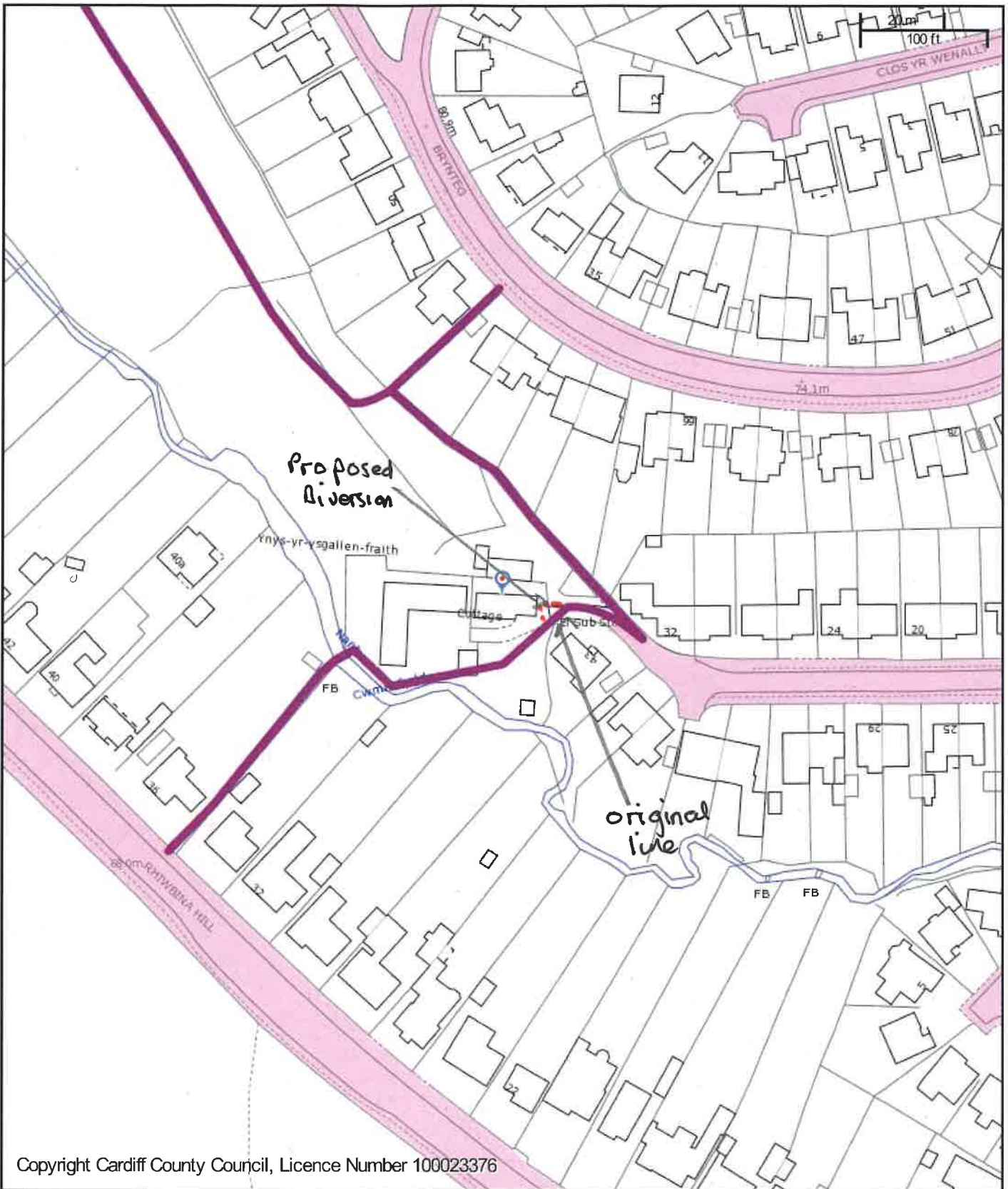
RECOMMENDATIONS

The Planning Committee is requested to Instruct Legal Services to process the Section 119 Highways Act 1980 Diversion Order.



ANDREW GREGORY
11 December 2018

The following appendices are attached:

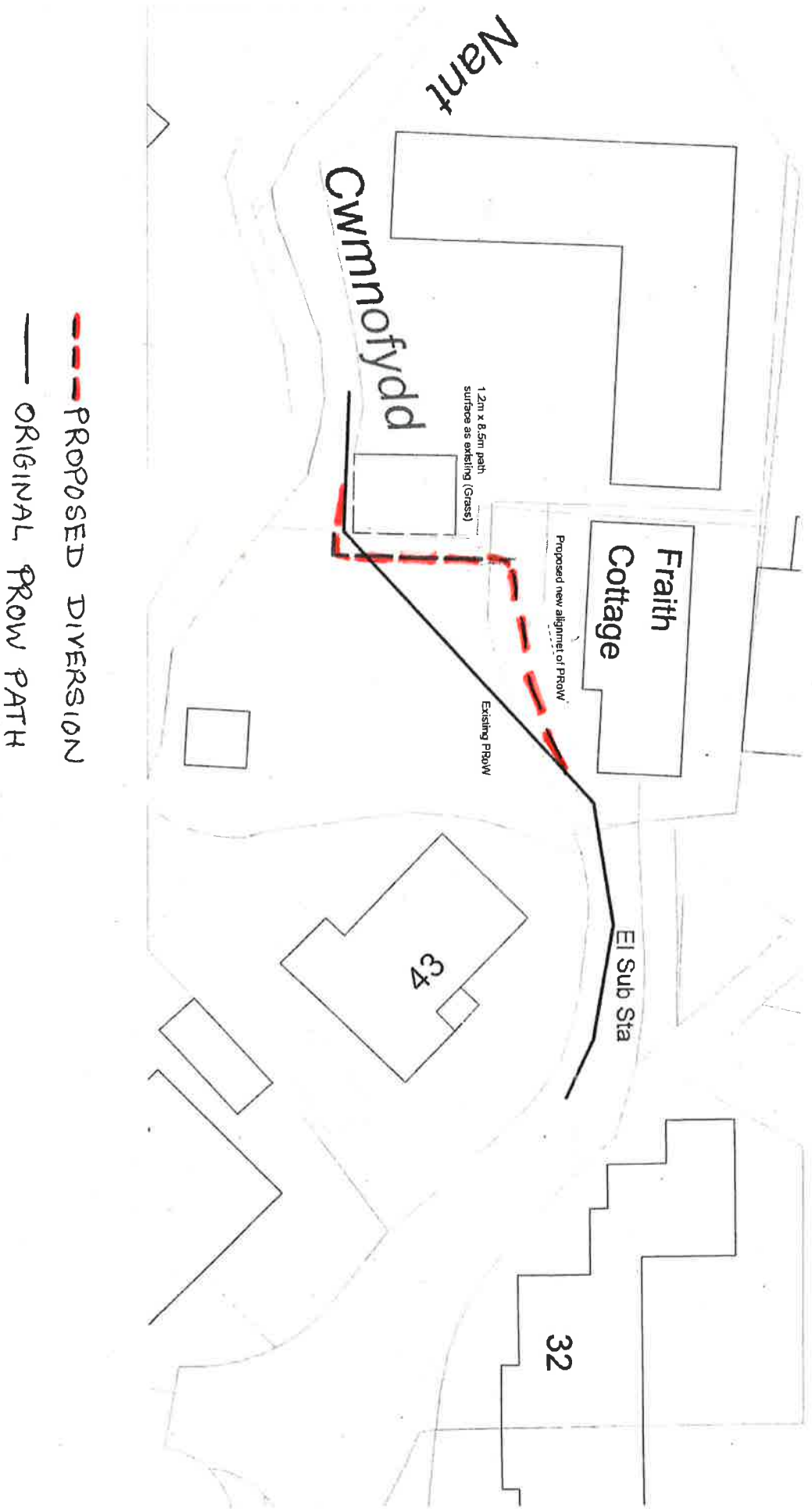
- Appendix 1 – OS Plan showing proposed diversion
- Appendix 2 – Plan
- Appendix 3 - Aerial photo showing proposed diversion



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<p>CHIEF EXECUTIVE Paul Orders</p> <p>Neuadd y Sir, Glanfa'r Iwerydd CAERDYDD CF10 4UW Tel: 029 20872088</p> <p>County Hall, Atlantic Wharf CARDIFF CF10 4UW Tel: 029 20872087</p>	<p>Cyngor Caerdydd</p> <p>Cardiff Council</p> 		<p>Title</p> <p>Scale: 1:1250 Date: 10/12/2018 at 12:13 PM Coordinates © Crown copyright and database rights (2014). This copy is produced specifically to supply County Council information NO further copies may be made. Ordnance Survey 100023376 (2014).</p>
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Mae'r dudalen hon yn cael ei adael yn wag yn fwriadol



--- PROPOSED DIVERSION

— ORIGINAL PROW PATH

Mae'r dudalen hon yn cael ei adael yn wag yn fwriadol



CHIEF EXECUTIVE
Paul Orders

Neuadd y Sir, Glanfa'r Iwerydd
CAERDYDD CF10 4UW
Tel: 029 20872088

County Hall, Atlantic Wharf
CARDIFF CF10 4UW
Tel: 029 20872087

Cyngor Caerdydd

Cardiff Council



Appendix 3



Whitchurch No78 Diversion

Scale: 1:1250

Date: 10/12/2018 at 12:29 PM

Coordinates

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Ordnance Survey 100023376 (2014).

Mae'r dudalen hon yn cael ei adael yn wag yn fwriadol

Applications decided by Delegated Powers between 01/11/2018 and 30/11/2018

Total Count of Applications: 224

ADAM

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/01995/MJR	23/08/2018	Ashi Properties	CONVERSION OF PROPERTY TO FORM A3 RESTAURANT USE TO GROUND FLOOR, WITH 12 NO. SELF-CONTAINED FLATS TO UPPER FLOORS WITH ASSOCIATED EXTERNAL WORKS	4-6 BROADWAY, ADAMSDOWN, CARDIFF, CF24 1NF	77	False	Permission be granted	08/11/2018
18/02240/MJR	21/09/2018	Capital, Estates & Operational Services, Cardiff and Vale	PROVISION OF NEW FLOOR LAYOUTS TO FLOORS 2 AND 3 OF BUILDING 14 AND ASSOCIATED COSMETIC REFURBISHMENT	CARDIFF ROYAL INFIRMARY, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0SZ	69	False	Permission be granted	29/11/2018

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00299/MNR	14/02/2018	Iqbal	GROUND FLOOR REAR EXTENSION, AND CONVERSION OF GROUND FLOOR TO THREE FLATS	64 NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0DF	280	False	Permission be granted	21/11/2018
18/01260/MNR	30/05/2018	Leaman	RESIDENTIAL DEVELOPMENT OF 3 SELF CONTAINED FLATS AT THE REAR OF THE OLD ILLTYDIANS RUGBY FOOTBALL CLUB	1 SPLOTT ROAD, SPLOTT, CARDIFF, CF24 1HA	175	False	Permission be granted	21/11/2018
18/02112/MNR	06/09/2018	Wang	DISCHARGE OF CONDITIONS 5 (FUME EXTRACTION) AND 6 (BIN STORE) OF 15/02137/MNR	SPLOTLANDS HOTEL, 2-4 METEOR STREET, ADAMSDOWN, CARDIFF, CF24 0HW	85	False	Partial Discharge of Condition (s)	30/11/2018
18/01429/MNR	14/06/2018	IQRA INVESTMENTS	INTERNAL ALTERATIONS TO FORM 3 FLATS WITH NEW EXTERNAL OPENINGS	96-99 CLIFTON STREET, ADAMSDOWN, CARDIFF, CF24 1LU	158	False	Planning Permission be refused	19/11/2018

BUTE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/01713/MJR	26/07/2018	Property Index	INTERNAL ALTERATIONS TO CREATE ADDITIONAL MEANS OF ESCAPE FROM THE VAULTS TO GROUND FLOOR	113-116 BUTE STREET, BUTETOWN, CARDIFF, CF10 5EQ	113	False	Permission be granted	16/11/2018
18/02295/MJR	27/09/2018	J R Smart (Builders) Ltd	DISCHARGE OF CONDITIONS 16 (TOPSOIL), 17 (AGGREGATES) AND 18 (ARCHAEOLOGICAL INVESTIGATION)	UNIT 3 CAPITAL QUARTER, TYNDALL STREET, CARDIFF CF10 4BG	48	True	Full Discharge of Condition	14/11/2018
18/02199/MJR	21/09/2018	Cardiff Council	DISCHARGE OF CONDITIONS 6 (REMEDATION SCHEME), 13 (SECURITY LIGHTING DETAILS) AND 16 (CYCLE AND SCOOTER PARKING) OF 16/02916/MJR	LAND TO THE SOUTH OF HAMADRYAD CENTRE, HAMADRYAD ROAD, BUTETOWN, CARDIFF, CF10 5UY	54	True	Full Discharge of Condition	14/11/2018
18/02168/MJR	14/09/2018	DS Properties (Cardiff Bay) Ltd	VARIATION OF CONDITION 4 TO ALLOW USE AS A BAR/RESTAURANT, CONDITION 8 TO ALLOW MUSIC TO BE PLAYED AND CONDITION 9 TO VARY OPENING HOURS SO THAT NO MEMBER OF THE PUBLIC SHALL BE ADMITTED OR BE ALLOWED TO REMAIN ON THE PREMISES; OR BE SERVED FROM THE PREMISES OR ANY PART OF THE LAND CONTAINED WITHIN THE APPLICATION SITE OUTSIDE THE HOURS OF 07:30 AND 00:00 MONDAYS TO SATURDAYS OR OUTSIDE THE HOURS OF 10:00 AND 17:00 ON SUNDAYS OF 17/03054/MJR	COFFEE POD CONTAINER ADJACENT TO CARDIFF BAY STATION, BUTE STREET, BUTETOWN	55	True	Permission be granted	08/11/2018

CAER

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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18/02404/DCH	11/10/2018	Hasson	2 STOREY SIDE & REAR EXTENSION WITH HIP TO GABLE END EXTENSION & REAR DORMER	15 CYNTWELL CRESCENT, CAERAU, CARDIFF, CF5 5QG	41	True	Permission be granted	21/11/2018
18/02460/DCH	18/10/2018	NASH	SINGLE STOREY SIDE AND REAR EXTENSION	6 DYFRIG CLOSE, CAERAU, CARDIFF, CF5 5AE	29	True	Permission be granted	16/11/2018
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02464/MJR	30/10/2018	The city of Cardiff Council	DISCHARGE OF CONDITIONS 9 (GAS PROTECTION MEASURES), 29 (ADDITIONAL STRUCTURES) AND 30 (PLAZA MATERIALS) OF 17/01453/MJR	LAND AT AND ADJACENT TO THE FORMER GLYN DERW HIGH SCHOOL, PENALLY ROAD, CAERAU, CARDIFF	15	True	Full Discharge of Condition	14/11/2018
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/01679/MNR	16/07/2018	on behalf of ACE	RENOVATION AND EXTENSION AND ASSOCIATED LANDSCAPE WORKS OF THE EXISTING GOSPEL HALL AND ITS SURROUNDING AMENITY TO CREATE A COMMUNITY HERITAGE CENTRE. DEVELOPMENT REMAINS AS D1 CLASS	CAERAU EVANGELICAL CHURCH, CHURCH ROAD, CAERAU, CARDIFF, CF5 5LQ	114	False	Permission be granted	07/11/2018
18/01780/MNR	02/10/2018	Dosanjh	RETENTION OF FLAT AT GROUND FLOOR	175 COWBRIDGE ROAD WEST, CAERAU, CARDIFF, CF5 5TB	51	True	Permission be granted	22/11/2018
18/02317/MNR	01/10/2018	Archdiocese of Cardiff	DISCHARGE OF CONDITION 4 (LANDSCAPING) OF 17/02927/MNR	CHURCH OF ST FRANCIS OF ASSISI, 277 COWBRIDGE ROAD WEST, CAERAU, CARDIFF, CF5 5TD	52	True	Full Discharge of Condition	22/11/2018

CANT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02336/DCH	18/10/2018	Fowler	EXTENSION TO OUTBUILDING TO CREATE SELF CONTAINED ANCILLARY ACCOMMODATION	31 BROADSTAIRS ROAD, CANTON, CARDIFF, CF11 8DE	41	True	Permission be granted	28/11/2018
18/02687/DCH	15/11/2018	Morgan	PROPOSED SINGLE STOREY EXTENSION TO REAR OF PROPERTY	47 ROMILLY ROAD WEST, CANTON, CARDIFF, CF5 1FU	14	True	Permission be granted	29/11/2018
18/02493/DCH	30/10/2018	Oram-Jones	PROPOSED SINGLE STOREY REAR EXTENSION	257 LANSDOWNE ROAD, CANTON, CARDIFF, CF5 1JR	29	True	Permission be granted	28/11/2018
18/01750/DCH	11/10/2018	Oliver	SINGLE STOREY REAR EXTENSION	41 ROMILLY ROAD, CANTON, CARDIFF, CF5 1FJ	28	True	Permission be granted	08/11/2018
18/02388/DCH	15/10/2018	Mitchell	REPLACE THE EXISTING CONSERVATORY WITH NEW SINGLE STOREY REAR EXTENSION	10 WEST ORCHARD CRESCENT, CANTON, CARDIFF, CF5 1AR	24	True	Permission be granted	08/11/2018
18/02257/DCH	02/10/2018	Wellman	SINGLE STOREY FLAT ROOF REAR EXTENSION & LOFT EXTENSION	30 THOMPSON AVENUE, CANTON, CARDIFF, CF5 1EY	34	True	Permission be granted	05/11/2018

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02021/MNR	04/09/2018	Circle 8 Management	CONVERSION OF EXISTING GROUND FLOOR RETAIL UNIT, EXISTING FIRST FLOOR RESIDENTIAL FLAT AND COACH HOUSE STORAGE AREA TO GROUND FLOOR AND FIRST FLOOR RESIDENTIAL FLATS, EXTERNAL BICYCLE AND BIN STORE AREA AND RESIDENTIAL COACH HOUSE	82 PEMBROKE ROAD, CANTON, CARDIFF, CF5 1QP	58	False	Permission be granted	01/11/2018

18/01948/MNR	23/08/2018	Cochlin	DISCHARGE OF CONDITIONS 9 (SAMPLES OF MATERIALS), 15 (DRAINAGE) AND 16 (REFUSE AND RECYCLING STORAGE) OF 12/01228/DCO	FORMER CLIVE ROAD HALL, CORNER OF CLIVE ROAD & DAISY STREET, CANTON, CARDIFF	84	False	Full Discharge of Condition	15/11/2018
18/02308/MNR	01/10/2018	Wilson	CHANGE OF USE FROM CURRENT A1 HAIR SALON TO D1 HEALTH CONSULTANCY PREMISES	CUT & CURL, 2 GLAMORGAN STREET, CANTON, CARDIFF, CF5 1QS	38	True	Permission be granted	08/11/2018

CATH

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02018/MJR	30/08/2018	Legal & General Investment Managment	ALTERATIONS TO HODGE HOUSE TO INCLUDE REPLACEMENT OF INTERNAL VENTILATION SYSTEM, REMOVAL OF STUD PARTITION WALLS, ALTERATION OF STAIR BALUSTRADE, CREATION OF BASEMENT ACTIVITY STUDIO & INSTALLATION OF SHOWERS WITH ASSOCIATED DRAINAGE, REPLACEMENT SECONDARY GLASS SLIDING DOOR, INSTALLATION OF ROOF TOP PLANT AND INTRODUCTION OF COWLS AND LOUVERS TO ST MARY'S STREET ELEVATION	HODGE HOUSE, 114-116 ST MARY STREET, CITY CENTRE	76	False	Permission be granted	14/11/2018
18/02333/MJR	03/10/2018	SC Design & Build Ltd	DISCHARGE OF CONDCTIONS 8 (RECONSTRUCTION AS FOOTWAY), 9 (DRAINAGE), 11 (CONTAMINATION), 12 (REMEDIATION SCHEME AND VERIFICATION PLAN), 13 (REMEDIATION SCHEME UNDERTAKEN) OF 14/01281/DCI	PROPOSED FLAT 1, FORMER GARAGE AND VEHICLE SPRAY SHOP, 40A MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HP	44	True	Partial Discharge of Condition (s)	16/11/2018

18/02181/MJR	14/09/2018	National Museum Wales	WORKS TO REPLACE AND UPGRADE THE EXISTING EMERGENCY LIGHTING SYSTEMS WITHIN THE REARDON SMITH LECTURE THEATRE	REARDON SMITH LECTURE THEATRE, NATIONAL MUSEUM AND GALLERY OF WALES, GORSEDD GARDENS ROAD, CATHAYS PARK, CARDIFF, CF10 3NP	63	False	Permission be granted	16/11/2018
18/01791/MJR	31/07/2018	LEOM LLP	DISCHARGE OF CONDITIONS 5 (ARCHITECTURAL DETAIL) AND 6 (METHOD STATEMENT) OF 17/01907/MJR	CUSTOM HOUSE, CUSTOM HOUSE STREET AND FORMER YORK HOTEL, CITY CENTRE, CARDIFF, CF10 1AP	93	False	Full Discharge of Condition	01/11/2018
18/01087/MJR	11/05/2018	Lim	DISCHARGE OF CONDITIONS 3 AND 4 (MATERIALS SCHEDULE AND FINISHES AND SAMPLES), 6 (GROUND PERMEABILITY & DRAINAGE SCHEME), 8 (CONSTRUCTION MANAGEMENT PLAN), 11 (SCHEME FOR FOOTWAY IMPROVEMENTS TO LUCAS STREET) AND 19 (LANDSCAPING SCHEME) OF 17/01291/MJR	38-48 CRWYS ROAD, CATHAYS, CARDIFF, CF24 4NN	202	False	Full Discharge of Condition	29/11/2018
18/02613/MJR	07/11/2018	LEOM LLP	DISCHARGE OF CONDITION 4 (LISTED BUILDING PROTECTION MEASURES) OF 17/01907/MJR	CUSTOM HOUSE, CUSTOM HOUSE STREET AND FORMER YORK HOTEL, CITY CENTRE, CARDIFF, CF10 1AP	7	True	Full Discharge of Condition	14/11/2018
18/02239/MJR	05/10/2018	Lim	DISCHARGE OF CONDITIONS 5 (REFUSE STORAGE), CONDITION 7 (TRAVEL MANAGEMENT PLAN), CONDITION 9 (CYCLE PARKING), CONDITION 13 (RESTAURANT EXTRACTION SYSTEM), CONDITION 18 (MEANS OF ENCLOSURE) OF 17/01291/MJR	38-48 CRWYS ROAD, CATHAYS, CARDIFF, CF24 4NN	33	True	Partial Discharge of Condition (s)	07/11/2018
18/02666/MJR	13/11/2018	Charnwood Estates	DISCHARGE OF CONDITION 4 (HIGHWAY IMPROVEMENT WORKS) OF 18/01563/MJR	23-24 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3BA	13	True	Full Discharge of Condition	26/11/2018

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02307/MNR	01/10/2018	Boparan Restaurant Group	AMENDMENTS TO EXISTING SHOPFRONT	1A ST DAVID'S DEWI SANT, BRIDGE STREET ARCADE, CITY CENTRE, CARDIFF, CF10 2EF	56	True	Permission be granted	26/11/2018
A/18/00115/MNR	01/10/2018	Boparan Restaurant Group	SIGNAGE	1A ST DAVID'S DEWI SANT, BRIDGE STREET ARCADE, CITY CENTRE, CARDIFF, CF10 2EF	56	True	Permission be granted	26/11/2018
18/02399/MNR	11/10/2018	Old Havana (Cardiff) Ltd	INSTALLATION OF NEW SHOP FRONT TO GROUND FLOOR	6 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1AW	43	True	Permission be granted	23/11/2018
A/18/00119/MNR	12/10/2018	Old Havana (Cardiff) Ltd	1 NO. X OLD HAVANA LOGO FASCIA SIGN 1 NO. OLD HAVANA ROUNDEL PICTORIAL SIGN	6 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1AW	42	True	Permission be granted	23/11/2018
18/02299/MNR	27/09/2018	Wolfson Capital Ltd	CONVERSION OF PROPERTY INTO FOUR SELF CONTAINED FLATS WITH SINGLE STOREY AND FIRST FLOOR REAR EXTENSIONS WITH LOFT CONVERSION INCLUDING REAR DORMERS	19 RICHARDS STREET, CATHAYS, CARDIFF, CF24 4DA	61	False	Permission be granted	27/11/2018
18/02405/MNR	11/10/2018	Old Havana (Cardiff) Ltd	INSTALLATION OF NEW ADVERTS TO SHOP FRONT OF PROPERTY	6 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1AW	49	True	Permission be granted	29/11/2018
18/02379/MNR	09/10/2018	Creative HG	NEW EXTERIOR CANOPY AND SEATING AREA	PEPPERMINT BAR, 63 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1FE	44	True	Permission be granted	22/11/2018
18/02374/MNR	09/10/2018	Morris	CONVERSION TO 4 FLATS WITH REAR EXTENSION & REAR DORMER	22 FLORA STREET, CATHAYS, CARDIFF, CF24 4EP	43	True	Permission be granted	21/11/2018
18/02035/MNR	13/09/2018	Rusul	CONVERSION TO 4 FLATS WITH GROUND & FIRST FLOOR REAR EXTENSION AND DORMER LOFT CONVERSION	3 RUTHIN GARDENS, CATHAYS, CARDIFF, CF24 4AU	56	True	Permission be granted	08/11/2018

18/02185/MNR	01/10/2018	CTIL and Vodafone Ltd	ROOFTOP BASE STATION	HOLIDAY INN, CASTLE STREET, CITY CENTRE, CARDIFF, CF10 1XD	46	True	Prior Approval be granted	16/11/2018
18/01621/MNR	09/07/2018	Eglwys y Bedyddwyr, Tabernacl, Caerdydd	CONSTRUCTION OF NEW STEPS AND ACCESS RAMP TO FRONT ELEVATION; INSTALLATION OF LEAF NETTING TO FRONT ROOF; ALTERATION TO SIDE DOORWAY; DEMOLITION OF REAR LAVATORY EXTENSION AND REFURBISHMENT OF EXISTING LAVATORY FACILITIES; INCLUDING PROVISION OF EXTERNAL RAMP	TABERNACL EGLWYS Y BEDYDDWYR, THE HAYES, CITY CENTRE, CARDIFF, CF10 1AJ	134	False	Permission be granted	20/11/2018
18/02046/MNR	30/08/2018	Navaratnarajah	SINGLE STOREY REAR EXTENSIONS AND LOFT CONVERSION WITH REAR DORMER TO CONVERT PROPERTY INTO 3 SELF CONTAINED FLATS. INCLUDING EXTERNAL ALTERATIONS.	37 BRITHDIR STREET, CATHAYS, CARDIFF, CF24 4LE	82	False	Permission be granted	20/11/2018
18/02149/MNR	11/09/2018	Malik	TO ESTABLISH USE AS A FLAT UNIT	REAR OF 2A RHYMNEY TERRACE, CATHAYS, CARDIFF, CF24 4DE	70	False	Planning Permission be refused	20/11/2018
18/02219/MNR	09/10/2018	JT Building and Electrical Services	ENCLOSING OF BALCONY AREA ON THIRD FLOOR AND ERECTION OF NEW PATIO DOORS WITH SAFETY RAILING	THIRD FLOOR, 39 WINDSOR PLACE, CITY CENTRE, CARDIFF, CF10 3BW	42	True	Permission be granted	20/11/2018
18/02183/MNR	01/10/2018	CTIL and Vodafone Ltd	PROPOSED REPLACEMENT BASE STATION, INCLUDING 4 NO NEW ANTENNA, 4 NO REUSED ANTENNA, 0.6 MM DIAMETER DISH ANTENNA, INTERNAL UGRADES TO 1 NO EXISTING CABINET AND ANCILLIARY WORKS	SHERMAN CYMRU THEATRE, SENGHENNYDD ROAD, CATHAYS, CARDIFF, CF24 4YE	42	True	Prior Approval be granted	12/11/2018
A/18/00107/MNR	21/09/2018	Callaghan	SIGNAGE	KRISPY KREME, 3 TOWN WALL SOUTH, CITY CENTRE, CARDIFF, CF10 2EW	52	True	Permission be granted	12/11/2018
A/18/00128/MNR	12/11/2018	KMR Ltd	NEW INTERNALLY ILLUMINATED BRAND SIGNAGE AT HIGH LEVEL TO SHOPFRONT	59 ST DAVID'S DEWI SANT, GRAND ARCADE, CITY CENTRE, CARDIFF, CF10 2EL	17	True	Permission be granted	29/11/2018

A/18/00125/MNR	23/10/2018	Whitbread Plc	HOTEL ENTRANCE AND FASCIA BRAND SIGNS TO NEW HOTEL DEVELOPMENT	CUSTOM HOUSE, CUSTOM HOUSE STREET AND FORMER YORK HOTEL, CITY CENTRE, CARDIFF, CF10 1AP	9	True	Permission be granted	01/11/2018
18/02365/MNR	08/10/2018	MSM HOMES	GROUND & FIRST FLOOR REAR EXTENSION, REAR DORMER AND CONVERSION 6 BED C4 HOUSE IN MULTIPLE OCCUPATION	77 MINNY STREET, CATHAYS, CARDIFF, CF24 4ET	32	True	Planning Permission be refused	09/11/2018
A/18/00118/MNR	22/10/2018	Cardiff University	TEMPORARY HOARDING	46 - 48 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3LU	25	True	Permission be granted	16/11/2018
18/02312/MNR	05/10/2018	First Time Property Ltd	GROUND FLOOR REAR EXTENSION & CONVERSION TO C4 HOUSE IN MULTIPLE OCCUPATION	5 ROBERT STREET, CATHAYS, CARDIFF, CF24 4PB	38	True	Planning Permission be refused	12/11/2018
18/02342/MNR	03/10/2018	X-Stream Charles Limited	CHANGE OF USE OF THE GROUND FLOOR FROM A PRIVATE MEMBERS CLUB (SUI GENERIS) TO CLASS B1 OFFICE; AND CHANGE OF USE OF THE FIRST FLOOR FROM A PRIVATE MEMBERS CLUB (SUI GENERIS) TO CLASS D1 HAIR REPLACEMENT CLINIC	44 CHARLES STREET, CITY CENTRE, CARDIFF, CF10 2GE	40	True	Permission be granted	12/11/2018

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18/01649/DCH	16/07/2018	St Fagans Trust Estate	EXTENSION, RESTORATION AND REFURBISHMENT OF 1, 2 & 3 CHESTNUT COTTAGES. DEMOLISH EXISTING SINGLE STOREY EXTENSIONS TO NO. 3 CHESTNUT COTTAGES. INFILL REAR WALL TO THE BACK OF LIVING ROOM TO NO. 3. OPEN UP DOOR OPENING. REMOVE INTERNAL PARTITION AND SHOWER ROOM TO NO. 2 CHESTNUT COTTAGES. REMOVE A SECTION OF EXTERNAL WALL TO NO. 1 CHESTNUT COTTAGES. DEMOLITION OF EXISTING UTILITY BUILDING TO THE REAR OF NO. 1 CHESTNUT COTTAGES. REMOVAL OF EXISTING FLOOR TO OUTBUILDING TO 2 CHESTNUT COTTAGES. INSTALL NEW FLOOR ZONE. ERECTION OF INDIVIDUAL SINGLE STOREY EXTENSIONS TO REAR OF ALL 3 COTTAGES. INTERNAL WALLS TO BE LINED TO NO. 2 CHESTNUT COTTAGES	1-3 CHESTNUT COTTAGES, CROFFT-Y-GENAU ROAD, ST FAGANS, CARDIFF, CF5 6EG	113	False	Permission be granted	06/11/2018
18/01782/DCH	27/07/2018	Burns	ALTERATIONS TO REAR GROUND LEVELS & ERECTION OF 2.4M HIGH FENCE	28 LLEWELYN GOCH, ST FAGANS, CARDIFF, CF5 6HR	117	False	Permission be granted	21/11/2018
18/02080/DCH	03/09/2018	Nagi	RETENTION ON DECKING TO REAR GARDEN AND PROPOSED ERECTION OF GARDEN OUTBUILDING	3 DEEPFIELD CLOSE, ST FAGANS, CARDIFF, CF5 4SH	79	False	Permission be granted	21/11/2018
18/02327/DCH	12/10/2018	Brain	BRICK BUILT ORANGERY ON SIDE OF HOUSE	12 TREGARTH CLOSE, CREIGIAU, CARDIFF, CF15 9SZ	32	True	Permission be granted	13/11/2018
18/02324/DCH	08/10/2018	Gaffney	MINOR AMENDMENT TO THE FOOTPRINT PROPOSED - PREVIOUSLY APPROVED UNDER 18/00984/DCH	3 THE GROVE, CARDIFF ROAD, CREIGIAU, CARDIFF, CF15 9NL	28	True	Permission be granted	05/11/2018
18/02457/DCH	18/10/2018	Cambell	ERECTION OF A PORCH TO FRONT OF PROPERTY WITH WHEELCHAIR ACCESS	29 MAES CADWGAN, CREIGIAU, CARDIFF, CF15 9TQ	33	True	Permission be granted	20/11/2018

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18/01495/MJR	21/06/2018	Redrow Homes (South Wales), St Fagans No 1 & 2 Trust and St Fagans	PARTIAL DISCHARGE OF CONDITION 18 OF OUTLINE PLANNING PERMISSION 14/02733/MJR (DESIGN CODE FOR THE NEIGHBOURHOOD CHARACTER, KEY SPACES AND FRONTAGES DESIGN CODE FOR THE WHOLE OUTLINE PERMISSION SITE)	PLASDWR, NORTH WEST CARDIFF	154	False	Partial Discharge of Condition (s)	22/11/2018
17/02288/MJR	26/09/2017	Persimmon Homes East Wales	DISCHARGE OF CONDITIONS 24 (HIGHWAY IMPROVEMENT WORKS) AND 26 (LANDSCAPING - HIGHWAY IMPROVEMENT WORKS) OF 14/00852/DCO	LAND TO THE NORTH OF M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU	420	False	Full Discharge of Condition	20/11/2018
17/03092/MJR	27/12/2017	Persimmon Homes East Wales	DISCHARGE OF CONDITION 18 (JUNCTION 33 BUILT FORM & TOWNSCAPE DOCUMENT) OF 14/00852/DCO	LAND TO THE NORTH OF M4 JUNCTION 33, CREIGIAU	328	False	Full Discharge of Condition	20/11/2018
18/02375/MJR	12/10/2018	Persimmon Homes East Wales	DISCHARGE OF CONDITIONS 36 (GROUND GAS ASSESSMENT AND MITIGATION MEASURES), 37 (LAND CONTAMINATION A: RISK ASSESSMENT) AND 38 (REMEDICATION SCHEME AND VERIFICATION PLAN) OF 14/00852/DCO	LAND TO THE NORTH OF M4 JUNCTION 33, CREIGIAU, CARDIFF	32	True	Full Discharge of Condition	13/11/2018

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18/02194/MNR	18/09/2018	Champ	DETACHED HOUSE ON INFILL GROUND AT HOLDINGS LANE ADJACENT THE PADDOCKS	WOODLANDS, HOLDINGS LANE, CAPEL LLANILLTERN, CARDIFF, CF5 6JA	56	True	Planning Permission be refused	13/11/2018

18/01648/DCH	16/07/2018	St Fagans Trust Estate	EXTENSION, RESTORATION AND REFURBISHMENT OF 1, 2 & 3 CHESTNUT COTTAGES. DEMOLISH EXISTING SINGLE STOREY EXTENSIONS TO NO. 3 CHESTNUT COTTAGES. INFILL REAR WALL TO THE BACK OF LIVING ROOM TO NO. 3. OPEN UP DOOR OPENING. REMOVE INTERNAL PARTITION AND SHOWER ROOM TO NO. 2 CHESTNUT COTTAGES. REMOVE A SECTION OF EXTERNAL WALL TO NO. 1 CHESTNUT COTTAGES. DEMOLITION OF EXISTING UTILITY BUILDING TO THE REAR OF NO. 1 CHESTNUT COTTAGES. REMOVAL OF EXISTING FLOOR TO OUTBUILDING TO 2 CHESTNUT COTTAGES. INSTALL NEW FLOOR ZONE. ERECTION OF INDIVIDUAL SINGLE STOREY EXTENSIONS TO REAR OF ALL 3 COTTAGES. INTERNAL WALLS TO BE LINED TO NO. 2 CHESTNUT COTTAGES	1-3 CHESTNUT COTTAGES, CROFFT-Y-GENAU ROAD, ST FAGANS, CARDIFF, CF5 6EG	113	False	Permission be granted	06/11/2018
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02172/DCH	13/09/2018	Talabani	REDUCTION IN THE WIDTH OF THE SIDE EXTENSION - PREVIOUSLY APPROVED UNDER APPLICATION 17/02188/DCH	19 DUFFRYN AVENUE, LAKESIDE, CARDIFF, CF23 6LE	56	True	Permission be granted	08/11/2018
18/02214/DCH	19/09/2018	Arif	2 STOREY SIDE EXTENSION	40 WOOLASTON AVENUE, LAKESIDE, CARDIFF, CF23 6HA	56	True	Planning Permission be refused	14/11/2018
18/02322/DCH	02/10/2018	Robinson	DEMOLITION OF AN EXISTING DOUBLE GARAGE AND CONSTRUCTION OF A ONE BED ANNEXE	245 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6NZ	42	True	Permission be granted	13/11/2018

18/01733/DCH	30/07/2018	DANDO	SINGLE STOREY SIDE EXTENSION FOR GRANNY ANNEXE	28 HEOL ESGYN, CYNCOED, CARDIFF, CF23 6JT	114	False	Permission be granted	21/11/2018
18/02422/DCH	15/10/2018	Lewis-Chaston	NEW SINGLE STOREY SIDE EXTENSION TO INCLUDE STORAGE AREA/GARAGE, DEMOLITION OF EXISTING GARAGE AND ALTERATIONS	7 NANT-FAWR CRESCENT, CYNCOED, CARDIFF, CF23 6JN	43	True	Permission be granted	27/11/2018
18/02387/DCH	09/10/2018	Laing	REMOVAL OF RAMP TO THE FRONT DOOR AND THE ASSOCIATED SIDE WALL, THE SUBSTITUTION OF THE CIRCULAR FRONT WINDOW FOR A RECTANGULAR WINDOW IN KEEPING WITH OTHER WINDOWS ON THE BUILDING AND THE INCLUSION OF WHITE PAINTED TIMBER WEATHERBOARDING TO THE SIDE ELEVATION 'FACING NEIGHBOURING PROPERTY' - PREVIOUSLY APPROVED UNDER 17/00052/DCH	215 LAKE ROAD WEST, ROATH PARK, CARDIFF, CF23 5QY	24	True	Permission be granted	02/11/2018

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18/01886/MNR	10/08/2018	Vigliotta	DISCHARGE OF CONDITION 7 (DRAINAGE) OF 17/02678/MNR	42 FIDLAS ROAD, CYNCOED, CARDIFF, CF14 0ND	109	False	Full Discharge of Condition	27/11/2018
18/00371/MNR	14/06/2018	Kirby	RENEWAL OF OUTLINE PLANNING PERMISSION 13/00996/DCO (PROPOSED RESIDENTIAL DEVELOPMENT OF 2 NO 2 BED APARTMENTS)	PART OF LAND AT 45 HOLLYBUSH ROAD, CYNCOED, CARDIFF, CF23 6TZ	160	False	Permission be granted	21/11/2018
18/02352/MNR	04/10/2018	Cardiff Council	PROVISION OF TWO ADDITIONAL FLOOD LIGHTS AND ASSOCIATED COLUMNS TO THE EXISTING ARTIFICIAL TRAINING PITCH	CARDIFF HIGH SCHOOL, LLANDENNIS ROAD, CYNCOED, CARDIFF, CF23 6WG	47	True	Permission be granted	20/11/2018

18/02394/MNR	17/10/2018	BURCH	VARIATION OF CONDITION 3 OF 99/00663/N TO ADD PLANS ALTERING THE ROOF DESIGN AND WINDOW DETAILING AND VARIATION OF CONDITION 16 TO ALLOW THE FIRST FLOOR WINDOWS ON THE WEST ELEVATION TO BE NON OPENING BELOW 1500MM ABOVE FINISHED FLOOR LEVEL. ABOVE THIS LEVEL THEY SHALL BE FITTED WITH 100MM RESTRICTORS	PART OF LAND AT 10 LLANDENNIS AVENUE, CYNCOED, CARDIFF	35	True	Permission be granted	21/11/2018
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FAIR

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02045/DCH	30/08/2018	Wyatt	RENEWAL OF APPLICATION 13/01210/DCH FOR NEW CROSSOVER OFF LLANTRISANT ROAD AND ALTERATIONS TO BOUNDARY WALL WITH NEW GATES	RADYR CHAIN, 104 LLANTRISANT ROAD, FAIRWATER, CARDIFF, CF5 2PW	75	False	Permission be granted	13/11/2018
18/02203/DCH	17/09/2018	Miller	DEMOLITION OF EXISTING SINGLE SIDE STOREY EXTENSION AND DETACHED GARAGE AND REPLACEMENT WITH NEW TWO STOREY SIDE AND REAR EXTENSION	19 ASHCROFT CRESCENT, PENTREBANE, CARDIFF, CF5 3RJ	56	True	Permission be granted	12/11/2018
18/02234/DCH	21/09/2018	EVANS	CONSTRUCTION OF EXTERNAL STEPS AND PATHWAY TO ENABLE THE INSTALATION OF A PLATFORM LIFT	11 LILAC CLOSE, PENTREBANE, CARDIFF, CF5 3RT	49	True	Permission be granted	09/11/2018

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18/01424/MJR	21/06/2018	Redrow Homes (South Wales), St Fagans No 1 & 2 Trust and St Fagans	PARTIAL DISCHARGE OF CONDITION 34 (DRAINAGE SCHEME FOR LLANTRISANT ROAD SOUTH) OF 14/02157/MJR	SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	160	False	Partial Discharge of Condition (s)	28/11/2018
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/01771/MNR	26/07/2018	Gillespie	TWO STOREY REAR & SIDE EXTENSIONS AND CONVERSION TO THREE FLATS	117 ELY ROAD, FAIRWATER, CARDIFF, CF5 3AB	119	False	Permission be granted	22/11/2018
18/02348/MNR	04/10/2018	Fairwater Coffee	RETROSPECTIVE CHANGE OF USE FROM BAKERY TO CAFE	60 PLAS MAWR ROAD, FAIRWATER, CARDIFF, CF5 3JX	48	True	Permission be granted	21/11/2018
18/02082/MNR	03/09/2018	c/o Involve Recruitment Ltd	PROPOSED NEW DWELLING ON LAND ADJACENT TO 26 CEDAR GROVE	PART OF LAND AT 26 CEDAR GROVE, PENTREBANE, CARDIFF, CF5 3RS	70	False	Permission be granted	12/11/2018

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18/02599/DCH	09/11/2018	John	SINGLE STOREY REAR EXTENSION	10 SUMMERFIELD AVENUE, GABALFA, CARDIFF, CF14 3QA	7	True	Permission be granted	16/11/2018
18/02423/DCH	15/10/2018	Khan	GROUND FLOOR REAR EXTENSION PLUS REAR DORMER LOFT CONVERSION AND VELUX TO FRONT ROOF	32 EDINGTON AVENUE, GABALFA, CARDIFF, CF14 3QG	37	True	Permission be granted	21/11/2018
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>

18/02347/MJR	08/10/2018	Wates Residential	DISCHARGE OF CONDITIONS 5 (GAS MITIGATION DETAILS), 6 (SITE INVESTIGATION), 7 (SITE INVESTIGATION), 21 (ARBORICULTURAL IMPACT ASSESSMENT AND ARBORICULTURAL METHOD STATEMENT) AND 26 (SAMPLES OF THE EXTERNAL FINISHING MATERIALS) OF 17/01691/MJR	BRIARDENE, NORTH ROAD, GABALFA, CARDIFF, CF14 3BL	52	True	Partial Discharge of Condition (s)	29/11/2018
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18/02176/MNR	13/09/2018	Red Rose School	CHANGE OF USE FROM DWELLING TO A TEACHING AND LEARNING RESOURCE FOR SPECIAL NEEDS CHILDREN AND YOUNG ADULTS	14 TALYGARN STREET, GABALFA, CARDIFF, CF14 3PT	56	True	Permission be granted	08/11/2018
A/18/00096/MNR	06/09/2018	ALDI Stores Ltd.	NEW SIGNS	UNIT B, EXCELSIOR INDUSTRIAL ESTATE, BATCHELOR ROAD, GABALFA, CARDIFF, CF14 3AX	56	True	Permission be granted	01/11/2018
18/02485/MNR	26/10/2018	Signature Design UK	PROPOSED LOFT CONVERSION COMPRISING HIP-TO-GABLE EXTENSION WITH REAR DORMER EXTENSION	39 MYNACHDY ROAD, MYNACHDY, CARDIFF, CF14 3DX	13	True	Permission be granted	08/11/2018

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18/02192/DCH	17/09/2018	Millake	CROSSOVER FOR DRIVEWAY	135 SLOPER ROAD, LECKWITH, CARDIFF, CF11 8AF	46	True	Permission be granted	02/11/2018

18/02177/DCH	13/09/2018	Ashlin	SINGLE STOREY SIDE EXTENSION WITH REMOVAL OF EXISTING LEAN-TO AND ALTERATIONS TO BASEMENT	48 CORPORATION ROAD, GRANGETOWN, CARDIFF, CF11 7AU	55	True	Permission be granted	07/11/2018
18/02481/DCH	22/10/2018	Cooch	REDESIGN OF ROOF AND REPOSITIONING OF SHOWER ROOM WINDOW - PREVIOUSLY APPROVED UNDER 17/01530/DCH	18 ARUNDEL PLACE, LECKWITH, CARDIFF, CF11 8DP	10	True	Permission be granted	01/11/2018
18/02323/DCH	04/10/2018	Clark	PROPOSED REAR SINGLE STOREY EXTENSION TO FORM KITCHEN	7 HANSOM PLACE, LECKWITH, CARDIFF, CF11 8AX	29	True	Permission be granted	02/11/2018

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18/01812/MJR	03/08/2018	Helium Miracle 113 Limited	DISCHARGE OF CONDITION 44 (MATERIALS MANAGEMENT PLAN REMEDIATION VERIFICATION REPORT) OF 16/00006/MJR	LAND AT ISV AND THE CARDIFF ARENA ICE RINK, INTERNATIONAL DRIVE, GRANGETOWN, CARDIFF	118	False	Full Discharge of Condition	29/11/2018
18/02393/MJR	10/10/2018	J G Hale Construction Ltd	DISCHARGE OF CONDITION 14 (FOUL DRAINAGE DETAILS) OF 17/02936/MJR	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN	28	True	Full Discharge of Condition	07/11/2018

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A/18/00112/MNR	28/09/2018	Cardiff City Council	REPLACEMENT SIGNAGE	189 PENARTH ROAD, GRANGETOWN, CARDIFF, CF11 6FR	55	True	Permission be granted	22/11/2018
18/02268/MNR	28/09/2018	Cardiff City Council	NEW SHOPFRONT	189 PENARTH ROAD, GRANGETOWN, CARDIFF, CF11 6FR	55	True	Permission be granted	22/11/2018
18/02276/MNR	26/09/2018	Dwr Cymru - Welsh Water (DCWW)	ERECTION OF ELECTRICAL PLANT AND OTHER SEWERAGE INFRASTRUCTURE	Cardiff Western District Pumping Station, Pumping Station, Grangetown, Cardiff	56	True	Permission be granted	21/11/2018

A/18/00113/MNR	27/09/2018	Pure Gym	TWO, EXTERNAL, NON-ILLUMINATED FLEXFACE FASCIA SIGNS	UNIT L, CARDIFF BAY RETAIL PARK, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0JR	42	True	Permission be granted	08/11/2018
18/02180/MNR	19/09/2018	Cardiff Poultry Ltd,	WINDOW ALTERATIONS AND ADDITION OF FREESTANDING CANOPY	UNIT 4, GULF WORKS, 289 PENARTH ROAD, LECKWITH, CARDIFF, CF11 8TT	44	True	Permission be granted	02/11/2018
18/02275/MNR	26/09/2018	Lepore	THE USE AS 2 FLATS HAS BEEN EXISTING FOR EXCESS OF 4 YEARS	THE SIGN SHOP, 30 CLARE ROAD, GRANGETOWN, CARDIFF, CF11 6RS	51	True	Permission be granted	16/11/2018
A/18/00111/MNR	28/09/2018	CARDIFF CITY COUNCIL	REPLACEMENT SIGNAGE	2A PAGET STREET, GRANGETOWN, CARDIFF, CF11 7JX	53	True	Permission be granted	20/11/2018
18/02267/MNR	28/09/2018	Cardiff City Council	NEW SHOPFRONT	2A PAGET STREET, GRANGETOWN, CARDIFF, CF11 7JX	53	True	Permission be granted	20/11/2018
18/02162/MNR	21/09/2018	Malik	REMOVAL OF CONDITIONS 4 (CAR PARKING SPACES) AND 5 (PARKING DETAILS) OF 98/00953/R	35 CORPORATION ROAD, GRANGETOWN, CARDIFF, CF11 7AN	60	False	Permission be granted	20/11/2018
A/18/00108/MNR	28/09/2018	Cardiff Council	REPLACEMENT SIGNAGE	5 CORPORATION ROAD, GRANGETOWN, CARDIFF, CF11 7AN	48	True	Permission be granted	15/11/2018
18/02261/MNR	28/09/2018	Cardiff Council	NEW SHOPFRONT	5 CORPORATION ROAD, GRANGETOWN, CARDIFF, CF11 7AN	48	True	Permission be granted	15/11/2018
A/18/00110/MNR	28/09/2018	Cardiff City Council	REPLACEMENT SIGNAGE	128 CLARE ROAD, GRANGETOWN, CARDIFF, CF11 6RU	48	True	Permission be granted	15/11/2018
18/02264/MNR	28/09/2018	Cardiff City Council	NEW SHOPFRONT	128 CLARE ROAD, GRANGETOWN, CARDIFF, CF11 6RU	48	True	Permission be granted	15/11/2018

18/02386/MNR	12/10/2018	HKM Group Ltd	PROPOSED REFURBISHMENT OF RETAIL UNIT TO COMPRISE TWO STOREY REAR MEZZANINE EXTENSION AND FIRST FLOOR REAR EXTENSION. ELEVATIONAL PROPOSED CHANGES TO COMPRISE MARGINAL INCREASE TO EXISTING SINGLE STOREY PARAPET PERIMETER WALL HEIGHT TO FACILITATE NEW REPLACEMENT FLAT ROOF; SHOP FRONT ALTERATIONS, INFILL SINGLE STOREY EXTENSION ALONG PENARTH ROAD, NEW GLAZED CANOPY ABOVE ENTRANCE AND FORMATION OF NEW OPENINGS	NISA SUPERMARKET, 128A PENARTH ROAD, GRANGETOWN, CARDIFF, CF11 6NH	38	True	Permission be granted	19/11/2018
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HEAT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02435/DCH	19/10/2018	St Louis	PROPOSED SIDE AND REAR SINGLE STOREY EXTENSION WITH FRONT PORCH.	3 KEYNSHAM ROAD, WHITCHURCH, CARDIFF, CF14 1TS	28	True	Permission be granted	16/11/2018
18/02356/DCH	12/10/2018	Grant	DEMOLITION OF GARAGE, 2 STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION	156 KING GEORGE V DRIVE EAST, HEATH, CARDIFF, CF14 4EN	39	True	Permission be granted	20/11/2018
18/02662/DCH	13/11/2018	Quddus	REAR DORMER SET BACK 300MM FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE	61 ST AMBROSE ROAD, HEATH, CARDIFF, CF14 4BH	10	True	Permission be granted	23/11/2018

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18/01212/MJR	29/05/2018	United Welsh Group	DISCHARGE OF CONDITIONS 3 (MATERIALS), 4 (DRAINAGE), 5 (GREEN INFRASTRUCTURE STATEMENT), 6 (LANDSCAPING), 8 (TREES), 10 (BIRD NESTING), 11 (CONSTRUCTION METHOD STATEMENT), 13 (PUBLIC REALM), 15 (ODOUR ASSESSMENT), 17 (SITE INVESTIGATION) AND 18 (REMEDIATION SCHEME) OF 18/00123/MJR	PART OF FORMER PHOENIX ESTATE, CAERPHILLY ROAD, BIRCHGROVE, CARDIFF	181	False	Full Discharge of Condition	26/11/2018
18/01662/MJR	16/07/2018	United Welsh Group	DISCHARGE OF CONDITION 22 (FOUNDATION DESIGNS) OF 18/00123/MJR	PART OF FORMER PHOENIX ESTATE, CAERPHILLY ROAD, BIRCHGROVE, CARDIFF	123	False	Full Discharge of Condition	16/11/2018

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18/02396/MNR	10/10/2018	Woods	DEMOLISHING THE EXISTING GARAGES AND CONSTRUCTION OF A FOUR BEDROOM DETACHED PROPERTY	4 PANTBACH PLACE, BIRCHGROVE, CARDIFF, CF14 1UN	41	True	Permission be granted	20/11/2018
18/02368/MNR	08/10/2018	Cornick	GROUND FLOOR REAR & 2 STOREY SIDE EXTENSION, REAR DORMER AND CONVERSION TO FOUR FLATS	81 RHYDHELIG AVENUE, HEATH, CARDIFF, CF14 4DB	50	True	Planning Permission be refused	27/11/2018

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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/01971/DCH	24/08/2018	Ramsey	THE ERECTION OF A ROOFED ENCLOSURE AROUND THE EXISTING SWIMMING POOL INCLUDING AN ACCESS TUNNEL AND GYM EXTENSION AND ADDITIONAL DOOR AND WINDOW OPENINGS WITHIN THE EXISTING DWELLING	FAIROAK FARM, RUDRY ROAD, LISVANE, CARDIFF, CF14 0SN	91	False	Permission be granted	23/11/2018

18/02557/DCH	02/11/2018	Gropetis	REAR SINGLE STOREY KITCHEN EXTENSION	12 CHARTWELL DRIVE, LISVANE, CARDIFF, CF14 0EZ	27	True	Permission be granted	29/11/2018
18/02528/DCH	30/10/2018	Valencia	TO REDUCE THE SIZE OF THE KITCHEN WINDOW BETWEEN 10 CROFTA AND 9 CROFTA AND MOVE IT APPROX 50CM TOWARDS THE FRONT - PREVIOUSLY APPROVED UNDER 18/00629/DCH	10 CROFTA, LISVANE, CARDIFF, CF14 0EW	6	True	Permission be granted	05/11/2018
18/02518/DCH	25/10/2018	Hullah	INTRODUCTION OF A 2M X 1M ROOF LIGHT TO THE PROPOSED SINGLE STORY EXTENSION - PREVIOUSLY APPROVED UNDER 17/02088/DCH	5 RIDGEWAY, LISVANE, CARDIFF, CF14 0RR	14	True	Permission be granted	08/11/2018

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/00578/MNR	13/03/2018	Marshall	DISCHARGE OF CONDITIONS 6 (FRONTAGE FOOTWAY), 7 (RETAINING STRUCTURES), 11 (DRAINAGE) AND 12 (MATERIALS) OF 15/02066/MNR	PROPOSED NEW DWELLING, LISVANE ROAD, LISVANE	259	False	Full Discharge of Condition	27/11/2018
18/01029/MNR	02/05/2018	The Carlyle Trust Ltd	DISCHARGE OF CONDITIONS 4 (SITE ENCLOSURES) AND 7 (DRAINAGE DETAILS) OF 15/03034/MNR	SURFACE WATER DRAINAGE LAGOON AT LAND SOUTH OF, LISVANE ROAD, LISVANE	209	False	Full Discharge of Condition	27/11/2018

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18/01928/DCH	23/08/2018	French	FIRST FLOOR EXTENSION ABOVE EXISTING GARAGE & REAR DORMER ROOF EXTENSION TO ATTIC	20 CEFN ONN MEADOWS, LLANISHEN, CARDIFF, CF14 0FL	76	False	Permission be granted	07/11/2018

18/02197/DCH	18/09/2018	Lasinska	SIDE EXTENSION REDUCED TO EXTENDING EXISTING OUTBUILDING TO FRONT ONLY REDUCING SIZE OF REAR EXTENSION. ROOF OF THE PORCH CUT AND ALTERED TO ACCOMMODATE FOR BOXED GUTTERING TO REMOVE OVERHANG TO NEIGHBOURING PROPERTY - PREVIOUSLY APPROVED UNDER 17/00248/DCH	20 FISHGUARD ROAD, LLANISHEN, CARDIFF, CF14 5PP	48	True	Permission be granted	05/11/2018
18/02221/DCH	25/09/2018	Necrews	FRONT AND REAR ROOF DORMER AND INCREASE RIDGE TO FORM LOFT CONVERSION	24 LAUNCELOT CRESCENT, THORNHILL, CARDIFF, CF14 9AQ	56	True	Planning Permission be refused	20/11/2018
18/02198/DCH	18/09/2018	Gough	REAR DORMER AND NEW WINDOW TO SIDE GABLE	10 PEN-Y-CEFN, THORNHILL, CARDIFF, CF14 9AB	56	True	Permission be granted	13/11/2018
18/02463/DCH	18/10/2018	Mr K J Baker	RETENTION OF OVER ROOFING OF EXISTING DEFECTIVE FLAT ROOF (SINGLE STOREY) WITH A PITCHED ROOF MATCHING THE PITCH OF THE EXISTING HOUSE IN A TILE TO MATCH, FORMING A STORE/CUPBOARD OFF A 1ST FLOOR BEDROOM WITH NO WINDOWS OR ROOFLIGHTS	54 LLANON ROAD, LLANISHEN, CARDIFF, CF14 5AH	33	True	Permission be granted	20/11/2018
18/02372/DCH	08/10/2018	Francis Trowe	TWO STOREY EXTENSION TO SIDE AND SINGLE STOREY EXTENSION TO REAR	3 BELGRAVE CLOSE, THORNHILL, CARDIFF, CF14 9EP	35	True	Permission be granted	12/11/2018
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02044/MJR	11/09/2018	Llanishen RFC	VARIATION OF LANDSCAPING - PREVIOUSLY APPROVED UNDER 17/02487/MJR	LLANISHEN HIGH SCHOOL, HEOL HIR, LLANISHEN, CARDIFF, CF14 5YL	52	True	Permission be granted	02/11/2018

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18/01636/MNR	13/07/2018	BARNETT	DEMOLITION OF SINGLE STOREY SIDE BUILDING AND CONSTRUCTION OF ONE TWO BED FLAT AND ONE THREE BED DUPLEX FLAT	60 ST MARTINS CRESCENT, LLANISHEN, CARDIFF, CF14 5QA	126	False	Permission be granted	16/11/2018
18/01036/MNR	21/05/2018	Linc Cymru Housing Association	ERECTION OF DETACHED PLANT ROOM AND LAUNDRY ROOM TO FACILITATE CARE HOME, FIRST FLOOR EXTENSION, ENLARGING OF EXISTING CAR PARK TO INCREASE THE EXISTING CAPACITY BY 9NO AND ASSOCIATED WORKS	TY COCH NURSING HOME, 105 STATION ROAD, LLANISHEN, CARDIFF, CF14 5UW	193	False	Permission be granted	30/11/2018

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18/02027/DCH	05/09/2018	Thomas	RETENTION OF REPLACEMENT FRONT DOOR	50 BRIDGE STREET, LLANDAFF, CARDIFF, CF5 2EN	70	False	Permission be granted	14/11/2018
18/02415/DCH	12/10/2018	Anstee	TWO STOREY SIDE EXTENSION	BEAUCLAIR, 66 LLANTRISANT ROAD, LLANDAFF, CARDIFF, CF5 2PX	34	True	Permission be granted	15/11/2018
18/02410/DCH	17/10/2018	Lapore	RAISING RIDGE HEIGHT TO CREATE LIVING ACCOMMODATION AT FIRST FLOOR, REPLACE BAY WINDOWS AND RAISE RIDGE OF EXISTING GARAGE	ERW DEG, 39 LLANTRISANT ROAD, LLANDAFF, CARDIFF, CF5 2PU	33	True	Permission be granted	19/11/2018
18/02473/DCH	23/10/2018	Pettiti	HIP TO DORMER CONVERSION WITH REAR DORMER	14 ROOKWOOD AVENUE, LLANDAFF, CARDIFF, CF5 2NP	16	True	Permission be granted	08/11/2018

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18/02361/DCH	08/10/2018	Richards	REMOVAL OF HEDGE AT BOUNDARY AND REPLACEMENT WITH A BRICK WALL / FEATHER EDGE FENCE	20 RIVER VIEW, GABALFA, CARDIFF, CF14 2QF	52	True	Permission be granted	29/11/2018
18/02470/DCH	19/10/2018	Pargeter	SINGLE STOREY EXTENSION TO REAR	1 BELLE VUE CRESCENT, LLANDAFF NORTH, CARDIFF, CF14 2FJ	40	True	Permission be granted	28/11/2018

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18/02325/DCH	05/10/2018	Ward	DEMOLITION OF EXISTING REAR CONSERVATORY & CONSTRUCTION OF SINGLE STOREY EXTENSION WITH ROOF LANTERN TO REAR.	10 HATHERLEIGH ROAD, LLANRUMNEY, CARDIFF, CF3 4AR	31	True	Permission be granted	05/11/2018
18/02409/DCH	12/10/2018	Ellis-Palfrey	REMOVAL OF SIDE SINGLE STOREY EXTENSION - PREVIOUSLY APPROVED UNDER 18/00717/DCH	50 CRANLEIGH RISE, LLANRUMNEY, CARDIFF, CF3 4AP	24	True	Permission be granted	05/11/2018

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18/02538/MJR	01/11/2018	Wates Residential	DISCHARGE OF CONDITION 17 (SOIL RESOURCE PLAN) OF 16/01106/MJR	LAND AT BRAUNTON CRESCENT AND CLEVEDON ROAD, LLANRUMNEY, CARDIFF	18	True	Partial Discharge of Condition (s)	19/11/2018

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18/01811/MNR	09/08/2018	Gonzales	CONSTRUCTION OF TWO RESIDENTIAL DWELLINGS ON PARCEL OF LAND ADJACENT TO 294 BURNHAM AVENUE	PROPOSED DWELLING ON LAND PART OF 294, BURNHAM AVENUE, LLANRUMNEY	99	False	Planning Permission be refused	16/11/2018
18/01365/MNR	15/06/2018	POSTANS	DISCHARGE OF CONDITIONS 3 (SAMPLES OF MATERIALS), CONDITION 5 (LANDSCAPING), CONDITION 10 (DRAINAGE), CONDITION 14(REFUSE STORAGE) AND CONDITION 15 (FLOOR LEVELS) OF 17/01481/MNR	PROPOSED NEW DWELLING ADJACENT 46, ARLINGTON CRESCENT, LLANRUMNEY	160	False	Full Discharge of Condition	22/11/2018
18/02369/MNR	08/10/2018	Webber	ERECTION OF ATTACHED 1 BEDROOM BUNGALOW	BILLO'S HOUSE, BURNHAM AVENUE, LLANRUMNEY, CARDIFF, CF3 5PA	53	True	Planning Permission be refused	30/11/2018

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18/02440/DCH	17/10/2018	LAWTON	PROPOSED SINGLE STOREY REAR EXTENSION TO FORM GAMES ROOM	113 GLENWOOD, LLANEDEYRN, CARDIFF, CF23 6UU	34	True	Permission be granted	20/11/2018
18/02660/DCH	13/11/2018	Grant	REAR DORMER ROOF EXTENSION	10 WAUN FACH, PENTWYN, CARDIFF, CF23 7BA	10	True	Permission be granted	23/11/2018

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18/01498/MNR	20/06/2018	Shahriari	NEW 2 BEDROOM DWELLING TO THE SIDE OF 114 WELLWOOD	114 WELLWOOD, LLANEDEYRN, CARDIFF, CF23 9JS	153	False	Planning Permission be refused	20/11/2018

A/18/00133/MNR	13/11/2018	Longhours Ltd	FASCIA & SHOP FRONT WINDOW ADVERTISEMENTS	UNIT 1, LEWIS COURT, MAELFA, LLANEDEYRN, CARDIFF, CF23 9PL	14	True	Permission be granted	27/11/2018
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18/02227/DCH	26/09/2018	Meredith	PROPOSED SINGLE STOREY EXTENSION TO REAR / SIDE OF PROPERTY WITH FLAT ROOF DORMER TO REAR OF HOUSE AND VELUX ROOFLIGHTS TO FRONT AND BACK	3 KIMBERLEY ROAD, PENYLAN, CARDIFF, CF23 5DH	54	True	Permission be granted	19/11/2018
18/01929/MNR	16/08/2018		TO PROVIDE AN ENCLOSED BIN STORE ADJACENT TO MAIN ROAD FOR THE BLOCK OF FLATS	COLCHESTER COURT, PENYLAN, CARDIFF	81	False	Permission be granted	05/11/2018
18/02283/DCH	27/09/2018	Wo	SIDE EXTENSION & CONVERSION OF GARAGE INTO A HABITABLE ROOM.	120 CYNCOED ROAD, PENYLAN, CARDIFF, CF23 6BL	35	True	Permission be granted	01/11/2018
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/18/00114/MNR	27/09/2018	Castle Lesiure Limited	CURVED HIGH LEVEL (ABOVE ENTRANCE) ILLUMINATED LED DISPLAY SCREEN GOVERNED BY AUTOMATIC LIGHT SENSORS	CASTLE LEISURE BINGO, 370 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AE	56	True	Permission be granted	22/11/2018
18/02278/MNR	27/09/2018	James	DISCHARGE OF CONDITION 11 (DRAINAGE) OF 16/01477/MNR	50 BRONWYDD AVENUE, PENYLAN, CARDIFF, CF23 5JQ	55	True	Full Discharge of Condition	21/11/2018

18/02351/MNR	11/10/2018	MBNL	THE REMOVAL OF THE EXISTING 15 METRE MAST AND THE INSTALLATION OF A 17.5 METRE HIGH PHASE 5 MONOPOLE, 2 NO EQUIPMENT CABINETS AND ASSOCIATED DEVELOPMENT.	TELECOMS MAST, JUNCTION OF IPSWICH ROAD AND COLCHESTER AVENUE, PENYLAN, CARDIFF	35	True	Permission be granted	15/11/2018
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18/02298/DCH	27/09/2018	Chowdhury	SINGLE STOREY SIDE&REAR WITH FIRST FLOOR REAR EXTENSIONS AND LOFT CONVERSION WITH REAR DORMER AND EXTERNAL ALTERATIONS	67 GLENROY STREET, ROATH, CARDIFF, CF24 3JY	55	True	Permission be granted	21/11/2018
18/02358/DCH	05/10/2018	Ali	GROUND FLOOR REAR EXTENSION & ROOF ALTERATIONS PLUS LOFT CONVERSION AND VELUX TO FRONT AND REAR ROOFS	141 MOY ROAD, ROATH, CARDIFF, CF24 4TG	47	True	Permission be granted	21/11/2018
18/01377/DCH	10/07/2018	Quattro Developments Ltd	DEMOLISH EXISTING GROUND FLOOR LEAN TO BATHROOM. DEMOLISH EXISTING SINGLE STOREY COAL STORE AND GARDEN SHED TO REAR. DEMOLISH EXISTING LEAN TO SHED, ADJOINING REAR ANNEXE. CONSTRUCT NEW SINGLE STOREY INFILL, EXTENSION OFF ANNEXE AT GROUND FLOOR; CONSTRUCT NEW SINGLE STOREY DETACHED EXTERNAL STORAGE BUILDING SERVING INDIVIDUAL 5NO. FLATS; CREATE AND RESIZE/ RESHAPE WINDOWS TO EXISTING REAR TWO STOREY ANNEXE; CONVERT LOFT AND CONSTRUCT NEW DORMERS	8 NINIAN ROAD, ROATH, CARDIFF, CF23 5EE	128	False	Permission be granted	15/11/2018
18/02164/DCH	14/09/2018	Hussain	SINGLE STOREY AND DOUBLE STOREY EXTENSION TO THE REAR OF EXISTING HOUSE	122 GLENROY STREET, ROATH, CARDIFF, CF24 3JZ	49	True	Planning Permission be refused	02/11/2018

18/02256/DCH	24/09/2018	Phinnemore	VARIATION OF CONDITION 2 OF 18/00242/DCH TO BE CHANGED TO: THE DEVELOPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING APPROVED PLANS: PROJECT No 0312/17 DRAWING No 03 - PROPOSED(AMENDED PLANS 18 SEPT. 2018) DRAWING No 04-PROPOSED(AMENDED PLANS 18 SEPT. 2018)	3 ROATH COURT ROAD, ROATH, CARDIFF, CF24 3SB	46	True	Permission be granted	09/11/2018
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18/02671/MJR	13/11/2018	Darwish	CHANGE OF EXTERNAL FINISH AND COLOUR PREVIOUSLY APPROVED UNDER 16/01711/MJR	LAND TO THE REAR OF 26-28 CASTLE LANE, ROATH, CARDIFF, CF24 3EP	9	True	Permission be granted	22/11/2018
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18/02314/MNR	08/10/2018	Gwenllian Harries	DEMOLITION OF REAR GARAGE, CONVERSION OF 5 BEDROOM DWELLING INTO 4 SELF-CONTAINED FLATS WITH SINGLE AND FIRST FLOOR REAR EXTENSIONS AND EXTERNAL ALTERATIONS	5 WEST GROVE, ROATH, CARDIFF, CF24 3AN	44	True	Permission be granted	21/11/2018
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18/01926/MNR	10/09/2018	Kashada	CONVERSION TO 4 FLATS WITH GROUND FLOOR REAR EXTENSION AND REAR DORMER	52 STRATHNAIRN STREET, ROATH, CARDIFF, CF24 3JN	59	False	Permission be granted	08/11/2018
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18/01935/MNR	16/08/2018	Aseeley	CONVERSION OF PROPERTY INTO TWO SELF CONTAINED FLATS WITH SINGLE AND FIRST FLOOR REAR EXTENSIONS AND LOFT CONVERSION INCLUDING REAR DORMER	148 GLENROY STREET, ROATH, CARDIFF, CF24 3LA	96	False	Planning Permission be refused	20/11/2018
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18/02505/MNR	30/10/2018	Blakeman	CHANGE OF USE FROM A C3 DWELLING TO A C4 HOUSE IN MULTIPLE OCCUPATION	95 TREHARRIS STREET, ROATH, CARDIFF, CF24 3HL	28	True	Permission be granted	27/11/2018
18/02382/MNR	15/10/2018	The MSG Group	DEMOLITION OF THE FORMER CINEMA BUILDING TO FACILITATE SITE DEVELOPMENT	GAIETY BUILDING, 195-197 CITY ROAD, ROATH, CARDIFF, CF24 3JB	28	True	Prior Approval be granted	12/11/2018

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18/02477/MJR	24/10/2018	Wates Residential	DISCHARGE OF CONDITION 7 (REMEDIATION SCHEME) OF 17/01704/MJR	11-22, TY-TO-MAEN CLOSE, OLD ST MELLONS	8	True	Full Discharge of Condition	01/11/2018
18/02517/MJR	06/11/2018	Taff Housing Association	REMOVAL OF STONE JAMBS AROUND EACH WINDOW AND DOOR OPENING (UNDER THESE PROPOSALS, STONE HEADS AND CILLS TO BE RETAINED) PREVIOUSLY APPROVED UNDER 17/01801/MJR	948-950 NEWPORT ROAD, OLD ST MELLONS, CARDIFF, CF3 5UA	23	True	Permission be granted	29/11/2018

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A/18/00101/MNR	12/09/2018	Evelyn Gauci	RETENTION OF FLAG POLE	PLAYING FIELDS, TY'R WINCH ROAD, OLD ST MELLONS	56	True	Permission be granted	07/11/2018
17/02501/MNR	13/11/2017	Williams	THREE DETACHED DWELLINGS TO THE REAR OF DORIC HOUSE	DORIC HOUSE, DRUIDSTONE ROAD, OLD ST MELLONS, CARDIFF, CF3 6XD	366	False	Permission be granted	14/11/2018

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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/02823/DCH	22/11/2017	Edmunds	DEMOLITION OF EXISTING SINGLE STOREY EXTENSION, REPLACED BY 2 STOREY EXTENSION TO SIDE AND REAR PROVIDING ADDITIONAL BEDROOMS AND BATHROOMS AT GROUND FLOOR WITH ENLARGED LIVING, DINING AND KITCHEN TO FIRST FLOOR	3 FFYNON FFIGYS COTTAGES, MAIN ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 9JG	355	False	Permission be granted	12/11/2018

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18/02127/MNR	13/09/2018	Burt	ERECTION OF ONE (2 STOREY) DWELLING (FOOTPRINT APPROX. 2000 SQUARE FEET) AND ASSOCIATED DOUBLE GARAGE	FORMER PANT Y CAERAU NURSERIES, CHURCH ROAD, PENTYRCH, CARDIFF, CF15 9QF	76	False	Planning Permission be refused	28/11/2018
18/02213/MNR	25/09/2018	Davies	CHANGE THE POSITION OF THE FRONT DOOR OPENING - PREVIOUSLY APPROVED UNDER 15/01547/MNR	PANT Y CAERAU NURSERIES, CHURCH ROAD, PENTYRCH, CARDIFF, CF15 9QF	38	True	Permission be granted	02/11/2018

RADY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02204/DCH	21/09/2018	Salley	TWO STOREY SIDE EXTENSION	13 MIN-Y-COED, RADYR, CARDIFF, CF15 8AQ	46	True	Permission be granted	06/11/2018
18/02190/DCH	21/09/2018	Elsworth	RETENTION OF GROUND FLOOR REAR BALCONY DECK AND STEPS	11 FFORDD LAS, RADYR, CARDIFF, CF15 8EP	53	True	Planning Permission be refused	13/11/2018

18/02412/DCH	25/10/2018	Sommers	INCREASE WIDTH OF PORCH PREVIOUSLY APPROVED UNDER 16/02476/DCH	30 JUNCTION TERRACE, RADYR, CARDIFF, CF15 8ED	7	True	Permission be granted	01/11/2018
18/02492/DCH	23/10/2018	Mr Dafydd Edwards	LOFT CONVERSION WITHIN THE PARAMETERS OF PERMITTED DEVELOPMENT	65 HEOL ISAF, RADYR, CARDIFF, CF15 8DW	14	True	Permission be granted	06/11/2018
18/02331/DCH	04/10/2018	Miah.	PROPOSED TWO & SINGLE STOREY EXTENSION, EXTERNAL AND INTERNAL ALTERATIONS	9 HAZEL TREE CLOSE, RADYR, CARDIFF, CF15 8RS	29	True	Permission be granted	02/11/2018
18/02502/DCH	25/10/2018	Mr Steve Thomas	TO BUILD EXTENSION BY REMOVING SHARED WALL. THE NEW EXTENSION WILL FINISH INCLUDING GUTTER OVERHANG IN PLACE OF THE EXISTING WALL FROM REAR OF PROPERTIES TO 8.8M LENGTH - PREVIOUSLY APPROVED UNDER 18/01997/DCH	HENDY, 7 WINDSOR CRESCENT, RADYR, CARDIFF, CF15 8AE	8	True	Permission be granted	02/11/2018
18/02318/DCH	05/10/2018	Witham	ALTERATIONS TO SCHEME APPROVED UNDER 14/01630/DCH FOR 'DOMESTIC SINGLE STOREY EXTENSION TO REAR OF PROPERTY, TOGETHER WITH DOUBLE STOREY EXTENSION TO THE SIDE'. ALTERATIONS INCLUDE ENLARGEMENT TO FOOTPRINT OF SINGLE STOREY REAR EXTENSION AND INSERTION OF WINDOWS TO FRONT ELEVATION OF DOUBLE (SIDE) EXTENSION	10 BEECH TREE CLOSE, RADYR, CARDIFF, CF15 8RZ	35	True	Permission be granted	09/11/2018
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02262/MNR	27/09/2018	Carwright Construction ltd	REMOVAL OF CONDITION 3 (SURFACE WATER) OF 17/03070/MNR	2 CEFN COCH, RADYR, CARDIFF, CF15 8BJ	42	True	Permission be granted	08/11/2018
18/02669/MNR	20/11/2018	Cartwright Construction	DISCHARGE OF CONDITION 4 (EXTERNAL FINISHING MATERIALS) OF 17/03070/MNR	PART OF LAND AT 2 CEFN COCH, RADYR, CARDIFF, CF15 8BJ	2	True	Full Discharge of Condition	22/11/2018

RHIW

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18/02163/DCH	12/09/2018	Parsons	DEMOLISH THE ROOF / LEAN-TO ON THE EXISTING SINGLE STOREY REAR EXTENSION AND REPLACE WITH A NEW PART DOUBLE/PART SINGLE STOREY EXTENSION	53 HEOL-Y-NANT, RHIWBINA, CARDIFF, CF14 6BT	71	False	Permission be granted	22/11/2018
18/02228/DCH	28/09/2018	robbins	ALTERATIONS TO EXISTING HIPPED ROOF TO CREATE GABLE END AND NEW REAR DORMER	21 LON CAE PORTH, RHIWBINA, CARDIFF, CF14 6QL	54	True	Permission be granted	21/11/2018
18/02248/DCH	24/09/2018	Salim	ALTERATION TO EXISTING MAIN ROOF TO FORM FIRST FLOOR ACCOMMODATION	77 TY'N-Y-PARC ROAD, RHIWBINA, CARDIFF, CF14 6BJ	58	False	Planning Permission be refused	21/11/2018
18/00876/DCH	13/04/2018	Mardon	PROPOSED TWO STOREY SIDE EXTENSION AND FIRST FLOOR REAR EXTENSION AND CONVERSION OF EXISTING GARAGE TO GARDEN ROOM	22 HEOL LEWIS, RHIWBINA, CARDIFF, CF14 6QA	222	False	Permission be granted	21/11/2018
18/02191/DCH	21/09/2018	Willoughby	REAR TWO STOREY EXTENSION	141 PANTMAWR ROAD, PANTMAWR, CARDIFF, CF14 6US	69	False	Permission be granted	29/11/2018
18/02202/DCH	17/09/2018	Garman	CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE INSTALLATION OF A FLUE AND A ROOFLIGHT	2 MIN-Y-NANT, RHIWBINA, CARDIFF, CF14 6JR	51	True	Permission be granted	07/11/2018
18/02037/DCH	05/09/2018	Murphy	FIRST FLOOR SIDE EXTENSION, CONVERSION OF GARAGE TO STUDY AND INFILL EXTENSION AT REAR WITH NEW ROOF AND ALTERATIONS	58 CAE'R WENALLT, PANTMAWR, CARDIFF, CF14 7HP	72	False	Permission be granted	16/11/2018
18/02454/DCH	22/10/2018	Tatham	RETENTION OF GARAGE/STORE AS BUILT	84 BRYNTEG, RHIWBINA, CARDIFF, CF14 6TU	30	True	Permission be granted	21/11/2018

18/02301/DCH	01/10/2018	Breidon	SIDE EXTENSION TO EXISTING BUNGALOW	16 PORTHAMAL ROAD, RHIWBINA, CARDIFF, CF14 6AR	37	True	Permission be granted	07/11/2018
18/02495/DCH	23/10/2018	Chichester	DISCHARGE OF CONDITION 5 (EXTERNAL FINISHING MATERIALS) OF 18/01634/DCH	8 LON-Y-DAIL, RHIWBINA, CARDIFF, CF14 6DZ	14	True	Full Discharge of Condition	06/11/2018
18/02496/DCH	23/10/2018	Chichester	DISCHARGE OF CONDITION 5 (EXTERNAL FINISHING MATERIALS) OF 18/01635/DCH	8 LON-Y-DAIL, RHIWBINA, CARDIFF, CF14 6DZ	14	True	Full Discharge of Condition	06/11/2018
18/02370/DCH	15/10/2018	Pengilley	LOWER GROUND FLOOR, GROUND FLOOR, SIDE AND REAR EXTENSIONS	6 BROOKLYN CLOSE, RHIWBINA, CARDIFF, CF14 6UT	32	True	Permission be granted	16/11/2018

RIVE

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18/01678/DCH	09/08/2018	George	SINGLE STOREY PITCH ROOF (PART GLAZED) EXTENSION TO SIDE/REAR. LOFT CONVERSION TO INCLUDE NEW DORMER WINDOW TO REAR. REMOVAL OF EXISTING REAR CHIMNEY. REPLACEMENT OF WINDOWS.	29 PONTCANNA STREET, PONTCANNA, CARDIFF, CF11 9HQ	103	False	Permission be granted	20/11/2018
18/02131/DCH	10/09/2018	Khatun	REMOVAL OF SINGLE STOREY WC AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION CONTAINING KITCHEN BATHROOM AND LOBBY	56 DE BURGH STREET, RIVERSIDE, CARDIFF, CF11 6LD	53	True	Planning Permission be refused	02/11/2018
18/02119/DCH	18/09/2018	Phillips	PROPOSED SINGLE STOREY REAR EXTENSION, REAR FIRST FLOOR BALCONY & INTERNAL ALTERATIONS. PROPOSED ROOF DORMER	2 WILLIAM STREET, PONTCANNA, CARDIFF, CF11 9JX	51	True	Permission be granted	08/11/2018
18/02377/DCH	09/10/2018	Haynes	DEMOLITION & REBUILDING OF REAR ANNEXE	42 SEVERN ROAD, PONTCANNA, CARDIFF, CF11 9EB	37	True	Permission be granted	15/11/2018

18/02376/DCH	17/10/2018	Mather	CHANGE FROM SINGLE WINDOW WITH OBSCURE GLAZING TO TWO SASH STYLE OBSCURELY GLAZED WINDOWS (NON-OPENING BELOW A HEIGHT OF 1.8M) MATCHING THE POSITION AND DIMENSIONS OF THOSE UNDERNEATH .THE BOTTOM SECTION OF THE SASH CAN BE FIXED IN PLACES AND THE TOP SECTION CAN HAVE A RESTRICTER FITTED TO ENSURE THE PRIVACY OF NEIGHBOURS - PREVIOUSLY APPROVED UNDER 15/0266/DCH	11 KYVEILOG STREET, PONTCANNA, CARDIFF, CF11 9JA	20	True	Permission be granted	06/11/2018
18/02539/DCH	30/10/2018	Day & Cowley	PROPOSED LOFT CONVERSION WITH REAR FLAT ROOF DORMER TO CREATE AN ADDITIONAL ROOM WITH EN-SUITE	4 MORTIMER ROAD, PONTCANNA, CARDIFF, CF11 9JZ	9	True	Permission be granted	08/11/2018
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/02605/MJR	03/11/2017	Chegounchei	ALTERATION AND REFURBISHMENT OF EXISTING OFFICE BUILDINGS TO PROVIDE 3 TOWNHOUSES AND 11 APARTMENTS IN CONVERSION OF AND NEW EXTENSIONS TO THE EXISTING.	27-29 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9HA	391	False	Permission be granted	29/11/2018
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/01813/MNR	14/08/2018	Stable Resources	PROPOSED DEMOLITION OF FRONT WALL AND GARAGE DOOR, FACING RYDER STREET AND DEMOLITION OF SINGLE STOREY ANNEX - ESTABLISH PARKING SURFACE FOR TWO CARS	STABLE RESOURCES, 1 TALBOT STREET, PONTCANNA, CARDIFF, CF11 9BW	108	False	Permission be granted	30/11/2018

18/02165/MNR	26/09/2018	Griffiths	CHANGE OF USE FROM CHILDREN'S DAY NURSERY TO RESIDENTIAL PROPERTY - CLASS C3(A)	75 WYNDHAM CRESCENT, PONTCANNA, CARDIFF, CF11 9EG	43	True	Permission be granted	08/11/2018
18/02274/MNR	26/09/2018	Lepore	THE BUILDING WORK AND USE AS THREE FLATS HAS BEEN EXISTING FOR MORE THAN 4 YEARS	1 CHANCERY LANE, RIVERSIDE, CARDIFF, CF11 6DZ	51	True	Permission be granted	16/11/2018
18/02273/MNR	26/09/2018	Lepore	THE BUILDING WORKS AND USE AS THREE FLATS HAS BEEN EXISTING FOR MORE THAN 4 YEARS	7 CLARE ROAD, RIVERSIDE, CARDIFF, CF11 6QN	54	True	Permission be granted	19/11/2018
18/02534/MNR	30/10/2018	JMScully	MINOR CHANGES TO FRONT FACADE AND REAR FINISHES TO EXTENSION AT FORMER POST OFFICE, 89-93 PONTCANNA STREET INCLUDING REMOVAL OF PILASTER AND REPLACEMENT WITH FULL COMPOSITE PANEL, REMOVAL OF COMPOSITE PANEL TO RIGHT OF DOOR, CONTINUOUS SIGNAGE PANEL WITH CENTRED CO-OP LOGO, REPLACEMENT OF RENDER ON REAR EXTENSION WITH PAINTED FAIR-FACED BLOCKWORK - PREVIOUSLY APPROVED UNDER 17/00080/MNR	89-93 PONTCANNA STREET, PONTCANNA, CARDIFF, CF11 9HS	7	True	Permission be granted	06/11/2018

RUMN

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18/02086/DCH	04/09/2018	Murphy	DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF A NEW SINGLE STOREY ANCILLARY OUTBUILDING IN GARDEN	884 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4LJ	69	False	Permission be granted	12/11/2018
18/02458/DCH	23/10/2018	Humphreys	FIRST FLOOR SIDE EXTENSION	8 MEADVALE ROAD, RUMNEY, CARDIFF, CF3 1UF	36	True	Permission be granted	28/11/2018

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18/02117/MNR	06/09/2018	Evans	CHANGE OF USE TO THE FIRST FLOOR ONLY OF THE FORMER RUMNEY LIBRARY TO A1 USE	FIRST FLOOR, OLD LIBRARY, 50 BRACHDY ROAD, RUMNEY, CARDIFF, CF3 3BG	62	False	Permission be granted	07/11/2018

SPLO

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02742/DCH	26/11/2018	Ms Debbie Parry	DEMOLITION OF EXISTING LEAN-TO AND CONSTRUCT A NEW SINGLE STOREY EXTENSION	4 KILCATTAN STREET, SPLOTT, CARDIFF, CF24 2AN	4	True	Permission be granted	30/11/2018

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18/02411/MNR	15/10/2018	Sheriff	PROPOSED RETURN TO HOUSE IN MULTIPLE OCCUPATION USE CLASS C4	91 RAILWAY STREET, SPLOTT, CARDIFF, CF24 2DF	36	True	Permission be granted	20/11/2018

TROW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/01463/MJR	21/06/2018	Wates Residential	VARIATION OF CONDITION 2 OF 17/02289/MJR TO REDESIGN HOUSE TYPES 160-192 AND AMENDMENTS TO HIGHWAYS, DRAINAGE AND LANDSCAPING	WEST OF WILLOWBROOK DRIVE AND THE SOUTH OF CRICKHOWELL ROAD, CARDIFF	146	False	Permission be granted	14/11/2018

17/02380/MJR	06/10/2017	Neil Soils Ltd	DISCHARGE OF CONDITION 4 (DRAINAGE) OF 16/01806/MJR	NEAL SOIL SUPPLIERS, TY TO MAEN FARM, NEWTON ROAD, WENTLOOG, CARDIFF, CF3 2EJ	399	False	Full Discharge of Condition	09/11/2018
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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18/01954/MNR	20/08/2018	Al-Ibrhim	PROPOSED DETACHED DWELLING	CAE COB FARMHOUSE, ASPEN CLOSE, ST MELLONS, CARDIFF, CF3 0BT	74	False	Permission be granted	02/11/2018
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18/02537/MNR	01/11/2018	Swanstaff Recruitment LTD	RETROSPECTIVE CHANGE OF BUSINESS FROM B1 (A) TO D1 USE CLASS	UNIT 1A, PEMBROKE HOUSE, SPRING MEADOW ROAD, WENTLOOG, CARDIFF, CF3 2ES	29	True	Permission be granted	30/11/2018
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WHI

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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18/02033/DCH	04/09/2018	Howells	EXTEND EXISTING FRONT BAY AND PORCH TOGETHER WITH ADDITIONAL SINGLE STOREY REAR EXTENSION	23 LON-Y-CELYN, WHITCHURCH, CARDIFF, CF14 7BT	65	False	Permission be granted	08/11/2018
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18/02160/DCH	02/10/2018	May	GROUND FLOOR REAR EXTENSION AND SEPERATE OUTBUILDING / GARDEN ROOM	70 HEOL Y GORS, WHITCHURCH, CARDIFF, CF14 1HH	42	True	Permission be granted	13/11/2018
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18/02466/DCH	23/10/2018	GINIS	PROPOSED SINGLE STOREY REAR EXTENSION, DORMER LOFT EXTENSION AND OTHER INTERNAL ALTERATIONS TO PROPERTY. RAISED DECKING AREA TO REAR OF DWELLING	16 FELIN FACH, WHITCHURCH, CARDIFF, CF14 1NZ	38	True	Planning Permission be refused	30/11/2018
18/02371/DCH	15/10/2018	Rivers	SINGLE STOREY REAR EXTENSION AND FRONT PORCH	39 HEOL COED CAE, WHITCHURCH, CARDIFF, CF14 1HJ	31	True	Permission be granted	15/11/2018
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02193/MNR	17/09/2018	Jones	CHANGE FROM POST OFFICE TO SANDWICH SHOP	21 MERTHYR ROAD, TONGWYNLAIS, CARDIFF, CF15 7LF	56	True	Permission be granted	12/11/2018
18/02233/MNR	24/09/2018	Davies	CHANGE OF USE TO CLINICAL COMPLEMENTARY THERAPIES CENTRE	62A LON-Y-CELYN, WHITCHURCH, CARDIFF, CF14 7BW	57	False	Permission be granted	20/11/2018
18/01947/MNR	20/08/2018	Dwr Cymru Welsh Water	CONSTRUCTION OF AN EMERGENCY STORAGE BUILDING AND ANCILLARY ACCESS WORKS	LAND AT PEAR TREE DEPOT ON CORYTON INTERCHANGE	84	False	Permission be granted	12/11/2018
18/00960/MNR	11/05/2018	Cecil Homes Ltd.	DISCHARGE OF CONDITIONS 3 (EXTERNAL FINISHING MATERIALS), 5 (LANDSCAPE), 11 (DRAINAGE) AND 17 (FLOOR LEVELS) OF 16/01514/MNR	TY ISAF FARM, CASTLE ROAD, TONGWYNLAIS, CARDIFF, CF15 7JQ	175	False	Full Discharge of Condition	02/11/2018
18/02133/MNR	19/09/2018	Coray Developments	PROPOSED THREE BEDROOM HOUSE SET IN COMPOUND (EXISTING) ENLARGEMENT OF COMPOUND, ACCESS ROAD TO BE CREATED & CAR PARKING FOR 84,82,80 LANE ACCESS TO BE EXTENDED FROM MERTHYR ROAD THROUGH TO COMPOUND (SECURE)	REAR OF 80 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DJ	63	False	Planning Permission be refused	21/11/2018

18/02442/MNR 17/10/2018 Velindre NHS Trust

THE PROVISION OF EXTERNAL PLANT TO SUPPORT THE NEW ASEPTIC SUITE WHICH IS BEING RELOCATED WITHIN EXISTING ACCOMMODATION. THE PLANT WILL BE IN THE FORM OF AN OPEN SIDED LEAN-TO ROOF, SUPPORTED ON A SQUARE SECTION METAL STRUCTURE.

VELINDRE CANCER CENTRE, VELINDRE ROAD, WHITCHURCH, CARDIFF, CF14 2TL

37 True

Permission 23/11/2018
be granted

Mae'r dudalen hon yn cael ei adael yn wag yn twriadol