

PLANNING COMMITTEE

19 JUNE 2019

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

1 : APOLOGIES FOR ABSENCE

Councillors Hudson and Lay

2 : APPOINTMENT OF CHAIRPERSON & DEPUTY CHAIRPERSON

The Committee noted that at the Annual Council Meeting on 23 May 2019, appointed Councillor Keith Jones as Chairperson of this Committee and Councillor Lay as the Deputy Chairperson of this Committee.

3 : APPOINTMENT OF COMMITTEE AND TERMS OF REFERENCE

The Annual meeting on 23 May 2019, appointed this Committee with the following Membership and Terms of Reference.

Membership:

Councillors Ahmed, Asghar Ali, Driscoll, Gordon, Hudson, Jacobson, Keith Jones, Jones-Pritchard, Lay and Sattar.

Terms of Reference:

Those functions listed in Section A of Schedule 1 of the Local Authorities Executive Arrangements (Function and Responsibilities) (Wales) Regulations 2001 and any amendments thereto and any matters ancillary thereto as defined in Regulation 4 (2) to (6) of the Regulations.

Those functions listed in paragraphs 1-12 of Section 1 of Schedule 1 of the Local Authorities Executive Arrangements (Function and Responsibilities) (Wales) Regulations 2001 and any arrangements thereto and any matters ancillary thereto as defined in Regulation 4 (2) to (6) of the Regulations.

4 : MINUTES

The minutes of the meeting held on 15 May 2019 were approved as a correct record and signed by the Chair.

5 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REASON
Jones-Pritchard	18/01092/MJR	Developer is agent for a sale of property partly

owned.
Sattar 18//02622/MJR Personal Ward
Councillor

6 : PETITIONS

- (i) Application no, 18/02622/MJR, Track 2000, Resource House, 54b Penarth Road, Grangetown.
- (ii) Application no, 18/03020/MJR, Former Great Eastern Hotel, 54 Metal Street, Adamsdown
- (iii) Application no, 18/01092/MNR, Greenmeadows, 102 Pendwyallt Road, Whitchurch
- (iv) Application no, 19/00459/MNR, 30 Fishguard Road, Llanishen

In relation to (i), (ii) and (iv) the petitioners spoke and the agents/applicants responded.

7 : STOPPING UP ORDERS

1. Stopping Up Order, Section 118, Highways Act 1980 19-23 Elmfield Close, Trowbridge.

The report requested that the Planning Committee direct Legal Services to make a Stopping Up Order under Section 118 Highways Act 1980.

RESOLVED: The Committee AGREED to instruct Legal Services to process the Section 118 Highways Act 1980 Stopping Up Order in relation to 19-23 Elmfield Close, Trowbridge.

2. Stopping Up Order, Section 118, Highways Act 1980, Ashfield Court, Trowbridge.

The report requested that the Planning Committee direct Legal Services to make a Stopping Up Order under Section 118 Highways Act 1980.

RESOLVED: The Committee AGREED to instruct Legal Services to process the Section 118 Highways Act 1980 Stopping Up Order in relation to Ashfield Court, Trowbridge.

3. Stopping Up Order, Section 116, Highways Act 1980, Llandudno Road Flats, Rumney.

The report requested that the Planning Committee direct Legal Services to make a Stopping Up Order under Section 116 Highways Act 1980 via the Magistrates Court.

RESOLVED: The Committee AGREED to instruct Legal Services to process the Section 116 Highways Act 1980 Stopping Up Order via the Magistrates Court in relation to Llandudno Road Flats, Rumney.

8 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control application 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 Planning, Transport and Environment subject to any further amendments as detailed below and notification be given of the decisions in accordance with Section 70 of the Town and Country Planning Act 1990 or Section 16 or Section 74 of the Planning (Listed Building & Conservation Act 1990)

APPLICATIONS GRANTED

19/0563MNR – LLANISHEN

11 STATION ROAD

Variation of Condition 3 of Planning Application 17/01143/MNR to allow trading hours of 09:00 to 21:00 Monday to Saturday and 10:00 – 16:00 on a Sunday.

19/0618/MNR – CATHAYS

104 RICHARDS STREET

Retention of change of use from C4 house in multiple occupation to 7 bedroom SUI Generis house in multiple occupation.

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

18/02622/MJR – GRANGETOWN

TRACK 2000, RESOURCE HOUSE, 54A PENARTH ROAD, GRANGETOWN
Erection of a residential development of 74 units with associated infrastructure and engineering works.

Subject to the following:

Omit draft Condition 8 (Provision of Additional Street Trees and Nextbike Stand)

Omit draft Condition 20 (Landscaping Design and Implementation Programme)

Omit draft Condition 21 (Landscaping Maintenance)

Subject to the following additional Condition to read:

'Implementation of landscaping: All planting shown on the approved plans shall be carried out in the first planting season following the occupation of the building or the completion of the development, whichever is sooner. Any new planting which within a period of 5 years from the completion of the development dies, is removed, becomes seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced in the first available planting season and to the specification shown on approved plans and in supporting documents, unless the LPA gives written consent to any variation.

Subject to the amendment of Condition 2 to read:

'The consent relates to the application plans numbered.

SP545-P100 Site Location Plan

- SP545-P01 Existing Site Plan
- SP545-P02 Proposed Site Plan
- SP545-P03revB Proposed Basement Plan
- SP545-P04revD Proposed Ground Floor Plan
- SP545-P05revA Proposed First Floor Plan
- SP545-P06revA Proposed Second Floor Plan
- SP545-P07revA Proposed Third Floor Plan
- SP545-P08 Proposed Fourth Floor Plan
- SP545-P09 Proposed Fifth Floor Plan
- SP545-P10 Proposed Roof Plan
- SP545-P11revB Proposed Elevations 1
- SP545-P12revB Proposed Elevations 2
- SP545-P13revB Proposed Elevations 3
- SP545-P15 Proposed Elevations 4
- SP545-P16 Proposed Elevations 5
- SP545-P14revB Proposed Sections
- 184010/A09 Existing & Proposed Traffic Orders
- 184010/A03revA Proposed Table Crossing
- 291 2018/.92 Existing Landscape
- 291 2018/.93revD Landscape Proposals
- 291 2018/.94revB Tree Pit Sections

Subject to an amendment of Condition 5 to read:

'No above ground development shall take place until details showing the provision of cycle parking spaces have been submitted to and approved in writing by the LPA. 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'

Subject to an amendment of Condition 7 to read:

'A scheme of environmental improvements to the footways on Penarth Road, Taffs Mead Embankment and Pentre Gardens adjacent to the site shall be submitted to

and approved in writing by the LPA and implemented prior to beneficial occupation of the site. The scheme shall comprise the resurfacing of the footways including as required the renewal or resetting of sunken or damaged kerbs, channels and edging as may be required and include:

- Details of an uncontrolled raised table zebra crossing and build-out on Taffs Mead Embankment, immediately south of the Pentre Gardens junction, in accordance with illustrative Vectos plan 184010/A03revA,
- The reinstatement of the footway and realignment of the kerb at the southern end of Taffs Mead Embankment in accordance with illustrative Vectos plan 184010/A09
- The reinstatement of the footway on Pentre Gardens, including the provision of 3no, street trees, between the site entrance and the junction with Taffs Mead Embankment in accordance with illustrative Vectos plan 184010/A09.

Subject to an amendment of Condition 9 to read:

' Road Traffic Noise: All habitable rooms must achieve an internal noise level of 35dBA Leq 16 hour during the day, and 30dBA Leq 8 hour at night. If any habitable rooms require sound insulation measures to achieve these noise levels, a scheme shall be submitted to ensure that habitable rooms subject to such sound insulation measures shall be provided with acoustic ventilators designed to the latest Building regulation Part F, or individual room mechanical ventilators included meeting requirements of the Noise Insulation Regulations 1988. No Habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room. Any private open space (excepting terraces or balconies to any apartment) shall be designed to provide an area which is at least 50% of the area for sitting out where the maximum day noise level does not exceed 55dBA Leq 16 hour (free field) where practical.

APPLICATIONS REFUSED

18/02469/MJR – PLASNEWYDD

PROPOSED DEVELOPMENT SITE, 199-209 CITY ROAD
Removal of Condition 26 of 18/0153/MNR relating to term time student accommodation.

19/00459/MNR – LLANISHEN

30 FISHGUARD ROAD
Change of use of ground floor from retail to an A3 takeaway and installation of flue.

APPLICATIONS DEFERRED

18/01092/MNR – WHITCHURCH/TONGWYLAIS

GREENMEADOWS, 102 PENDWYALLT ROAD

Construction of 5 houses and reconfiguration of existing bungalow together with all associated works.

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

18/03020/MJR – ADAMSDOWN

FORMER GREAT EASTERN HOTEL

Construction of 23 no affordable flats, access landscaping and ancillary works.

REASON: In order for Officer's to draft potential reasons for refusal.

9 : TREE PRESERVATION ORDER (TPO 774), 13 & 15 CLOS NANT
COSLECH, PONTPRENNAU

The Committee considered a report that sought formal confirmation of the provisional City and County of Cardiff Clos Nant Coslech Tree Preservation Order.

RESOLVED: The Committee AGREED that the City and County of Cardiff Clos Nant Coslech Tree Preservation Order 2019 be confirmed with no modifications.

10 : APPLICATIONS DECIDED BY DELEGATED POWERS

May 2019

11 : URGENT ITEMS (IF ANY)

None

12 : DATE OF NEXT MEETING

17 July 2019