

County Hall Cardiff CF10 4UW Tel: (029) 2087 2000

Neuadd y Sir Caerdydd CF10 4UW Ffôn: (029) 2087 2000

## AGENDA

Committee PLANNING COMMITTEE

Date and Time WEDNESDAY, 18 SEPTEMBER 2019, 1.30 PM of Meeting

Venue COMMITTEE ROOM 4 - COUNTY HALL

Membership Councillor Jones (Chair) Councillors Lay, Ahmed, Asghar Ali, Driscoll, Goddard, Gordon, Hudson, Jacobsen, Jones-Pritchard and Sattar

#### 1 Apologies for Absence

#### 2 Minutes

To approve as a correct record the minutes of the meeting held on 14 August 2019.

#### 3 Declarations of Interest

To be made at the commencement of the agenda item in question, in accordance with the Members Code of Conduct.

#### 4 Membership

To note that at the Council meeting of 12 September 2019 agreed to appoint Councillor Keith Parry to this Committee.

#### 5 Petitions

Petitions have been received in relation to the following applications in accordance with Committee Meeting Procedural Rule 14.2. The petitioners have been advised of their right to speak and the applicants/agents of their right to reply:

19/01370/MNR, Former The TyGlas, 75 Glas Avenue, Llanishen A/19/00057/MNR, Former The Ty Glas, 75 Ty Glas Avenue, Llanishen A/19/00058/MNR, Former The Ty Glas, 75 Ty Glas Avenue, Llanishen A/19/00059/MNR, Former The Ty Glas, 75 Ty Glas Avenue, Llanishen 18/01028/MJR, 56 Wern Goch West, Llanedeyrn 18/02601/MJR, 32 Cathedral Road, Pontcanna

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### 6 Development Control Applications

- a 19/01370/MNR, Former The Ty Glas, 75 Ty Glas Avenue, Llanishen
- b A/19/00057/MNR, Former The Ty Glas, 75 Ty Glas Avenue, Llanishen
- c A/19/00058/MNR, Former The Ty Glas, 75 Ty Glas Avenue, Llanishen
- d A/19/00059/MNR, Former The Ty Glas, 75 Ty Glas Avenue, Llanishen
- e 18/01028/MJR, 56 Wern Goch West, Llanedeyrn
- f 18/02601/MJR, 32 Cathedral Road, Pontcanna
- g 18/02602/MJR, 32 Cathedral Road, Pontcanna
- h 19/00016/MJR, 637 Cowbridge Road East, Canton
- i 19/00998/MNR, Westwinds, 4 Heol Y Delyn, Lisvane
- j 19/01722/MNR, 51 Llantrisant Street, Cathays
- k 19/01938/MNR, Lidl Foodstore, Maindy Road, Cathays
- I 19/02031/DCH, 9 Kelston Road, Whitchurch
- m 19/02178/DCH, Sycamore Lodge, Gabalfa Road, Llandaff North
- 7 Applications decided by Delegated Powers August 2019
- 8 Urgent Items (if any)
- 9 Date of the next meeting 16 October 2019

**Davina Fiore Director Governance & Legal Services** Date: Thursday, 12 September 2019 Contact: Kate Rees, 029 2087 2427, krees@cardiff.gov.uk

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#### PLANNING COMMITTEE

#### 14 AUGUST 2019

Present: Councillor Jones(Chairperson)

Councillors Lay, Asghar Ali, Driscoll, Goddard, Gordon, Hudson, Jacobsen and Jones-Pritchard

#### 20 : APOLOGIES FOR ABSENCE

**Councillor Satar** 

#### 21 : MINUTES

The minutes of the meeting held on 17 July 2019 were approved as a correct record and signed by the Chairperson.

22 : MEMBERSHIP

The Committee noted that at the Council meeting of the 18 July 2019 approved that Councillor Susan Goddard be appointed to this Committee.

#### 23 : PETITIONS

#### Petitions

- (i) Application no, 19/01339/MNR, 238 Pantbach Road, Rhiwbina
- (ii) Application no,19/01682/MNR, Site of former Cardiff Scientific Laboratory, 5-13 Crofts Street, Plasnewydd
- (iii) Application no, 19/01370/MNR, Former Ty Glas, 75 Ty Glas Avenue, Llanishen
- (iv)Application no, A/19/00057/MNR, Former Ty Glas, 75 Ty Glas Avenue, Llanishen
- (v) Application no, A/19/00058/MNR, Former Ty Glas, 75 Ty Glas Avenue, Llanishen
- (vi)Application no, A/19/00059/MNR, Former Ty Glas, 75 Ty Glas Avenue, Llanishen

In relation to (ii) the Petitioner spoke, the Applicant/Agent did not respond.

### 24 : 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 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**

19/00017/MNR – PLASNWEYDD

#### 160-166 STRATHNAIRN STREET

Demolition of all existing buildings and construction of 10 self contained apartments (7 X 1 Bed/ 3 X 2 Bed with onsite amenity, cycle storage and refuse stores.

Subject to additional advisory recommendation to read:

'The applicant is advised to contact Asset Management (029 22 330954 <u>assetmanagement@cardiff.gov.uk</u>) to obtain any necessary licenses/permits for hoardings/scaffolding on the adopted highway. Any necessary remedial works arising as a consequence of the development being implemented shall be carried out to the satisfaction of Asset Management.

19/01733/MJR – PONTPRENNAU/ OLD ST MELLONS

PHASE 2, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF BRIDGE ROAD, OLD ST MELLONS.

Reserved matters in respect of 13/00578/DCO (appearance, landscaping, layout and scale). For Phase 2 of St Ederyns Village comprising of 57 dwellings with associated landscaping, land re-profiling access and highways works and discharge of conditions 15,22 and 23 of the outline consent.

Subject to an amendment in Paragraph 8.20 to read:

'46 of the proposed dwellings have 2 car parking spaces each on driveways. In additional 11 of the dwellings would have detached garages and 7 would have integral garages. All the 2 bedroom dwellings would have 1 parking space each.....'

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

19/01538/MJR – CATHAYS

PARKGATE HOUSE, FORMER COUNTY COURT BUILDING AND ADJACENT LAND, WESTGATE STREET.

Partial demolition, refurbishment, change of use and redevelopment of Parkgate House, former County Court Building and adjacent land for use as a hotel including associated internal alterations to listed buildings.

Subject to an amendment to Condition 12 (Drainage Scheme) to read:

Drainage Scheme: Excluding demolition works no development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Subject to an amendment to Condition 15 (Entertainment noise from bars/restaurants/function rooms to read:

Entertainment noise from bars/restaurants/function room: No noise emanating from the hotel bars/restaurant/function rooms (measured in the LAfmax, 5 minutes parameter) shall exceed the ambient background noise level (LA90, 5 minutes) outside windows of any noise sensitive rooms at the adjacent 2 Park Street (Cardiff Civil and Family Justice Centre) during the hours 07:00 -19:00 Monday to Friday.

Subject to an amendment to Condition 17 (Cycle Parking) to read: Cycle Parking: 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.

19/01682/MNR - PLASNEWYDD

SITE OF FORMER CARDIFF SCIENTIFIC LABORATORY, 5-13 CROFTS STREET Construction of 9 residential units

# **APPLICATIONS DEFERRED**

19/01339/MNR - RHIWBINA

#### 238 PANTBACH ROAD

Demolition of part two storey and single storey building and construction of three storey building containing two retail units and a one bedroom flat at ground floor and three duplex apartments at first and second floor.

REASON: In order to establish reasons for refusal.

19/01370/MNR - LLANISHEN

#### FORMER THE TY GLAS, 75 TY GLAS AVENUE

Reconfiguration of the wider site including parking and patio layout, installation of wrap around drive-thru lane and the inclusion of a back of house corral storage area and associated works to the site. Installation of 2no, COD (Customer Order Displays) and goal post height restrictor. Alterations to the elevations including new entrance door and drive-thru booths, new plant equipment to the roof.

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

A/19/000057/MNR - LLANISHEN

FORMER THE TY GLAS, 75 TY GLAS AVENUE The installation of 1 no, freestanding 6m Totem sign

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

A/19/000058/MNR - LLANISHEN

FORMER THE TY GLAS, 75 TY GLAS AVENUE The installation of 1 no, freestanding 6m totem sign.

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

A/19/000059/MNR – LLANISHEN

FORMER THE TY GLAS, 75 TY GLAS AVENUE Installation of site signage including 4 no freestanding signs, 1 banner sign and 18 no DOT signs

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

25 : APPLICATIONS DECIDED BY DELEGATED POWERS - JULY 2019

Noted

26 : URGENT ITEMS (IF ANY)

None

27 : DATE OF THE NEXT MEETING - 18 SEPTEMBER 2019

#### LOCAL MEMBER OBJECTION, AM OBJECTION, PETITION

COMMITTEE DATE: 18/09/2019

APPLICATION No. 19/01370/MNR APPLICATION DATE: 13/05/2019

- ED: LLANISHEN
- APP: TYPE: Full Planning Permission
- APPLICANT: MCDONALD'S RESTAURANTS LTD
- LOCATION: FORMER THE TY GLAS, 75 TY GLAS AVENUE, LLANISHEN, CARDIFF, CF14 5DX
- PROPOSAL: RECONFIGURATION OF THE WIDER SITE INCLUDING PARKING AND PATIO LAYOUT, INSTALLATION OF WRAP AROUND DRIVE-THRU LANE AND THE INCLUSION OF A BACK OF HOUSE CORRAL STORAGE AREA AND ASSOCIATED WORKS TO THE SITE. INSTALLATION OF 2NO COD (CUSTOMER ORDER DISPLAYS) AND GOAL POST HEIGHT RESTRICTOR. ALTERATIONS TO THE ELEVATIONS INCLUDING NEW ENTRANCE DOOR AND DRIVE-THRU BOOTHS, NEW PLANT EQUIPMENT TO THE ROOF

**RECOMMENDATION 1**: That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of **SECTION 106** of the Town and Country Planning Act 1990, in respect of matters detailed in paragraph 8.5 of this report, planning permission be **GRANTED** subject to the following conditions:

- The development permitted shall be commenced before the expiration of five years from the date of this planning permission. Reason: In accordance with the provisions of Sec. 91(1)(b) of the Town and Country Planning Act 1990.
- 2. The development shall be carried out in accordance with the following approved plans and details unless otherwise expressly required by the ensuing Conditions:
  - 7763-SA-8061-P004 G Site Layout Plan as Proposed
  - 7763-SA-8061-P005 D Elevations and Sections as Proposed
  - 7763-SA-8061-P006 E Ground Floor, First Floor & Roof Plan
  - Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan by Haydens Arboricultural Consultants dated 9<sup>th</sup> May 2019
  - V15985-MCD\_L01 Rev. D Proposed Landscape Plan

- V15985\_D01 Rev. A Tree Planting Detail
- 7424-D-AIA Prelim AIA
- 4190332-1200 Rev. I3 Proposed Levels
- 4190332-1300 Rev. I4 Proposed Finishes
- MD4190332/KLJ/002 Drainage Statement (NB8061) dated 4<sup>th</sup> July 2019
- 001\_01 Rev. F Chargepoint Express 250 (with Bollards)
- 001\_08-02 Rev. D RMC 1600 With Roots
- 8368/PM1001 HVAC Planning Drawing
- Goal Post Height Restrictor and COD/Canopy received on the 4<sup>th</sup> June 2019

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. Notwithstanding the submitted landscaping details, a finalised landscaping scheme shall be submitted for the approval of the Local Planning Authority which shall include planting plans, tree pit sections and specifications and which shall be informed by an assessment of site soils (undertaken in accordance with Cardiff Councils Soils and Development Technical Guidance Note) to ensure that soil characteristics, profiles and volumes will support the planting types proposed. Thereafter the development shall be undertaken in accordance with the approved details and the approved landscaping shall be provided within the first month of the first planting season following beneficial use of the development hereby approved. Reason: In the interests of the public amenity of the area, mitigating the

effects of climate change and enhancing natural heritage in accordance with Policies KP5, KP15, KP16 and EN8 of the Cardiff Local Development Plan 2006-2026.

4. Any newly planted trees, plants or hedgerows, 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 condition 3, unless the Local Planning Authority gives written consent to any variation. Reason: To maintain and improve the amenity and environmental value of the area in accordance with Policies KP5 KP15 KP16 and EN8 of

of the area in accordance with Policies KP5, KP15, KP16 and EN8 of the Cardiff Local Development Plan 2006-2026.

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must 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 must 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 LPA 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 in accordance with policy EN13 of the Cardiff Local Development Plan.

6. 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 is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

7. Members of the public shall not be permitted to consume food and drink upon or be seated within the patio areas directly adjoining the north and west elevations of the building (as annotated with 'Keyblok paving - Patio' upon dwg. no. 7763-SA-8061-P004 G) between the hours of 23:30 and 07:30 on any day. Reason: To ensure the use of the patio does not prejudice the amenities of the area in accordance with Policy KP5 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.

**RECOMMENDATION 3:** The contamination assessments and the affects 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;
- 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 developer be advised to contact Wales and West Utilities prior to commencement of development.

**RECOMMENDATION 5:** On the 7<sup>th</sup> January 2019 Schedule 3 of the Flood and Water Management Act 2010 was enacted. This effects all new developments where the construction area is of 100m2 or more. Cardiff Council is aware that your application for planning permission was validated after the recent legislative change in which Schedule 3 of the Flood and Water Management Act was enacted and therefore may be subject to surface water drainage proposals under the SAB application process.

It is recommended that the developer engage in consultation with the Cardiff Council SAB team, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Cardiff Council are aware that this is new legislation and as such we are offering a free pre-application service for the first year. To arrange discussion regarding this please contact <u>SAB@cardiff.gov.uk</u>

In the meantime if you require further information please review our website: <u>https://www.cardiff.gov.uk/ENG/resident/planning-and-suds/suds-approval-body/</u>

Or, alternatively you can review the legislation set by Welsh Government here:

https://gweddill.gov.wales/topics/environmentcountryside/epq/flooding/drainag

**RECOMMENDATION 6:** Welsh Water advise that:

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network to prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at **developer.services@dwrcymru.com** 

### 1. DESCRIPTION OF THE SITE AND AREA

1.1 The application site comprises of an existing restaurant premises. The site benefits from planning permission, granted in the late 1980's, allowing for the

use as a 'Public House/Restaurant' (Class A3). The original planning permission includes no restrictions upon use or operating hours and, therefore, the premises can be utilised for the purpose of 'the sale of food or drink for consumption on the premises or of hot food for consumption off the premises' 24 hours per day. Restrictions upon the use of a subsequent patio area beyond 23:30 hours remains extant.

- 1.2 The site is located on Ty Glas Avenue, Llanishen, Cardiff a busy thoroughfare and main traffic route within this part of the city. The site is located on the periphery of a business/industrial park and the immediate neighbours are of a commercial nature, including offices, a leisure centre and warehouses. Recently a development of apartments has been introduced opposite the site and an estate of dwellinghouses is in excess of 50m from the boundary of the application site. The premises have recently been occupied by the Harvester brand as a restaurant with bar facilities.
- 1.3 The building is located in the north west corner of the site with its principal elevation facing north fronting Ty Glas Avenue. A considerable car park lies to the east and south of the buildings and a small patio area lies in front of the principal elevation. The building is of a traditional form with brick elevations and tiled gable roofs, gable fronted porticos provide the principal features of the building. The site curtilage is largely bounded by mature planting of significant amenity value.

#### 2. <u>DESCRIPTION OF PROPOSED DEVELOPMENT</u>

- 2.1 Planning permission is sought for alterations to the building and site principally to provide a 'drive-thru' which would circulate around the west side of the building from the south to north. To the south west corner of the site two 'customer order displays' measuring 3m in height with a canopy measuring 3.5m x 2.4m would be provided. To the entrance of the 'drive-thru' a steel post and beam height restrictor would be provided at marginally over 3m in height.
- 2.2 To the rear elevation, off the south west corner, of the building a storage area enclosed by an Anthracite Grey panel of 2.8m in height would be provided.
- 2.3 Alterations to the layout and access of the car park are necessary to provide the proposed 'drive-thru' in addition to alterations to the west elevation of the building provide service windows.
- 2.4 A number of miscellaneous alterations are also proposed including a new entrance doors, new finishes to elevations, a patio area and associated fittings, new enclosures, electric charging points and plant.

### 3. PLANNING HISTORY OF RELEVANCE

Application No :89/01306/NProposal :PUB/RESTAURANTApplication Type:FULDecision :PERDecision Date :12/09/1989

Application No : Proposal :	89/02461/N PUBLIC HOUSE/RESTAURANT AND CAR PARKS (3105 m.sq.)	
Application Type:	FUL	
Decision :	PER	
Decision Date :	09/01/1990	
Application No :	A/90/00136/N	
Proposal :	VARIOUS BREWERY SIGNAGE	
Application Type:	ADV	
Decision :	PER	
Decision Date :	16/11/1990	
Application No : Proposal :	00/01632/N THE FORMATION OF A GARDEN AREA TO THE EXISTING FRONTAGE OF THE TY GLAS PUBLIC HOUSE	
Application Type:	FUL	
Decision :	PER	
Decision Date :	18/10/2000	
Application No : Proposal :	01/00145/N REMOVAL OF CONDITION 8 OF PLANNING APPROVAL 89/2461 DATED 9TH JANUARY 1990	
Application Type:	REM	
Decision :	PER	
Decision Date :	15/03/2001	
Application No : Proposal :	01/00811/N FORMATION OF NEW PATIO TO EXISTING PUBLIC HOUSE	
Application Type:	FUL	
Decision :	PER	
Decision Date :	08/06/2001	
Application No :	A/01/00089/N	
Proposal :	BREWERY SIGNAGE	
Application Type:	ADV	
Decision :	PER	
Decision Date :	12/06/2001	
Application No :	A/03/00172/N	
Proposal :	NEW BREWERY SIGNAGE	
Application Type:	ADV	
Decision :	PER	
Decision Date :	12/09/2003	
Application No : Proposal :	07/01955/E EXTENSION OF EXTERNAL DRINKING AREA AND 2 NO. TIMBER FRAME GAZEBOS ON PATIO AND	
Application Type: Decision : Decision Date :	RELOCATION OF 2 NO. JUMBERELLAS FUL PER 10/10/2007	

Application No : Proposal :	A/15/00055/MNR 2 NO INTERNALLY ILLUMINATED POST SIGNS 2 NO INTERNALLY ILLUMINATED SETS OF LETTERS 2 NO INTERNALLY ILLUMINATED DISPLAY CASES 2 NO NON ILLUMINATED SETS OF LETTERS
Application Type:	ADV
Decision :	PER
Decision Date :	21/05/2015
Application No : Proposal :	15/01034/MNR VARIATION OF CONDITION 3 OF 01/00811/N TO ALLOW USE OF THE PATIO FROM 0900 UNTIL 2330 HOURS
Application Type:	VAR
Decision :	PER
Decision Date :	17/06/2015
Application No :	A/19/00057/MNR
Proposal :	INSTALLATION OF 4 NO. FASCIA SIGNS
Application Type:	ADV
Decision :	UNDECIDED
Application No : Proposal :	A/19/00058/MNR THE INSTALLATION OF 1 NO. FREESTANDING 6M TOTEM SIGN.
Application Type:	ADV
Decision :	UNDECIDED
Application No : Proposal :	A/19/00059/MNR INSTALLATION OF SITE SIGNAGE INCLUDING; 4 NO. FREESTANDING SIGNS, 1 NO. BANNER SIGN AND 18 NO. DOT SIGNS.
Application Type:	ADV
Decision :	UNDECIDED

#### 4. POLICY FRAMEWORK

- 4.1 National Planning Policy
  - Planning Policy Wales (10<sup>th</sup> Ed, 2018)
  - Technical Advice Note 5: Nature Conservation and Planning (2009)
  - Technical Advice Note 11: Noise (1997)
  - Technical Advice Note 12: Design (2016)
  - Technical Advice Note 15: Development and Flood Risk (2004)
  - Technical Advice Note 18: Transport (2007)
  - Technical Advice Note 20: Planning and the Welsh Language (2017)
  - Technical Advice Note 23: Economic Development (2014)

#### 4.2 Cardiff Local Development Plan 2006-2026

- Policy KP1 (Level of Growth)
- Policy KP3(B) (Settlement Boundaries)
- Policy KP5 (Good Quality and Sustainable Design)
- Policy KP6 (New Infrastructure)

- Policy KP7 (Planning Obligations)
- Policy KP8 (Sustainable Transport)
- Policy KP19 (Responding to Evidenced Economic Needs)
- Policy KP13 (Responding to Evidenced Social Needs)
- Policy KP14 (Healthy Living)
- Policy KP15 (Climate Change)
- Policy KP16 (Green Infrastructure)
- Policy KP18 (Natural Resources)
- Policy EN6 (Ecological Networks and Feature of Importance for Biodiversity)
- Policy EN7 (Priority Habitats and Species)
- Policy EN8 (Trees, Woodlands and Hedgerows)
- Policy EN10 (Water Sensitive Design)
- Policy EN13 (Air, Noise, Light Pollution and Land Contamination)
- Policy EN14 (Flood Risk)
- Policy T1 (Walking and Cycling)
- Policy T5 (Managing Transport Impacts)
- Policy T6 (Impact on Transport Networks and Services)
- Policy R8 (Food and Drink Uses)
- Policy C3 (Community Safety/Creating Safe Environments)
- Policy C6 (Health)
- Policy W2 (Provision for Waste Management Facilities in Development)
- 4.3 Supplementary Planning Guidance
  - Food, Drink and Leisure Uses (November 2017)
  - Green Infrastructure (November 2017)
  - Infill Sites (November 2017)
  - Managing Transportation Impacts (July 2018)
  - Planning for Health and Wellbeing (November 2017)
  - Planning Obligations (January 2017)
  - Waste Collection and Storage (October 2016)

### 5. INTERNAL CONSULTEE RESPONSES

- 5.1 The Operational Manager (Flood & Costal Risk Management) raised initial concerns in respect of insufficient detail being provided in respect of flood risk or surface water proposals. Subsequently a drainage scheme was submitted and no objections have been raised to this submitted scheme. The comments noted that the proposal may be subject to SAB approval controlling water management and an advisory note is recommended in this regard.
- 5.2 The Operational Manager (Traffic and Transportation) raises no objection to the proposal, subject to S106 contributions and conditions. It is advised that a traffic survey and junction assessment has been undertaken and the data, which has been agreed, indicates that whilst the proposal will result in additional traffic movements this would not result in any significant operational problems beyond the base situation. It is recommended that a zebra crossing between Llanishen Leisure Centre and the site access road be provided to

increase pedestrian safety and slow traffic. Contributions are also sought, in the interest of pedestrian safety, for improvements to the access road junction with Ty Glas Avenue. The car park proposes 42 spaces, with additional two reserve bays, which is within the maximum standards and predications, based on similar stores, suggest a maximum parking accumulation of 30 whilst during peak times this may be exceeded it is not considered that such demand beyond the site car park would result in safety concerns. Space for the storage of cycles are proposed which will be beneficial in encouraging cycle travel to store.

- 5.3 The Operational Manager (Waste Management) raises no objection to the proposal subject to a financial contribution of £1,880 being made to provide bins four litterbins within the locality.
- 5.4 The Operational Manger (Shared Regulatory Services Noise & Air Pollution) has been consulted, no representations have been received.
- 5.5 The Operational Manger (Shared Regulatory Services Environment Team) raises no objection to the proposal, however, conditions are recommended in respect of unforeseen contamination and imported materials. Advisory notes in relation to contamination and unstable land are also recommended.
- 5.6 The Council's Planner (Trees and Landscaping) advises that subject to the development being carried out in full accordance with the details submitted no harm is likely to result to trees of amenity value and subject to conditions the proposed landscaping of the site would be satisfactory.

#### 6. EXTERNAL CONSULTEE RESPONSES

- 6.1 Welsh Water advise that no surface water and/or land drainage shall be allowed to connect to the public sewerage network.
- 6.2 South Wales Police have no objection to the application. It is advised the car parking area is likely to see higher levels of vehicle and pedestrian activity so for safety, security and management a number of recommendations in respect of lighting, litter, vision splays, pedestrian crossings, cycle parking, security and CCTV are provided.
- 6.3 Wales and West utilities rise no objections to the proposal. It is advised that a copy of their plans and general conditions are available for the developer's reference.

### 7. <u>REPRESENTATIONS</u>

- 7.1 The application was advertised by way of neighbour consultation letters and site notices. A significant number of representations both supporting and objecting to the proposal have been received.
- 7.2 Three petitions, of 59, 51 and 15 signatories, have been received objecting to the proposal. The concerns expressed relate to health and wellbeing of the community, increased traffic, increased litter, anti-social behaviour and impact

upon residential amenity.

- 7.3 Letters of representation, objecting to the proposal, have been received from parties of the following addresses:
  - 12, 15, 16, 18, 20, 22, 23, 31, 32, 33, 34, 36 & 3 x no number provided Llys Faith, Llanishen
  - 8, 12, 63 Ty Glas Avenue, Llanishen
  - Ty Nant, 63, 91, 110, 114, 117, 124, 130, 136, 149, 154 Ty Glas Road, Llanishen
  - 39 & 79 Coed Glas Road, Llanishen
  - 102, 122, 137, 145, 148, 154, 160, 170,174, 183, 186, 188, 221, 233, 251, 253, 257, 263, 265, 269, 273, 281, 283, & 1 x no number provided Fishguard Road, Llanishen
  - 132, 134 & 178 Fidlas Road, Llanishen
  - 8 & 11 Tasker Square, Llanishen
  - 1 & 27 Newborough Avenue, Llanishen
  - Headteacher of Coed Glas Primary School
  - 5 Gaerwen Close, Llanishen
  - 78 Ashbourn Way, Llanishen
  - 44 South Rise, Llanishen
  - 45 Station Road, Llanishen
  - 23 Trecastle Avenue, Llanishen
  - 30, 36 & 44 Crundale Crescent, Llanishen
  - 3 & 41 Wavell Close, Llanishen
  - 26, 29, 33, 35 St Dogmaels Avenue, Llanishen
  - 9, 11, 26 & 60 Kimberley Terrace, Llanishen
  - 12 Cwrt Glas, Llanishen
  - 10 Mostyn Square, Llanishen
  - 149 Tatham Road, Llanishen
  - 26 Crystal Glen, Llanishen
  - 5 St Martins Crescent, Llanishen
  - 10 Elan Road, Llanishen
  - 19 Bluehouse Road, Llanishen
  - 21 Llys Pegasus, Llanishen
  - 32 Cherrywood Close, Thornhill
  - 7 Sable Close, Lisvane
  - 18 Cefn Onn Meadows, Lisvane
  - 5 Ridgeway, Lisvane
  - 9 Ilfracombe Crescent, Llanrumney
  - 9 Clos Y Fran, Thornhill
  - 10 Cheriton Drive, Thornhill
  - 28 Guenever Close, Thornhill
  - 42 Heol Hendre, Rhiwbina
  - 20A Lakeside Drive
  - 2 Skomer Court, Grangetown
  - 5 Glynne Street, Riverside

- 10 Osprey Close, St Mellons
- 45 Mountbatten Road, Barry
- Several parties have supplied no address

A summary of the objections are detailed below:

- Adverse impact upon the health and well-being of community, particularly children given proximity to schools and leisure centre;
- increase in traffic disruption/delays and adverse impact upon highway safety;
- detrimental impact upon amenity of the area and neighbouring occupiers (i.e. litter, noise, odour, anti-social behaviour, air pollution etc)
- proposals are contrary to the character of the area;
- concerns with regards impact upon local businesses;
- the adverse impact upon climate change goals;
- added pressure on water drainage systems;
- devaluation of property.
- 7.4 Letters of representation, supporting the proposal, have been received from parties of the following addresses:
  - 23 & 50 Fishguard Road, Llanishen
  - 7 Llangefni Place, Llanishen
  - 44a Heol Llanishen Fach, Llanishen
  - 2 Trecastle Avenue, Llanishen
  - 92 Heol Hir, Llanishen
  - 13 Portfield Crescent, Llanishen
  - 30 White Barn Road, Llanishen
  - 25 St Dogmaels Avenue, Llanishen
  - 8 Crundale Crescent, Llanishen
  - 21 Spring Grove, Thornhill
  - 22 Tristram Close, Thornhill
  - 40 Angelica Way, Thornhill
  - 57 Oakridge, Thornhill
  - 7 Woodlawn Way, Thornhill
  - 19 Pen Y Cefn, Thornhill
  - 19 Plas Y Delyn, Lisvane
  - 82 Heathway, Heath
  - A Thornhill resident

A summary of the reasons for support are:

- benefits to the local economy;
- jobs will be created within the area;
- community cohesion will be enhanced.
- 7.5 Cardiff and Vale University Health Board advise that they have responsibility for the health and well-being of the population, and as such our strategic intent

is to work to ensure that the local environment is as conducive as possible to enabling people to make healthy choices. Through the local Public Services Board, we are working with a range of partners to develop this agenda and have committed to developing a healthy weight strategy for Cardiff and Vale. Whilst we understand that this building has planning permission for an A3 use already, and therefore we cannot object or comment on an application for a change of use, we want to raise our concerns about the location of such a facility in this area. There is evidence that locating fast food takeaways near to schools in linked to higher levels of childhood obesity. Childhood obesity is a key public health concern, and as this particular proposal is within close proximity to a primary school it is one that we would not support.

- 7.6 Local Ward Member Cllr Phil Bale expresses the following concerns with regards to the proposal:
  - there are limited litter bins within the area and a long history of serious litter problems within the area. The limited outdoor seating will encourage off-site consumption leading to a substantial increase in litter;
  - there is an enhanced risk of anti-social behaviour within the area;
  - the proximity to schools given recent research should be considered;
  - an increase in traffic will result and there are already serious issues within the area including parking problems, traffic congestion, lack of crossing points for pedestrians;
  - the proposal is contrary to the Council's bilingual strategy;
  - the impact of 24 hour opening needs to be considered;
  - the applicant has not provided a retail impact assessment to determine of the proposal would harm businesses in Llanishen Village;
  - that current pedestrian routes are not safe;
  - In the event that planning permission is approved contributions towards cycle parking, on-street parking, school safety zone, community facilities, a pedestrian crossing and a bus shelter are requested.
- 7.7 Local Ward Member Cllr Shaun Jenkins, also on behalf of Cllrs Lancaster and Parkhill, oppose the application for reason that the opening hours are excessive and the 'drive-thru' will lead to excessive traffic movements both of which will have a negative impact upon the amenities of local residents.
- 7.8 Julie Morgan AM raises concerns with regards to the proximity of the premises to schools and the resultant wellbeing of the pupils, whether the premises would create traffic problems, that the 24 hour opening would be incompatible within the area and that litter problems would result.
- 7.9 Anna McMorrin MP raises concerns with regards to the proximity of the site to schools, traffic increase, safety of pedestrians, opening hours and littering.

#### 8. <u>ANALYSIS</u>

8.1 Introduction

- 8.1.1 The application was deferred at the Committee meeting on the 14<sup>th</sup> August 2019 for a site visit which subsequently took place on 9<sup>th</sup> September 2019. The application is reported for determination following the site visit.
- 8.1.2 The application site lies within the defined settlement boundary within an area of mixed use and the principle of the use of the premises for the provision of food and drink for consumption on or off the premises is established and lawful. It must, therefore, be recognised that the principle of the use is not a matter for consideration the existing premises may be utilised by any party for the provision of food and drink without substantial restriction, including upon opening hours, and to attempt to control this existing lawful use is beyond the scope of the application.
- 8.1.3 Accordingly, the principle of the proposed development is considered to be acceptable and the matters for consideration are the effect of the proposed alterations to the building and site, as detailed within the application, upon:
  - the character of the area;
  - the amenities of the area and neighbouring occupiers;
  - the transport network.

#### 8.2 Impact Upon the Character of the Area

- 8.2.1 Policy KP5 requires that all new development should respond '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'.
- 8.2.2 The immediate area benefits from a range of different buildings in terms of scale, age and design including commercial, leisure and residential buildings. The alterations proposed to the existing building are of a minor nature and complement its original design.
- 8.2.3 The alterations and provisions to be made within the site are reflective of what would be reasonably expected within the curtilage of the existing commercial building and of the wider area.
- 8.2.4 The existing mature vegetation will be predominately retained with enhancements where necessary to facilitate the works and the site will retain the existing benefits to visual amenity of this infrastructure that has previously existed.
- 8.2.5 Accordingly it is considered that the proposal has due regard to the context of the area and would complement its character, and, therefore, accords with the principles of Policy KP5 of the Cardiff Local Development plan.

#### 8.3 Impact Upon the Amenity of Neighbouring Occupiers and the Area

8.3.1 Policy KP5 seeks to ensure that 'no undue effect on the amenity of neighbouring occupiers' results from development.

- 8.3.2 Given the existing context, as detailed at para. 1.1 and 8.1.1, it is considered that the proposals have limited potential to impact upon the amenity of the area and neighbouring occupiers. Many of the potential amenity considerations that have been raised during the processing of the application are intrinsic of concerns raised during applications for change of use to such premises, however, the use of the premises is not material to the consideration of this application. The proposed alterations to the site and building are as a matter of fact and degree minor in nature and would not in use terms be materially different to how the existing site could and may be operated.
- 8.3.3 The proposed 'drive thru' does add a different element to the existing use whereby visitors can purchased food without leaving their cars. This element, however, may in reality have no greater or perhaps a lesser effect than a premises serving take away food where visitors would be required to enter the premises as greater disturbance could result. The 'drive-thru' element is located to the western boundary of the site and is not directly opposite any residential property and, therefore, the relative movement of vehicles within and around the site would again not be fundamentally different than could and may be experienced from the premises within its current configuration.
- 8.3.4 Whilst it is accepted that premises of this nature can give rise to increased litter this is inherently the fault of users rather than the premises operator and again the use of the premises is not material to the consideration of this application. The proposal includes the provision of more than adequate number of litter bins within the site and the applicant has agreed to make contributions to providing litter bins within the immediate area.
- 8.3.5 A condition is recommended controlling the use of the patio areas similar to that imposed upon the existing premises to protect the amenity of neighbouring residents, however, the hours of use have been extended from 07:30 which given the nature of the use is unlikely to have any adverse impact upon neighbouring occupiers.
- 8.3.6 Accordingly it is considered that the proposal would not have any undue impact upon the general amenity of neighbouring occupiers or the area, and, therefore, accords with the principles of Policy KP5.

#### 8.4 **Transport Impact**

8.4.1 Policy KP8 seeks to achieve a 50:50 modal split between journeys by car and other more sustainable means and, therefore, seeks to reduce reliance on the private car as a means of transport in favour of more sustainable methods. Policy T5, supports this key policy, by seeking to ensure 'that all new developments properly address the demand for travel and its impacts, contributes to reducing reliance on the private car and avoids unacceptable harm to safe and efficient operation of the road, public transport and other movement network and routes'. Whilst Policy KP6 details that 'development will not be permitted which would cause unacceptable harm to the safe and

efficient operation of the highway, public transport and other movement networks'.

- 8.4.2 The proposal provides for adequate car parking facilities in accordance with current guidelines and is within the maximum considered acceptable to ensure that sustainable transport objectives are achieved.
- 8.4.3 Bicycle parking spaces are proposed within the curtilage to encourage the use and promote this sustainable mode of transport.
- 8.4.4 Assessments undertaken detail that whilst some increase in vehicle traffic will result that it would not be so substantial to impact upon the safe and efficient use of the highway. Improvements to the existing highway are to be secured, through financial contribution, for upgrading the existing access junction and providing a pedestrian crossing to negate any harm to highway safety through lowering speeds and improving pedestrian movement networks.
- 8.4.5 It should be noted that the assessments undertaken were based upon data which did not fully consider the existing lawful use the premises can be utilised for and, therefore, the net traffic impact resulting from the proposal could be less than even than that which has in any case been found acceptable.
- 8.4.6 Accordingly, it is considered, subject to conditions, that the proposal would have no adverse transport impact having a minimal impact upon the road network and accords with the principles of Policies KP8, T5 and T6.

#### 8.5 **Planning Obligations and Viability**

- 8.5.1 National Policy and CIL regulations outline the legal requirements for a valid Planning obligation. Policy KP7 is also relevant and the Council's approved Planning Obligations SPG provides further guidance.
- 8.5.2 With reference to the Community Infrastructure Levy tests and approved SPG, contributions of:
  - £45,000 towards a raised table zebra crossing on Ty Glas Avenue adjacent to the leisure centre;
  - £15,000 towards improvments to the acess road and Ty Glas Avenue junction to include tactile crossings and reduction in carriage way width;
  - £1,880 towards 4 litter bins within the locality;

In the interests of highway safety and the amenity of the area have been agreed to be paid by the applicant to negate concerns in this regard resulting from the proposal.

#### 8.6 **Other Matters**

8.6.1 Policy EN10 and EN14 require water sensitive design solutions that do not increase risk of flooding elsewhere are incorporated within new developments. The proposal is supported by a drainage strategy that incorporates

sustainable drainage techniques and details that there will not be increased risk of flooding elsewhere.

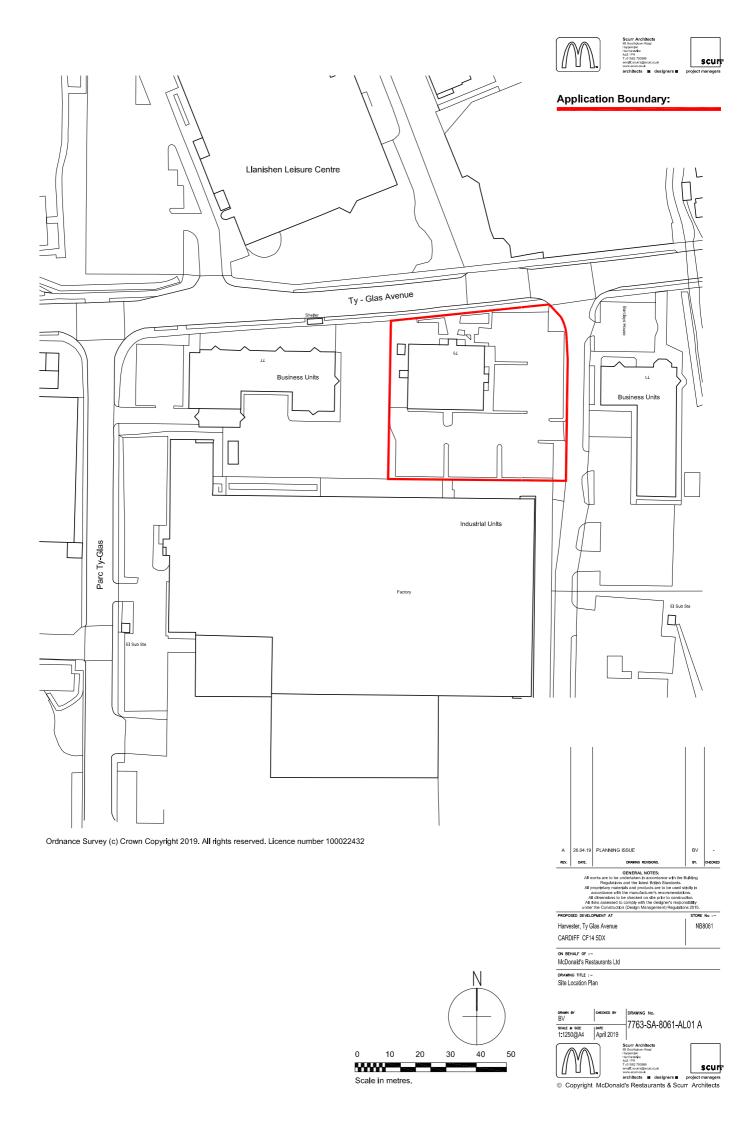
- 8.6.2 Policies KP15, KP16 and EN8 seek to ensure that green infrastructure is protected and the effects of climate change associated with such loss are mitigated. The principle of the proposed development in this regard is considered acceptable, however, some further detail is required to ensure that appropriate landscaping is provided. Conditions are recommended in this regard.
- 8.6.3 Notwithstanding that the premises benefits from an existing lawful use and that the use of the premises is not material to consideration of this application given the comments received in respect of the potential negative impacts of the proposal on the health of the local population and proximity to local schools it should be noted that current National and Local Planning Policy contain no specific policies in this regard.
- 8.6.4 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.
- 8.6.5 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 Councils 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.
- 8.6.6 Well-Being of Future Generations Act 2016 Section 3 of this Act imposes a duty on public bodies to carryout 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 on the achievement of wellbeing objectives as a result of the recommended decision.
- 8.6.7 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.
- 8.6.8 Flood and Water Management Act 2010 Section 12 (3) of the Flood and Water Management Act 2010 places a duty on risk management authorities

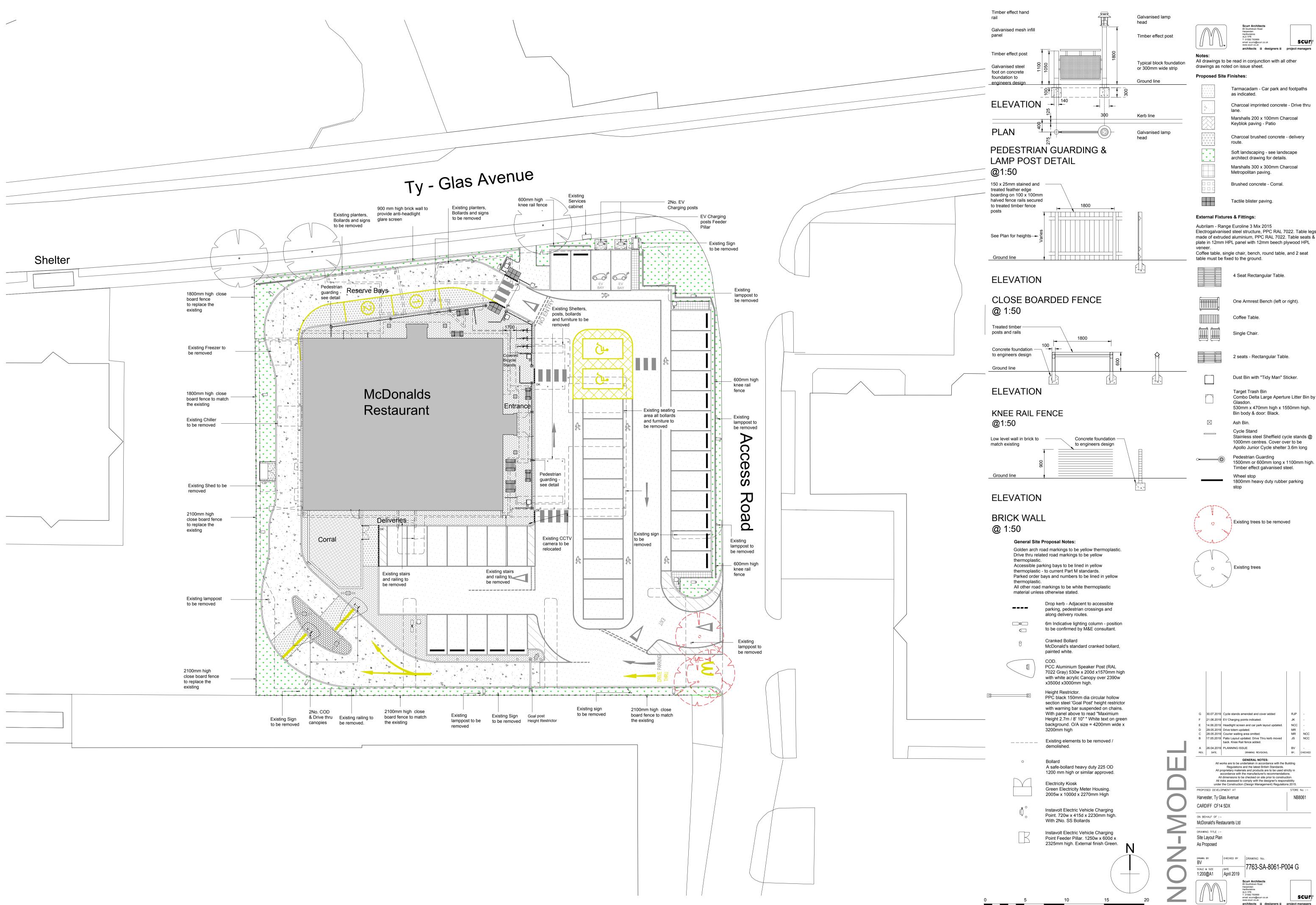
(e.g. a county council for the area) to have regard to the national and local strategies and guidance when exercising any other function in a manner which may affect a flood risk or coastal erosion risk. The relevant strategies and guidance have been taken into consideration in the determination of this application.

8.6.9 It should be noted that the value of property is not a material planning consideration.

#### 8.7 **Conclusion**

8.7.1 Having regard to the policy context above, the proposal is considered acceptable and it is recommended, subject to S106 obligations and conditions, that planning permission be granted.





General Site Proposal Notes:	

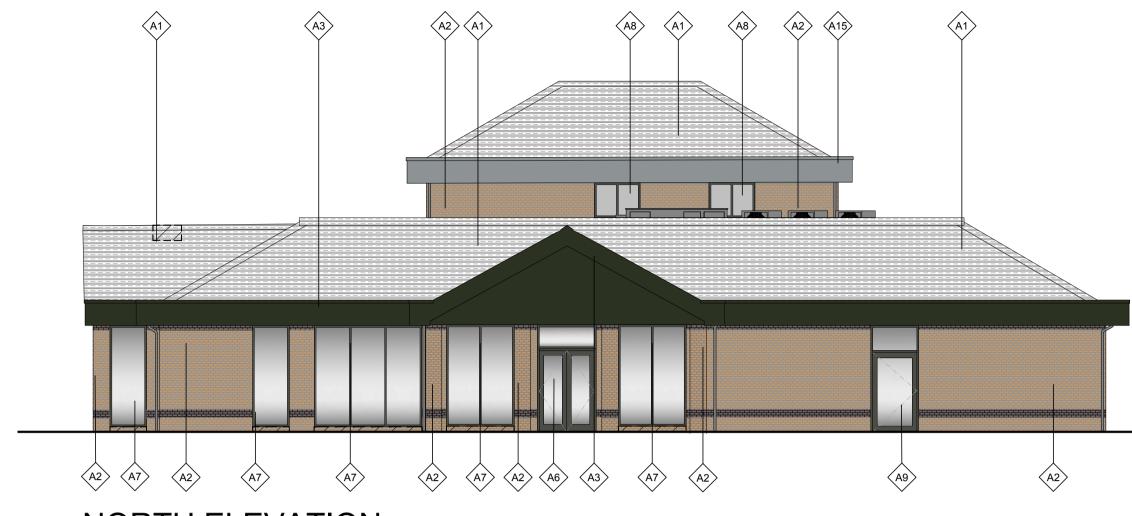


Tarmacadam - Car park and footpaths as indicated.
Charcoal imprinted concrete - Drive thru lane.
Marshalls 200 x 100mm Charcoal Keyblok paving - Patio
Charcoal brushed concrete - delivery route.
Soft landscaping - see landscape architect drawing for details.
Marshalls 300 x 300mm Charcoal Metropolitan paving.
Brushed concrete - Corral.
Tactile blister naving

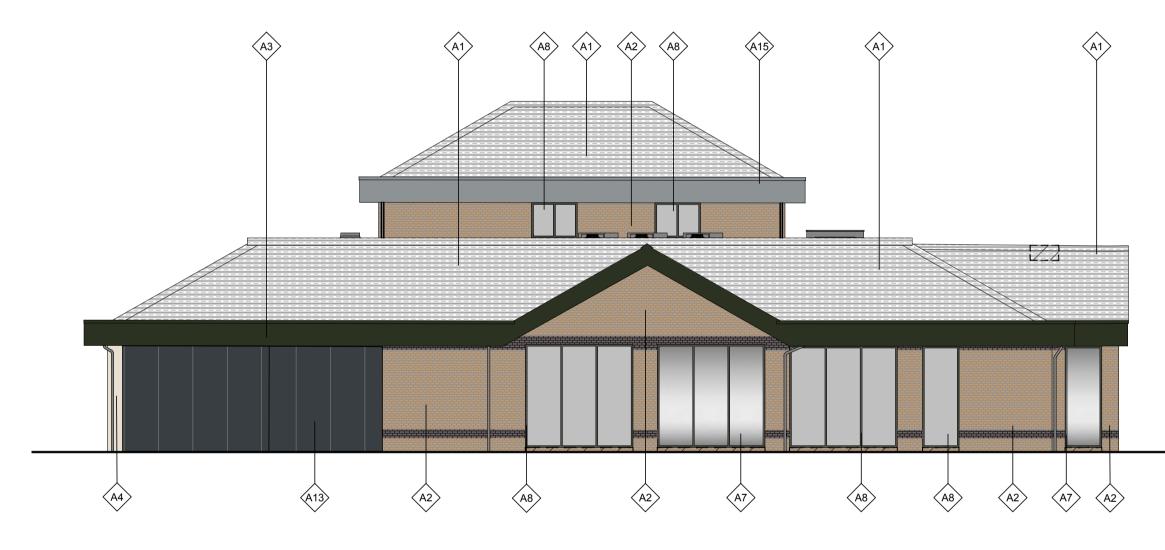
Electrogalvanised steel structure, PPC RAL 7022. Table legs made of extruded aluminium, PPC RAL 7022. Table seats &

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© Copyright McDonald's Restaurants & Scurr Architects



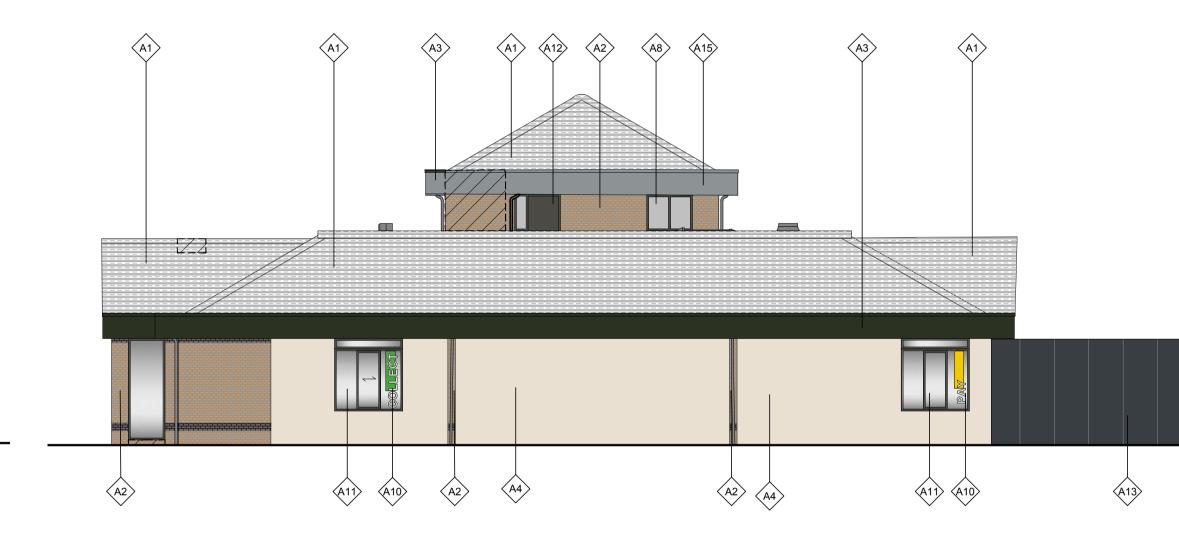




SOUTH ELEVATION



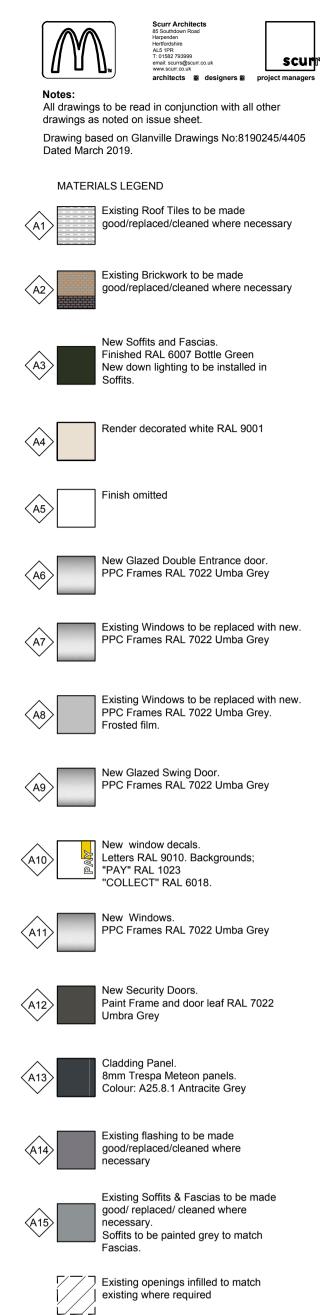




WEST ELEVATION

5

10 15



D 08.07.2019 New fascias and soffits to lower roof. NCC C 17.05.2019 Kitchen Windows omitted. Notes amended. JS NCC 
 B
 29.04.2019
 Existing clock towers removed. Annotations updated.

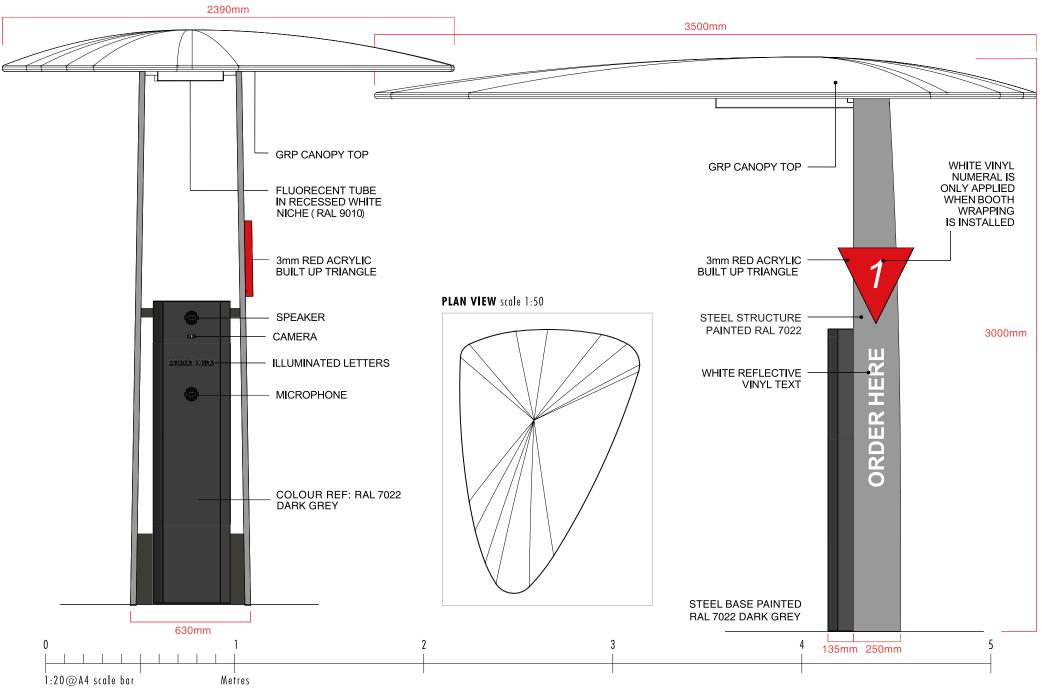
 A
 26.04.2019
 PLANNING ISSUE
 BV REV. DATE. DRAWING REVISIONS. BY. CHECKED GENERAL NOTES: All works are to be undertaken in accordance with the Building Regulations and the latest British Standards. All proprietary materials and products are to be used strictly in accordance with the manufacturer's recommendations. All dimensions to be checked on site prior to construction. All risk assessed to comply with the designer's responsibility under the Construction (Design Management) Regulations 2015. PROPOSED DEVELOPMENT AT STORE No :-NB8061 Harvester, Ty Glas Avenue CARDIFF CF14 5DX ON BEHALF OF :-McDonald's Restaurants Ltd DRAWING TITLE :-Elevations&Section As Proposed drawn by BV CHECKED BY DRAWING No. 7763-SA-8061-P005 D SCALE & SIZE DATE 1:100@A1 April 2019 Scurr Architects 85 Southdown Road Harpenden Hentfordshire AL5 1PR T: 01582 723999 email: scurr Sigscur.co.uk www.scurr.co.uk www.scurr.co.uk architects B designers B project managers © Copyright McDonald's Restaurants & Scurr Architects

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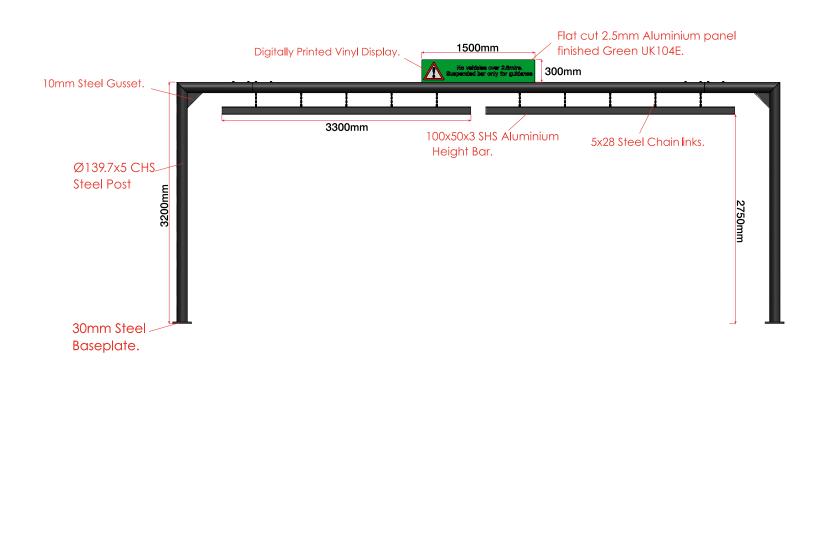
20



**BUTTERFIELD SIGNS** 



SIGN TYPE (8)



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#### LOCAL MEMBER OBJECTION, AM OBJECTION, PETITION

COMMITTEE DATE: 18/09/2019

APPLICATION No. A/19/000057/MNR APPLICATION DATE: 03/05/2019

- ED: LLANISHEN
- APP: TYPE: ADVERTISEMENT CONSENT

APPLICANT:MCDONALD'S RESTAURANTS LTDLOCATION:FORMER THE TY GLAS, 75 TY GLAS AVENUE, LLANISHEN,<br/>CARDIFF, CF14 5DXPROPOSAL:INSTALLATION OF 4 NO. FASCIA SIGNS

**RECOMMENDATION 1:** That advertisement consent be **GRANTED**, subject to the following conditions:

- 1. C03 Statutory Time Limit Advertisements
- 2. The consent relates to the following approved plans:
- McDonalds/002/2008 Sign 5
- McDonalds/132/2010 Sign 19
- 7763-SA-8061-P009 D Signage Elevations

Reason: For the avoidance of doubt to the extent of the consent granted.

**RECOMMENDATION 2:** The applicant be advised that the use of the Welsh Language is encouraged where possible and consideration should be given to bilingual signage.

#### 1. <u>DESCRIPTION OF PROPOSED DEVELOPMENT</u>

- 1.1 Advertisement consent is sought for the display of signage upon an existing commercial restaurant premises to which alterations are proposed.
- 1.2 The site is located on Ty Glas Avenue, Llanishen, Cardiff a busy thoroughfare and main traffic route within this part of the city. The site is located on the periphery of a business/industrial park and the immediate neighbours are of a commercial nature, including offices, a leisure centre and warehouses. Recently a development of apartments has been introduced opposite the site and an estate of dwellinghouses is in excess of 50m from the boundary of the application site. The premises have recently been occupied by the Harvester brand as a restaurant with bar facilities.
- 1.3 The proposed signage consists of a perspex logo sign measuring approx.

0.9m x 1m and lettering measuring approx. 0.9m x 5.5m which will be internally illuminated to a level of 600cd/m<sup>2</sup> and located upon the gables of the porticos on the north and east elevations of the building.

## 2. <u>SITE HISTORY OF RELEVANCE</u>

Application No :	89/01306/N
Proposal :	PUB/RESTAURANT
Application Type:	FUL
Decision :	PER
Decision Date :	12/09/1989
Application No : Proposal :	89/02461/N PUBLIC HOUSE/RESTAURANT AND CAR PARKS (3105 m.sq.)
Application Type:	FUL
Decision :	PER
Decision Date :	09/01/1990
Application No :	A/90/00136/N
Proposal :	VARIOUS BREWERY SIGNAGE
Application Type:	ADV
Decision :	PER
Decision Date :	16/11/1990
Application No : Proposal :	00/01632/N THE FORMATION OF A GARDEN AREA TO THE EXISTING FRONTAGE OF THE TY GLAS PUBLIC HOUSE
Application Type:	FUL
Decision :	PER
Decision Date :	18/10/2000
Application No : Proposal :	01/00145/N REMOVAL OF CONDITION 8 OF PLANNING APPROVAL 89/2461 DATED 9TH JANUARY 1990
Application Type:	REM
Decision :	PER
Decision Date :	15/03/2001
Application No : Proposal :	01/00811/N FORMATION OF NEW PATIO TO EXISTING PUBLIC HOUSE
Application Type:	FUL
Decision :	PER
Decision Date :	08/06/2001
Application No :	A/01/00089/N
Proposal :	BREWERY SIGNAGE
Application Type:	ADV
Decision :	PER
Decision Date :	12/06/2001

Application No :	A/03/00172/N
Proposal :	NEW BREWERY SIGNAGE
Application Type:	ADV
Decision :	PER
Decision Date :	12/09/2003
Application No : Proposal :	07/01955/E EXTENSION OF EXTERNAL DRINKING AREA AND 2 NO. TIMBER FRAME GAZEBOS ON PATIO AND RELOCATION OF 2 NO. JUMBERELLAS
Application Type:	FUL
Decision :	PER
Decision Date :	10/10/2007
Application No : Proposal :	A/15/00055/MNR 2 NO INTERNALLY ILLUMINATED POST SIGNS 2 NO INTERNALLY ILLUMINATED SETS OF LETTERS 2 NO INTERNALLY ILLUMINATED DISPLAY CASES 2 NO NON ILLUMINATED SETS OF LETTERS ADV
Application Type:	ADV
Decision :	PER
Decision Date :	21/05/2015
Application No : Proposal :	15/01034/MNR VARIATION OF CONDITION 3 OF 01/00811/N TO ALLOW USE OF THE PATIO FROM 0900 UNTIL 2330 HOURS
Application Type:	VAR
Decision :	PER
Decision Date :	17/06/2015
Application No : Proposal :	A/19/00058/MNR THE INSTALLATION OF 1 NO. FREESTANDING 6M TOTEM SIGN
Application Type:	ADV
Decision :	UNDECIDED
Application No : Proposal :	A/19/00059/MNR INSTALLATION OF SITE SIGNAGE INCLUDING; 4 NO. FREESTANDING SIGNS, 1 NO. BANNER SIGN AND 18 NO. DOT SIGNS.
Application Type:	ADV
Decision :	UNDECIDED
Application No : Proposal :	19/01370/MNR RECONFIGURATION OF THE WIDER SITE INCLUDING PARKING AND PATIO LAYOUT, INSTALLATION OF WRAP AROUND DRIVE-THRU LANE AND THE INCLUSION OF A BACK OF HOUSE CORRAL STORAGE AREA AND ASSOCIATED WORKS TO THE SITE. INSTALLATION OF 2NO COD (CUSTOMER ORDER DISPLAYS) AND GOAL POST HEIGHT RESTRICTOR. ALTERATIONS TO THE ELEVATIONS INCLUDING NEW ENTRANCE DOOR AND DRIVE- THRU BOOTHS, NEW PLANT EQUIPMENT TO THE

Application Type: FUL Decision : Undecided

#### 3. POLICY FRAMEWORK

#### **National Planning Policy**

- Planning Policy Wales (10<sup>th</sup> Ed) 2018
- Technical Advice Note 7: Outdoor Advertisement Control (1996)

#### Supplementary Planning Guidance

• Shop Fronts and Signage (June 2019)

#### 4. <u>CONSULTEE RESPONSES</u>

- 4.1 The Operational Manager (Traffic and Transportation) raises no objection to the proposal.
- 4.2 The Operational Manager (SRS Noise, Air & Light Pollution) has been consulted, no representations have been received.

#### 5. <u>REPRESENTATIONS</u>

- 5.1 Three petitions, of 59, 51 and 15 signatories, have been received objecting to the proposal. The concerns expressed relate to health and wellbeing of the community, increased traffic, increased litter, anti-social behaviour and impact upon residential amenity.
- 5.2 Letters of representation, objecting to the proposal, have been received from parties of the following addresses:
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  - 8 & 11 Tasker Square, Llanishen
  - 1 & 27 Newborough Avenue, Llanishen
  - Headteacher of Coed Glas Primary School
  - 5 Gaerwen Close, Llanishen
  - 78 Ashbourn Way, Llanishen
  - 44 South Rise, Llanishen
  - 45 Station Road, Llanishen
  - 23 Trecastle Avenue, Llanishen

- 30, 36 & 44 Crundale Crescent, Llanishen
- 3 & 41 Wavell Close, Llanishen
- 26, 29, 33, 35 St Dogmaels Avenue, Llanishen
- 9, 11, 26 & 60 Kimberley Terrace, Llanishen
- 12 Cwrt Glas, Llanishen
- 10 Mostyn Square, Llanishen
- 149 Tatham Road, Llanishen
- 26 Crystal Glen, Llanishen
- 5 St Martins Crescent, Llanishen
- 10 Elan Road, Llanishen
- 19 Bluehouse Road, Llanishen
- 21 Llys Pegasus, Llanishen
- 32 Cherrywood Close, Thornhill
- 7 Sable Close, Lisvane
- 18 Cefn Onn Meadows, Lisvane
- 5 Ridgeway, Lisvane
- 9 Ilfracombe Crescent, Llanrumney
- 9 Clos Y Fran, Thornhill
- 10 Cheriton Drive, Thornhill
- 28 Guenever Close, Thornhill
- 42 Heol Hendre, Rhiwbina
- 20A Lakeside Drive
- 2 Skomer Court, Grangetown
- 5 Glynne Street, Riverside
- 10 Osprey Close, St Mellons
- 45 Mountbatten Road, Barry
- Several parties have supplied no address

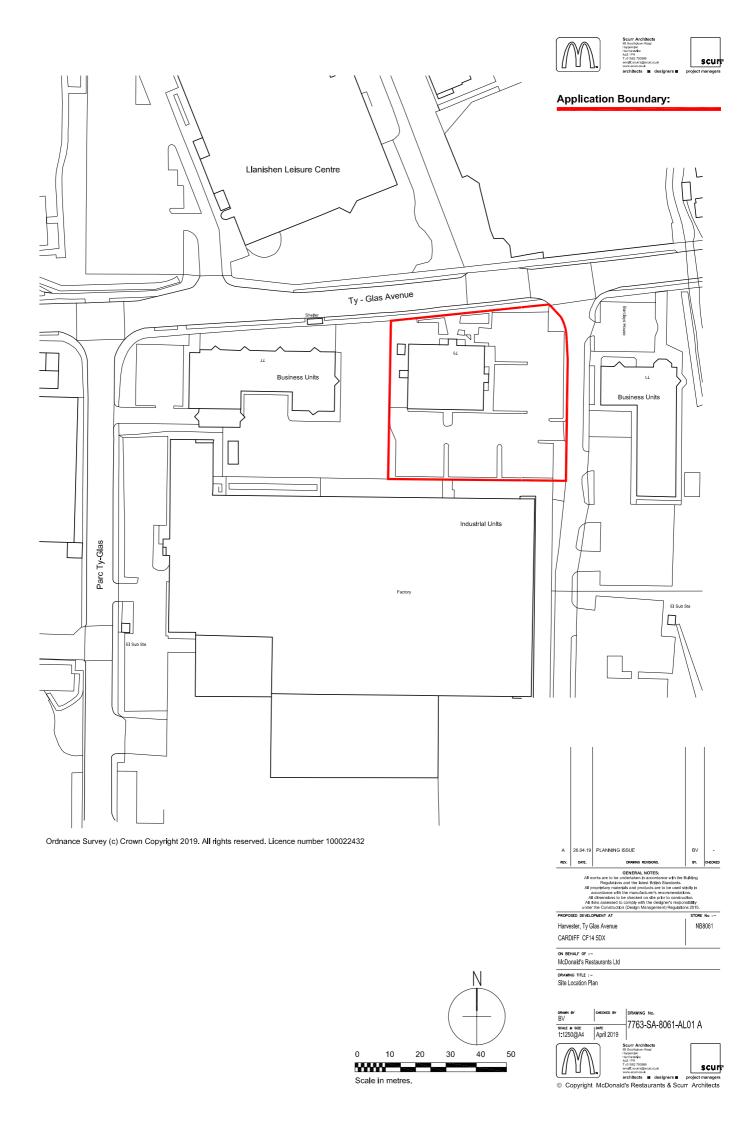
The objections principally relate to the premise of advertising fast food, which is detrimental to health and well-being, within such close proximity to schools and the detrimental impact upon residential amenity.

- 5.3 Letters of representation, supporting the proposal, have been received from parties of the following addresses:
  - 23 & 50 Fishguard Road, Llanishen
  - 7 Llangefni Place, Llanishen
  - 44a Heol Llanishen Fach, Llanishen
  - 2 Trecastle Avenue, Llanishen
  - 92 Heol Hir, Llanishen
  - 13 Portfield Crescent, Llanishen
  - 30 White Barn Road, Llanishen
  - 25 St Dogmaels Avenue, Llanishen
  - 8 Crundale Crescent, Llanishen
  - 21 Spring Grove, Thornhill
  - 22 Tristram Close, Thornhill
  - 40 Angelica Way, Thornhill
  - 57 Oakridge, Thornhill

- 7 Woodlawn Way, Thornhill
- 19 Pen Y Cefn, Thornhill
- 19 Plas Y Delyn, Lisvane
- 82 Heathway, Heath
- A Thornhill resident
- 5.4 Local Ward Member Cllr Phil Bale expresses concerns with the failure of the signage to be provided bilingually.
- 5.5 Local Ward Member Cllr Shaun Jenkins, also on behalf of Cllrs Lancaster and Parkhill, object to the proposal.
- 5.6 Julie Morgan AM objects to the proposal.
- 5.7 Anna Mcmorrin MP objects to the proposal on the basis of the proximity to schools, particularly the local primary school.

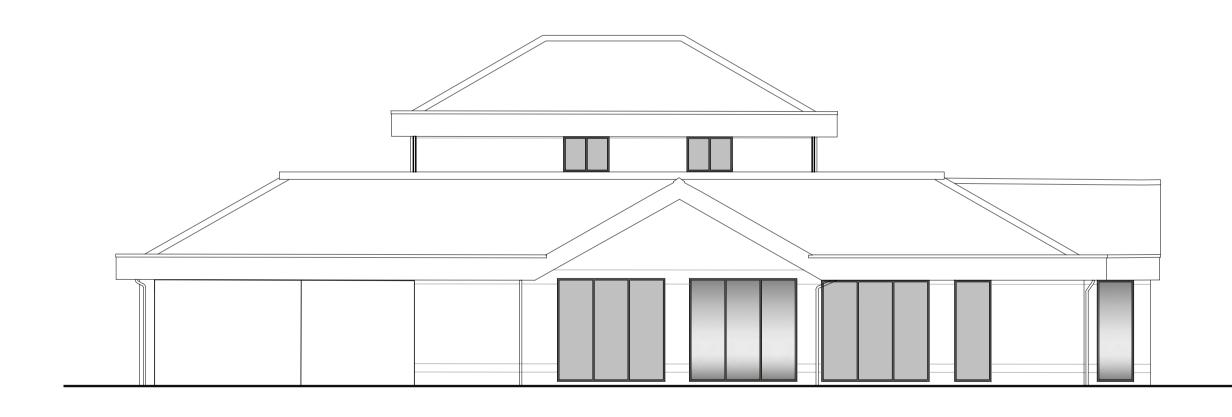
#### 6. <u>ANALYSIS</u>

- 6.1 The application was deferred at the Committee meeting on the 14<sup>th</sup> August 2019 for a site visit which subsequently took place on 9<sup>th</sup> September 2019. The application is reported for determination following the site visit.
- 6.2 The display of advertisements can be controlled in the interests of amenity and public safety as detailed at Sec. 6 of TAN7.
- 6.3 The design and visual appearance of the signage proposed is appropriate relative to the site and its setting the site historically benefits from signage in this placement upon the building, the former Harvester and the Ty Glas PH prior both utilising the areas for signage. The maximum illumination level as detailed would be in accordance with guidance produced by the Institute of Lighting Professionals for suburban areas. It is, therefore, considered that amenity would not be harmed.
- 6.4 The design and siting of the advertisements are considered not to have a detrimental impact upon public safety. The advertisements are located such that they would not create a hazard to or endanger people in the vicinity who are taking reasonable care for their own or others safety.
- 6.5 Whilst the provision of bilingual signage is encouraged this is not a matter, with reference to the material considerations detailed at para. 6.,1 that would justify refusal of consent. It should be noted in respect of this application that the signage consists of brand names and logos which could not be directly translated.
- 6.6 It is concluded that the application is acceptable and it is recommended that Advertisement Consent be granted.





# NORTH ELEVATION

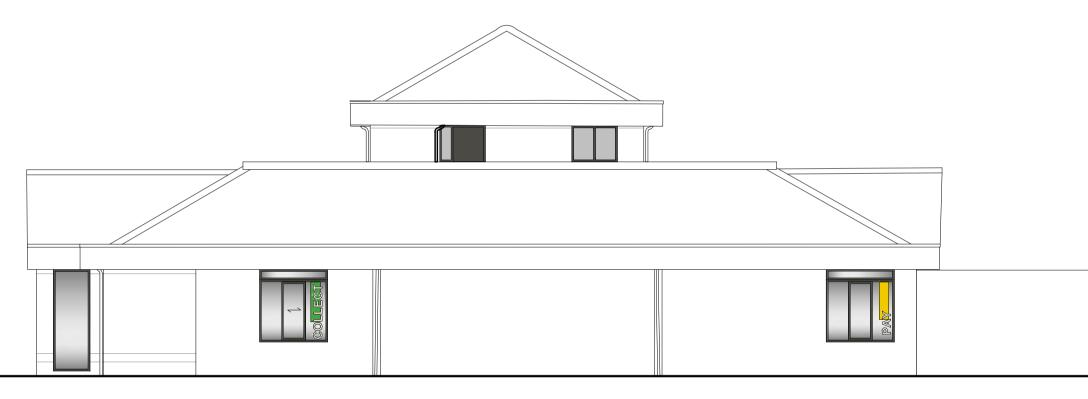


# SOUTH ELEVATION

BUILDING SIGN S	BUILDING SIGN SCHEDULE - ERDDS SIGNAGE (BUTTERFIELDS SIGNS)							
ADVERT REF	SIGN TYPE	QTY	SIZE (mm)		HEIGHT (mm) ABOVE GROUND	· · ·	,	ILLUMINATION
LETTERS	SIGN 5	2	5450W x 100D x 606H	White acrylic "McDonald's" text.	Refer to Elevations	N/A	606	(STATIC - Max. 600cd/m²)
GOLDEN ARCH	SIGN 19	2	1029W x 100D x 900H	Yellow acrylic "Golden Arch" symbol.	Refer to Elevations	N/A	900	(STATIC - Max. 600cd/m <sup>2</sup> )



# EAST ELEVATION



WEST ELEVATION









**SCUI**P project managers

**Notes:** All drawings to be read in conjunction with all other drawings as noted on issue sheet. Drawing based on Glanville Drawings No:8190245/4405 Dated March 2019.

 
 D
 08.07.2019
 Updated to match latest elevations.

 C
 17.05.2019
 Re-connect screen omitted.

 B
 29.04.2019
 Existing clock towers removed. Annotations updated.

 A
 26.04.2019
 PLANNING ISSUE
 NCC JS NCC REV. DATE. DRAWING REVISIONS. BY. CHECKED GENERAL NOTES: All works are to be undertaken in accordance with the Building Regulations and the latest British Standards. All proprietary materials and products are to be used strictly in accordance with the manufacturer's recommendations. All dimensions to be checked on site prior to construction. All risk assessed to comply with the designer's responsibility under the Construction (Design Management) Regulations 2015. PROPOSED DEVELOPMENT AT STORE No :-NB8061 Harvester, Ty Glas Avenue CARDIFF CF14 5DX ON BEHALF OF :-McDonald's Restaurants Ltd DRAWING TITLE :-Signage Elevations drawn by BV CHECKED BY DRAWING No. 7763-SA-8061-P009 D scale & size date 1:100@A1 April 2019 Scurr Architects © Copyright McDonald's Restaurants & Scurr Architects

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15

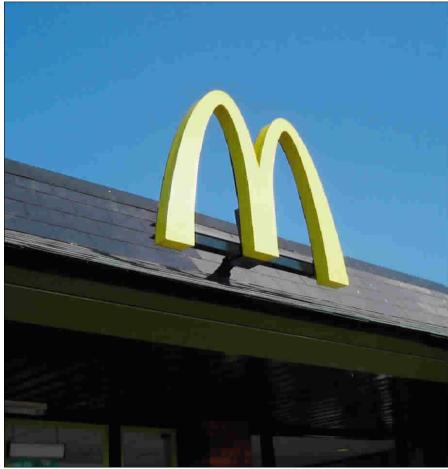
10

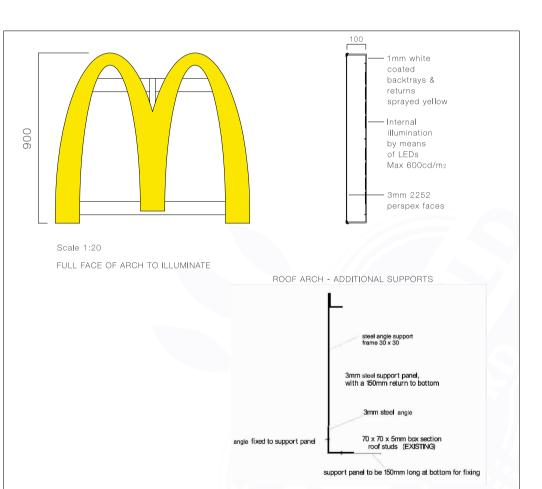
## McDONALDS 900mm ALFRESCO ROOF ARCH

# **BUTTERFIELD SIGNS**



## SIGN 19







174 SUNBRIDGE ROAD, BRADFORD, WEST YORKSHIRE. BD1 2RZ. Tel : +44 (0) 1274 722244 Fax : +44 (0) 1274 848998 - www.butterfieldsigns.co.uk

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## McDONALDS ALFRESCO ROOF LETTERS

# **BUTTERFIELD SIGNS**

SCALE 1:50/20 @ A4

DWG NO. McDonalds / 002/ 2008

DRAWN BY GC

DATE 07 FEBRUARY 2008

77670

SALES CONT. ARB

JOB NO.

# SIGN 5

A CODOBALOS A COMPANY A CO	0       2       3       4       5         1:50 Scale bar       Metres         Scale - 1:50       0
	100 100 100 100 100 100 100 100
	2 3 3 4 3 3 4 3 3 4 3 3 4 3 3 4 4 4 4 4
l 1:20 Scale bar	Metres



174 SUNBRIDGE ROAD, BRADFORD, WEST YORKSHIRE. BD1 2RZ. Tel : +44 (0) 1274 722244 Fax : +44 (0) 1274 848998 - www.butterfieldsigns.co.uk



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CERTIFICATE No. FM 32534

#### LOCAL MEMBER OBJECTION, AM OBJECTION, PETITION

COMMITTEE DATE: 18/09/2019

APPLICATION No. A/19/000058/MNR APPLICATION DATE: 03/05/2019

- ED: LLANISHEN
- APP: TYPE: ADVERTISEMENT CONSENT
- APPLICANT: MCDONALD'S RESTAURANTS LTD LOCATION: FORMER THE TY GLAS, 75 TY GLAS AVENUE, LLANISHEN, CARDIFF, CF14 5DX PROPOSAL: THE INSTALLATION OF 1 NO. FREESTANDING 6M TOTEM SIGN.

**RECOMMENDATION 1 :** That advertisement consent be **GRANTED**, subject to the following conditions:

- 1. C03 Statutory Time Limit Advertisements
- 2. The consent relates to the following approved plans:
  - 93679B Page 1 Sign Type 1A Drive Totem 1: 6.0 meter
  - 7763-SA-8061-P022 E Site Layout Plan Drive Totem

Reason: For the avoidance of doubt to the extent of the consent granted.

**RECOMMENDATION 2:** The applicant be advised that the use of the Welsh Language is encouraged where possible and consideration should be given to bilingual signage.

#### 1. <u>DESCRIPTION OF PROPOSED DEVELOPMENT</u>

- 1.1 Advertisement consent is sought for the display of signage within the curtilage of an existing commercial restaurant premises to which alterations are proposed.
- 1.2 The site is located on Ty Glas Avenue, Llanishen, Cardiff a busy thoroughfare and main traffic route within this part of the city. The site is located on the periphery of a business/industrial park and the immediate neighbours are of a commercial nature, including offices, a leisure centre and warehouses. Recently a development of apartments has been introduced opposite the site and an estate of dwellinghouses is in excess of 50m from the boundary of the application site. The premises have recently been occupied by the Harvester brand as a restaurant with bar facilities.

1.3 The proposed signage consists of a Totem Sign of a height of approx.. 6m and a width of 1.44m and a thickness of 0.32m. The signage would be double sided with 4 sections, the top section benefitting from a backlit logo to a maximum 600cd/m<sup>2</sup>.

#### 2. SITE HISTORY OF RELEVANCE

Application No :	89/01306/N
Proposal :	PUB/RESTAURANT
Application Type:	FUL
Decision :	PER
Decision Date :	12/09/1989
Application No : Proposal :	89/02461/N PUBLIC HOUSE/RESTAURANT AND CAR PARKS (3105 m.sq.)
Application Type:	FUL
Decision :	PER
Decision Date :	09/01/1990
Application No :	A/90/00136/N
Proposal :	VARIOUS BREWERY SIGNAGE
Application Type:	ADV
Decision :	PER
Decision Date :	16/11/1990
Application No : Proposal :	00/01632/N THE FORMATION OF A GARDEN AREA TO THE EXISTING FRONTAGE OF THE TY GLAS PUBLIC HOUSE
Application Type:	FUL
Decision :	PER
Decision Date :	18/10/2000
Application No : Proposal :	01/00145/N REMOVAL OF CONDITION 8 OF PLANNING APPROVAL 89/2461 DATED 9TH JANUARY 1990
Application Type:	REM
Decision :	PER
Decision Date :	15/03/2001
Application No :	01/00811/N
Proposal :	FORMATION OF NEW PATIO TO EXISTING PUBLIC HOUSE
Application Type:	FUL
Decision :	PER
Decision Date :	08/06/2001
Application No :	A/01/00089/N
Proposal :	BREWERY SIGNAGE
Application Type:	ADV
Decision :	PER
Decision Date :	12/06/2001
Application No :	A/03/00172/N
Proposal :	NEW BREWERY SIGNAGE

Application Type:	ADV
Decision :	PER
Decision Date :	12/09/2003
Application No : Proposal : Application Type:	07/01955/E EXTENSION OF EXTERNAL DRINKING AREA AND 2 NO. TIMBER FRAME GAZEBOS ON PATIO AND RELOCATION OF 2 NO. JUMBERELLAS FUL
Decision :	PER
Decision Date :	10/10/2007
Application No : Proposal :	A/15/00055/MNR 2 NO INTERNALLY ILLUMINATED POST SIGNS 2 NO INTERNALLY ILLUMINATED SETS OF LETTERS 2 NO INTERNALLY ILLUMINATED DISPLAY CASES 2 NO NON ILLUMINATED SETS OF LETTERS
Application Type:	ADV
Decision :	PER
Decision Date :	21/05/2015
Application No :	15/01034/MNR
Proposal :	VARIATION OF CONDITION 3 OF 01/00811/N TO ALLOW
Application Type: Decision : Decision Date :	USE OF THE PATIO FROM 0900 UNTIL 2330 HOURS VAR PER 17/06/2015
Application No :	A/19/00057/MNR
Proposal :	INSTALLATION OF 4 NO. FASCIA SIGNS
Application Type:	ADV
Decision :	UNDECIDED
Application No : Proposal :	A/19/00059/MNR INSTALLATION OF SITE SIGNAGE INCLUDING; 4 NO. FREESTANDING SIGNS, 1 NO. BANNER SIGN AND 18 NO. DOT SIGNS.
Application Type:	ADV
Decision :	UNDECIDED
Application No : Proposal :	19/01370/MNR RECONFIGURATION OF THE WIDER SITE INCLUDING PARKING AND PATIO LAYOUT, INSTALLATION OF WRAP AROUND DRIVE-THRU LANE AND THE INCLUSION OF A BACK OF HOUSE CORRAL STORAGE AREA AND ASSOCIATED WORKS TO THE SITE. INSTALLATION OF 2NO COD (CUSTOMER ORDER DISPLAYS) AND GOAL POST HEIGHT RESTRICTOR. ALTERATIONS TO THE ELEVATIONS INCLUDING NEW ENTRANCE DOOR AND DRIVE-THRU BOOTHS, NEW PLANT EQUIPMENT TO THE ROOF
Application Type:	FUL
Decision :	Undecided

### 3. POLICY FRAMEWORK

#### **National Planning Policy**

- Planning Policy Wales (10<sup>th</sup> Ed) 2018
- Technical Advice Note 7: Outdoor Advertisement Control (1996)

Supplementary Planning Guidance

• Shop Fronts and Signage (June 2019)

### 4. <u>CONSULTEE RESPONSES</u>

- 4.1 The Operational Manager (Traffic and Transportation) raises no objection to the proposal.
- 4.2 The Operational Manager (SRS Noise, Air & Light Pollution) has been consulted, no representations have been received.

### 5. <u>REPRESENTATIONS</u>

- 5.1 Three petitions, of 59, 51 and 15 signatories, have been received objecting to the proposal. The concerns expressed relate to health and wellbeing of the community, increased traffic, increased litter, anti-social behaviour and impact upon residential amenity.
- 5.2 Letters of representation, objecting to the proposal, have been received from parties of the following addresses:
  - 12, 15, 16, 18, 20, 22, 23, 31, 32, 33, 34, 36 & 3 x no number provided Llys Faith, Llanishen
  - 8, 12, 63 Ty Glas Avenue, Llanishen
  - Ty Nant, 63, 91, 110, 114, 117, 124, 130, 136, 149, 154 Ty Glas Road, Llanishen
  - 39 & 79 Coed Glas Road, Llanishen
  - 102, 122, 137, 145, 148, 154, 160, 170,174, 183, 186, 188, 221, 233, 251, 253, 257, 263, 265, 269, 273, 281, 283, & 1 x no number provided Fishguard Road, Llanishen
  - 132, 134 & 178 Fidlas Road, Llanishen
  - 8 & 11 Tasker Square, Llanishen
  - 1 & 27 Newborough Avenue, Llanishen
  - Headteacher of Coed Glas Primary School
  - 5 Gaerwen Close, Llanishen
  - 78 Ashbourn Way, Llanishen
  - 44 South Rise, Llanishen
  - 45 Station Road, Llanishen
  - 23 Trecastle Avenue, Llanishen
  - 30, 36 & 44 Crundale Crescent, Llanishen
  - 3 & 41 Wavell Close, Llanishen
  - 26, 29, 33, 35 St Dogmaels Avenue, Llanishen

- 9, 11, 26 & 60 Kimberley Terrace, Llanishen
- 12 Cwrt Glas, Llanishen
- 10 Mostyn Square, Llanishen
- 149 Tatham Road, Llanishen
- 26 Crystal Glen, Llanishen
- 5 St Martins Crescent, Llanishen
- 10 Elan Road, Llanishen
- 19 Bluehouse Road, Llanishen
- 21 Llys Pegasus, Llanishen
- 32 Cherrywood Close, Thornhill
- 7 Sable Close, Lisvane
- 18 Cefn Onn Meadows, Lisvane
- 5 Ridgeway, Lisvane
- 9 Ilfracombe Crescent, Llanrumney
- 9 Clos Y Fran, Thornhill
- 10 Cheriton Drive, Thornhill
- 28 Guenever Close, Thornhill
- 42 Heol Hendre, Rhiwbina
- 20A Lakeside Drive
- 2 Skomer Court, Grangetown
- 5 Glynne Street, Riverside
- 10 Osprey Close, St Mellons
- 45 Mountbatten Road, Barry
- Several parties have supplied no address

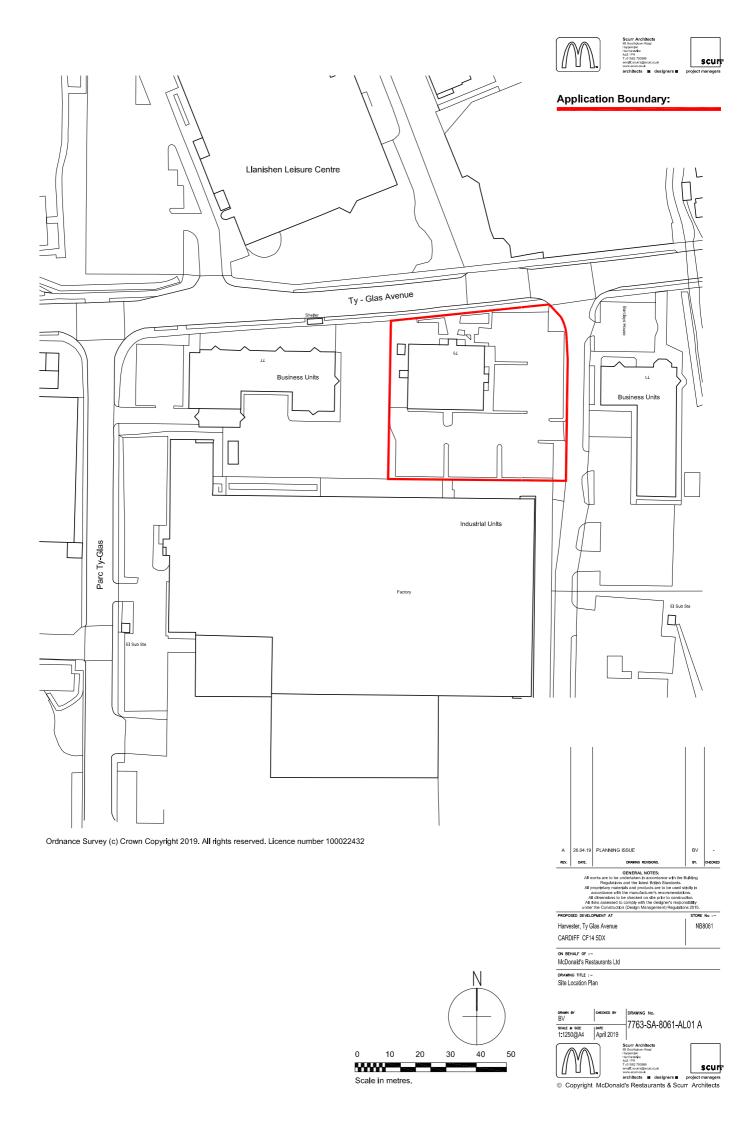
The objections principally relate to the premise of advertising fast food, which is detrimental to health and well-being, within such close proximity to schools and the detrimental impact upon residential amenity.

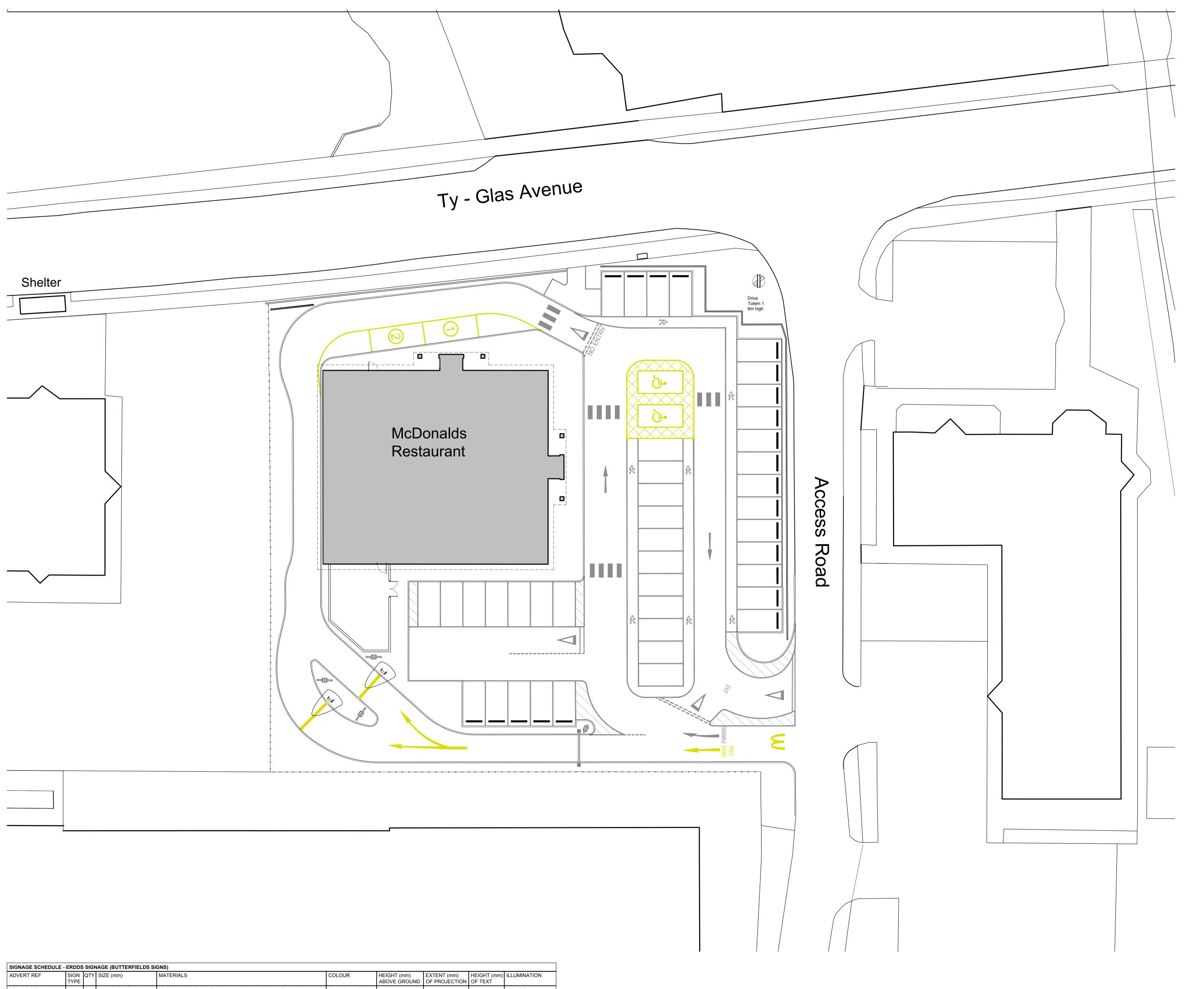
- 5.3 Letters of representation, supporting the proposal, have been received from parties of the following addresses:
  - 23 & 50 Fishguard Road, Llanishen
  - 7 Llangefni Place, Llanishen
  - 44a Heol Llanishen Fach, Llanishen
  - 2 Trecastle Avenue, Llanishen
  - 92 Heol Hir, Llanishen
  - 13 Portfield Crescent, Llanishen
  - 30 White Barn Road, Llanishen
  - 25 St Dogmaels Avenue, Llanishen
  - 8 Crundale Crescent, Llanishen
  - 21 Spring Grove, Thornhill
  - 22 Tristram Close, Thornhill
  - 40 Angelica Way, Thornhill
  - 57 Oakridge, Thornhill
  - 7 Woodlawn Way, Thornhill
  - 19 Pen Y Cefn, Thornhill
  - 19 Plas Y Delyn, Lisvane

- 82 Heathway, Heath
- A Thornhill resident
- 5.4 Local Ward Member Cllr Phil Bale expresses concerns with the failure of the signage to be provided bilingually.
- 5.5 Local Ward Member Cllr Shaun Jenkins, also on behalf of Cllrs Lancaster and Parkhill, object to the proposal considering that the advertising pole will be overbearing.
- 5.6 Julie Morgan AM objects to the proposal.
- 5.7 Anna Mcmorrin MP objects to the proposal on the basis of the proximity to schools, particularly the local primary school, and the scale of the signage.

#### 6. <u>ANALYSIS</u>

- 6.1 The application was deferred at the Committee meeting on the 14<sup>th</sup> August 2019 for a site visit which subsequently took place on 9<sup>th</sup> September 2019. The application is reported for determination following the site visit.
- 6.2 The display of advertisements can be controlled in the interests of amenity and public safety as detailed at Sec. 6 of TAN7.
- 6.3 The design and visual appearance of the signage proposed is appropriate relative to the site and its setting the site historically benefits from such signage within this location, the former Harvester having a 4.2m high sign at this location and the Ty Glas PH prior to that. The maximum illumination level as detailed would be in accordance with guidance produced by the Institute of Lighting Professionals for suburban areas. It is, therefore, considered that amenity would not be harmed.
- 6.4 The design and siting of the advertisements are considered not to have a detrimental impact upon public safety. The advertisements are located such that they would not create a hazard to or endanger people in the vicinity who are taking reasonable care for their own or others safety.
- 6.5 Whilst the provision of bilingual signage is encouraged this is not a matter, with reference to the material considerations detailed at para. 6.,1 that would justify refusal of consent. It should be noted in respect of this application that the signage consists of brand logos and brand associated sensational spelling which could not be directly translated.
- 6.6 It is concluded that the application is acceptable and it is recommended that Advertisement Consent be granted.





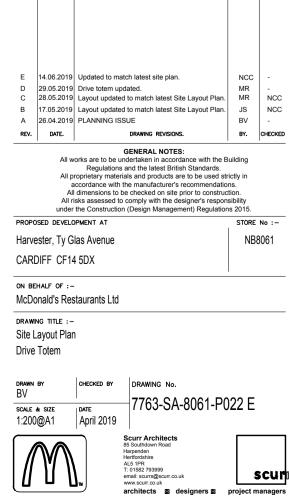
SIGNAGE SCHEDULE -	ERDDS	SIGN	NAGE (BUTTERFIELDS SI	GNS)					
ADVERT REF	SIGN TYPE		SIZE (mm)	MATERIALS		HEIGHT (mm) ABOVE GROUND	· · ·	```	ILLUMINATION
DRIVE TOTEM 1 (6m)	1A	1		PPC Aluminium Totem Sign in RAL 6015 and Timber effect, with moulded Yellow acrylic internally illuminated "Golden Arch" to both sides. 'Drive Thru' appendage is internally illuminated.	Khaki Green RAL 6015, Timber, Yellow, White & Red	6000	N/A		(STATIC - Max. 600cd/m²)





**SCUP** project managers

**Notes:** All drawings to be read in conjunction with all other drawings as noted on issue sheet.

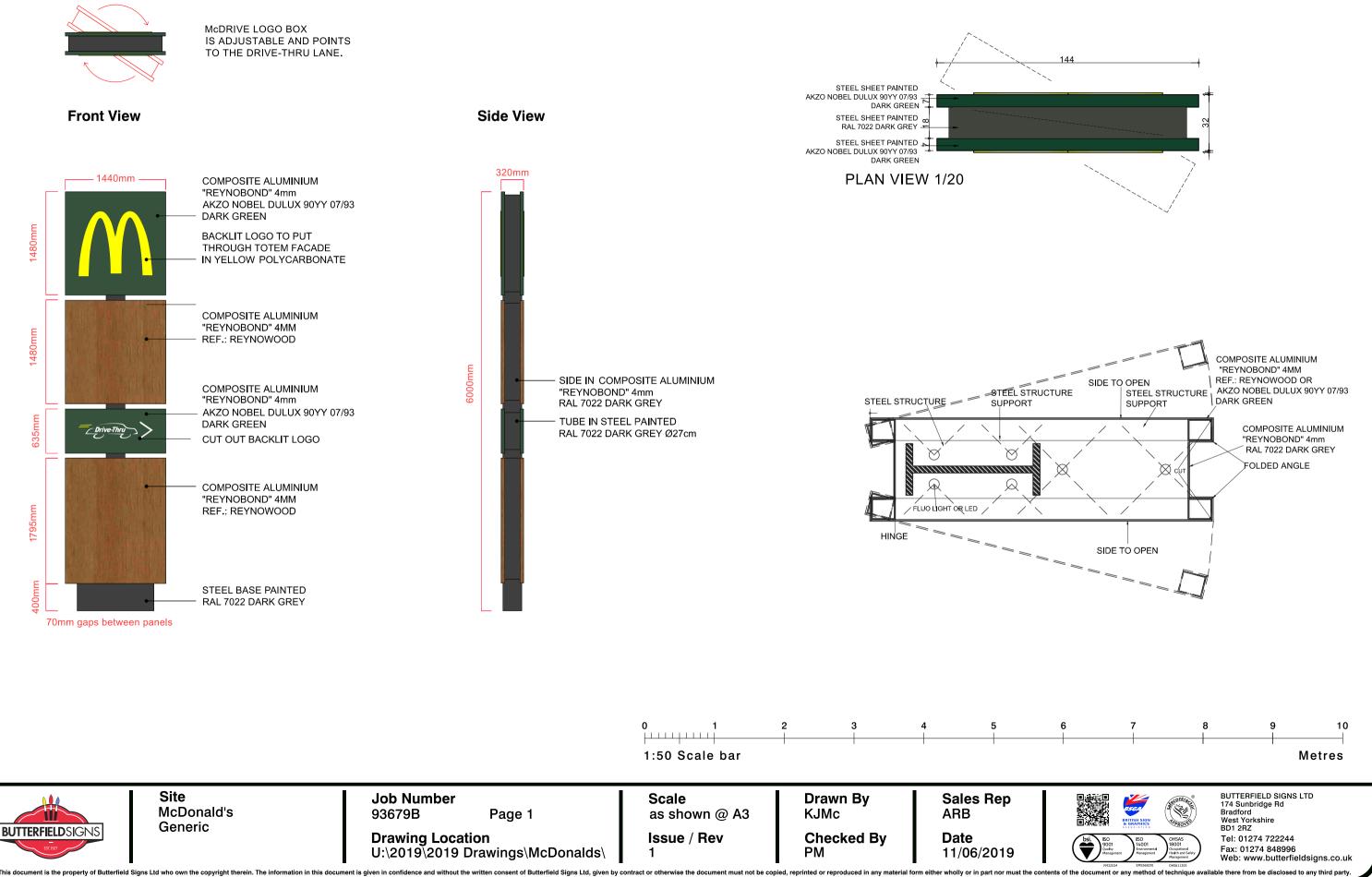


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# **DRIVE TOTEM 1 : 6.0 meter.**

# N.B. NOT TO BE COMBINED WITH 3RD PARTY







Sile
McDonald's
Generic

Scale	<b>Drawn By</b>	<b>Sales Rep</b>
as shown @ A3	KJMc	ARB
Issue / Rev	Checked By	<b>Date</b>
1	PM	11/06/2019

# SIGN TYPE (1A)

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#### LOCAL MEMBER OBJECTION, AM OBJECTION, PETITION

COMMITTEE DATE: 18/09/2019

APPLICATION No. A/19/000059/MNR APPLICATION DATE: 03/05/2019

- ED: LLANISHEN
- APP: TYPE: ADVERTISEMENT CONSENT
- APPLICANT: MCDONALD'S RESTAURANTS LTD
   LOCATION: FORMER THE TY GLAS, 75 TY GLAS AVENUE, LLANISHEN, CARDIFF, CF14 5DX
   PROPOSAL: INSTALLATION OF SITE SIGNAGE INCLUDING; 4 NO. FREESTANDING SIGNS, 1 NO. BANNER SIGN AND 18 NO. DOT SIGNS.

**RECOMMENDATION 1:** That advertisement consent be **GRANTED**, subject to the following conditions:

- 1. C03 Statutory Time Limit Advertisements
- 2. The consent relates to the following approved plans:
- 7763-SA-8061-P008 E Site Layout Plan Site Signage
- McD/038/2016 Erdds Banner Unit
- Generic 10MPH Disc
- Sign Type 24 Litter Sign
- Sign Type 24 Parked Order Bay 1
- Sign Type 24 Parked Order Bay 2
- Sign Type 25 Give Way
- Sign Type 25 No Entry
- Sign Type 25 Pedestrian Crossing
- Caution Look Left/Right Traffic Approaching
- 877779A Page 2/3 Sign 1 Double Digital Menu Board
- 877779A Page 3/3 Sign 2 Single Digital Menu Board

Reason: For the avoidance of doubt to the extent of the consent granted

**RECOMMENDATION 2:** The applicant be advised that the use of the Welsh Language is encouraged where possible and consideration should be given to bilingual signage.

#### 1. <u>DESCRIPTION OF PROPOSED DEVELOPMENT</u>

1.1 Advertisement consent is sought for the display of signage within the curtilage of an existing commercial restaurant premises to which alterations are

proposed.

- 1.2 The site is located on Ty Glas Avenue, Llanishen, Cardiff a busy thoroughfare and main traffic route within this part of the city. The site is located on the periphery of a business/industrial park and the immediate neighbours are of a commercial nature, including offices, a leisure centre and warehouses. Recently a development of apartments has been introduced opposite the site and an estate of dwellinghouses is in excess of 50m from the boundary of the application site. The premises have recently been occupied by the Harvester brand as a restaurant with bar facilities.
- 1.3 The proposed signage consists of:
  - A double sided banner unit measuring approx. 4.8m x 2.6m sited to the north west corner of the site in close proximity to the boundary with Ty Glas Avenue;
  - 2no. double digital screens measuring approx. 1.4m x 1.65m and 0.74m above ground level sited to the south west corner of the site serving a 'drive thru';
  - 2 no. single digital screens measuring approx. 1.4m x 0.85m and 0.74m above ground level sited to the south of the site on the approach to a 'drive thru';
  - A range, totalling 18, of traffic safety and information signs of a surface area not exceeding 0.2m<sup>2</sup>.

#### 2. <u>SITE HISTORY OF RELEVANCE</u>

Application No :	89/01306/N
Proposal :	PUB/RESTAURANT
Application Type:	FUL
Decision :	PER
Decision Date :	12/09/1989
Application No : Proposal :	89/02461/N PUBLIC HOUSE/RESTAURANT AND CAR PARKS (3105 m.sq.)
Application Type:	FUL
Decision :	PER
Decision Date :	09/01/1990
Application No :	A/90/00136/N
Proposal :	VARIOUS BREWERY SIGNAGE
Application Type:	ADV
Decision :	PER
Decision Date :	16/11/1990
Application No : Proposal :	00/01632/N THE FORMATION OF A GARDEN AREA TO THE EXISTING FRONTAGE OF THE TY GLAS PUBLIC HOUSE
Application Type:	FUL
Decision :	PER
Decision Date :	18/10/2000

Application No : Proposal : Application Type: Decision : Decision Date :	01/00145/N REMOVAL OF CONDITION 8 OF PLANNING APPROVAL 89/2461 DATED 9TH JANUARY 1990 REM PER 15/03/2001
Application No :	01/00811/N
Proposal :	FORMATION OF NEW PATIO TO EXISTING PUBLIC HOUSE
Application Type:	FUL
Decision :	PER
Decision Date :	08/06/2001
Application No :	A/01/00089/N
Proposal :	BREWERY SIGNAGE
Application Type:	ADV
Decision :	PER
Decision Date :	12/06/2001
Application No :	A/03/00172/N
Proposal :	NEW BREWERY SIGNAGE
Application Type:	ADV
Decision :	PER
Decision Date :	12/09/2003
Application No : Proposal : Application Type: Decision : Decision Date :	07/01955/E EXTENSION OF EXTERNAL DRINKING AREA AND 2 NO. TIMBER FRAME GAZEBOS ON PATIO AND RELOCATION OF 2 NO. JUMBERELLAS FUL PER 10/10/2007
Application No : Proposal : Application Type: Decision :	A/15/00055/MNR 2 NO INTERNALLY ILLUMINATED POST SIGNS 2 NO INTERNALLY ILLUMINATED SETS OF LETTERS 2 NO INTERNALLY ILLUMINATED DISPLAY CASES 2 NO NON ILLUMINATED SETS OF LETTERS ADV PER
Decision Date :	21/05/2015
Application No : Proposal :	15/01034/MNR VARIATION OF CONDITION 3 OF 01/00811/N TO ALLOW USE OF THE PATIO FROM 0900 UNTIL 2330 HOURS
Application Type:	VAR
Decision :	PER
Decision Date :	17/06/2015
Application No :	A/19/00057/MNR
Proposal :	INSTALLATION OF 4 NO. FASCIA SIGNS
Application Type:	ADV
Decision :	UNDECIDED

Application No : Proposal : Application Type: Decision :	A/19/00058/MNR THE INSTALLATION OF 1 NO. FREESTANDING 6M TOTEM SIGN. ADV UNDECIDED
Application No : Proposal :	19/01370/MNR RECONFIGURATION OF THE WIDER SITE INCLUDING PARKING AND PATIO LAYOUT, INSTALLATION OF WRAP AROUND DRIVE-THRU LANE AND THE INCLUSION OF A BACK OF HOUSE CORRAL STORAGE AREA AND ASSOCIATED WORKS TO THE SITE. INSTALLATION OF 2NO COD (CUSTOMER ORDER DISPLAYS) AND GOAL POST HEIGHT RESTRICTOR. ALTERATIONS TO THE ELEVATIONS INCLUDING NEW ENTRANCE DOOR AND DRIVE-THRU BOOTHS, NEW PLANT EQUIPMENT TO THE ROOF
Application Type: Decision :	FUL Undecided

#### 3. POLICY FRAMEWORK

#### **National Planning Policy**

- Planning Policy Wales (10<sup>th</sup> Ed) 2018
- Technical Advice Note 7: Outdoor Advertisement Control (1996)

#### Supplementary Planning Guidance

• Shop Fronts and Signage (June 2019)

#### 4. <u>CONSULTEE RESPONSES</u>

4.1 None

### 5. <u>REPRESENTATIONS</u>

- 5.1 Three petitions, of 59, 51 and 15 signatories, have been received objecting to the proposal. The concerns expressed relate to health and wellbeing of the community, increased traffic, increased litter, anti-social behaviour and impact upon residential amenity.
- 5.2 Letters of representation, objecting to the proposal, have been received from parties of the following addresses:
  - 12, 15, 16, 18, 20, 22, 23, 31, 32, 33, 34, 36 & 3 x no number provided Llys Faith, Llanishen
  - 8, 12, 63 Ty Glas Avenue, Llanishen
  - Ty Nant, 63, 91, 110, 114, 117, 124, 130, 136, 149, 154 Ty Glas Road, Llanishen
  - 39 & 79 Coed Glas Road, Llanishen

- 102, 122, 137, 145, 148, 154, 160, 170,174, 183, 186, 188, 221, 233, 251, 253, 257, 263, 265, 269, 273, 281, 283, & 1 x no number provided Fishguard Road, Llanishen
- 132, 134 & 178 Fidlas Road, Llanishen
- 8 & 11 Tasker Square, Llanishen
- 1 & 27 Newborough Avenue, Llanishen
- Headteacher of Coed Glas Primary School
- 5 Gaerwen Close, Llanishen
- 78 Ashbourn Way, Llanishen
- 44 South Rise, Llanishen
- 45 Station Road, Llanishen
- 23 Trecastle Avenue, Llanishen
- 30, 36 & 44 Crundale Crescent, Llanishen
- 3 & 41 Wavell Close, Llanishen
- 26, 29, 33, 35 St Dogmaels Avenue, Llanishen
- 9, 11, 26 & 60 Kimberley Terrace, Llanishen
- 12 Cwrt Glas, Llanishen
- 10 Mostyn Square, Llanishen
- 149 Tatham Road, Llanishen
- 26 Crystal Glen, Llanishen
- 5 St Martins Crescent, Llanishen
- 10 Elan Road, Llanishen
- 19 Bluehouse Road, Llanishen
- 21 Llys Pegasus, Llanishen
- 32 Cherrywood Close, Thornhill
- 7 Sable Close, Lisvane
- 18 Cefn Onn Meadows, Lisvane
- 5 Ridgeway, Lisvane
- 9 Ilfracombe Crescent, Llanrumney
- 9 Clos Y Fran, Thornhill
- 10 Cheriton Drive, Thornhill
- 28 Guenever Close, Thornhill
- 42 Heol Hendre, Rhiwbina
- 20A Lakeside Drive
- 2 Skomer Court, Grangetown
- 5 Glynne Street, Riverside
- 10 Osprey Close, St Mellons
- 45 Mountbatten Road, Barry
- Several parties have supplied no address

The objections principally relate to the premise of advertising fast food, which is detrimental to health and well-being, within such close proximity to schools and the detrimental impact upon residential amenity.

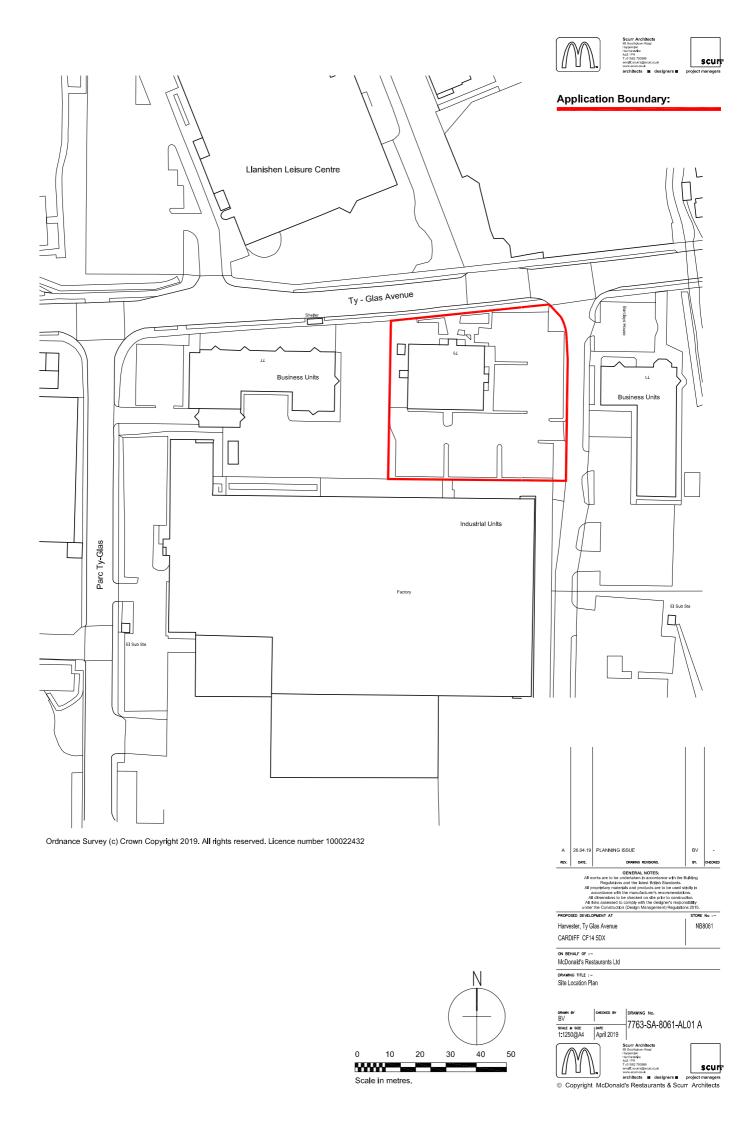
- 5.3 Letters of representation, supporting the proposal, have been received from parties of the following addresses:
  - 23 & 50 Fishguard Road, Llanishen

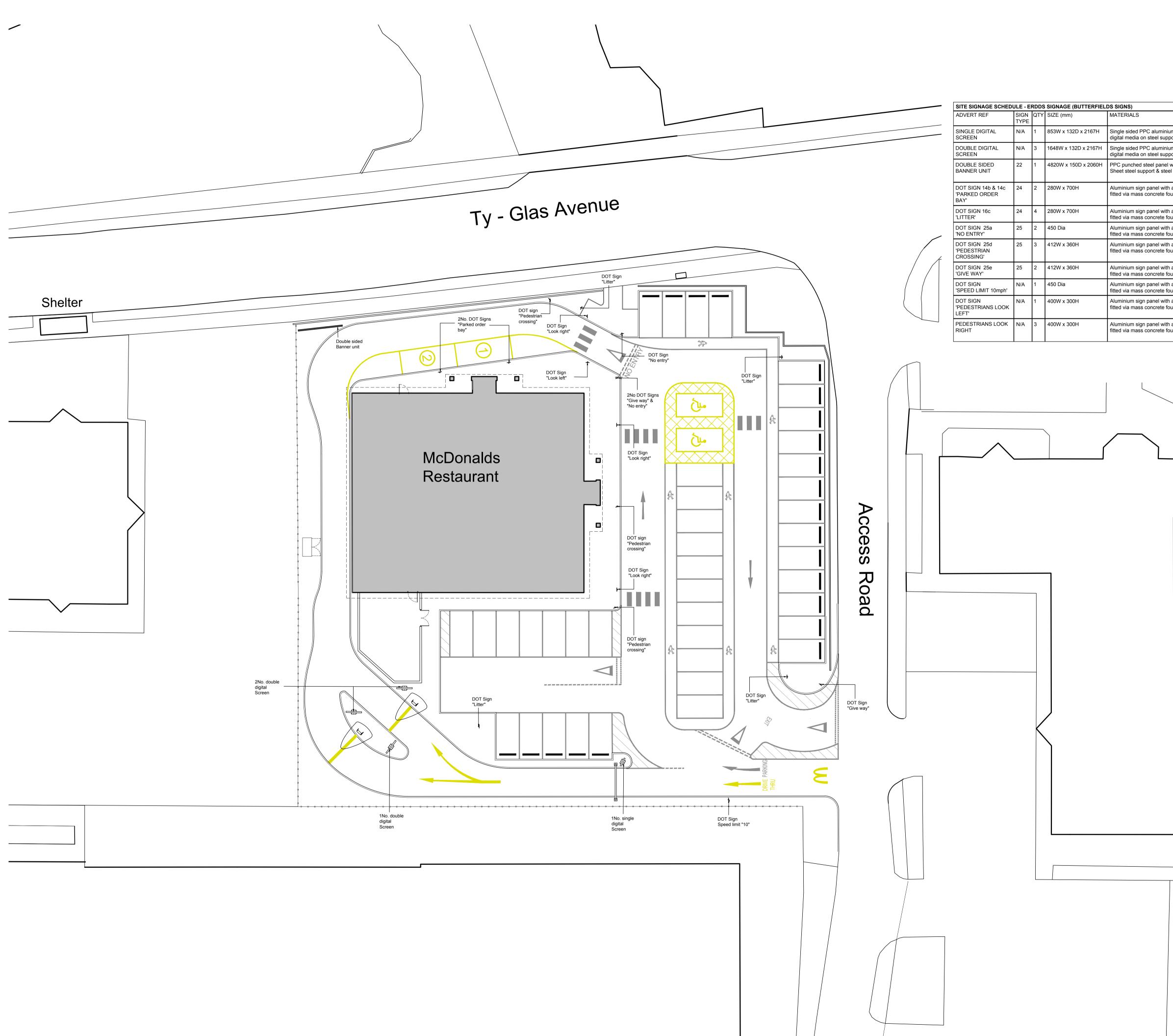
- 7 Llangefni Place, Llanishen
- 44a Heol Llanishen Fach, Llanishen
- 2 Trecastle Avenue, Llanishen
- 92 Heol Hir, Llanishen
- 13 Portfield Crescent, Llanishen
- 30 White Barn Road, Llanishen
- 25 St Dogmaels Avenue, Llanishen
- 8 Crundale Crescent, Llanishen
- 21 Spring Grove, Thornhill
- 22 Tristram Close, Thornhill
- 40 Angelica Way, Thornhill
- 57 Oakridge, Thornhill
- 7 Woodlawn Way, Thornhill
- 19 Pen Y Cefn, Thornhill
- 19 Plas Y Delyn, Lisvane
- 82 Heathway, Heath
- A Thornhill resident
- 5.4 Local Ward Member Cllr Phil Bale expresses concerns with the failure of the signage to be provided bilingually.
- 5.5 Local Ward Member Cllr Shaun Jenkins, also on behalf of Cllrs Lancaster and Parkhill, object to the proposal.
- 5.6 Julie Morgan AM objects to the proposal.
- 5.7 Anna Mcmorrin MP objects to the proposal on the basis of the proximity to schools, particularly the local primary school.

#### 6. <u>ANALYSIS</u>

- 6.1 The application was deferred at the Committee meeting on the 14<sup>th</sup> August 2019 for a site visit which subsequently took place on 9<sup>th</sup> September 2019. The application is reported for determination following the site visit.
- 6.2 The display of advertisements can be controlled in the interests of amenity and public safety as detailed at Sec. 6 of TAN7.
- 6.3 The design and visual appearance of the signage proposed is appropriate relative to the site and its setting and would not harm amenity.
- 6.4 The design and siting of the advertisements are considered not to have a detrimental impact upon public safety. The advertisements are located such that they would not create a hazard to or endanger people in the vicinity who are taking reasonable care for their own or others safety.
- 6.5 Whilst the provision of bilingual signage is encouraged this is not a matter, with reference to the material considerations detailed at para. 6.1, that would justify refusal of consent.

- 6.6 It should be noted, notwithstanding the application, that given the siting and size of signage included within the application that an exemption for the requirement of advertisement consent or deemed consent may apply to signs for which consent is sought.
- 6.7 It is concluded that the application is acceptable and it is recommended that Advertisement Consent be granted.





 
 N/A
 1
 853W x 132D x 2167H
 Single sided PPC aluminiun digital media on steel support
 1648W x 132D x 2167H Single sided PPC aluminium digital media on steel support 4820W x 150D x 2060H PPC punched steel panel w Sheet steel support & steel Aluminium sign panel with a fitted via mass concrete fou Aluminium sign panel with fitted via mass concrete for Aluminium sign panel with a fitted via mass concrete fou Aluminium sign panel with a fitted via mass concrete fou Aluminium sign panel with fitted via mass concrete for Aluminium sign panel with a fitted via mass concrete fou Aluminium sign panel with a fitted via mass concrete fou



**SCUI**F project managers

Notes: All drawings to be read in conjunction with all other drawings as noted on issue sheet.

	COLOUR	HEIGHT (mm) ABOVE GROUND	EXTENT (mm) OF PROJECTION	HEIGHT (mm) OF TEXT	ILLUMINATION
nium housing panel with internally mounted port post.	Grey RAL 7022	2167	N/A	N/A	(Max. 600cd/m²)
nium housing panels with internally mounted port post.	Grey RAL 7022	2167	N/A	N/A	(Max. 600cd/m²)
el with 'McDonalds' wording. eel base	Green ( Dulux 90YY 07/93) & Dark Grey RAL 7022	2060	N/A	N/A	None
ith applied vinyl graphics on metal sign post foundation.	White, Yellow & Black	1500	N/A	N/A	None
ith applied vinyl graphics on metal sign post foundation.	White, Yellow, Red & Black	1500	N/A	N/A	None
ith applied vinyl graphics on metal sign post foundation.	Red & White	1500	N/A	N/A	None
ith applied vinyl graphics on metal sign post foundation.	Red, White & Black	1500	N/A	N/A	None
ith applied vinyl graphics on metal sign post foundation.	Red, White & Black	1500	N/A	N/A	None
ith applied vinyl graphics on metal sign post foundation.	Red, White & Black	1500	N/A	N/A	None
ith applied vinyl graphics on metal sign post foundation.	White & Black	1500	N/A	N/A	None
ith applied vinyl graphics on metal sign post foundation.	White & Black	1500	N/A	N/A	None



					1		
Е	14.06.2019	Signage updated	to suit latest site layout.	NCC	-		
D	29.05.2019			MR	-		
С	28.05.2019		area sign omitted.	MR	NCC		
в	17.05.2019		to match latest Site Layout	JS	NCC		
		Plan. Re-connect added.	t screen omitted. Courier sign				
А	26.04.2019		IE	BV	-		
REV.	DATE.		DRAWING REVISIONS.	BY.	CHECKED		
	1						
GENERAL NOTES: All works are to be undertaken in accordance with the Building Regulations and the latest British Standards. All proprietary materials and products are to be used strictly in accordance with the manufacturer's recommendations. All dimensions to be checked on site prior to construction. All risks assessed to comply with the designer's responsibility							
			(Design Management) Regulation				
PROPC	PROPOSED DEVELOPMENT AT STORE No :-						
Harve	Harvester, Ty Glas Avenue NB8061						
CARE	DIFF CF14	1 5DX					
ON BE	HALF OF :-						
McDo	onald's Res	staurants Ltd					
	NG TITLE :-						
Site Layout Plan							
Site Signage							
5 5							
DRAWN	RY	CHECKED BY	DRAWING No.				
BV	BV						
	7763-SA-8061-P008 F						
1.200	WAI	April 2019					
		) s	curr Architects				
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architects a designers

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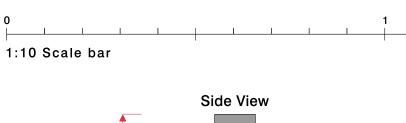
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SALES CONT.	MS	DRAWN BY <b>CW</b>
JOB NO.	66871	DWG NO. McD / 038 / 2016

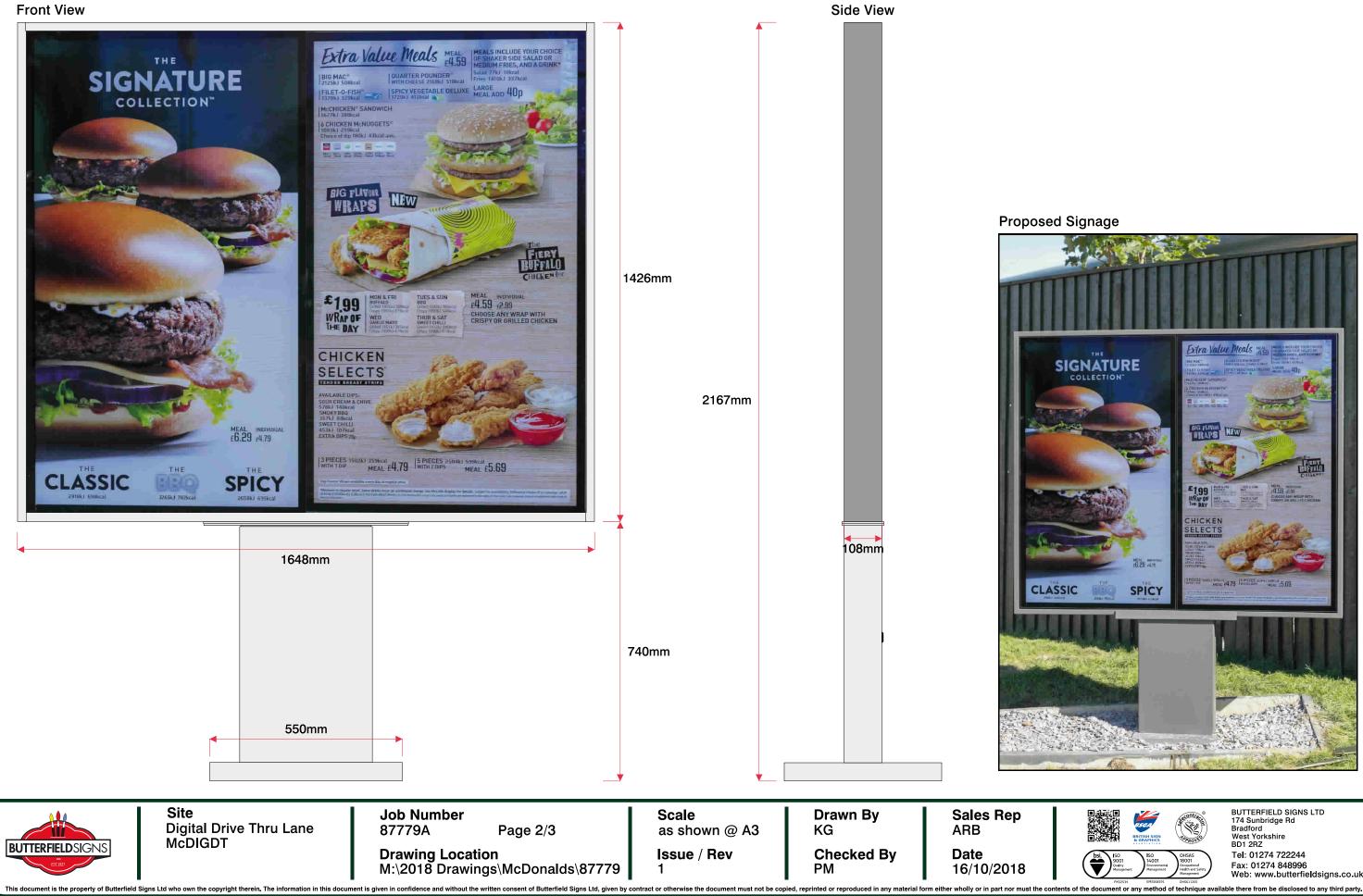
#### UNIT WITHOUT BANNER IN PLACE



CERTIFICATE No. FM 3253

## Sign 1 - Scale 1:10 Double Digital Menu Board





Metres

# Sign 2 - Scale 1:10 Single Digital Menu Board

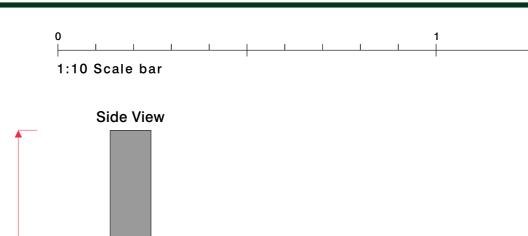
Front View

BIG MAC

ILET-O-FISH CHICKEN" SAN

Extra Value Meals MEAL

SPICY VEGETABLE DELUXE LARGE MEAL ADD 400



CHICKEN MCNUGGETS nice of dim 180kJ 43kcal av BIG FLAVOUR NEW FIERY CHILKEN 1426mm E1,99 WRAP OF THE DAY £4.59 £2.99 CHOOSE ANY WRAP WITH CRISPY OR GRILLED CHICKEN CHICKEN SELECTS

2167mm

853mm

550mm

Digital Drive Thru Lane

Site

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PIECES 1502kJ 359kcat MEAL £4.79 SPIECES 2504kJ 599kcat WITH 2 DIPS MEAL £5.69

740mm

Job Number

87779A

Scale Page 3/3 as shown @ A3 **Drawing Location** Issue / Rev M:\2018 Drawings\McDonalds\87779

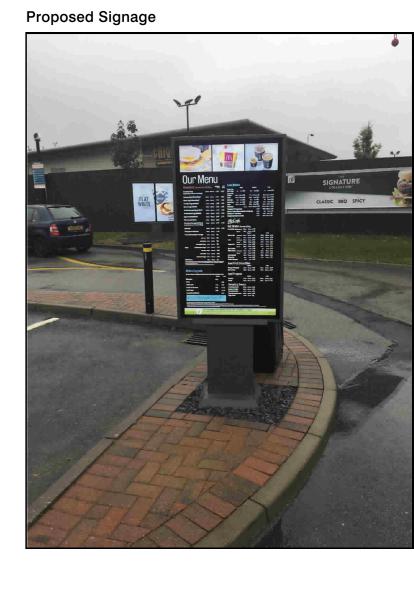
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Sales Rep ARB Date 16/10/2018



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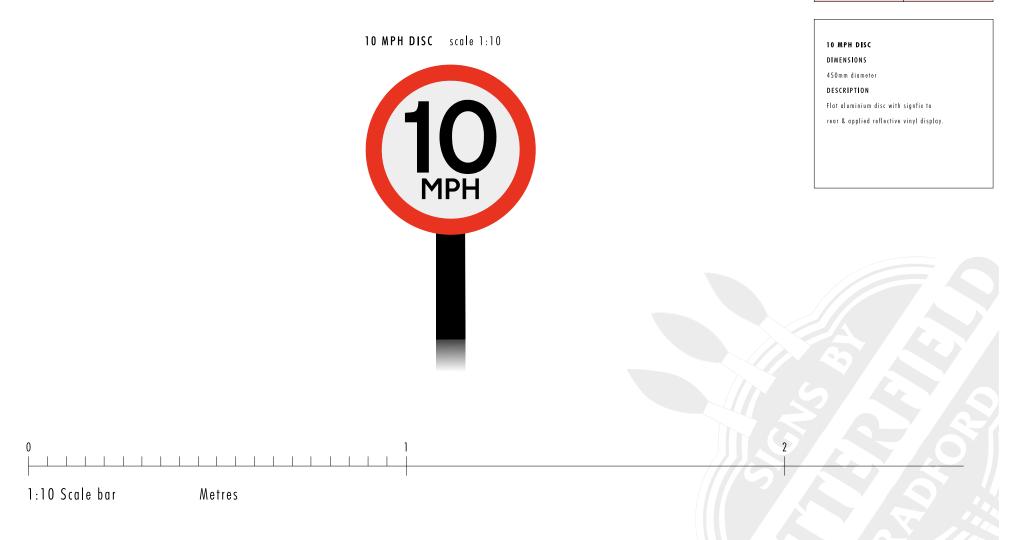


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## BUTTERFIELD SIGNS

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SALES CONT.	MC	DRAWN BY KG
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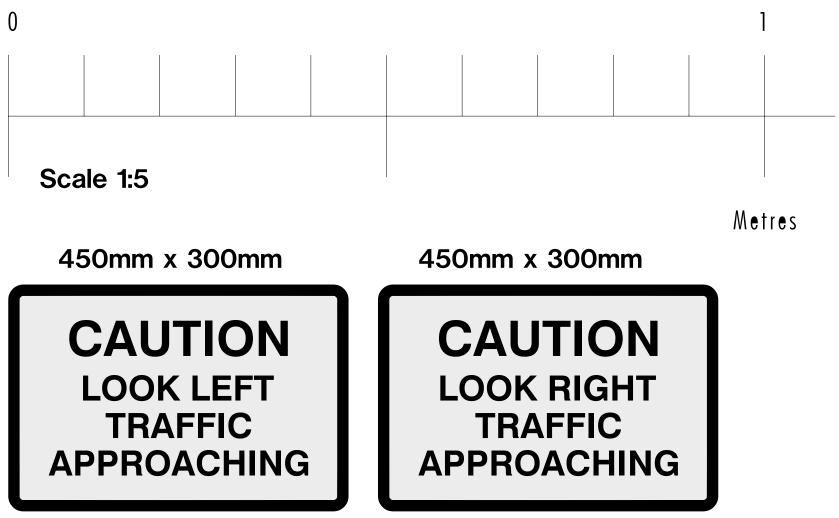




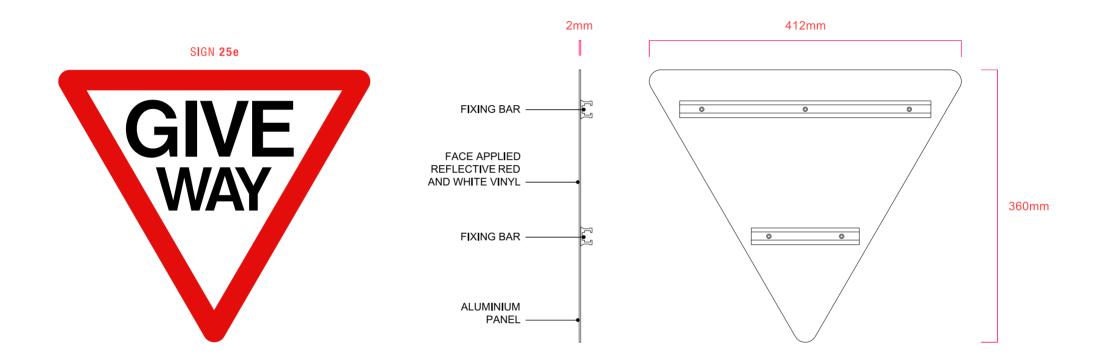
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Scale 1:5 @ A4



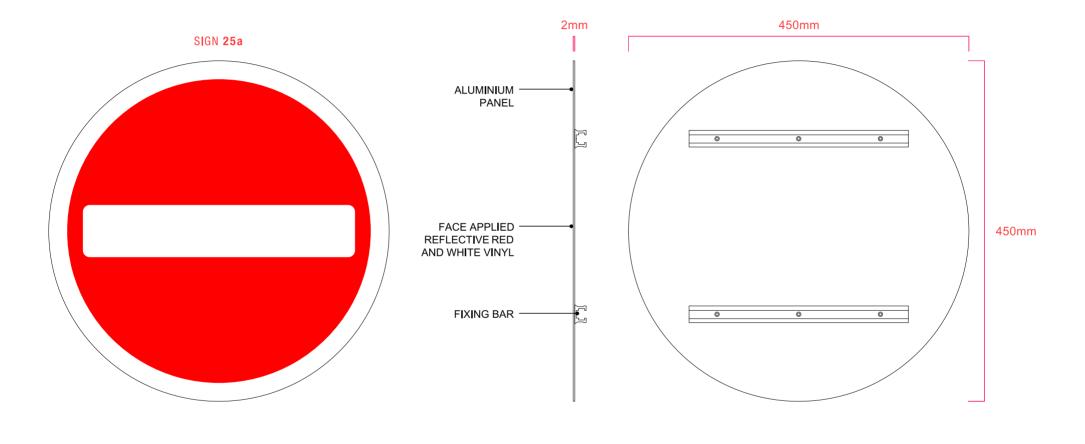


#### DOT SIGNAGE LITTER SIGN

#### **BUTTERFIELD SIGNS**



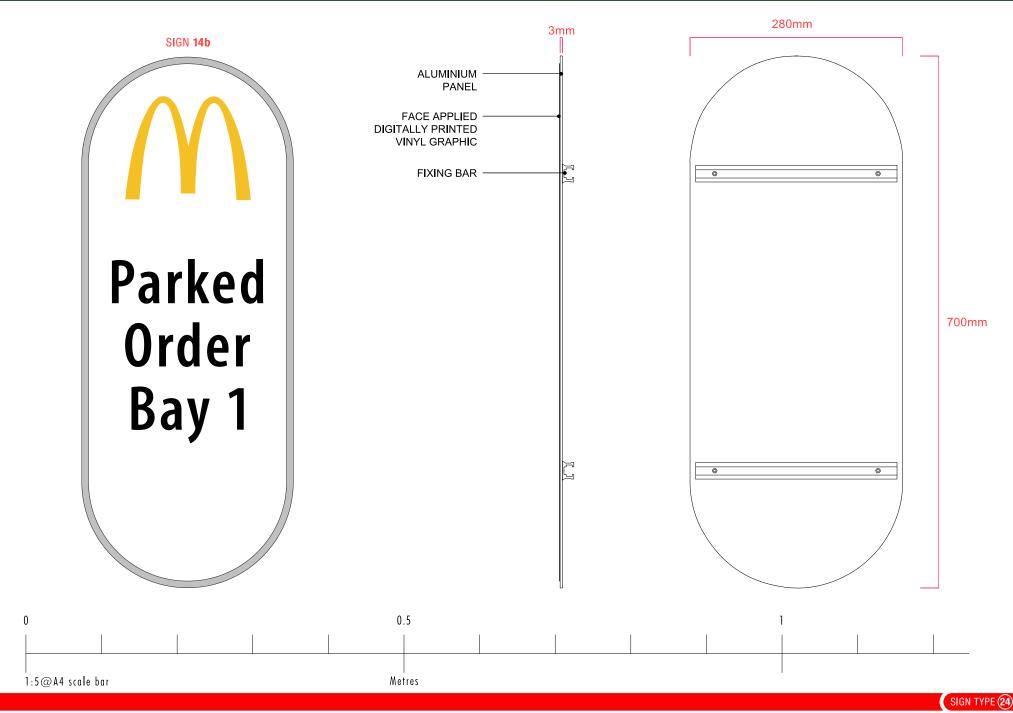
SIGN TYPE 24





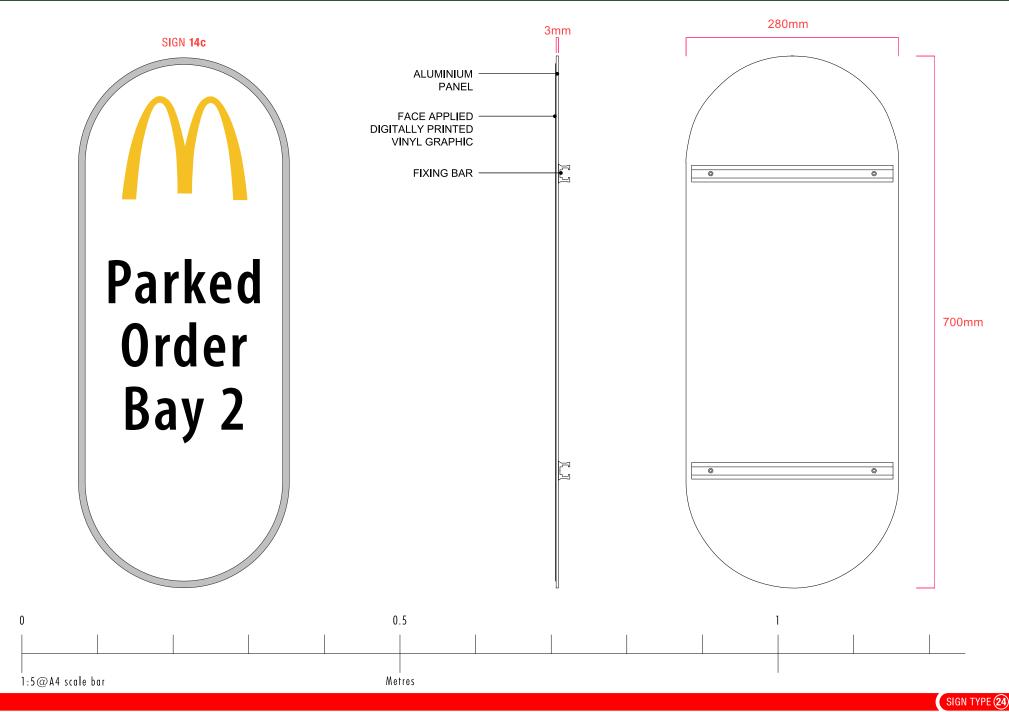
#### DOT SIGNAGE PARKED ORDER BAY 1

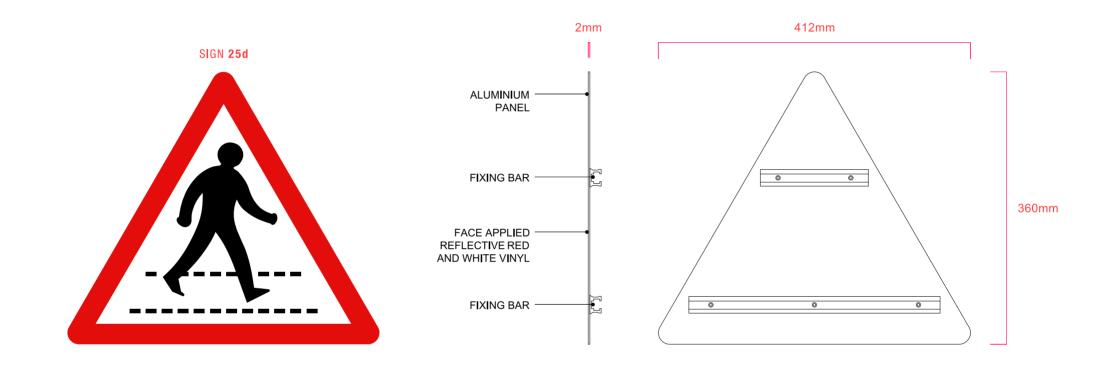
#### **BUTTERFIELD SIGNS**



#### **DOT SIGNAGE** PARKED ORDER BAY 2

#### **BUTTERFIELD SIGNS**







#### COUNCILLORS, AM & MP OBJECTIONS & PETITIONS (FOR & AGAINST)

COMMITTEE DATE: 18/09/2019

APPLICATION No. 18/01028/MJR APPLICATION DATE: 11/04/2018

ED:PENTWYNAPP: TYPE:Full Planning PermissionAPPLICANT:MR J PATELLOCATION:56 WERN GOCH WEST, LLANEDEYRN, CARDIFF, CF23 7ABPROPOSAL:PROPOSED DEMOLITION OF EXISTING SHOP AND 56 WERN<br/>GOCH WEST AND ERECTION OF NEW BUILD DEVELOPMENT<br/>TO FORM 11 FLATS

**RECOMMENDATION 1**: That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 9 of this report, planning permission be **GRANTED** subject to the following conditions:

1. The development permitted shall be begun before the expiration of three 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.)

- 2. The development shall be carried out in accordance with the following approved plans:
  - P555 L\_002 Revision B (SITE PLAN AS PROPOSED)
  - P555L\_201 Revision A (GROUND FLOOR PLAN AS PROPOSED)
  - P555L202 Revision A (1ST FLOOR PLAN AS PROPOSED)
  - P555L203 Revision A(2ND FLOOR PLAN AS PROPOSED)
  - P555L204 (3RD FLOOR PLAN AS PROPOSED)
  - P555L210 Revision B (ELEVATIONS 1 OF 2 AS PROPOSED)
  - P555L211ELEVATIONS 2 OF 2 AS PROPOSED

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. No development shall take place until a scheme for the drainage of the site and any connection to the existing drainage system has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the scheme is carried out and completed as approved.

Reason: To ensure an orderly form of development in accordance with Policy En10 of the adopted City of Cardiff Local Development Plan (2006-2026).

- 4. 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 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 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.

Reason: To ensure disposal of surface water via possible sustainable means in accordance with Policy EN10 of the adopted City of Cardiff Local Development Plan (2006-2026).

- 5. No development shall take place until samples of the external finishing materials have been submitted to and approved 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 of the adopted City of Cardiff Local Development Plan (2006-2026).
- 6. 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 north and east elevations other than those hereby approved. Reason : To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).
- The window(s) on the north elevation 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 City of Cardiff Local Development Plan (2006-2026).
- 8. Prior to beneficial occupation details showing the provision of cycle parking spaces and bin storage shall be 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 and bin storage 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 and bin storage in accordance with Policies T5 and W2 of the adopted City of Cardiff Local Development Plan (2006-2026).

- 9. No development shall take place until a Construction Management Plan (CMP) has been submitted to, and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period. The plan shall provide for:
  - a) access
  - b) the parking of vehicles of site operatives and visitors
  - c) loading and unloading of plant and materials
  - d) storage of plant and materials used in constructing the development
  - e) the erection and maintenance of security hoardings
  - f) wheel washing facilities
  - g) measures to control the emission of dust and dirt during construction
  - h) a scheme for recycling/disposing of waste resulting from construction works
  - i) details of the protection of the adjoining public highway and its making good should it be damaged during construction works.

Reason: In the interests of highway safety, public amenity and to avoid any conflict situations with residents and/or staff residing/working on this site in accordance with policies T5, T6 and EN13 of the adopted Local Development Plan (2006-2026).

- The development shall be constructed in accordance with the submitted arboricultural survey report dated 23<sup>rd</sup> March 2018.
   Reason: To ensure trees of amenity value are retained in accordance with Policy EN8 of the adopted Cardiff Local Development Plan (2006-2026).
- 11. No development shall take place until floor slab details have been submitted to and approved in writing with the Local Planning Authority. The submitted details shall include but not limited to a cross section with existing and proposed spot heights of the site showing finished floor levels of all the floors. Reason: To ensure the development does not have a detrimental impact upon the adjoining neighbours in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026)

**RECOMMENDATION 2**: R1 Construction Site Noise

**RECOMMENDATION 3**: R4 Contamination and Unstable Land Advisory Notice

**RECOMMENDATION 4**: The applicant is advised that an element of the application site is located within part of the adopted highway and no work shall be undertaken

until adopted highway has been extinguished through a stopping up order.

**RECOMMENDATION 5**: Prior to the commencement of development, the developer shall notify the Local Planning Authority of the commencement of development, and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016

#### 1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 The application was presented at the 17<sup>th</sup> October, 2018 Planning Committee, where it was resolved to defer the application for a site visit. The site visit took place took place on 12<sup>th</sup> November, 2018.
- 1.2 Full planning permission is sought to demolish the existing extended single storey shop and replace with an 'L' shaped 3/4 storey block of flats.
- 1.3 There will be, on the lower ground floor, 6 car parking spaces along with bin and cycle storage. Access to these areas would be via the existing cul-de-sac located to the rear of the application site. In addition, there will be internal access for all the flats to access this area. Also proposed is a safe and secure amenity area that is accessible to all.
- 1.4 Access to the site would be via entrances located on the south, west and north elevations
- 1.5 Amended plans have been submitted which off sets the first floor by approximately 1.78 metres from the side window of the adjoining property at no. 55 Wern Goch West.
- 1.6 The application is being presented back to committee as the applicant has undertaken a viability assessment, post resolution of the November committee to approve, which concludes that the scheme is not viable (see chapter 9 of this report)

#### 2. <u>DESCRIPTION OF SITE</u>

- 2.1 The building currently occupying the site is single storey in scale, of an octagonal form, with single storey wings either side. The building currently functions as a shop. Parking and deliveries are to the rear of the building which is sited lower than the shop.
- 2.2 Surrounding the building is a patio area and mature trees. To the north and east of the site are two-storey residential properties. Abutting the site are a number of adopted footpaths that link into the wider estate.
- 2.3 The ground slopes upwards across the site in both a northerly and westerly direction.
- 2.4 The site is not located within a conservation area/flood risk zone. No Listed buildings or protected trees are affected by this proposal.

#### 3. SITE HISTORY

3.1 98/00019/N- proposed first floor extension - approved

#### 4. **POLICY FRAMEWORK**

4.1 Planning Policy Wales, Edition 9 (November 2016).

4.2.2 The planning system provides for a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balanced and integrated, at the same time, by the decision-taker when...taking decisions on individual planning applications.

4.2.4 Legislation secures a presumption in favour of development in accordance with the development plan for the area unless material considerations indicate otherwise.

4.3.1 All those involved in the planning system are expected to adhere to (inter alia):

- putting people, and their quality of life now and in the future, at the centre of decision-making;
- taking a long term perspective to safeguard the interests of future generations, whilst at the same time meeting needs of people today;
- respect for environmental limits, so that resources are not irrecoverably depleted or the environment irreversibly damaged. This means, for example, mitigating climate change, protecting and enhancing biodiversity, minimising harmful emissions, and promoting sustainable use of natural resources;
- tackling climate change by reducing the greenhouse gas emissions that cause climate change and ensuring that places are resilient to the consequences of climate change; and
- taking account of the full range of costs and benefits over the lifetime of a development, including those which cannot be easily valued in money terms when making plans and decisions and taking account of timing, risks and uncertainties. This also includes recognition of the climate a development is likely to experience over its intended lifetime.

4.4.1 The following sustainability objectives for the planning system reflect our vision for sustainable development and the outcomes we seek to deliver across Wales. These objectives should be taken into account...in taking decisions on individual planning applications in Wales. These reflect the sustainable development outcomes that we see the planning system facilitating across Wales.

4.4.3 Planning policies, decisions, and proposals should (inter alia):

- Contribute to the protection and improvement of the environment so as to improve the quality of life and protect local and global ecosystems
- Ensure that all communities have sufficient good quality housing including affordable housing in safe neighbourhoods

- Promote access to employment, shopping, education, health, community facilities and green space
- Foster improvements to transport facilities
- Foster social inclusion.
- Promote resource-efficient and climate change resilient settlement patterns that minimise land-take and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites;
- Locate developments so as to minimise the demand for travel, especially by private car;
- Support the need to tackle the causes of climate change by moving towards a low carbon economy.
- Play an appropriate role to facilitate sustainable building standards (including zero carbon) that seek to minimise the sustainability and environmental impacts of buildings.
- Contribute to the protection and improvement of the environment, to improve the quality of life, and protect local and global ecosystems.
- Ensure that all local communities both urban and rural have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods.
- Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare.
- Foster improvements to transport facilities and services which maintain or improve accessibility to services and facilities, secure employment, economic and environmental objectives, and improve safety and amenity.
- Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the development of land and buildings provides. This includes helping to ensure that development is accessible by means other than the private car.
- 4.2 Technical Advice Notes (TANs):
  - 5 Nature Conservation and Planning
  - 6 Planning for Sustainable Rural Communities
  - 11 Noise
  - 12 Design
  - 18 Transport
  - 21 Waste
- 4.3 Local Development Plan (January 2016):
  - KP5 Good Quality and Sustainable Design
  - KP6 New Infrastructure
  - KP7 Planning Obligations
  - KP8 Sustainable Transport
  - KP12 Waste
  - KP16 Green Infrastructure

- KP18 Natural Resources
- EN8 Trees, Woodlands and Hedgerows
- EN10 Water Sensitive Design
- EN13 Air, Noise, Light Pollution and Land Contamination
- T1 Walking and Cycling
- T5 Managing Transport Impacts
- T6 Impact on Transport Networks and Services
- C3 Community Safety/Creating Safe Environments
- W2 Provision for Waste Management Facilities in Development
- 4.4 Supplementary Planning Guidance:

Waste Collection and Storage Facilities (October 2016) Planning Obligations (January 2017) Tall Buildings (January 2017) Cardiff Infill Sites (November 2017) Location Waste Management Facilities (January 2017) Managing Transportation Impacts (April 2008) Planning for Health and Well-being (November 2017)

#### 5. INTERNAL CONSULTEES RESPONSES

- 5.1 The Operational Manager, Transportation : Having regard to the submitted information and highways assessment raises no objection, subject to parking conditions. An informative should be imposed highlighting that some of the land forms part of the adopted highway and that works should not been undertaken until a stopping up order has been confirmed.
- 5.2 The Operational Manager, Environment (Contaminated Land) : No objections.
- 5.3 The Council's Tree Officer : Based upon the submitted tree report, has no objections.
- 5.4 The Operational Manager, Waste Management : No objection subject to a bins storage area condition.
- 5.5 The Operational Manager, Drainage Division : Requests drainage conditions.
- 5.6 The Operational Manager, Parks and Sport : Parks would still seek the off-site contribution of £24,382.4, in line with Council policy, but would accept the findings of the DVS report. I'm in agreement with the Housing Development (Enabling) Team that that it would be helpful if Planning Permission is approved that the development must commence or be completed within a reasonable timeframe, or that a reassessment is done on completion of the scheme as has happened on a number of sites
- 5.7 The Housing Development (Enabling) Team : In terms of the affordable housing contribution I can advise that we are still seeking the contribution of £217,500 ,as per policy H3.However, as there is an independent DVS report advising that the scheme

cannot financially support the affordable housing contribution, then we would accept these findings.

On that basis, it would be helpful (if approved) that the Planning Permission is issued on the proviso that the development must commence or be completed within a reasonable timeframe – if not the applicant will have to resubmit the viability information for re-assessment.

#### 6. EXTERNAL CONSULTEES RESPONSES

- 6.1 Dwr Cymru Welsh Water : No objection subject to a condition requesting drainage details.
- 6.2 The South Wales Police Crime Prevention Design Advisor : No objections.

#### 7. **<u>REPRESENTATIONS</u>**

- 7.1 Neighbouring properties have been notified and a site/press notice has also been issued in accordance with procedure. 23 letters of representation have been received all objecting to this application on the following grounds:
  - Parking is limited within the area; this proposal would make the existing situation worse. One resident requires continuous access to their property for ambulances due to personal circumstances and another elderly lady requires access to her property due to mobility issues;
  - The development is out of character with the area. Whilst there are 3/4 storey blocks of flats these stand alone and therefore do not impact upon the 2 storey housing;
  - The development would significantly impact upon the light that residents would receive into their properties;
  - The development would result in a loss of privacy for the existing residents;
  - The proposal would result in the loss of views
  - The proposal would result in the loss of the retail unit which is a life line for the community;
  - The proposed development would have a negative effect upon the surrounding environment;
- 7.2 Local Members have been notified. All 4 Ward Councillors object and all wish to speak at the Planning Committee meeting. Their objections can be summarised as follows:
  - The design is out of character with the area and therefore contrary to Policy KP5 of the adopted plan;
  - Overdevelopment of the site;
  - Reduction of light, and an increase in noise on nearby residents;
  - The development would result in the loss of privacy for the existing residents;
  - The development would result in the loss of open views;
  - The development would result in the loss of house value;
  - The development would result in the loss of access to the bus stop
- 7.3 Jenny Rathbone, Assembly Member Cardiff Central, objects to this application on the

following grounds:

- Overdevelopment and out of character with the area;
- Reduction of retail amenities;
- Deficient Car Parking & Cycle facilities ;
- Impact upon trees;
- 7.4 Jo Stevens, Member of Parliament for Cardiff Central, objects to this application on the following grounds:
  - Would result in a loss of light and privacy to the existing residents;
  - Out of character with the area;
  - The parking provision is insufficient for the proposed development;
  - Loss of the shop would have an impact on a number of elderly residents who consider it their 'lifeline'
  - Request that the planning committee undertake a site visit
- 7.5 A petition of 131 signatures objecting to this application on overdevelopment and negative impact on the quality of life of residents has been received.
- 7.6 A petition of 77 signatures in support of the application has also been received.

#### 8. ANALYSIS

- 8.1 Key material planning considerations are the:
  - I) Principle of development;
  - II) Impact upon the character of the area
  - III) Impact upon neighbouring properties
  - IV) Impact upon the future occupiers
  - V) Impact upon parking and highway provision
  - VI) Impact upon protected species
  - VII) Planning obligations
  - VIII) Other matters raised

#### 8.2 Principle of development

The site is located within the settlement boundary as defined by the LDP Proposals Map. The site has no specific designation or allocation and falls within a residential area and outside of any designated district or local centre identified for retailing. The existing retail use is afforded no protection in terms of land use policy and therefore its loss cannot be resisted in policy terms.

The proposal for residential in a residential area is acceptable, subject to design and amenity considerations outlined below.

The area is characterised by two storey housing of a "Radburn" layout, which is a typical form of housing development in this area of Cardiff. To the west of the application is a cluster of 4 storey flats with associated parking and landscaping. It is considered that given the context of the area the proposed scale, massing and siting

would not be out of character within the area. The use of two types of brick and the top level of grey cladding are considered to complement the character of the area.

The development would be visible from the adjoining roads of Glyn Coed Road and Circle Way West, but would be seen in the context of the existing flats and trees and is considered not to represent an incongruous feature.

It is considered that the proposal would accord with Policy KP5 of the adopted Local Development Plan which seeks, amongst other matters, development to respond to the character of the area.

#### 8.4 Impact upon neighbouring properties

The Council's Infill Sites SPG introduces a number of residential design considerations, namely: an assessment for ambient light, a minimum of 10.5 metres between developments and adjacent gardens, and 21 metres between windows at upper floors to ensure acceptable privacy. The proposal has been assessed against the above criteria and accords with adopted policy and therefore, it is considered that the proposal would not, on balance, and subject to the recommended conditions, result in any demonstrable loss of light or privacy.

In terms of the development representing an overbearing or unneighbourly form of development, the siting of the building and the degree of separation of the 4 storey element from the existing residential properties

(approximately 30 metres away from the terrace properties to the north and 12 metres from the property at no. 56 Wern Goch West) would ensure that the proposal would not represent an overbearing or unneighbourly form of development, and therefore it is considered to accord with Policy KP5 and advice with the adopted 'Infill sites' SPG.

The property at no 55 Wern Goch West benefits from a side window that faces and opens over the application site. This window serves a non-habitable room and as a result cannot be afforded any protection under the planning system. However, the applicant has submitted amended plans, which allows the neighbour to open their window and will afford some light into the room.

#### 8.5 Impact upon the future occupiers

The proposed size and internal floor space are considered appropriate to the proposed occupancy of the flats. The proposed access to cycle/waste storage and amenity areas have been designed and located to the benefit of all the future occupiers. All the flats are considered to benefit from natural light and would benefit from an open outlook. Having regard to the above, it is considered that the proposed design accords with Policy KP5 and advice contained in the council's 'Infill sites' and 'Health and Well-being' SPGs.

#### 8.6 Impact upon parking and highway provision

Based upon the concerns expressed by residents over the proposed parking provision, the agent has undertaken survey work to assess the impact of the proposal upon the area. The Council's Transportation Section has reviewed the development and submitted details and concludes there are no highway safety objections to this

scheme. Therefore, it is considered that the proposal accords with Policies T5 & T6 which seeks development not to impact upon the transport network.

In terms of parking provision, the recently adopted parking standards now sets maximum parking provision, this scheme's parking provision is at the maximum allowable level under the parking standards, and is therefore policy compliant.

It is also worth noting that a bus stop is sited on Glyn Coed Road which is located approximately 87 metres away from the development.

8.7 Impact upon existing trees

The trees surrounding the application site are owned by the Council and have been assessed by the applicant, the submitted tree assessment concludes whilst some limited pruning will be required; the proposal would not have an adverse effect upon the trees. The submitted report has been assessed by the Council Tree Officer who raises no objection to this scheme

- 8.8 Other issues raised by objectors, not covered above:
- 8.8.1 Concern over noise from the additional residents is noted, but such noise is not uncharacteristic within a residential area and therefore it would be unreasonable to refuse on such grounds.
- 8.8.2 The planning system regulates development in the public interest, the loss of a view is a private interest and cannot be controlled through the planning system.
- 8.8.3 The proposal would not affect any of the adopted highway and would not deny residents their ability to access the bus stop.
- 8.8.4 The element of the land that forms part of the public highway has been enclosed for approximately 20 years and is in a poor state. It is noted that there is a due process that must be met i.e. stopping up order, which will be considered by Welsh Government. However that does not preclude the Local Planning Authority to determine this application and note there is no objection from the Council's Highway Section to this proposal.
- 8.9 Conclusion

National and local policies support the efficient use of brownfield sites, such as the application site. The siting, scale massing and use of materials are considered to accord with Policy KP5 of the adopted Local Development Plan and advice contained within the Council's approved SPGs. There are no objections from statutory consultees to the proposal and the proposed parking provision is in accordance with the approved parking standards.

#### 9. SECTION 106 AGREEMENT

9.1 Policy H3 (affordable housing) requires 20% affordable housing on site or a financial contribution in lieu of onsite provision. The Council's Housing Strategy Officer has calculated this to be **£217,500** 

Policy C5 (Provision for open space, outdoor recreation, children's play and sport requires on site provision, but where this cannot be accommodated on site, a financial provision would be sought. The formula for calculating the amount is set within the approved Planning Obligations SPG, and for the proposed development amounts to **£24,382.41**.

Having regard to the legal tests set within the CIL Regulations and W/O circular 13/97, the above requests meet those tests and are necessary to make the development policy compliant.

Prior to the Planning Committee meeting of 21<sup>st</sup> November, 2018 the agent had confirmed that they are willing to sign the S106 for the above amounts. However, since the resolution to approve the development the developer has sumitted a viability assessment, which has been undertaken by Savills dated March 2019 which states:

"As the S106 obligations have been requested we have run two appraisals: the first with no S106 costs and the second with the requested S106 payment included. Whilst the first appraisal produces a very marginal profit margin (2%) that is well below industry standard (20%), it may allow the current owner of the site to realise a profit, although if any unforeseen development costs emerge or the housing market suffers a downturn this could quickly be eroded and raising development finance may be challenging.

If S106 obligations are imposed, there is no incentive at all for the applicant to pursue development.

We are therefore of the opinion that the imposition of a Section 106 contribution as requested will prevent the scheme from coming forward"

The Council commissioned the District Valuer to assess the submitted viability assessment and the Distrct Valuer concludes that the scheme is unviable without a S.106 contribution and without taking into account all of the abnormal costs.

The Agent, in their email, dated 03 September 2019, states:

*"It is clear that the viability assessment shows that the scheme cannot afford any community contribution and that you as officers, based on DV advice, have recognised this.* 

However given the applicant's ties to the local community they are willing to offer £5,000 towards public open space contributions in the local area. This offer is made on a 'without prejudice' basis and on the understanding that the applicant does not accept that a contribution is viable, but that given the time and cost it has already taken to get to this point the applicant is keen to avoid protracting the process even further. Furthermore the applicant advises that if a refusal were to follow it would be met with an appeal together with an application for costs, as the Council has clearly accepted the outcome of the viability process."

Officers note the suggested contribution of £5,000 and taking into consideration the District Valuer's report and acknowledging that affordable housing is identified as

'necessary' and not 'essential' infrastructure under policy KP6 of the LDP, the Housing Development Manager accepts that the proposed development would be compliant with LDP policies KP6, KP7 and H3 with no financial contribution towards affordable housing provision. The Housing Development Manager has however requested a reduced time limit for the development, after which time a new application and further viability assessment would be required. Condition one has been reduced to two years accordingly.

The Parks Officer also accepts the conclusions of the District Valuer's report and, consistent with the Housing Development Manager, has requested a reduced time limit for the development, after which time a further viability assessment would be required. As such, notwithstanding that no financial contribution would be made toward Public Open Space provision, contrary to the requirements policies KP6, KP7 and C5 of the LDP, it would on balance, be unreasonable to refuse this application in policy terms, based on the lack of a Public Open Space contribution in this instance.

#### 9.2 Reduced time period

Comments recieved from the Parks and Affordable Housing Sections have suggested a shorter time period for implementation of the development as a mechanism to allow the review of the profitability of the scheme. This is an approach advocated by Welsh Government (WG) in its guidance update 'Delivering affordable housing using s.106 agreements' (September 2009). Such a condition would be necessary to allow for a review of the scheme's viability should market conditions change and given the significant reduction in the financial contribution sought a reduction from 5 to 3 years for commencement of development is reasonable in this context.

#### 10. **RECOMMENDATION**

10.1 Subject to the applicant entering into a S106 Agreement as described in Section 9 above, and the recommended conditions, that planning permission be granted.

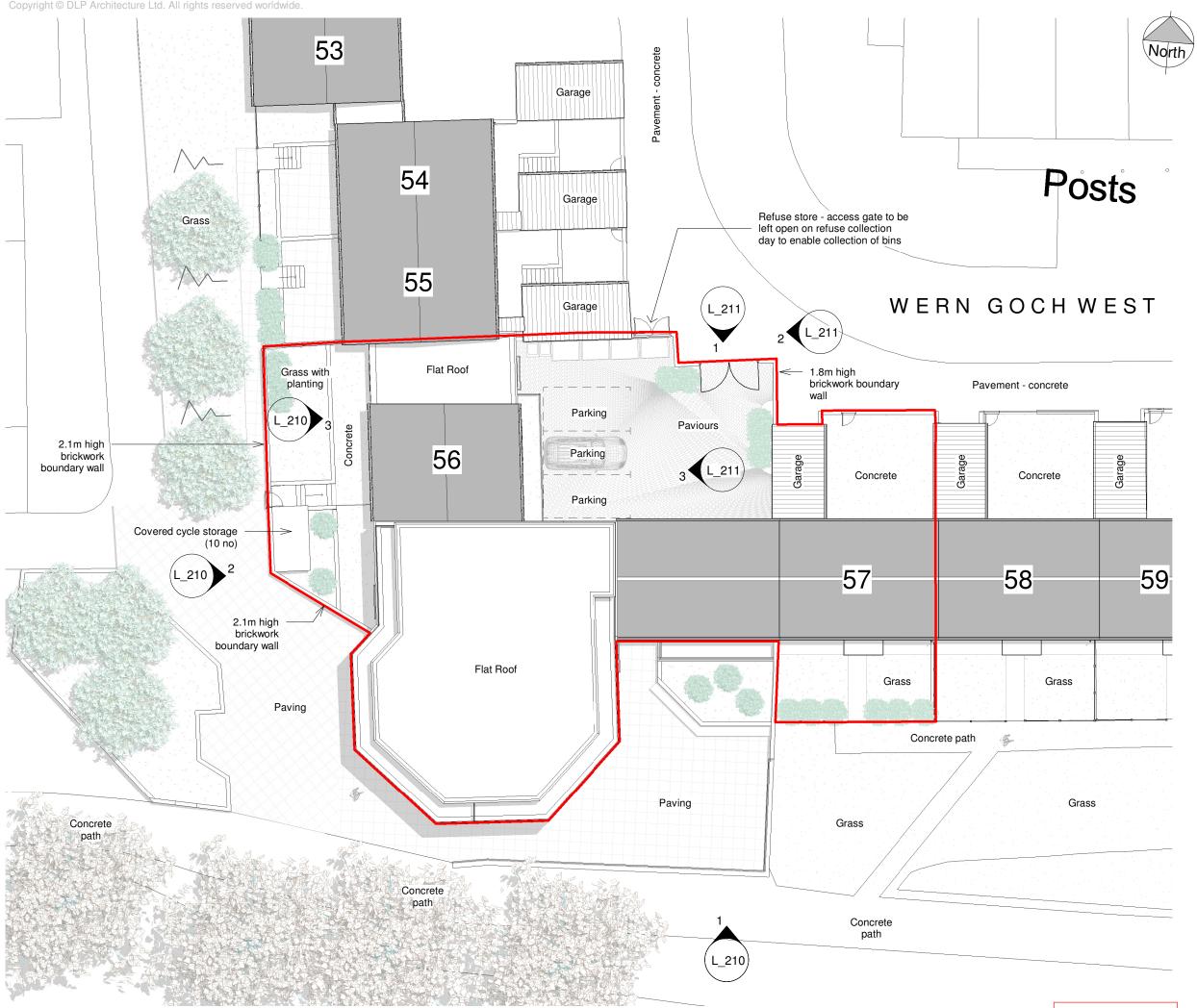
#### OTHER CONSIDERATIONS

*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 – In reaching this decision the Council has 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 the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.





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



B Original Sheet Size

#### TOTAL SITE AREA: 726m2

Car Parking: 6 No Resident spaces 22 No Cycle spaces

#### **REFUSE STORAGE:**

Food waste: General waste: Compost

Dry Recyclables: 2 x 1100 litre bulk bins 1 x 240 litre bins 2 x 1100 litre bulk bins 1 x 240 litre bin

#### SHEDULE OF ACCOMODATION

11 No total flats (2 No one bed flat) (3 No two bed flats) (6 No three bed flats)

#### LANDSCAPING DESIGN:

Refer to Cardiff Treescapes design scheme

### Planning Issue

	22/10/18	в	PL	JP	No 56 reduced in height & scale	
	14/09/18	A	PL	JP	External materials, paving, planting amended, flats reconfigured, cycle storage increased & 45 degree rule test undertaken	
	date	rev	name	chk	note	
	Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design					
	Systems House 89 Heol Don Cardiff CF14 2AT					
	T 02920316857 M 07785582007 info@dlparchitecture.co.uk					

PROJECT

Proposed demolition of existing shop, No 56 & erection of new build development to form flats

Wern Goch Hirani Stores, 56 Wern Goch West, Cardiff CF23 7AB

### DRAWING TITLE Site Plan as Proposed

SCALE DATE DRAWN BY CHECKED BY 06/03/18 JP As ΡI indicated DRAWING NUMBER REVISION P555 В L 002

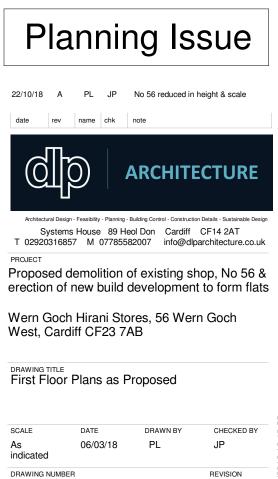
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Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.			
0mm	50mm		
A3 Original Sheet Size			
FINISHES KEY:			
	G & RED RIDGE		
B : WHITE UPVC WINDOWS & DO			
D : RED / ORANGE BRICKWORK			
E : BUFF BRICKWORK EXTERNA F : VERTICAL GREY METAL CLAI G : GLAZED BALUSTRADE			

#### SHEDULE OF ACCOMODATION

11 No total flats (2 No one bed flat) (3 No two bed flats) (6 No three bed flats)



P555

L\_202

А

DN FLAT 8 WCL 2 m<sup>2</sup> 10 Viiii Lobby 4 m<sup>2</sup> FLAT 9 UP Staircore LV / Kitchen WC FL 24 m<sup>2</sup> 2 m<sup>2</sup> 1E LV / Kitchen 27 m<sup>2</sup> Hall 11 m<sup>2</sup> Hall 10 m<sup>2</sup> Bedroom 1 12 m<sup>2</sup> Bathroom 4 m<sup>2</sup> Bathroom Bedroom 1 4 m² 12 m<sup>2</sup> зъ, ST 1 m<sup>2</sup> Bedroom 3 Bedroom 2 12 m<sup>2</sup> 12 m<sup>2</sup> Bedroom 3 12 m<sup>2</sup>

# Second Floor

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



#### FINISHES KEY:

A : BROWN CONCRETE ROOFING & RED RIDGE TILES B : WHITE UPVC WINDOWS & DOORS C : GREY UPVC WINDOWS & DOORS D : RED / ORANGE BRICKWORK EXTERNAL WALLS E : BUFF BRICKWORK EXTERNAL WALLS F : VERTICAL GREY METAL CLADDING G : GLAZED BALUSTRADE

#### SHEDULE OF ACCOMODATION

11 No total flats(2 No one bed flat)(3 No two bed flats)(6 No three bed flats)

Planning Issue					
22/10/18 A date rev	PL JP	No 56 reduced in	height & scale		
Architectural Design - Feesibility - Planning - Building Control - Construction Details - Sustainable Design Systems House 89 Heol Don Cardiff CF14 2AT T 02920316857 M 07785582007 info@dlparchitecture.co.uk					
PROJECT Proposed demolition of existing shop, No 56 & erection of new build development to form flats					
Wern Goch Hirani Stores, 56 Wern Goch West, Cardiff CF23 7AB					
DRAWING TITLE Second Floor Plans as Proposed					
SCALE	DATE	DRAWN BY	CHECKED BY		
As indicated	06/03/18	PL	JP		
DRAWING NUMBER REVISION			REVISION		

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L\_203



### West Elevation

1:200



# West (Rear) Elevation 1:200

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

A3 Original Sheet Size

#### FINISHES KEY:



A : BROWN CONCRETE ROOFING & RED RIDGE TILES

B : WHITE UPVC WINDOWS & DOORS C : GREY UPVC WINDOWS & DOORS D : RED / ORANGE BRICKWORK EXTERNAL WALLS

E : BUFF BRICKWORK EXTERNAL WALLS F : VERTICAL GREY METAL CLADDING

G: GLAZED BALUSTRADE



22/10/18	В	PL	JP	No 56 reduced in height & scale		
14/09/18	A	PL	JP	External materials, paving, planting amended, flats reconfigured, cycle storage increased & 45 degree rule test undertaken		
date	rev	name	chk	note		
Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design Systems House 89 Heol Don Cardiff CF14 2AT T 02920316857 M 07785582007 info@dlparchitecture.co.uk						
PROJECT Proposed demolition of existing shop, No 56 & erection of new build development to form flats						
Wern Goch Hirani Stores, 56 Wern Goch West, Cardiff CF23 7AB						
BRAWING TITLE Elevations 1 of 2 as Proposed						

SCALE	DATE	DRAWN BY	CHECKED BY
As indicated	06/03/18	PL	JP
DRAWING NUM	BER		REVISION
P555	L_210		В



North Elevation

1:200



East (Front) Elevation 1:200



#### East Elevation 1:200

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.			
0.222	50mm		
A3 Original She	ret		
FINISHES KEY:			
A : BROWN CONCRET TILES	FE ROOFING & RED RIDGE		

**B** : WHITE UPVC WINDOWS & DOORS C : GREY UPVC WINDOWS & DOORS D : RED / ORANGE BRICKWORK EXTERNAL WALLS E : BUFF BRICKWORK EXTERNAL WALLS F : VERTICAL GREY METAL CLADDING G : GLAZED BALUSTRADE



REVISION

В

DRAWING NUMBER

L\_211

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#### LOCAL MEMBER OBJECTION

COMMITTEE DATE: 18/09/2019

APPLICATION No. 18/02601/MJR

APPLICATION DATE: 12/11/2018

ED: **RIVERSIDE** 

APP: TYPE: Full Planning Permission

APPLICANT: SUFFOLK LIFE ANNUITIES LIMITED LOCATION: 32 CATHEDRAL ROAD, PONTCANNA PROPOSAL: CONVERSION OF 32 CATHEDRAL ROAD FROM B1 OFFICE TO 17 C3 RESIDENTIAL UNITS INCLUDING DEMOLITION AND REPLACEMENT OF REAR EXTENSION; LANDSCAPING; CAR-PARKING; ACCESS; AND ASSOCIATED ANCILLARY WORKS

#### BACKGROUND INFORMATION

This application (as originally submitted) was considered by Planning Committee at its meeting of 20<sup>th</sup> March 2019, where it was resolved grant planning permission subject to conditions and the relevant parties entering into a binding legal agreement with the Council under the provisions of **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of resolution.

Following the meeting of 20<sup>th</sup> March 2019, a 'Viability Statement', prepared by Savills and dated May 2019, has been submitted to the Local Planning Authority (LPA) which concluded that the S106 Contributions sought towards affordable housing and public open spaces would make the development unviable.

Further details on this can be found under section 9 (Planning Obligations) of this report.

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

#### TIME LIMIT AND PLANS

TIME LIMIT

1. The development permitted shall be begun before the expiration of two 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.)

PLAN SPECIFICATION

2. The Development shall be carried out in accordance with the following approved plans and documents :

#### <u>Plans</u>

A S L 001	Location Plan
A / P/P/01 Rev 2	Proposed Site Plan
A / P/P/02	Proposed Floor Plans
A / P/P/03	Proposed Floor and Roof Plans
A / P/E/01	Proposed Elevations Sheet 01
A / P/E/02	Proposed Elevations Sheet 02
A / P/P/20	Proposed Demolition Plan
LA.01 (Rev A)	Landscape Proposal (Dated 20/09/18)

#### **Documents**

Heritage Statement (Dated: October 2018) Air Quality Assessment (Dated: August 2018) Noise Assessment (Dated: September 2018) Bat Survey (Dated: September 2018) Arboricultural Report (Dated 21<sup>st</sup> September 2018) Design and Access Statement Planning Statement (Dated: October 2018) Flood Consequences Assessment (Dated: September 2018) WSP 7004 9383-FCA-R1

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.

#### CONTAMINATED LAND MEASURES – UNFORESEEN CONTAMINATION

3. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must 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 must 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 by the Local Planning by the Local Planning by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA 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 in accordance with policy EN13 of the Cardiff Local Development Plan. **IMPORTED SOIL** 

4. 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 LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

IMPORTED AGGREGATES

5. 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 LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

USE OF SITE WON MATERIALS

6. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

MATERIALS

7. No development, except for demolition works, shall take place until samples of the external finishing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be shall be carried out in accordance with the approved details prior to occupation.

Reason: To ensure a satisfactory finished appearance to the development, in accordance with Policies KP5, KP17 and EN9 of the Cardiff Local Development Plan (2006 - 2026).

#### ARCHITECTURAL DETAILING

8. No development, except for demolition works, shall take place until a scheme showing the architectural detailing of the extension has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into beneficial use until the approved scheme is implemented.

Reason: To ensure a satisfactory finished appearance to the development, in accordance with Policies KP5, KP17 and EN9 of the Cardiff Local Development Plan (2006 - 2026).

#### ACCESS IMPROVEMENTS

9. No development, except for demolition works, shall commence until details of the updated highway access into the site, including a residential style vehicle crossover, has been submitted to and approved in writing by the Local Planning Authority. This shall include a method statement and sectional drawings to demonstrate how harm to the retained street tree will be avoided.

Reason: To ensure the development has a suitable access provision whilst maintaining highway and pedestrian safety in accordance with Policy T5 of the Cardiff Local Development Plan (2006 - 2026).

#### REPLACEMENT HIGHWAY TREE

- 10. No development, except for demolition works, shall commence until details of a replacement street tree for tree T1, as identified in the Tree Constraints Plan contained in the Arboricultural Report (Dated 21<sup>st</sup> September 2018), has been submitted to and approved in writing by the LPA along with an implementation programme for its provision. The submitted details shall include, but not be limited to, the following;
  - A scaled planting plan.
  - Tree pit opening and edging details,
  - Evidence to demonstrate that services including drainage, will not conflict with proposed planting.
  - A scaled tree pit sectional and plan drawings (as appropriate).
  - Topsoil and subsoil specification for all planting types, including full details of soil assessment, protection, stripping, storage, handling, amelioration and placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be provided including the parameters for all imported planting soils, a soil scientists interpretive report demonstrating that the planting soil is appropriate for the landscaping type proposed and not only meets British Standards, but exceeds them in terms of suitability for the proposed end use. The specification shall be supported by a methodology for handling, amelioration and placement.
  - Planting methodology and post-planting aftercare methodology, including full details of how the landscape architect or

arboriculturist will oversee landscaping implementation and report to the LPA to confirm compliance with the approved plans and specifications.

The submitted details shall be consistent with other plans submitted in support of the application and its provision shall be carried out in accordance with the approved details and implementation programme. Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance in accordance with Policies KP5 and EN8 of the adopted Cardiff Local Development Plan (2006 - 2026).

LANDSCAPING

- 11. No development shall take place until full details of soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
  - A landscaping implementation programme.
  - Scaled planting plans.
  - Evidence to demonstrate that services including drainage, will not conflict with proposed planting.
  - Schedules of plant species, sizes, numbers and densities.
  - Scaled tree pit section and plan drawings (as appropriate).
  - Topsoil and subsoil specification for all planting types, including full details of soil assessment, protection, stripping, storage, handling, amelioration and placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be provided including the parameters for all imported planting soils, a soil scientists interpretive report demonstrating that the planting soil is appropriate for the landscaping type proposed and not only meets British Standards. The specification shall be supported by a methodology for handling, amelioration and placement.
  - Planting methodology and post-planting aftercare methodology, including full details of how the landscape architect or arboriculturist will oversee landscaping implementation and report to the LPA to confirm compliance with the approved plans and specifications.

The submitted details shall be consistent with other plans submitted in support of the application and the landscaping shall be carried out in accordance with the approved design and implementation programme.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance in accordance with Policies KP5 and EN8 of the adopted Cardiff Local Development Plan (2006 - 2026).

#### TREE PROTECTION

12. 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.

The AMS shall include details of site monitoring of tree protection and tree condition by a qualified arboriculturist, undertaken throughout the development and after its completion, to monitor tree condition. This shall include the preparation of a chronological programme for site monitoring and production of site reports, to be sent to the LPA during the different phases of development and demonstrating how the approved tree protection measures have been complied with.

• A **Tree Protection Plan (TPP)** 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.

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 Policies KP5 and EN8 of the adopted Cardiff Local Development Plan (2006-2026).

#### LANDSCAPING MAINTENANCE

13. Any newly planted trees, plants or hedgerows, 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 condition 11, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area in accordance with Policies KP5 and EN8 of the adopted Cardiff Local Development Plan (2006 - 2026)

#### DRAINAGE (Welsh Water)

14. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, in accordance with Policy EN10 of the Cardiff Local Development Plan (2006 - 2026).

#### SURFACE WATER DRAINAGE

- 15. 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.

Reason: To ensure disposal of surface water via possible sustainable means in accordance with Policy EN10 of the Cardiff Local Development Plan (2006 - 2026).

#### ROAD TRAFFIC NOISE

- 16. Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 57 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from
  - 1. an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to
  - 2. a lower rate of between 10 and 17 litres per second against zero back pressure.

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 time noise level does not exceed 55 dBA Leq 16 hour [free field].

Reason: To ensure that the amenities of future occupiers are protected in accordance with Policy EN13 of the adopted Cardiff Local Development Plan (2006 - 2026).

#### CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

17. 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 and wheel washing facilities. The development shall be implemented in accordance with the approved CEMP.

Reason: To manage the impacts of construction in the interests of highway safety and public amenity in accordance with Policies KP5 and T5 of the adopted Cardiff Local Development Plan (2006 - 2026).

#### PLANT NOISE

18. The noise emitted from fixed plant and equipment on the development hereby approved shall achieve a rating noise level not exceeding 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), or as may be agreed in writing with the LPA.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with Policy EN13 of the Adopted Cardiff Local Development Plan (2006 - 2026).

#### CYCLE STORE DETAILS

19. No development, except for demolition works, shall take place until details of the internal layout of the cycle stores have been submitted to and approved in writing by the LPA. The submitted details shall include, but not be limited to, details of the number and types of stands to be provided, the spacing between stands and the aisle widths. The approved details shall be implemented prior to the beneficial occupation of the building and thereafter maintained and retained for that purpose.

Reason: To ensure that appropriate provisions are made for cyclists in accordance with Policy T5 of the Cardiff Local Development Plan (2006 - 2026).

BATS

20. The precautionary mitigation measures set out in section 5.2 of the Bat Survey report provided by WYG and dated September 2018, shall be implemented in full.

Reason: to ensure protection of bats in accordance with Policy EN7 of the adopted Cardiff Local Development Plan (2006 - 2026).

#### SITE CLEARANCE

21. 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 will be revised, and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will 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 of the adopted Cardiff Local Development Plan (2006 - 2026).

#### NESTING BIRDS

22. No clearance of trees, bushes or shrubs to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be given if it can be demonstrated that there are no birds nesting in this vegetation immediately (48 hrs) before works commence.

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.

#### PRIVACY SCREENS

23. No development, except for demolition works, shall take place until details of the location and finish of all balcony screens serving the external terraces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason: To ensure that no undue effect is had on the privacy or private amenity of neighbouring occupiers as a consequence of the development, in accordance with Policy KP5 of the Cardiff Local Development Plan (2006 - 2026).

#### UNDERCROFT FINISHING MATERIALS AND LIGHTING

24. No development, except for demolition works, shall take place until details of the lighting and cladding to the undercroft, including soffit detail, consistent with the illustration provided under paragraph 5.1 in the

submitted Design and Access Statement (DAS), have been submitted to and approved in writing by the LPA. The approved details shall be implemented on site prior to the beneficial occupation of the development and thereafter retained and maintained.

Reason: To ensure a satisfactory finished appearance to the development, in accordance with policies KP5, KP17, EN9 and C3 of the Cardiff Local Development Plan (2006 - 2026).

#### **BOUNDARY ENCLOSURES**

25. No development, except for demolition works, shall take place until details of appropriately designed railings, to be reinstated along the low-level boundary walls to the front and side of No. 32, along with gates across the existing access to the front, have been submitted to and approved in writing by the LPA. The approved details shall be implemented on site prior to the beneficial occupation of the development and thereafter retained and maintained.

Reason: To ensure a satisfactory finished appearance to the development, in accordance with policies KP5, KP17 and EN9 of the Cardiff Local Development Plan (2006 - 2026).

#### INFORMATIVES

**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;

(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:** The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

**RECOMMENDATION 4:** That prior to occupation, new residents be advised of the flood risks and consequences, flood emergency plans and procedures, and of the NRW early flood warning alert system. Information on which can be found using the following links.

The Guidance including the leaflet "Prepare your Property for flooding" can be found by following the link: <u>https://www.gov.uk/prepare-for-a-flood.</u>

The developer can also access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', can be found by following the link:<u>https://www.gov.uk/government/uploads/system/uploads/attachment\_data/fil e/11485/2187544.pdf</u>

The owner/occupiers are advised to sign up to our free Flood Warning service. Further details are at <u>http://naturalresourceswales.gov.uk/flooding/sign-up-to-receive-flood-warnings/?lang=en</u>

**RECOMMENDATION 5:** That the Developer be advised that prior to the commencement of development, the Developer must notify the local Planning Authority of the commencement of development, and must display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town and Country Planning (Development Management Procedure) (Wales)(Amendment)Order 2016.

**RECOMMENDATION 6:** 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 7:** Any works to existing or proposed adopted public highway are to be subject to an agreement under Section 278 and/or S38 of the Highways Act 1980 between the developer and Local Highway Authority.

#### 1. <u>DESCRIPTION OF PROPOSED DEVELOPMENT</u>

- 1.1 Planning permission is sought for the conversion of No. 32 Cathedral Road from office to residential use and to demolish the existing, non-original, rear extension and replace it with a part 3/4, storey rear extension that would accommodate additional apartments. The proposed scheme would comprise of 17 residential units in total (6 x 1 bed; 7 x 2 bed; 4 x 3 bed) with 6 of the units being located within the retained villa and the remaining 11 units within rear extension. The proposal includes the provision 17 undercroft car parking spaces and with 34 cycle spaces located within two dedicated cycle stores.
- 1.2 The overall rear projection would be 42 metres in length but can be split into three main components. The first 5.8 metres would be a flat roofed 3 storey projection measuring 9.2 metres in height and 14.3 metres in width. This component would link into the existing villa. The second component, linked to the first, would project a further 19.7 metres would be 3 storey in height with a width of 14.3 meters. The third component, linked to the central component, would measure 16.5 metres in length and would be 4 storey, measuring 12.3 metres in height and 14.3 metres in width. The larger components, no's 2 and 3 would have a part flat, part pitched roof form.
- 1.3 The link element of the proposed extension would have flat roof, whilst the remainder of the extension would be a part flat, part pitched roofed. The flat roofed elements of the extension would be located towards the Sophia Close frontage of the extension and would measure approximately 5.3m in width along the 3-storey element and 7m in width along the 4-storey element. Beyond these points the roof would be pitched, sloping down to 2-storey for both the 3 and 4-storey elements. The roof pitch for the 4-storey element of the building, which is set towards the rear end of the site, would be steeper than the corresponding pitch on the 3-storey element. Numerous rooflights would be located within the pitched roof.
- 1.4 The ground floor of the proposed extension would be largely supported by pillars forming an undercroft arrangement. This would be broadly consistent with that of part of that of the existing extension. The ground floor of the proposed building would largely screened being located behind the existing stone boundary wall along the Cathedral Close boundary of the site. This wall would be retained as part of the development proposal, though two new pedestrian openings would be added along its length. The ground floor undercroft area would be occupied by car parking, two cycle stores, a plant room, a refuse store and entrance lobbies serving the residential premises above.
- 1.5 The 3-storey element of the proposed extension would measure approximately

9.2m in height at its highest point and therefore approximately 0.5m above the eaves level of the frontage villa. The 4-storey element of the extension would measure approximately 12.3m in height

- 1.6 The extension would be finished in pennant stone slips with reconstituted sandstone detailing, bronze coloured metal roofing, insulated metal panels, aluminium windows and timber cladding.
- 1.7 The apartments proposed with the extension would benefit from terraces areas to the front and rear, with those at the rear containing obscurely glazed screens to prevent neighbouring properties being overlooked.
- 1.8 The existing villa would be retained as part of the proposal and converted into residential accommodation. The apartments proposed within the villa, and linking section between it and the larger element of the extension, would not benefit from any private amenity space though an area of lawn would be retained to the front of the building which could be used.
- 1.9 A mature Copper Beech tree, located adjacent to the boundary of the site with Sophia Close, is proposed to be removed as part of the proposed scheme with compensatory provision made within the front garden and street.
- 1.10 Amended plans have been received at the request of the Local Planning Authority (LPA) in which a parking space has been omitted to enable the provision of an additional cycle store in its place. The number of car parking spaces has subsequently be reduced from 17 to 16.

#### 2. <u>DESCRPITION OF SITE</u>

- 2.1 The application site is rectangular in shape and measures approximately 0.124 Ha in size. The site is located on the corner of Cathedral Road and Sophia Close, and encompasses a detached 2/3-storey villa fronting onto Cathedral Road. The villa is of stone constriction and has a slate roof. To the rear of the villa is a large extension, that varies in height from 1 to 3 stories, with undercroft parking below the 3 storey element. The extension fronts onto Sophia Close, has pitched roofs and is finished in buff brick with clay tiles. The building currently comprises vacant B1 office accommodation.
- 2.2 The site is located within the Cathedral Road Conservation Area and forms a Locally Listed Building (both the villa and rear extension are included within this local listing). The site is also located adjacent to Sophia Gardens a registered Historic Park and Garden.
- 2.3 There are a broad mix of uses located within the surrounding area including residential (C3) and hotels (C1), office (B1), and a range of food and drink (A3) uses.
- 2.4 The site is located within a C1 flood zone as defined on WG Development Advice Maps (DAM). TAN 15 (Development and Flood risk) defines C1 areas as being served by significant infrastructure, including flood defences.

- 2.5 Vehicular access into the site directly off Sophia Close into the forecourt/parking area.
- 2.6 The adjacent public house, No's. 30 and 34 Cathedral Road and the buildings on the opposite side of Cathedral Road are all locally listed. No's 7 10 Sophia Walk are not locally listed.
- 2.7 A large mature, 'Category B' beech tree is located within the site boundary, within a central location adjacent to the car parking area.
- 2.8 To the southeast of the site is Sophia Close. A 1.8m (approx.) wall runs parallel to Sophia Close on the boundary of the site along most of the length of the modern extension. A low-level stone wall encloses the site to the side of the original villa. Numerous street trees are present in the pavement along Sophia Close, adjacent to the site. On the opposite site of Sophia Close is a three-storey villa (fronting Cathedral Road) with part four, part three-storey modern rear extension. This large extension is set in from the side elevation of the villa and therefore back from the street.

#### 3. <u>SITE HISTORY</u>

- 3.1 Application Ref: 07/02969/W: External alterations to main entrance approved
- 3.2 Application Ref: 87/00824/W: Consent to lower existing chimney approved
- 3.3 Application Ref: 85/836: Proposed extension to No. 32 to provided additional office space approved
- 3.4 Application Ref: 85/837: Proposed extension to No. 32 to provided additional office space approved

#### 4. POLICY FRAMEWORK

- 4.1 Planning Policy Wales, Edition 10 (December 2018).
- 4.2 Technical Advice Notes (TAN's)
  - TAN 10: Tree Preservation Orders (1997)
  - TAN 12: Design (2016)
  - TAN 15: Development and Flood Risk (2004)
  - TAN 24: The Historic Environment (2017)
- 4.3 Cardiff Local Development Plan (2006 2026) Policies;
  - Policy KP5: Good Quality and Sustainable Design
  - Policy KP6: New Infrastructure
  - Policy KP7: Planning Obligations
  - Policy KP8: Sustainable Transport
  - Policy KP14: Health Living

- Policy KP15: Climate Change
- Policy KP17: Built Heritage
- Policy H3: Affordable Housing
- Policy H6: Change of Use or Redevelopment to Residential Use
- Policy EN8: Trees, Woodlands and Hedgerows
- Policy EN9: Conservation of the Historic Environment
- Policy EN10: Water Sensitive Design
- Policy EN13: Air, Noise, Light Pollution and Land Contamination
- Policy EN14: Flood Risk
- Policy T1: Walking and Cycling
- Policy T5: Managing Transport Impacts
- Policy C1: Community Facilities
- Policy C3: Community Safety/Creating Safe Environments
- Policy C5: Provision for Open Space, Outdoor Recreation, Childrens Play and Sport
- Policy W2: Provision for Waste Management Facilities in Development
- 4.4 Relevant Supplementary Planning Guidance:
  - Managing Transportation Impacts (April 2018)
  - Waste Collection and Storage Facilities (October 2016)
  - Residential Design Guide (January 2017)
  - Infill Sites (November 2017)
  - Planning Obligations (January 2017)
  - Green Infrastructure (November 2017)
- 4.5 Cathedral Road Conservation Area Appraisal (2007)

#### 5. INTERNAL CONSULTEE RESPONSES

5.1 <u>Tree Officer</u>: raises no objection to the application making the following comments;

The purple beech tree T527 is an important part of the street-scape, both in visual and environmental terms, since its dense and voluminous canopy will intercept a huge amount of rainfall and pollutants, directing a significant volume of water via 'stem-flow', down its trunk and into the soil beneath, to benefit healthy root functioning, and ensuring pollutants are locked up in the tree or soil rather than entering the drainage system or atmosphere. It enjoys the shelter provided by the building to its rear and lime trees onto Sophia Close, along with a planting bed with under-storey shrubs, and this has created an environment akin to the closed canopy woodland beech enjoys. Notwithstanding this, the beech is somewhat obscured in visual terms by the adjoining highway limes, and competition with these limes has resulted in mutual suppression and a beech that is arguably over-dominant for users of the site. The dense, dark canopy (emphasised by the purple leaves) admits little light, except to the leaves themselves. It is clearly a precursor to the existing pattern of development, retained as part of the current development layout, but somewhat out of context with it. It is not unusual for urban beech trees to decline at about 125 years, and whilst this tree shows no significant indications of such, decline can occur quite rapidly, typically following colonisation by the wood decay fungus Meripilus giganteus, or following drought events, to which beech is especially sensitive. In the context of climate change, beech is a vulnerable species, particularly as an isolated tree in an urban environment. With this in mind, the safe, useful life of the beech might reasonably be considered limited, more so in light of the fact that it will not respond well to remedial pruning.

The submitted tree assessment allocates 'B' (moderate quality and value) categorisation to beech T527 and given the considerations above and the 'compression type unions' referred to in the tree survey schedule this is not considered unreasonable. It is to be expected that 'B' category trees are retained as part of development unless there are overriding design considerations necessitating removal, and the loss is fully offset by new planting.

A potential arboricultural benefit in removing beech T527 is that the adjoining highway limes will have more air space to grow into. Since the character of the Cathedral Road Conservation Area is defined in part by its lime avenue, works that help to preserve or enhance this character are to be welcomed. However, this potential benefit is dependent on the existing trees being of suitable form, and having access to sufficient root available soil volume and air space in relation to the proposed building line. The smallest lime T1 has been suppressed by the beech and adjoining, larger limes, and as such its crown has developed over the highway in Sophia Close, and is likely to continue to do so, even with the beech gone. Furthermore, the tree pit opening for T1 is very small and based on Street View, surfaced with bark chips that are regularly displaced by footfall, probably resulting in soil compaction. Lime T1 is also a broad-leaved lime (Tilia platyphyllos), which makes for a very large, spreading tree that is heavily colonised by aphids, resulting in a potentially significant nuisance through the growing season caused by the vaporisation of honeydew excreted by the aphids. This honeydew creates a sticky veneer on surfaces that becomes slippery when wet, and is colonised by black pigmented moulds that stain street furniture and building facades. In this context, I consider that lime T1 should be considered for removal and replacement with either a strongly upright form of Tilia platyphyllos such as 'Delft', 'Princes Street' or 'Streetwise', or even better, an upright form of the small leaved lime such as Tilia cordata 'Rancho' or 'Streetwise'. A replacement tree with an upright habit will have a better chance of growing with a balanced crown form than the existing T1, and therefore should make a more significant long-term contribution to the street-scape. Tilia cordata is less heavily colonised by aphids so would present a reduced nuisance in terms of honeydew. At the same time it would be important to ensure that the tree pit opening for T1 was increased in size significantly, with any compacted soil de-compacted prior to mulching (bark mulch, tiger mulch or KBI Flexi-pave edged by Excel Edge or similar).

There is benefit in planting new trees to the Cathedral Road frontage, in that they will be visually prominent in a street known for its trees, but potentially facing the loss of larger trees in the medium term as they decline, but with restricted space available for replacements. Securing a property frontage for trees therefore brings considerable benefits to the Conservation Area, in amenity and environmental terms.

- 5.2 <u>Parks Services</u>: Note that the proposal seeks the removal of a healthy Copper Beech tree that is set within the curtilage of the application site, fronting the street. They note the submitted tree report classifies the tree as a Category 'B' tree but consider that it could be classed as Category 'A' given its potential life expectancy and suggest that it is a matter for the LPA to justify its removal. With regard to replacement provision proposed within the street, Parks have raised concerns, that due to services and other restrictions, it may not be possible to create a large enough pit for the new Lime tree proposed to be provided. This being so, and as a key element of the acceptability of the proposed scheme, tracking of services in the proposed location for the replacement Lime are needed in advance.
- 5.3 <u>The County Ecologist</u>: advises that he supports the methodology used and conclusions drawn from the bat survey report (Bat Survey report provided by WYG and dated September 2018). He therefore raises no objection to the proposed development subject to conditions controlling precautionary bat mitigation measures, the timeframe of site clearance works and a requirement for updated surveys and clearance works during the nesting bird season.

Additionally, in accordance with Policy EN7 and with our statutory duty under section 6 of the Environment (Wales) Act 2016, a recommendation has also been included detailing opportunities for specific enhancement features for nesting or roosting birds and bats to be incorporated into the new building, specifically;

- 2 x bat boxes for crevice-dwelling bats, and
- 2 x Swift nest boxes, and
- 1 x double House Martin cup, and
- 1 x House Sparrow terrace
- 5.4 <u>The Operational Manager Traffic and Transportation</u>: raises no objection to the application proposal. He acknowledges that the highway access into the site would be from the existing access onto Sophia Close, which whilst acceptable inprinciple, would expect to be upgraded. This should be achieved by way of condition. (See Condition 9)

He acknowledges that a total of 16 vehicle parking spaces would be provided onsite and that this is in line with policy requirements. He also notes that two pedestrian access points into the site from Sophia Close will be provided and raise no objection on this basis.

He notes that two cycles stores are proposed which would together

accommodate 1 space for each bedroom of the development. He therefore considers the amended cycle parking provision proposed acceptable subject to a condition controlling the layout and spacing of the cycle stands. (See Condition 26)

- 5.5 <u>Housing Development</u>: Advise that, in line with the LDP policy, an affordable housing contribution of 20% of the 17 units (3 units) is sought on this brown-field site. However, given the proposed design/configuration of the scheme, it is not clear how this would work in reality, as the scheme has to be able to be managed practicality and easily maintained by the Registered Social Landlord. On that basis, we would be willing to enter into discussions with the applicant with regard to providing the affordable housing contribution as a financial contribution in lieu. We would seek a financial contribution of £241,570 (in lieu of 3 units (20%) which is calculated in accordance with the formula in the Affordable Housing Supplementary Planning Guidance (SPG) (2017).
- 5.6 <u>Neighbourhood Regeneration</u>: Advise that as the proposal is for under 25 dwellings they would not request a financial contribution in lieu of the proposed development.
- 5.7 <u>Pollution Control Noise and Air</u>: Raise no objection subjection to conditions controlling road traffic noise and Plant noise and an advisory regarding site construction noise.
- 5.8 <u>Pollution Control Air Quality</u>: raise no objection to the application, making the following comments:

The submitted AQA has been undertaken in line with best practice guidance to demonstrate conservative outcomes. The AQA examines both the construction and operational air quality impacts generated by the proposed development, and confirms a negligible impact to air quality levels at all selected sensitive receptor locations for the proposed year of opening (2019).

I am in agreement with the conclusions made by the report and therefore on the grounds of air quality have no concerns.

- 5.9 <u>Pollution Control: Contaminated Land</u>: Raise no objection subject to conditions in respect of contaminated land measures unforeseen contamination, Imported Soil, Imported Aggregates and Site Won Materials, with further contamination and unstable land advice.
- 5.10 <u>Waste Management</u>: Raise no objection to the proposal based on the refuse storage area shown on the site plan. Full comments have been sent back to the applicant for their information.
- 5.11 <u>Drainage</u>: The Operational Manager Drainage raises no objection to the application subject to a condition controlling surface water drainage.

# 6. EXTERNAL CONSULTEE RESPONSES

6.1 NRW raise no objection to the application, offering the following comments.

### Flood Risk Management

The application site lies within Zone C1, as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map information, which is updated on a quarterly basis, confirms the site to be within 1% (1 in 100 year) and the 0.1% (1 in 1000 year) annual probability flood outlines. Our records also show that this site has previously flooded from the River Taff during the December 1960 and December 1979 flood events.

The planning application proposes residential units (highly vulnerable development). Section 6 of TAN15 requires your Authority to determine whether the development at this location is justified. We refer you to TAN15 for these considerations. As part of this justification, the applicant should undertake and submit a flood consequence assessment (FCA) prior to determination of the application that meets the criteria set out in TAN15.

We have reviewed the Flood Consequences Assessment (FCA) produced by WSP, reference 7004-9383-FCA-R1, dated September 2018, submitted in support of this application and our advice is as follows:

The FCA (section1.1) states that the site is set at approximately 8.0mAOD. The ground floor living accommodation is proposed to be set at 8.6mAOD (Section 5 of FCA) and the plant room at 8mAOD (as per the Proposed Site Plan A/P/P/01). Based on a predicted flood depth of 7.95mAOD in the 1% plus 25% allowance for climate change flood event, the living accommodation and plant room are predicted to be flood free in that event, which is in line with the requirements of A1.14 of TAN15.

No finished floor/ground levels have been shown for the other external areas including the car parking. However, section 4.1 of the FCA states that the finished floor level in the entranceways is anticipated to be 5 cm above the predicted 1% plus climate change flood level. As the current ground level is stated as approximately 8mAOD we have assumed that the car parking and other external areas will not be below that level. However, if this is not the case we would ask to be re-consulted.

Based on the 1 in 1000 year defended flood level of 8.25m AOD, the residential accommodation is predicted to be flood free in that event. A maximum flood depth of 250mm is predicted for the entrance ways and plant room, which is within the tolerable conditions set out within table A1.15 of TAN15. We have assumed this also be the case for the other external areas as per the above paragraph.

# <u>Bats</u>

[NRW] note that the bat report submitted in support of the above application (Bat Survey, by WYG dated September 2018, reference A108000) has identified that

bats were not using the application site. We therefore have no comments to make regarding bats.

- 6.2 <u>Welsh Water:</u> raise no objection to the proposal subject to a drainage condition and an advisory note.
- 6.3 <u>GGAT:</u> raise no archaeological objection to the application making the following comments;

'Given the nature of the proposed development, where the new extension will be primarily on the site of the existing modern extension, and the internal aspects of the building have changed since construction, it is our opinion that the proposals are not likely to encounter any archaeological deposits. Given our understanding of the current information, it is our opinion that there will not be a requirement for archaeological or historic environment mitigation works.'

<u>South Wales Police</u>: Raise no objection to the proposed scheme but make a number of recommendations to ensure that community safety issues have been considered/addressed. These recommendations have been passed onto the agent.

# 7. <u>REPRESENTATIONS</u>

- 7.1 The application proposal was advertised in accordance with the statutory requirements being advertised by way of press notice, site notice (x2) and neighbour notification. The local members within ward were also consulted.
- 7.2 The ward members for the Riverside ward have been consulted with the following comment being received:
- 7.3 Councillor Gordon objects to the application on the following basis;

I have read the Arborcultural report 21/9/18 and have concerns about the copper beech - tree ID#527 being removed. I understand that the reason is to enable the construction of the proposed development design, and that the development could not go ahead if the tree was to remain. The tree in my opinion is magnificent and even though it is inside an avenue of Lime trees it still has a marked effect on the street scene of Sophia Close. It is only being recommended for removal because it is in the way of the development - there are no safety issues and the mature tree is healthy. Replacement with two Gingko trees will no way make up for the way the canopy of the beech tree, when the leaves are on it, absorbs harmful chemicals. Improving air quality is high on our Council agenda. Please can you consider asking the developer to adjust the plans so that the copper beech tree is retained?

- 7.4 Councillor Derbyshire (not a local ward member for Riverside) has raised concerns over the proposed loss of the tree; indicating that he would not like to see a good specimen chopped down.
- 7.5 3 letters have been received in opposition to the application proposal on the

following basis.

- The Copper Beech tree makes a positive contribution to the local environment and its removal should be resisted
- The Copper Beech Tree proposed for removal is a healthy, mature tree with a life expectancy of over 40 years. It.
- Every single urban tree has a huge role to play in:
  - o Combatting climate change
  - Contributing to health and well-being
  - Increasing landscape resilience to pests and disease
  - o Increasing biodiversity
  - Mitigating air pollution
- It will take 20 to 30 years for a tree that is planted in 2018 to fulfil the ecological function of the Copper Beech that is currently there.
- The Copper Beech Tree should be preserved and an alternative arrangement found for car parking.
- Cardiff has lost 35 hectares of trees over the past five years and cannot afford to lose another single tree, particularly one that is in such good health.
- Cardiff Council does not seem to value the tree canopy which is vital for the well-being of this City and that it allows felling of trees when residents become aware that trees are shedding leaves/ pine needles on their cars or are a nuisance as the space they occupy could give way to parking spaces or better building design. They sight past examples where trees have been lost.
- The chronology and complication of the technicalities of the situation reference a TPO etc...as expressed in your letter to Hilary Brookes 14 December is illogical and Kafkaesque.
- The removal of trees to create parking spaces is inconsistent with Cardiff Council's objectives of reducing car traffic as well as being detrimental to the wellbeing of residents.
- Cathedral road is a beautiful tree lined avenue and already has had to suffer some felling. Please do not add further
- The universal fight against climate change means that we should be preserving trees and the Cardiff Canopy and not destroying mature trees to encourage more cars/exhaust fumes. Please do not destroy this tree which is helping us breathe.
- 7.6 Three objections have be received from Cardiff Civic Society to the proposed development, for the following reasons.
  - I wish to object to the applicant's proposal to cut down a beautiful mature copper beech tree in order to create more parking spaces.
  - There can be no justification for felling this tree, as there is plenty of space at the premises to work around it. Other developments in similar situations on Cathedral Road have incorporated such a tree into the scheme as an asset and an amenity for the public.

- As congestion in Cardiff is a serious issue, and air quality is poor, people should not be encouraged to drive into the city. We need mature trees now more than ever.
- Air quality in Cardiff is a serious issue. Trees absorb carbon dioxide through their leaves, breaking it down, and releasing oxygen providing two key functions for improved air quality. A tree of this size provides enough oxygen for 18 people.
- Furthermore, The Environment (Wales) Act 2016 cites, among other things, that a reduction in greenhouse gases is crucial. Mature trees such as this one provide a huge amount of clean air, which is important for all citizens, but especially for those suffering from respiratory ailments.
- Trees absorb carbon dioxide through their leaves, breaking it down, and releasing oxygen providing two key functions for improved air quality.
- Poor air quality is a major cause of death; therefore we should be prioritising the maintenance of mature trees such as the copper beech in question.
- Any suggestion that a replacement tree could be planted is spurious, as it takes 60 semi mature trees to replace the canopy and oxygen provided by a large, mature tree of this kind.
- According to The Environment (Wales) Act 2016, local authorities also have a duty to take steps to maintain and enhance biodiversity the importance of a large tree for urban wildlife and pollinators is immense.
- In the last five years, Cardiff has lost 34 hectares of trees, which is a disgraceful state of affairs for a supposedly modern, 21<sup>st</sup>century capital city.
- The Well-Being of Future Generations Act stresses that we must all act in a sustainable way for the benefit of people living in Wales.
- Allowing developers to needlessly fell mature trees to provide car parking hardly fits in with either piece of legislation cited above. The developer's suggestion that the tree can be replaced is spurious it will take at least 50 years for a tree to even approach the size of the current one.
- The provision of 17 dwellings on a site of this size is far too many and represents an over development.
- Cathedral Road is already congested and polluted, as pointed out below. Shoehorning so many dwellings onto the site will add to these problems immeasurably.

# 8. <u>ANALYSIS</u>

- 8.1 The key issues for consideration are:
  - i. Whether the principle of the change of use of the site from office to residential is acceptable;
  - ii. The impact of the proposal on the character and appearance of the conservation area;
  - iii. Placemaking and Public Realm Considerations;
  - iv. Removal of the Copper Beech and Cherry Trees and replacement landscape provision;
  - v. Impact upon neighbouring properties

- vi. Impact on air quality, noise light pollution and contaminated land
- vii. Whether the proposal would make satisfactory provision for access parking and circulation;
- viii. Water Resources, Drainage and Flood Risk;
- ix. Ecology Considerations
- x. Response to third party objections not addressed above.
- i. <u>Whether the principle of the change of use of the site from officer to</u> residential is acceptable;
- 8.2 The application site falls within the settlement boundary as defined by the Adopted Local Development Plan but has no specific land use allocation and is not identified in Policy EC1 as existing employment land to be protected for offices. The existing offices are therefore afforded no land use policy protection.

The application premises is located on Cathedral Road and the surrounding area is a mix of residential and commercial (A2, B1, C1, C3 and A3) uses.

In terms of the redevelopment of the site, Policy H6: Change of Use or Redevelopment to Residential Use provides the appropriate policy framework against which the proposal should be assessed in land use policy terms.

Policy H6 permits the change of use of redundant premises where:

- i. There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement;
- ii. The resulting residential accommodation and amenity will be satisfactory;
- iii. There will be no unacceptable impact on the operating conditions of existing businesses;
- iv. Necessary community and transportation facilities are accessible or can be readily provided or improved; and
- v. It can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to the end users.

Assessed against the criteria above the following consideration:

- i. The offices are currently vacant and no evidence has been presented which demonstrates their ongoing need. Notwithstanding this, the offices are not protected by LDP Policy EC1 and, as a result, are not considered to meet an important employment need;
- ii. See para 8.8 of the report
- iii. See para 8.12 of the report;
- iv. See paragraph 8.14;
- v. See paragraph 8.13-8.19

The application site is in a highly sustainable location, well served by public transport; in close proximity to the city centre and within walking distance to local services and facilities in Pontcanna and the Cowbridge Road East District Centre. Given the mixed use character of the area the proposal is considered

compatible with surrounding land uses. The application subsequently raises no land use policy concerns.

ii. <u>The impact of the proposal on the character and appearance of the</u> <u>conservation area</u>

### **Existing site**

8.3 Number 32 is locally listed and makes a positive contribution to the character and appearance of the Cathedral Road Conservation Area.

The extensions to No. 32, fronting Sophia Close, were permitted approximately 35 years ago are not considered to make a positive contribution to the character or appearance of the area. As such, their redevelopment is not opposed in principle.

The existing rear extension was approved in 1985 and, with the original locally listed villa, provides office accommodation via a three storey building of at the each end of the plot, connected at ground floor by ancillary accommodation and a corridor. The villa has a non-original hipped two storey annexe set well back from the highway. Much of the rear and side areas of the site are given to surface parking (which is partially undercroft), however a deep landscaped forecourt, mature purple beech tree within the parking area and original stone boundary walls all contribute positively to the character of the conservation area.

#### New extensions

The proposed redeveloped extension would essentially change the form of the existing three storey element to one of a four storey structure of a contemporary nature, with a flat roof screened by a low parapet. The elevation is essentially flat, but with visual interest created by inset balconies, use of pennant stone slips, recon stone copings and edgings, deep reveals and appropriately vertically emphasised fenestration and bronze coloured metal insulated panels. The absolute height of this element would increase slightly compared to the existing, however the additional storey is largely accommodated within the three existing floors, due to lower residential floor heights and the use of a flat roof as opposed to pitched. The four storey element would be set back to the side building line of the villa, whereas the existing has deep eaves which bring it closer to the boundary wall at first floor roof level. The proposed will be more prominent from the street, as it will not taper away at upper levels. However, given the side street location and considering the scale and form of the existing building and those opposite, this part of the conservation area is not considered to be the most sensitive to the increased eaves height that is being proposed.

A more significant change is evident in the linking block, where the single storey element is brought forward to the line of the side elevation of the villa and increases in height from one (pitched) to three (flat) stories. This is considered to be acceptable in this instance, because the extension would remain subservient to the main villa and would be broadly comparable to the extension approved opposite at the rear of 30 Cathedral Road. This subservience is further reinforced by an appropriately sized recess behind the villa, which will also maintain views from Sophia Close towards the decorative hipped bay to the rear of the original

house. The provision of a larger area of undercroft car parking has the potential to harm the character of the area; however the visual impact is reduced by the relatively high boundary wall. Documents indicate that it will also be clad to improve the appearance of the soffit and this would be further detailed through recommended condition 24.

The rear elements fronting Sophia Walk are less prominent within the conservation area, however the materials proposed are high quality. The overall impact is considered to preserve the character of the conservation area when viewed from these rear areas.

Architectural detailing and materials samples conditions are recommended. (See conditions 7 & 8)

### Landscaping

A key issue for consideration is the loss of the mature purple beech within the site, which will have a harmful impact on the character of the area in the short to medium term, despite the apparent competition for light between this tree and the nearby young replacement street tree which has failed to establish. Mitigations are proposed to plant suitable trees to reinstate/reinforce the avenues of mature trees within the Cathedral Road forecourt frontage and to improve growing conditions for a replacement street tree within the avenue on Sophia Close. Evidence shows that two large street trees have been lost from the corner of Cathedral Road/Sophia Close within the last thirty years or so (and another which has been replaced in the last ten years but failed to establish). This location is therefore under-planted relative to the rest of the street, so securing the planting of suitable trees within the front garden is a key benefit that can be secured through this scheme. Given that the Tree Officer is content that the measures are sufficient to ensure that suitable trees will reach maturity in these key locations, it is considered that the Conservation Area will be preserved in the long term.

With the exception of insertion of a new pedestrian access gateway, the boundary walls will be maintained, which largely screen the undercroft parking from view. However, as part of the overall balance and to mitigate any harm caused by the loss of the tree and the new gateway entrance, it is considered reasonable and necessary to require the reinstatement of appropriately designed railings where they have been lost (above the dwarf walls at the front and side). Gates should also be reinstated to the front. It is recommended that these measures be secured by way of condition (See condition 25)

#### Conclusion

Subject to conditions and satisfaction of the tree officer regarding mitigation planting, it is considered that the overall character of the conservation area would be preserved.

8.4 A separate application (ref: 18/02602/MJR) has been made to the Local Planning Authority (LPA) for Conservation Area Consent for the demolition of the rear extension to No. 32. Conservation Area Consent is required due to the extent of demolition works proposed.

# iii. Placemaking and Public Realm Considerations;

## Scale and Massing

8.5 The scale and massing of the proposed extension is considered appropriate for this prominent corner site and when considered against that of the building on the opposite side of Sophia Close. It is considered that the scale, massing and finish of the proposed extension would create an improved streetscene along Sophia Close, on a principal route into Sophia Gardens than that existing. Whilst it is acknowledged that the proposed extension would be taller, wider and longer than the existing extension, an appropriately sized recess area is proposed immediately to the rear of the villa which would ensure the extension would remain subservient to the villa.

The design of the proposed extension, through the flat roofed taller elements of the extension being set towards Sophia Close and the pitched roof tapering away from these taller sections towards the boundary with No. 34 Cathedral Road, would ensure that the scale and massing would have no undue effect on neighbouring properties in terms of being overbearing or overshadowing.

### <u>Layout</u>

8.6 The linking section of the proposed extension, connecting it with the original villa, would be recessed and would not therefore form a prominent addition. The setting back of this section represents a welcomed approach, as it would ensure that the main element of the proposed extension would appear as a largely independent and subservient building from the original villa, whilst being of a respectful scale and form to it. The main element of the extension would have a strong relationship with Sophia Close whilst being set back sufficiently from it. The layout of the proposed extension is considered to make a positive contribution to the streetscene.

# **Density**

8.7 The density of the proposed development would be equivalent to 137 dwellings per hectare (dph). Whilst it is acknowledged that this represents a high density, the application site is located in in a highly sustainable location close to the city centre and on a corner plot where a rear extension would have a direct street frontage. Taking this into consideration together with the acceptability of the layout, design, internal and external spaces provision of the proposed scheme and noting the density of the scheme on the opposite side of Sophia Close, it is considered that the proposed density is acceptable.

# Internal Spaces Standards and Amenity Space Provision

8.8 Each of the proposed apartments would have an internal area of 46m<sup>2</sup> or more and is therefore policy compliant in this regard. The apartments proposed within the extension would each benefit from one or more external terrace area; located on the north and/or south elevations. Obscurely glazed screens are proposed within a number these terraces, particularly those on the northern elevation, in order to restrict any potential overlooking opportunities upon neighbouring properties. These would be secured by way of condition. (Condition 23)

Whilst the apartments proposed in the original villa, along with the one in the link section between the villa and the main bulk of the rear extension, would have no external amenity space provision, given the location of the site in such close proximity to a Sophia Gardens and that 4 of these 7 apartments are 1 bed, it would be difficult to sustain an objection to the application on this basis.

## Architectural Approach and Finishing Materials

8.9 The proposed extension would be finished in pennant stone slips with reconstituted sandstone detailing, bronze coloured metal roofing insulated metal panels, aluminium windows and timber cladding.

In order to ensure that the finishing materials and architectural detailing proposed would be of an appropriate standard and that sufficient richness and detailing in the building is realised, which would be of particular importance on this prominent site within the Conservation Area, it is considered necessary to impose conditions on materials and architectural detailing. See conditions 7 & 8.

The pitched roof element of the extension would be finished in a bronze metal cladding. This would not be highly prominent from public areas though would be visible to the residents of 7-10 Sophia Walk. The roof would be broken up through the introduction of balcony screens, timber cladding and rooflights.

The size of the window openings and the terraced areas proposed on the Sophia Close elevation of the building are welcomed as they improve the evident solid to void ratio of the elevation and add visual interest.

The proposed extension, through the inclusion of the recessed link section, would appear largely as an independent building to No. 32. This represents a welcome approach through affording the locally listed frontage villa a more sensitive setting. Furthermore, the proposed height of the extension, at approximately eaves level to the frontage building, along with the high quality finish proposed would both aid in ensuring that the extension would sit appropriately and comfortably adjacent to the villa and within the street scene.

# Undercroft Parking

- 8.10 Whilst the proposed extension includes undercroft car parking at ground floor level, given the height of the existing stone wall along the Sophia Close boundary of the site, which would be retained as part of the proposed scheme, any potential adverse impact of the undercroft would be reduced. In order to further reduce any potential harmful impact and in order to ensure that the undercroft is well lit and therefore safe, a condition is proposed requiring details of the cladding and lighting in this area to be submitted to the LPA for approval.
  - iv. <u>Removal of the Copper Beech and Cherry Trees & Replacement</u> <u>Landscaping Provision</u>
- 8.11 Street trees form an important part of the overall character of the Cathedral Road Conservation Area by, in this context, creating a boulevard effect along Cathedral Road and Sophia Close. It is acknowledged that curtilage trees also form an element of and contribute to the Conservation Area and therefore the

concerns of residents and the Council' Parks Section are noted. However, as is recognised by Parks and the Council's Tree and Conservation Officers, the lime tree within the pavement adjacent to the site, which is proposed for replacement as part of the application scheme, has not developed in line with the other street trees, due, in part, to suppression from the Copper Beech. As such, whilst the removal of the 'Category B' Copper Beech tree is proposed, given the prominent location of the adjacent lime tree and its relationship with the other street trees along Sophia Close, it is considered that the provision of a replacement lime tree, with improved growth potential through being added to an upgraded tree pit opening and through not competing with the Copper Beech, would create a more visually coherent green frontage along Sophia Close. Accordingly, the provision of this street tree, along with the landscaping provision proposed to the front garden of No. 32 is considered to mitigate the loss of the Copper Beech tree in Placemaking terms.

The replacement planting provision proposed is critical to mitigate against the proposed loss of the Copper Beech tree and accordingly, the concerns of the Council's Parks section over potential conflict between services and the tree pit for the replacement street tree are noted. In the context of the site and given its prominent location within the Conservation Area, the success or otherwise of the tree would go to the heart of the permission. As such, a condition has been recommended to ensure that suitable planting details are submitted to the LPA prior to the commencement of development to ensure the replacement street trees provision is achieved acceptably. This is supported by the Council's Conservation and Tree Officer (See Condition 10).

Concern over the loss of the tree and the impact on future generations, in relation to air quality are noted, but it is considered that a younger tree within the street will have a longer lifespan, create a betterment in terms of its visual relationship and would it itself have an overall air quality benefit.

A 'Category C' Tibetan Cherry and group of wild cherry trees (also 'Category C) located within the front garden of No.32, would be removed as part of the proposed scheme with mitigation provided by way of the provision of 2 Ginkgo biloba Magyar (Maidenhair) trees. Given the low quality categorisation of the existing trees to the front of No. 32, the replacement provision proposed here is considered to represent an enhancement through being visually prominent in a street known for its trees. Securing a property frontage for trees therefore brings considerable benefits to the Conservation Area, in amenity and environmental terms.

# v. Impact upon neighbouring properties

8.12 The 4-storey element of the proposed extension would be 0.7m taller that the ridge height of the existing 4-storey element of the existing extension. Whilst this part of the extension would also be wider than that existing, it is not considered that the additional bulk and massing of the proposed 4-storey element would not be excessive beyond that existing, or excessive for the site and its wider context. The 3-storey element of the extension would be approximately 0.5m higher than the ridge height of the 2-storey element of the existing extension, and whilst it

would be approximately 4.7m higher than the ridge height of the single storey element of the existing extension, this additional scale is considered to represent an enhancement within the streetscene.

The highest point of the proposed extension would not exceed the height of the existing villa, whilst the linking section proposed creates a subordinate relationship between the villa and proposed extension. The main elevation of the extension onto Sophia Close would sit on the building line set out by the existing villa.

With regard to the potential impact the proposed extension would have on the availability of light within the neighbouring properties, 7–10 Sophia Walk, this is considered acceptable given the inclusion of the pitched roofs along the northern elevation of the proposed extension. Neither the 3 or 4 storey elements would break the 25 or 45 degree rules set out in the Councils design SPG's regarding light provision.

Whilst the height and massing of the proposed extension would be greater than that existing, particularly the former single storey pitched roof element, it is not considered that the extension would have an unacceptable overbearing or unneighbourly impact upon No. 7-10 Sophia Walk due to the separation distances involved and the bulkier parts of the extension being located in those locations where it would have least impact upon these neighbouring properties.

It is not considered that the proposed extension would have an unacceptable impact upon the windows in the rear of No. 34 Cathedral Road, beyond that of the existing extension of the application building, given the relative heights and separation distances involved.

Whilst the 4-storey element of the extension would be located close to the eastern boundary of the site, beyond which is an external seating area associated with the adjacent public house, it is not considered that the proposed development would result in the creation of a harmful impact upon this external area, or the public house itself, beyond that of the existing situation.

Due to the orientation of the windows and the proposed introduction of obscurely glazed balcony screens, subject of condition 23, it is not considered that the proposed development would allow the neighbouring properties to the north, 34 Cathedral Road and 7-10 Sophia Walk to be unacceptably overlooked. Given the separation distance which would be retained between the southern elevation of the proposed extension and the residential properties on the opposite side of Sophia Walk, there would be no overlooking concerns in this direction.

#### vi. Impact on air quality, noise light pollution and contaminated land

8.13 No objection has been raised by the Councils Air Quality Officer with regard to the removal of the Purple Beech tree or the traffic that would be generated by the development on air quality grounds.

The development is not considered to cause or result in unacceptable harm as a

result of air quality, noise or contaminated land, taking into consideration the recommended conditions. Conditions are recommended to control contaminated land measures – unforeseen contamination, imported soils, imported aggregates, use of site won materials, road traffic noise and plant noise.

- vii. <u>Whether the proposal would make satisfactory provision for access</u> parking and circulation;
- 8.14 The site is considered to be in a highly sustainable location being located adjacent to a bus route, cycle infrastructure and close to the city centre. The Operational Manager Transportation has confirmed that the proposal is policy compliant with regard to car and cycle parking provision, subject to conditions, and raises no objection to the proposed scheme on highway safety grounds or on the local highway capacity.

Conditions are recommended covering cycle parking (Condition 19) along with a Construction Environmental Management Plan (CEMP) condition. (Condition 17)

# viii. <u>Water Resources, Drainage and Flood Risk</u>

- 8.15 TAN: 15 and its Development Advice Map zones are used to control and manage development. The application site is located in a C1 Zone (areas of floodplain served by significant infrastructure, including flood defences). TAN 15 states that housing should only be permitted within Zone C1 if determined by the planning authority to be justified in that location; based upon the TAN 15 criteria.
- 8.16 The Welsh Government 'Summary of what TAN 15 requires for highly vulnerable development (houses) to be considered acceptable' sets out the following justification criteria:
  - 1) Should be located only in an area of flood risk which is developed and served by significant infrastructure, including flood defences (Zone C1 of the DAM) **AND**
  - Its location is necessary to assist a Local Authority regeneration initiative or strategy, or contribute to key employment objectives, necessary to sustain an existing settlement or region AND
  - 3) The site meets the definition of previously developed land (i.e. is not a Greenfield site) and concurs with the aims of Planning Policy Wales (i.e. the presumption in favour of sustainable development) **AND**
  - 4) A Flood Consequences Assessment (FCA) has been produced to demonstrate that the potential consequences of a flood event up to extreme flood event (1 in 1000 chance of occurring in any year) have been considered and meet the criteria below in order to be considered acceptable.
- 8.17 Assessed against these criteria:
  - 1) The area is developed and served by significant infrastructure.
  - 2) The site represents a windfall site within the LDP settlement Boundary, as identified in Policy KP1 of the LDP. The LDP representing the LPA's

policy/strategy document for the cities growth. The Local Authority may justify this development as being "necessary to sustain an existing settlement": the refusal on flood risk grounds of all applications for the redevelopment of existing properties within existing, sustainably located residential areas such as this, in cases where it can be demonstrated that the consequences of flooding can be managed acceptably, would, over time, lead to the decline of all the areas of the city that are within flood risk zones and create pressure to develop areas that are not so sustainably located.

- 3) The site is a brownfield site / previously developed land.
- 4) A Flood Consequences Assessment (FCA) supports the application, which has been subject to consultation, including with Drainage Services and NRW who raise no objection from a flood risk perspective
- 8.18 The FCA confirms that the Finished Floor Level of the site is 8.0m AOD, with the ground floor living accommodation at 8.6mAOD. Based on this the predicted flood depth of 7.95mAOD in the 1% plus 25% allowance for climate change flood event, the living accommodation and plant room are predicted to be flood free in that event, and therefore in line with the requirements of TAN 15.n Based on the 1 in 1000 year defended flood level of 8.25mAOD, the residential accommodation is predicted to be flood free in that event. A maximum flood depth of 250mm is predicted for the entrance ways and plat room, which is within the tolerable conditions set out in table A1 of TAN 15.
- 8.19 With regard to the requirements of policy EN14 of the Local Plan; this states

Development will not be permitted:

- *i.* Within tidal or fluvial flood plains unless it can be demonstrated that the site is justified in line with national guidance and an appropriate detailed technical assessment has been undertaken to ensure that the development is designed to alleviate the threat and consequences of flooding over its lifetime;
- *ii.* Where it would increase the risk of flooding from fluvial and/or tidal flooding or from additional run-off from the development in any location;
- *iii.* Where it would hinder future maintenance or improvement schemes of flood defences and watercourses;
- *iv.* Where it would cause adverse effects on the integrity of tidal or fluvial defences;
- v. Where ground floor bedrooms are proposed in areas at high risk of flooding.

Where appropriate the developer should demonstrate that they have considered the need to incorporate environmentally sympathetic flood risk mitigation measures such as Sustainable Urban Drainage Systems (SUDS)

i. As detailed above, an FCA has been submitted which demonstrates that the application site meets the requirements of TAN 15. This has been

considered by NRW who raise no objection to the application proposal.

- ii. The proposed development would not result in an increased risk of flooding.
- iii. The proposed development would not hinder the future maintenance or improvement schemes of flood defences and watercourses
- iv. The proposed development would not create an adverse effect on the integrity of tidal or fluvial defences;
- v. Whilst two of the proposed flats are located on the ground floor of the building, and therefore have ground floor bedrooms, the supporting text to Policy EN14 states that;

In general, development will be resisted in identified flood plains or areas at unacceptable risk from flooding or where third parties may be adversely affected by an increased flood risk. Proposals involving bedrooms on ground or lower floors in areas liable to flood will not be acceptable. Development will only be permitted if the risks and consequences can be demonstrated to be managed to an acceptable level in line with national planning policy, in particular the tests set out in TAN 15.(Para 5.206)

As detailed above, the submitted FCA confirms that the residential accommodation would be flood free during the 1% plus climate change (1 in 100 year with climate change) and 0.1% (1 in 1000 year) events. The submitted FCA has been assessed by NRW who raise no objection to the application on the basis of flood risk. Whilst it is recognised that the application site may be liable to flooding in extreme events, the residential accommodation proposed throughout the site would sit above the levels predicted in such an event. Taking the above into consideration, it is considered that the development meets the justification tests set out in TAN 15 and requirements of Policy EN14 of the adopted LDP.

- ix. Ecology Considerations
- 8.20 The County Ecologist supports the methodology used and conclusions drawn from the bat survey report (Bat Survey report provided by WYG and dated September 2018) in that the buildings concerned have a low likelihood of supporting roosting bats, and that no bats or signs of bats were found in those buildings or trees during the surveys.
- 8.21 Given that bats have been observed in the vicinity and emerging from an adjacent property, there remains a possibility that bats may begin using the site as a roost at any time. A condition controlling the precautionary bat mitigation measures detailed in the bat report, the timeframe of site clearance works and a requirement for updated surveys to be provided have subsequently been included.
- 8.22 As nesting birds may to be affected by the removal of the tree, as well as the demolition of the existing extension, a condition has been imposed to ensure that any site clearance and demolition works are undertaken outside of the nesting bird season.

- 8.23 Given the above it is considered that the proposal accords with Policy EN6 and EN7 of the adopted Local Development Plan.
  - x. <u>Response to third party objections not addressed above</u>
- 8.24 Planning Policy Wales (Edition 10) has been amended in accordance with the requirements of The Wellbeing of Future Generations Act. The proposed development has been assessed against Planning Policy Wales and is considered compliant with it and consequently The Wellbeing of Future Generations Act.
- 8.25 Where a tree has a limited life expectancy remaining, as is the case of the Copper Beach proposed for removal as part of this application, the provision of three replacement trees in compensation for its loss would, over the long term, have a beneficial impact in air quality terms. Furthermore, the Council's Air Quality Officer has raised no objection to the application proposal.

# 9. PLANNING OBLIGATIONS

- 9.1 National Policy and CIL regulations outline the legal requirements for a valid Planning Obligation. The Council's approved Planning Obligations SPG provides further guidance.
- 9.2 The total planning obligations requested amount to **£273,111** broken down as follows and calculated in accordance with policy and guidance.

•	Affordable Housing	£241,570

- Public Open Space £31,541
- 9.3 Prior to the Planning Committee meeting of 20<sup>th</sup> March 2019, the Agent confirmed that the above mentioned Section 106 contributions are acceptable to the applicant.
- 9.4 As described in the Background Information section at the start of this report, the applicants have since submitted a 'Viability Statement', prepared by Savills and dated May 2019, which concluded that the S106 Contributions sought towards affordable housing and public open space would make the development unviable.
- 9.5 In accordance with established practice of obtaining an independent assessment of viability appraisals presented in support of planning applications, the Council commissioned the District Valuer (DV) to undertake an assessment of the Viability Statement. Their assessment confirmed that the scheme viability could not support the S106 contributions sought. They conclude that the internal rate of return on the scheme, based on the full S106 contribution sought, would be 0.94%; well below that of normal market expectations (being around 20%) However, the omission of the S106 contributions would result in internal rate of return of 7.32%, which whilst still below that of normal market expectations, does represent a more reasonable profit margin.

- 9.6 Taking into consideration the DV's report and acknowledging that affordable housing is identified as 'necessary' and not 'essential' infrastructure under policy KP6 of the LDP, the Housing Development Manager accepts that the proposed development would be compliant with LDP policies KP6, KP7 and H3 with no financial contribution towards affordable housing provision. The Housing Development Manager has however requested a reduced time limit for the development, after which time a new application and further viability assessment would be required. Condition one has been reduced to two years accordingly.
- 9.7 The Parks Officer also accepts the conclusions of the DV's report and, consistent with the Housing Development Manager, has requested a reduced time limit for the development, after which time a further viability assessment would be required. As such, notwithstanding that no financial contribution would be made toward Public Open Space provision, contrary to the requirements policies KP6, KP7 and C5 of the LDP, it would on balance, be unreasonable to refuse this application in policy terms, based on the lack of a Public Open Space contribution in this instance.

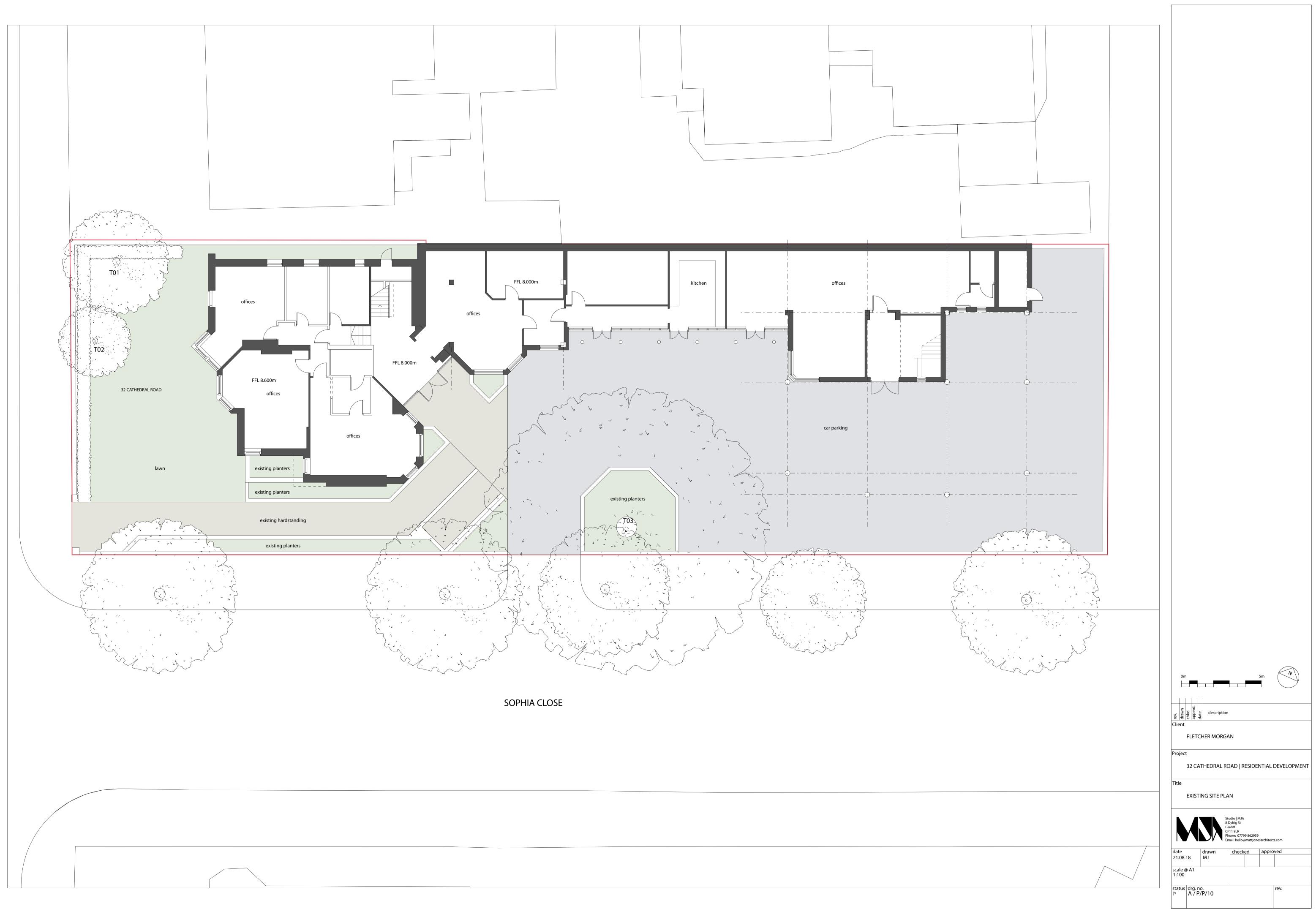
# 10. CONSLUSION

10.1 The proposal is a brownfield site and is located within close proximity to local amenities. Having regard to the objections raised, and assessed against the adopted plan and other material considerations, planning permission is recommended for approval subject to conditions.

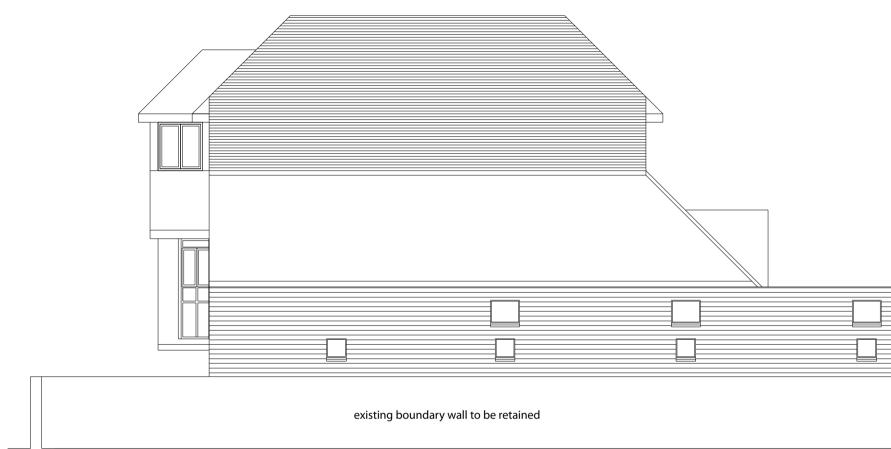
# 11. OTHER CONSIDERATIONS

- 11.1 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.
- 11.2 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.
- 11.3 *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.







EXISTING NORTH ELEVATION

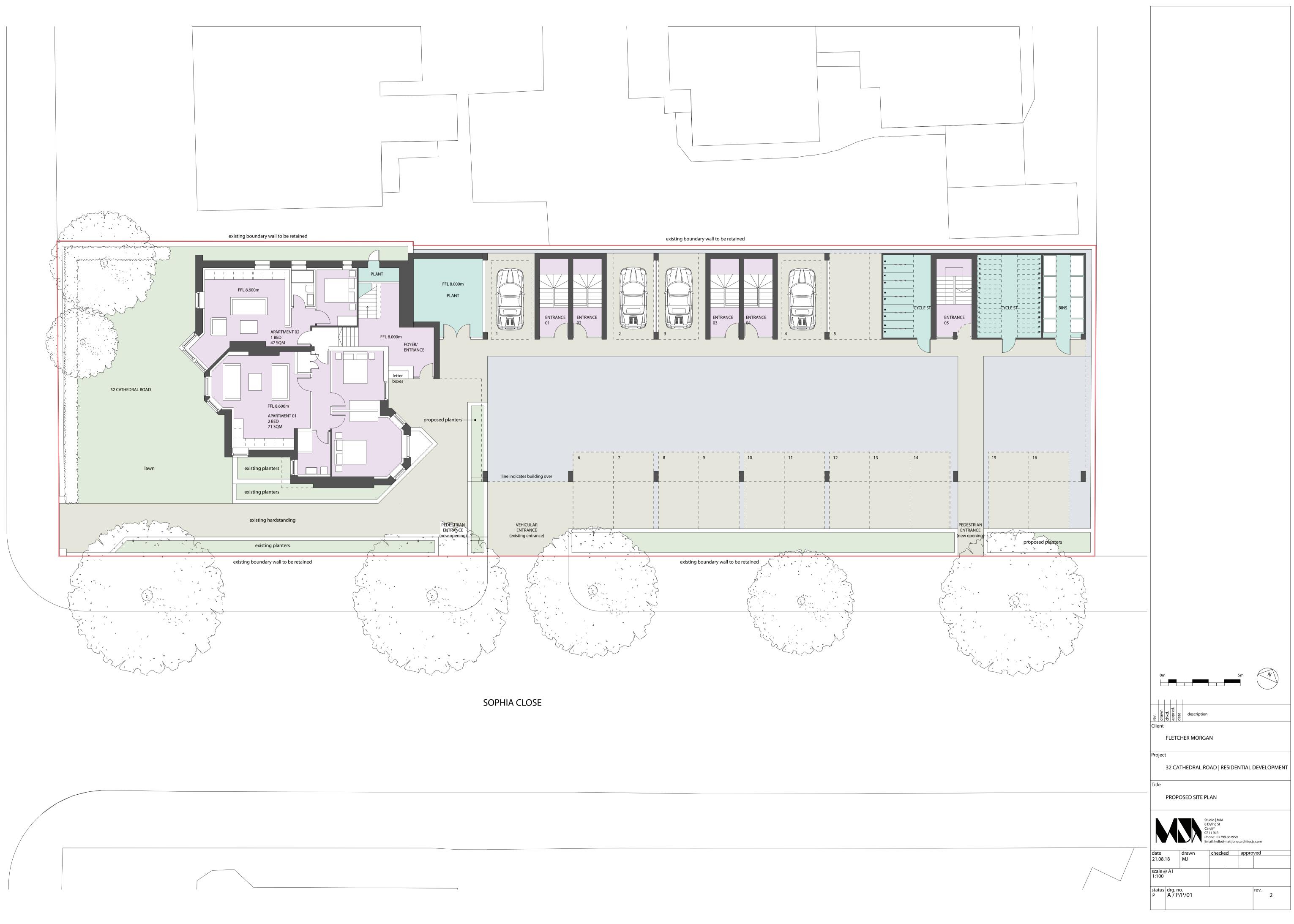


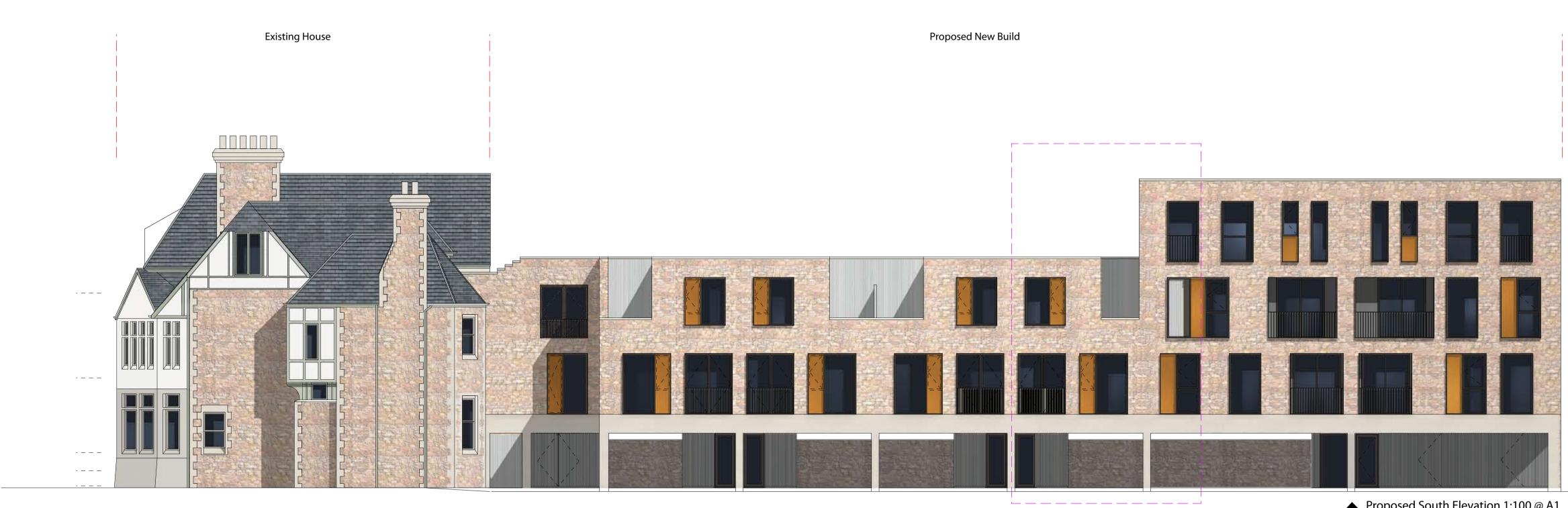
EXISTING WEST ELEVATION NB - no change to existing elevation - window details to be conditioned

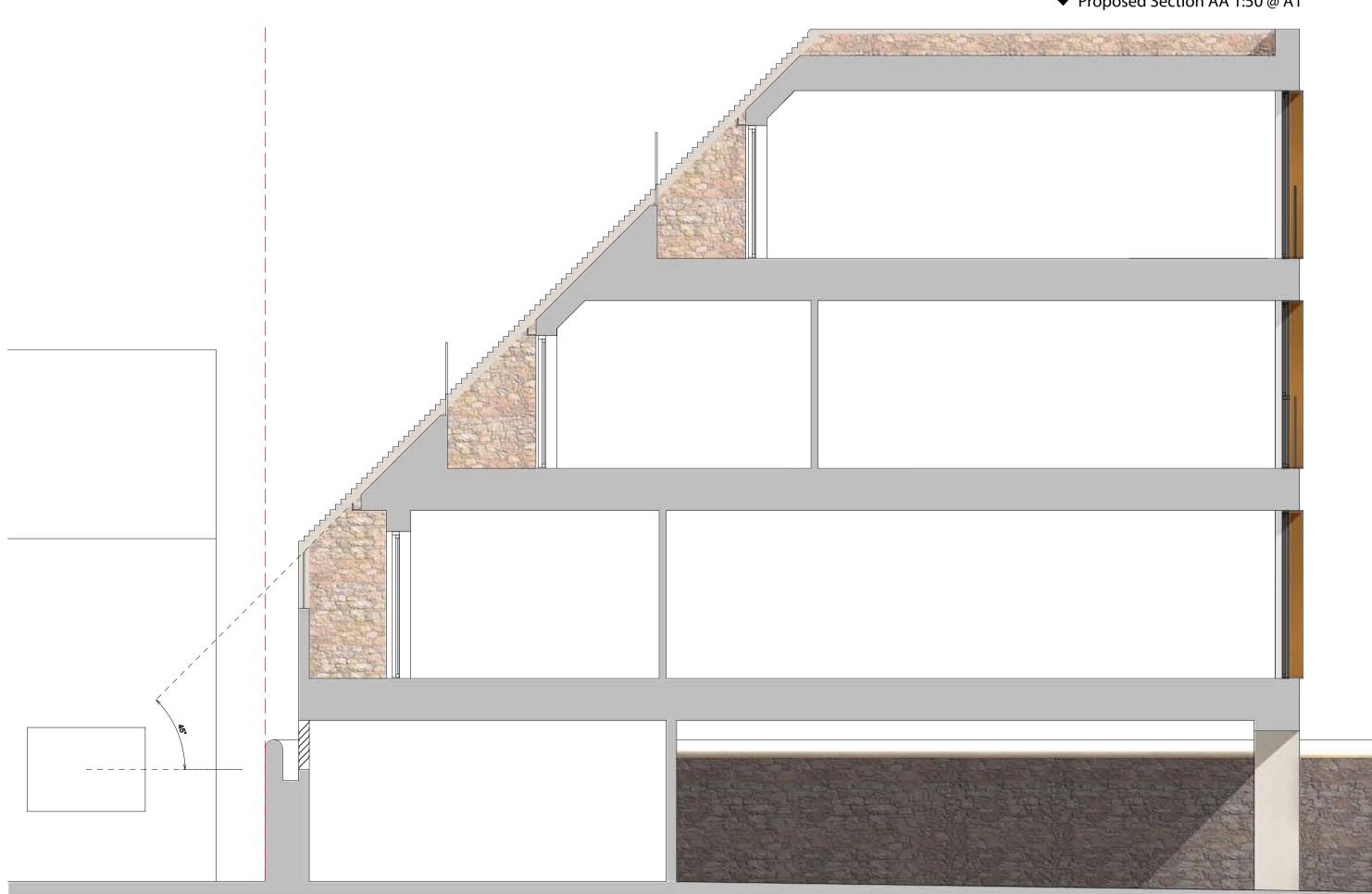


EXISTING EAST ELEVATION



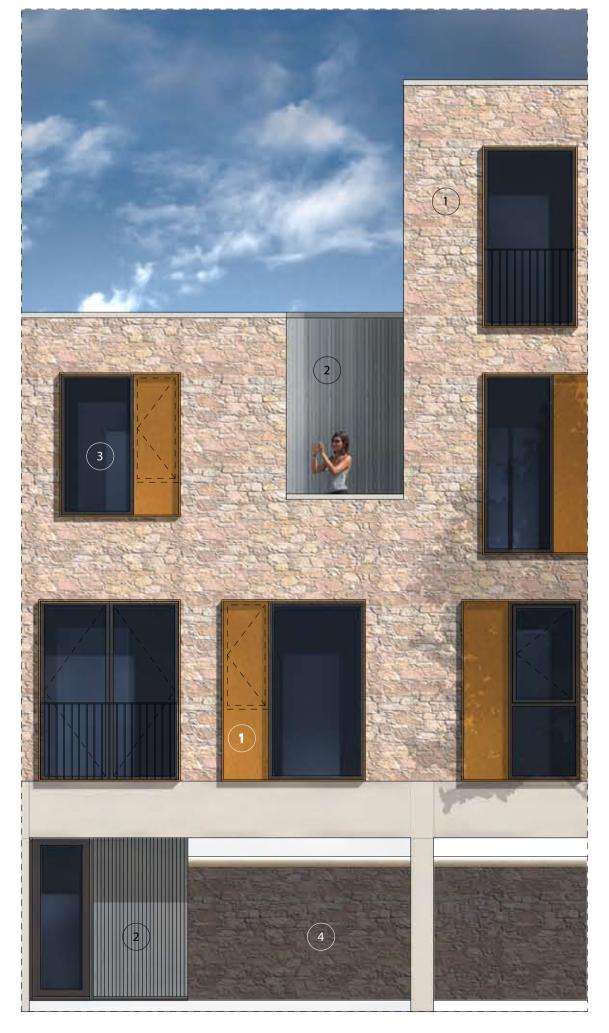




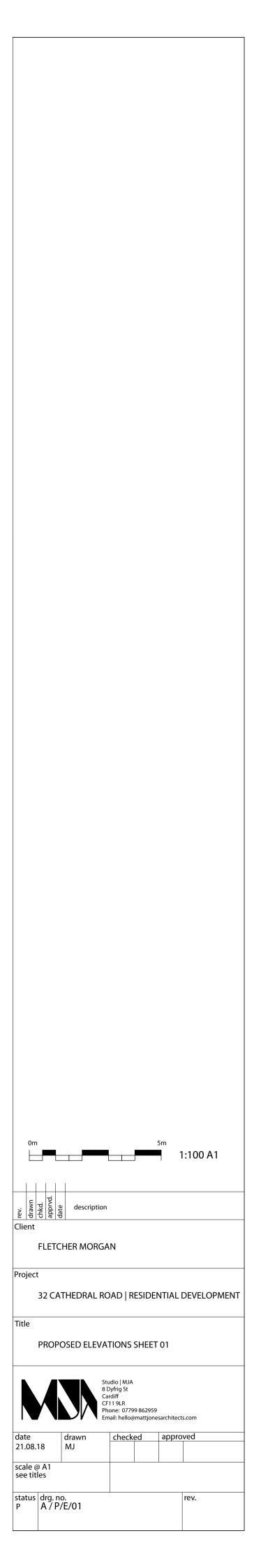


Proposed South Elevation 1:100 @ A1

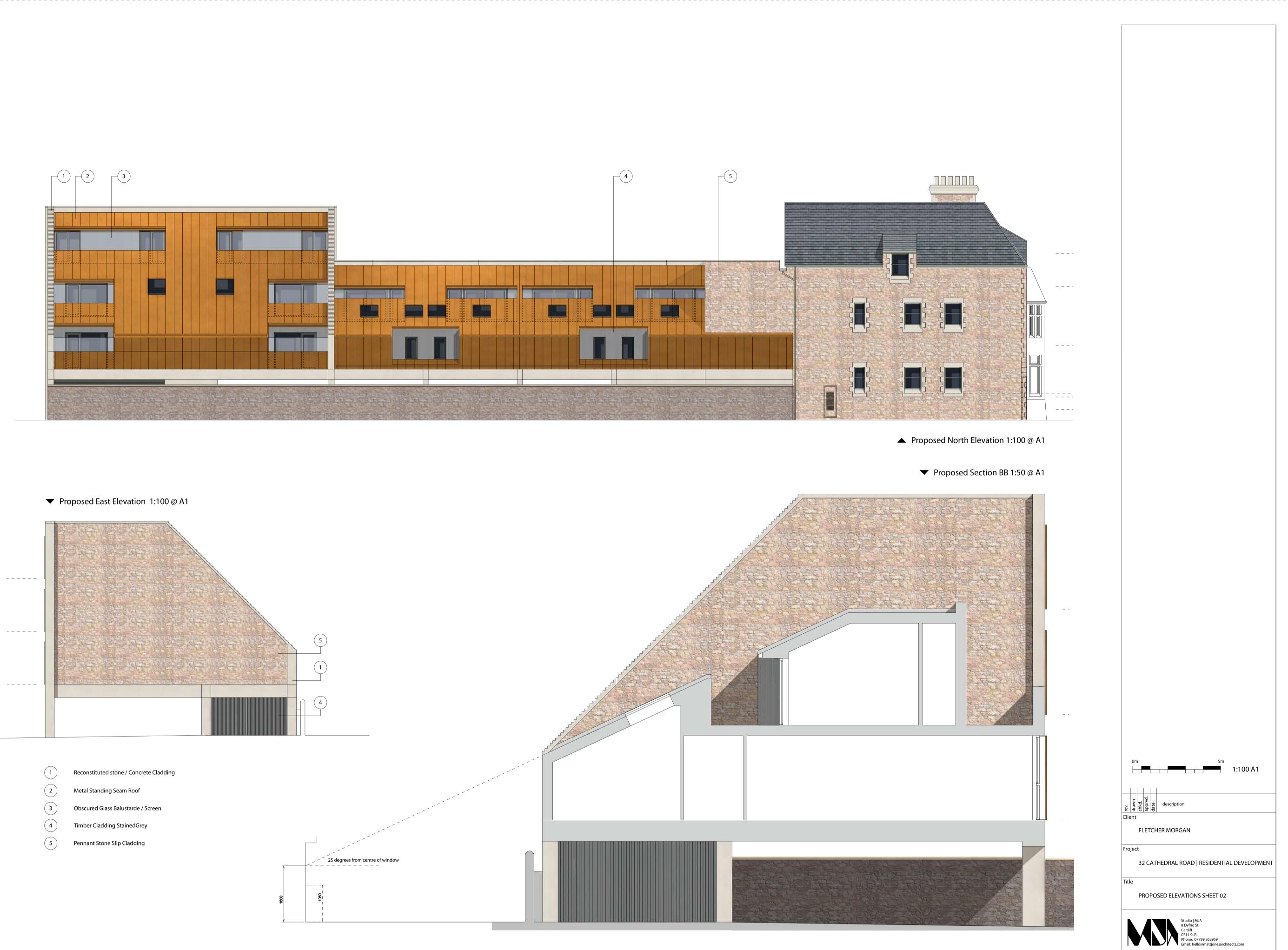
Proposed Part South Elevation 1:50 @ A1

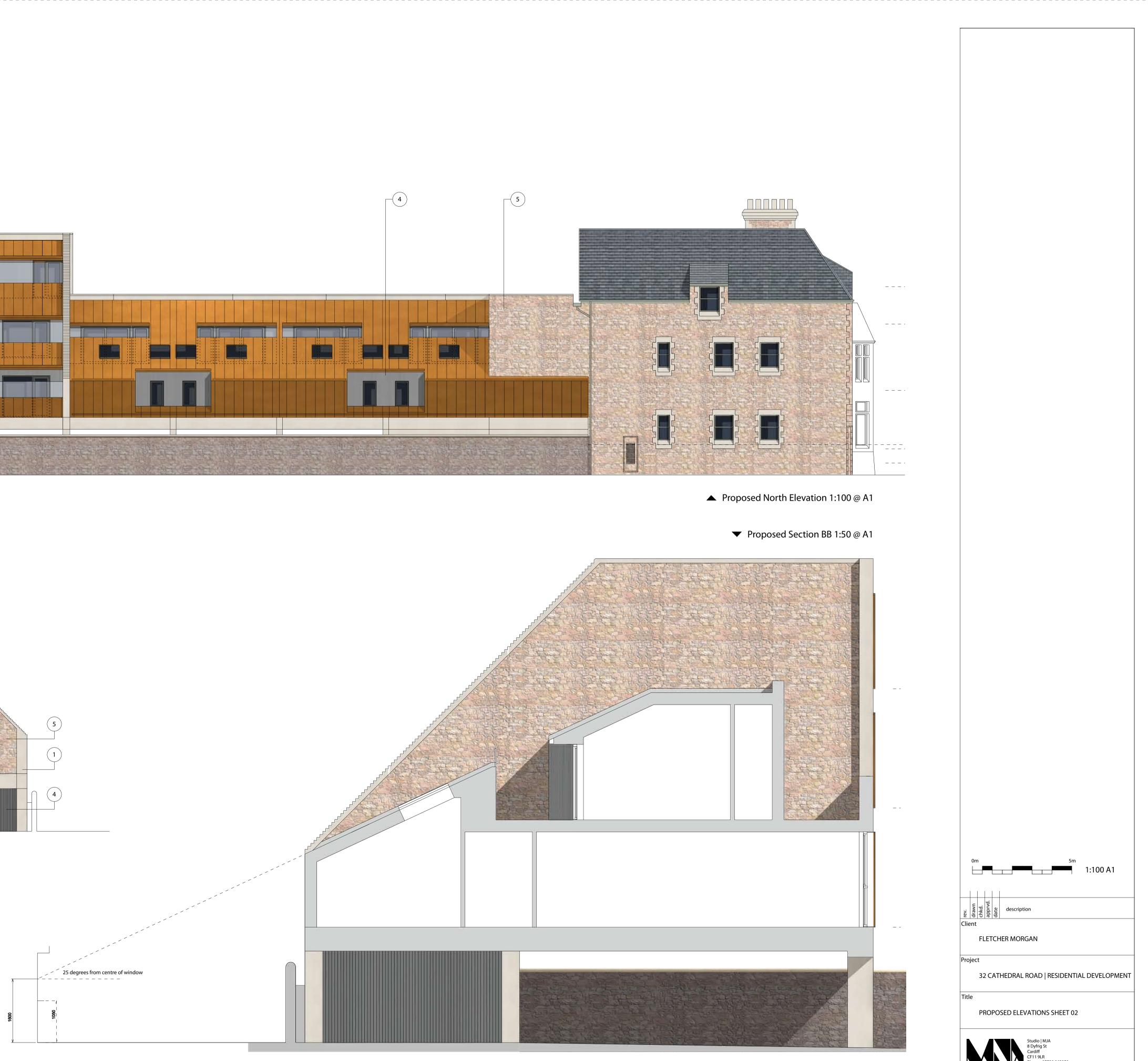


Proposed Section AA 1:50 @ A1









date drawn 21.08.18 MJ

status drg. no. P A / P/E/02

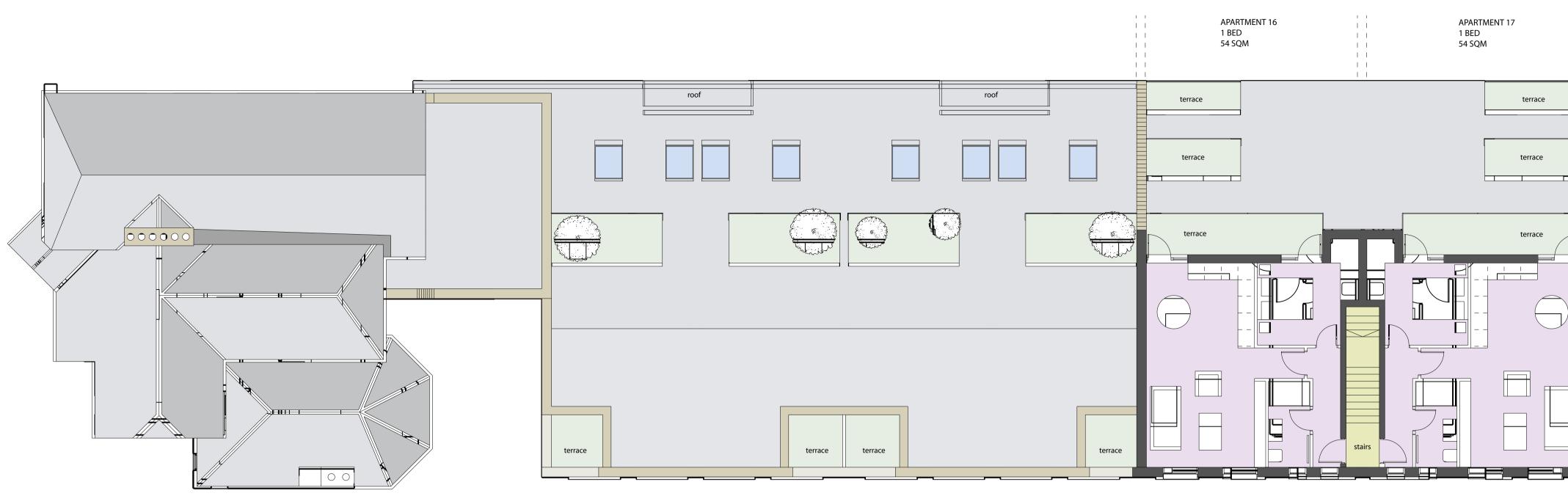
scale @ A1 see titles

checked approved

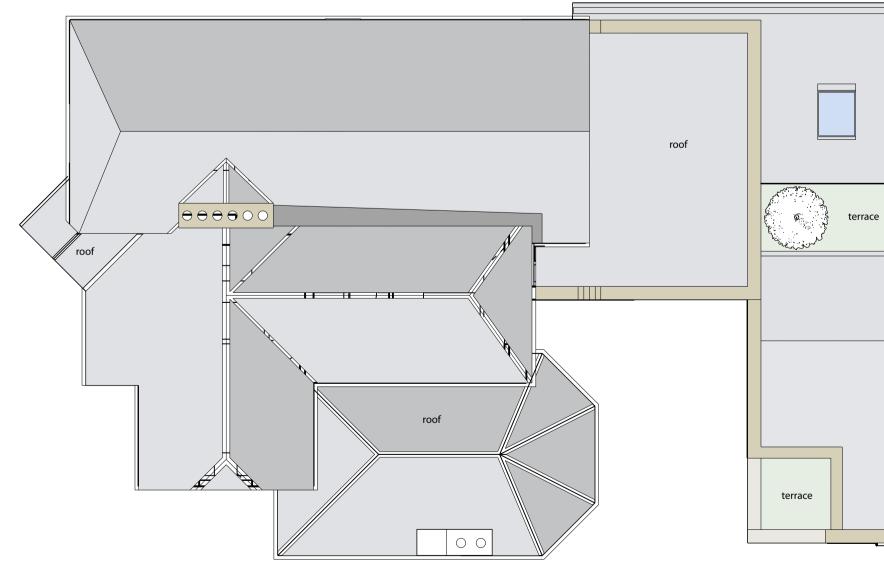
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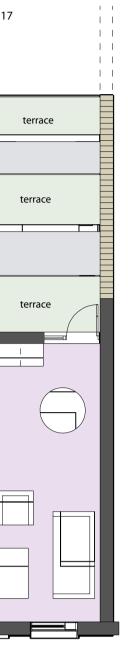


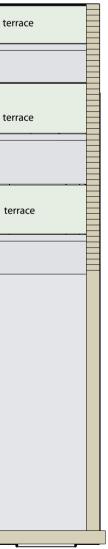
Proposed Third Floor Plan 1:100 @ A1

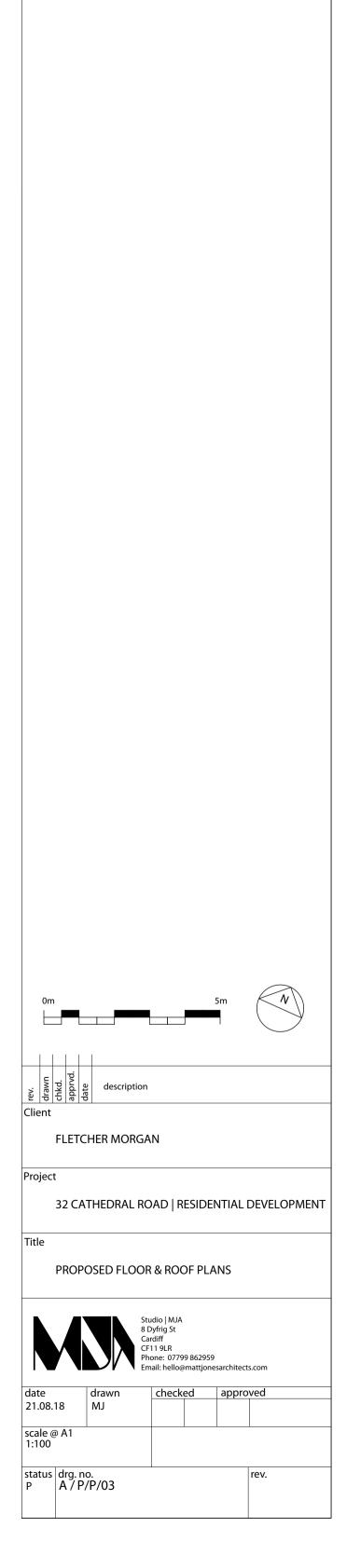


Proposed Roof Floor Plan 1:100 @ A1

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COMMITTEE DATE: 18/09/2019

APPLICATION No. 18/02602/MJR

APPLICATION DATE: 06/11/2018

ED: **RIVERSIDE** 

APP: TYPE: Conservation Area Consent

APPLICANT:SUFFOLK LIFE ANNUITIES LIMITEDLOCATION:32 CATHEDRAL ROAD, PONTCANNAPROPOSAL:DEMOLITION OF REAR EXTENSION

**RECOMMENDATION 1:** That Conservation Area Consent **GRANTED** subject to the following conditions for the following reasons:

1. C05 Statutory Time Limit – Conservation Area Consent (5 years)

Reason: To ensure the timely redevelopment of the site following demolition.

- No development shall commence until such time as a contract for the carrying out of redevelopment of the site has been made and full planning permission has been granted for the re-development for which the contract provides.
   Reason: In the interests of the visual amenity of the area in accordance with Section 17 (3) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and advice contained at para. 6.14 of TAN 24
- The precautionary mitigation measures set out in section 5.2 of the Bat Survey report provided by WYG and dated September 2018, shall be implemented in full.
   Reason: to ensure protection of bats in accordance with Policy EN7 of the adopted Cardiff Local Development Plan (2006 - 2026).
- 4. 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 will be revised, and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will 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 of the adopted Cardiff Local Development Plan (2006 - 2026).

5. No clearance of trees, bushes or shrubs to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be given if it can be demonstrated that there are no birds nesting in this vegetation immediately (48 hrs) before works commence. 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.

**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:** This Conservation Area Consent does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at https://naturalresources.wales/permits-and-permissions/protected-species-licensing/european-protected-species-licensing/information-on-european-protected-species-licensing/?lang=en.

Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorizing the specified activity/development to go ahead.

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application. We advise the

Applicant timing constraints to the works are likely to be in place due to the potential of a maternity roost being present.

# 1. <u>DESCRIPTION OF PROPOSED DEVELOPMENT</u>

- 1.1 Conservation Area Consent is sought for the demolition of the existing annexe to the side of the Suffolk House Villa in order to facilitate the redevelopment of the site.
- 1.2 Conservation Area Consent is required for the substantial demolition of any unlisted building within a Conservation Area by virtue of Sec. 74 of The Planning (Listed Building and Conservation Areas) Act 1990.
- 1.3 The merits of the proposed replacement development are considered in full in a separate application for planning permission (Ref: 18/02601/MJR)

# 2. <u>DESCRPITION OF SITE</u>

- 2.1 The application site is located on the corner of Cathedral Road and Sophia Close, and encompasses a detached 2/3-storey period building (villa) fronting onto Cathedral Road, with a modern rear extension varying from 1 to 3 storeys in height with part under-croft parking positioned to the rear of the house fronting onto Sophia Close.
- 2.2 The site is located within the Cathedral Road Conservation Area and forms a Locally Listed Building (both the villa and rear extension are included within this local listing). The building fronts onto Cathedral Road, and also has a prominent frontage onto Sophia Close as a gateway into Sophia Gardens. Several street trees are located directly adjacent to the site running along Sophia Close.
- 2.3 There are a broad mix of uses located within the surrounding area including residential (C3 and C1), office (B1), and a range of A3 uses. The site is within walking distance of public open space, including Bute Park and Pontcanna Fields.
- 2.4 In terms of the TAN 15 Development Advice Map, the site is located within Zone C1 (areas of floodplain served by significant infrastructure, including flood defences).
- 2.5 The application site is rectangular and measures approximately 0.124 Ha in size. The building currently comprises vacant B1 office accommodation.
- 2.6 Vehicular access is provided into the site directly off Sophia Close into the forecourt/parking area.
- 2.7 A large mature beech tree is located within the site boundary, within a central location adjacent to the car parking area.
- 2.8 To the southeast of the site is Sophia Close. A 1.8m (approx.) wall runs

parallel to Sophia Close on the boundary of the site along most of the length of the modern extension. A low-level stone wall encloses the site to the side of the original villa. Numerous street trees are present in the pavement along Sophia Close, adjacent to the site. On the opposite site of Sophia Close is a three-storey villa (fronting Cathedral Road) with part four, part three-storey modern rear extension. This large extension is set in from the side elevation of the villa and therefore back from the street.

- 2.9 To the southwest of the site is Cathedral Road, which broadly comprises of large three storey detached and semi-detached villas set a long a tree lined avenue.
- 2.10 To the northeast of the site is the Brewhouse and Kitchen Public House, a 1.5 storey, locally listed, building with large orangery style side extension. Immediately adjacent to the application site is an outside seating area serving the pub. A number of mature trees are located in the outside seating area in close proximity to the site.
- 2.11 To the northwest of the site is No. 34 Cathedral Road a large detached three-storey villa, which has been converted into flats. To the rear of this building are 4 mews style, one and two-storey properties arranged at different angles. No. 7 Sophia Mews is a single storey pitch roof property fronting onto the application site. No's. 8 and 9 Sophia Mews are located within a two-storey pitched roof building and have windows fronting onto the application site. No. 10 Sophia Mews is located directly adjacent to the application site but fronts the mews courtyard.

# 3. <u>SITE HISTORY</u>

Application Ref: 07/02969/W: External alterations to main entrance – approved

Application Ref: 87/00824/W: Consent to lower existing chimney – approved

Application Ref: 85/00836/ - approved

Application Ref: 85/00837/ - approved

# 4. POLICY FRAMEWORK

- 4.1 Legislation
  - The Planning (Listed Buildings and Conservation Areas) Act 1990
- 4.2 National Policy and Guidance
  - Planning Policy Wales, Edition 10 (November 2018). Chapter 6: Distinctive and Natural Places
  - TAN 24: Historic Environment
- 4.3 Relevant Supplementary Planning Guidance:

• Cathedral Road Conservation Area Appraisal (2007)

# 5. INTERNAL CONSULTEE RESPONSES

**5.1** The Council's Conservation Officer states that; The extensions fronting Sophia Close that were permitted through the 1985 application are not considered to make a positive contribution to the character or appearance of the area.

# 6. EXTERNAL CONSULTEE RESPONSES

6.1 None Undertaken

# 7. <u>CONSULTATIONS/REPRESENTATIONS</u>

- 7.1 The application was advertised on site and in the press. Neighbours and Local Members were also notified.
- 7.2 Two letters of representation objecting to the proposal have been received, however these objections are not explicitly relevant to the demolition of the existing modern extension and are evaluated within the application for planning permission.
- 7.3 Details of these objections and how they have been addressed are to be found in the 18/02601/MJR report.

# 8. <u>ANALYSIS</u>

- 8.1 The Local Planning Authority are required by virtue of Sec. 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area and that proposals to demolish such buildings should be assessed the same broad criteria as proposals to demolish Listed Buildings.
- 8.2 The general criteria relevant to the consideration of all listed building consent applications relate to the importance of the building, its intrinsic architectural and historic interest and rarity; the particular physical features of the building; the buildings setting and its contribution to the local scene; and the extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of the environment.
- 8.3 The submitted Heritage Statement (HS) has assessed the contribution the building, including those parts proposed for removal, make to the Cathedral Road Conservation Area. Within this document it is stated that;

The significance of this building primarily arises from its aesthetic and historic values, in particular with the front and side elevation presenting a high level of architectural detail of a nature typical of the ambitious development of the Cathedral Road area by the Bute Estate. The historic value arises from its representation of a grand Victorian villa, illustrating the distinctive quality of the construction within this area circa 1870-1900. However, it is considered that the aesthetic value of the building is impacted by the modern extension building to rear of the villa which itself is not of a design or construction (in respect of materials) typical to the character of the area. (Para 3.2.20)

The demolition of the existing rear extension at 32 Cathedral Road, and reconstruction of a more sensitively designed building will enhance the physical appearance of 32 Cathedral Road, together with its immediate setting. (Para 5.2.11)

- 8.4 In line with the conclusions contained in the submitted HS, it is considered that the demolition of the modern, buff brick rear extension to the rear of the building and its replacement with a high-quality extension, which better respects the architectural characteristics and materials of the villa building, will bring about an enhancement to this part of the Conservation Area. Furthermore, It is acknowledged that Conservation Area Consent is only required due to the extent of demolition required and that the original villa would be retained as part of the scheme for the redevelopment of the site.
- 8.5 Details of the proposed redevelopment of the site have been provided under planning application ref: 18/02601/MJR. The full merits of the redevelopment proposed under 18/02601/MJR will be discussed in the relevant report to Planning Committee, however the scheme is considered to enhance the character of the conservation area and has been recommended for approval. However, a condition has been imposed to ensure that the buildings are not demolished until a planning permission and contracts are in place.
- 8.6 In situations where harm would be caused to the character or appearance of the Conservation Area, if the redevelopment did not occur, it is considered necessary to impose conditions restricting demolition, as detailed at para. 6.14 of TAN 24, that the building should not be demolished until such time as a contract for redevelopment of the site and/or planning permission has been granted.
- 8.7 Given the potential presence of protected species on in the area, conditions have been included to ensure their protection.
- 8.8 Taking the above into consideration, the demolition of the modern extension to the rear of the building would not have a neutral impact upon the character or appearance of the Cathedral Road Conservation Area, whilst the replacement proposal would represent an enhancement.
- 8.9 The Local Planning Authority may also control demolition so far as it relates to the method of demolition and site restoration. In respect of the latter, a detailed scheme of redevelopment is proposed. In respect of the former, given the scale of demolition relative to the scale of the site, it is considered that demolition could be adequately managed without stringent controls imposed by the Local Planning Authority. The provisions of the Control of Pollution Act 1990 are pertinent in controlling noise and nuisance from demolition activities in the interests of the

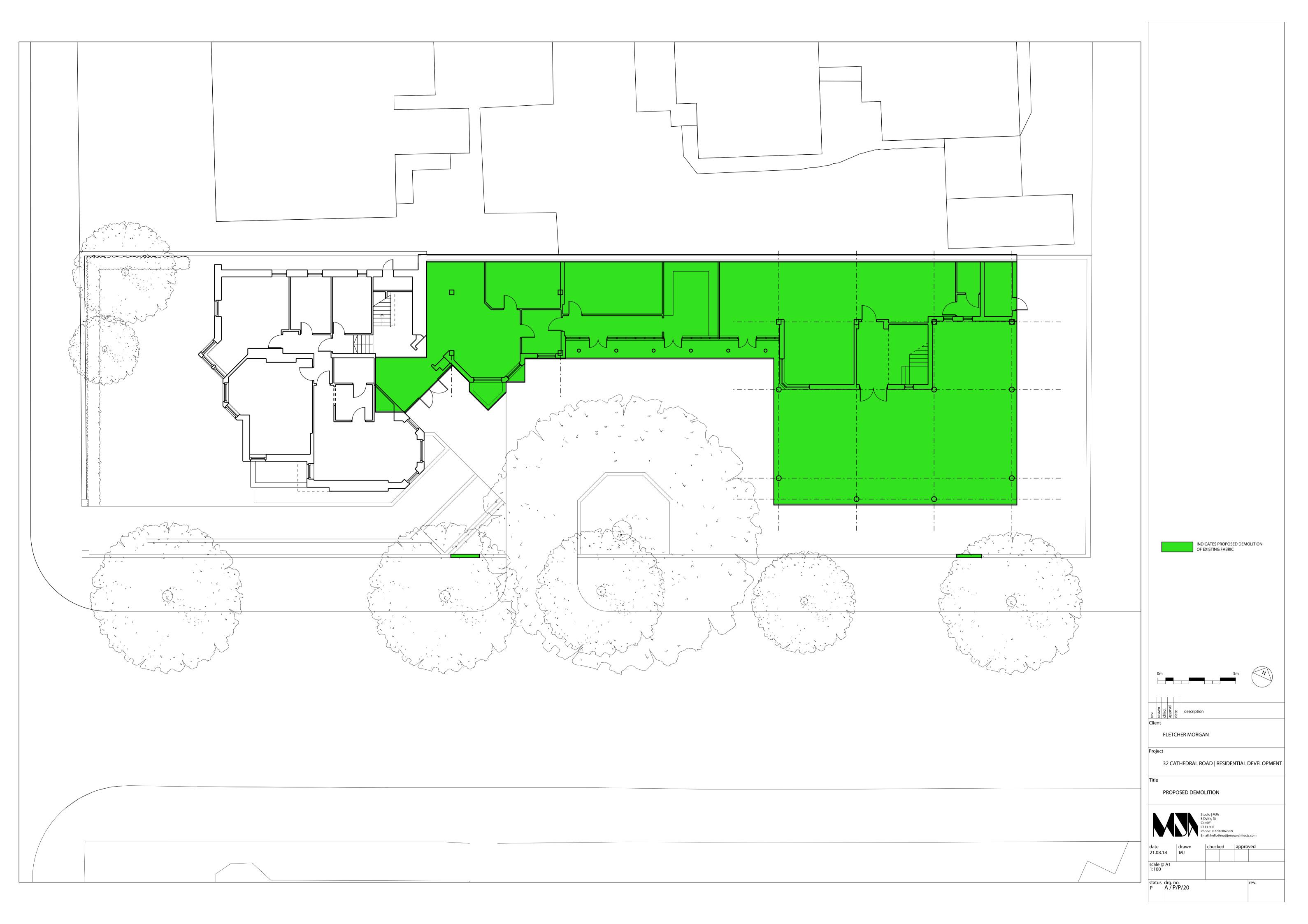
amenity of neighbouring residents.

8.10 It is recommended that Conservation Area Consent be granted, subject to conditions, for the demolition of those parts of the building detailed.





Studio   MJA 8 Dyfrig St Cardiff CF11 J9R Phone: 07799 862959 Email: hello@matijonesarchitects.com	Project 32 Cathedral Road Client Fletcher Morgan	Job Number Title Drawing Number Scale Date	MJA 032 Location Plan A S L 001 1:1250 @ A4 15-02-18
	SKETCH INFORMATION		
	Tel. 44 (0) 2921 286678 Email. matt@mattjonesarchitects.com		



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### PETITION, LOCAL MEMBER OBJECTION

COMMITTEE DATE: 18/09/2019

APPLICATION No. 19/00016/MJR APPLICATION DATE: 17/01/2019

- ED: CANTON
- APP: TYPE: Full Planning Permission

 APPLICANT: Pegasus Developments (Cowbridge Road) Ltd
 LOCATION: 637 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1BH
 PROPOSAL: DEMOLITION OF EXISTING CAR SHOWROOM BUILDING, RELOCATION OF EXISTING ACCESSES, ERECTION OF
 FOUR/FIVE STOREY BUILDING TO COMPRISE 23NO. ONE
 AND TWO BEDROOM AFFORDABLE HOUSING
 APARTMENTS AT 1ST, 2ND, 3RD AND 4TH FLOOR, LANDSCAPING AND ANCILLARY WORKS

**RECOMMENDATION 1**: That, subject to relevant parties entering into a binding planning obligation in agreement with the Council under **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 8.8 of this report, 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 approved drawings and documents numbered:
  - A-90-101;
  - A-00-100E;
  - A-00-101;
  - A-00-200B;
  - A-00-201B
  - Flood Consequences Assessment D100E;
  - Planning Design & Access Statement;
  - Transport Statement.

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. No construction excluding demolition shall take place until a scheme of architectural detailing of the front elevation including the ground floor wall/screen to the car park has been submitted to and approved by the

Local Planning Authority. The development shall not be brought into beneficial use until the approved scheme is implemented. Reason: To ensure a satisfactory finished appearance to the building, in accordance with Policy KP5 of the Local Development Plan.

4. No construction excluding demolition shall take place until details of the front boundary enclosure adjacent to the footway of Cowbridge Road East has been submitted to and approved by the Local Planning Authority. The development shall not be brought into beneficial use until the approved scheme is implemented. Reason: To ensure a satisfactory finished appearance to the building, in

Reason: To ensure a satisfactory finished appearance to the building, in accordance with Policy KP5 of the Local Development Plan.

- No construction excluding demolition shall take place until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
   Reason: To ensure a satisfactory finished appearance to the building, in accordance with Policy KP5 of the Local Development Plan.
- 6. Prior to occupation of the flats hereby approved, undercover and secure cycle storage shall be provided to accommodate at least 27 cycles in accordance with drawing numbered A-00-100E and details showing level access to the cycle parking from the highway have been submitted to and approved by the Local Planning Authority. The cycle parking and approved access details shall thereafter be retained. Reason: To ensure that secure and under cover cycle parking facilities are provided to encourage other modes of transport over the private car, in accordance with Policy T5 of the Local Development Plan.
- 7. No development excluding demolition shall take place until full details of the soft landscape works to the front forecourt have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, earthworks, 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 scheme shall be informed by a basic soil assessment and carried out in accordance with the approved details.

Reason: To ensure provision of adequate for future occupiers, in accordance with Policy KP5 of the Local Development Plan.

8. Any trees, plants, or hedgerows 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, in

accordance with Policy KP5 of the Local Development Plan.

9. No development excluding demolition 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 bounding the site. The AMS shall include details of site monitoring of tree protection and tree condition by a qualified arboriculturist, undertaken throughout the development. This shall include the preparation of a chronological programme for site monitoring and production of site reports, to be sent to the LPA during the different phases of development and demonstrating how the approved tree protection measures have been complied with. A Tree Protection Plan (TPP) in the form of a scale drawing showing the finalised layout and the tree 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; the measures for their protection; to monitor compliance and to make good losses, in accordance with Policy KP16 of the Local Development Plan.

10. No development excluding demolition shall proceed until an Air Quality Assessment is undertaken and approved by the Local Planning Authority which quantifies potential impacts on the future occupants at the proposed development and on current local residents. The assessment should address and evaluate all potential impacts through the development stage and when the development is complete. The assessment shall focus on dust emissions during the demolition and construction phase of the development and potential exposure of future occupants to traffic derived Nitrogen Dioxide (NO2) & Particulate Matter following completion of the development. Should the assessment indicate that future occupants will be made vulnerable to poor air quality then appropriate mitigation measures must be developed and their effectiveness assessed and be approved by the LPA prior to the development commencing.

Reason: To assess air quality, agree any mitigation measures and to safeguard the health of future occupiers of the proposed development and local residents, in accordance with policy EN13 of the Local Development Plan.

11. No building shall be occupied until the drainage system for the site as shown on drawing number 17066-SK002 has been completed in accordance with the approved details. Thereafter no further foul, surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system. Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. 12. Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases\* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval. Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the LPA. If no protection measures are required than no further actions will be required. All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required. \* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments. Reason: To ensure that the safety of future occupiers is not prejudiced,

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with policy EN13 of the Local Development Plan.

- 13. Prior to the commencement of the development (excluding demolition) an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person \* in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:
  - a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
  - (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
  - (iii) an assessment of the potential risks to:- human health, groundwaters and surface waters, adjoining land, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, ecological systems, archaeological sites and ancient monuments; and any other receptors identified at (i)
  - (iv) an appraisal of remedial options, and justification for the preferred

remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation. \* A 'suitably gualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment, in accordance with policy EN13 of the Local Development Plan.

14. Prior to the commencement of the development (excluding demolition) a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

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, in accordance with policy EN13 of the Local Development Plan.

15. The remediation scheme approved by condition 14 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority. All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

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, in accordance with policy EN13 of the Local Development Plan.

16. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must 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 must 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 LPA 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 in accordance with policy EN13 of the Cardiff Local Development Plan.

17. 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 LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Local Development Plan.

18. 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 LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Local Development Plan.

- 19. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Local Development Plan.
- 20. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. Reason: There is an increased potential for pollution of controlled waters from inappropriate methods of piling. To ensure no unacceptable harm

from inappropriate methods of piling. To ensure no unacceptable harm to water resources in accordance with policy EN13 of the Local Development Plan.

- 21. Prior to commencement of development (excluding demolition) all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 57 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from
  - an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to
  - a lower rate of between 10 and 17 litres per second against zero

back pressure.

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 maximum day time noise level does not exceed 55 dBA Leq 16 hour [free field].

Reason: To ensure that the amenities of occupiers of the flats are protected in accordance with policy KP5 of the Local Development Plan.

- 22. Prior to commencement of development (excluding demolition) all habitable rooms exposed to external railway noise in excess of 66 dBA Leq 16 hour (free field) during the day (07.00 to 23.00 hours) or 59 dBA Leq 8 hour (free field) at night (23.00 to 07.00 hours) shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from
  - an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to
  - (2) a lower rate of between 10 and 17 litres per second against zero back pressure.

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 maximum day time noise level does not exceed 55 dBA Leq 16 hour [free field].

Reason: To ensure that the amenities of occupiers of the flats are protected in accordance with policy KP5 of the Local Development Plan.

23. Prior to commencement of development (excluding demolition) all dwellings shall be designed and constructed so as to ensure that vibration dose values do not exceed 0.4m/s1.75 between 07.00 and 23.00 hours, and 0.26m/s1.75 between 23.00 and 07.00 hours, as calculated in accordance with BS 6472:1992, entitled "Guide to Evaluation of Human Exposure to Vibration in Buildings", [1Hz to 80Hz]. The dwellings shall be constructed in accordance with the approved scheme.

Reason: To ensure that the amenities of occupiers of the flats are protected in accordance with policy KP5 of the Local Development Plan.

**RECOMMENDATION 2**: The applicant is advised to contact Highway

Operations (02922 330954 <u>Streetworks@cardiff.gov.uk</u>) to agree to removal of the existing vehicular crossover to Cowbridge Road East which will be made redundant as a result of the proposal.

**RECOMMENDATION 3**: The applicant is advised that a commercial contract is required for the collection and disposal of all commercial wastes under section 34 of the Environmental Protection Act 1990. Owners or developers of commercial developments/properties who require Cardiff County Council to collect and dispose of their waste are advised to contact the Commercial Services dept. (tel: 029 2071 7500).

**RECOMMENDATION 4** : 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 5**: The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

**RECOMMENDATION 6**: The developer should contact Network Rail's Asset Protection Wales Team well in advance of mobilising on site or commencing any works. The initial point of contact is <u>assetprotectionwales@networkrail.co.uk</u>. The department will provide all necessary Engineering support subject to a Basic Asset Protection Agreement.

**RECOMMENDATION 7** : 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 8**: Prior to the commencement of development, the developer shall notify the Local Planning Authority of the commencement of development, and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

#### 1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 The application seeks planning permission to erect a part four/part five storey building to accommodate a total of 23 flats. The application was deferred from the planning committee meeting on 15<sup>th</sup> May pending further consideration and consultation with Natural Resources Wales with regard to flood risk.
- 1.2 The building would be up to 24m long and 14m wide. The roof would be 16.3m above ground level at the west end and 13.2m at the east end. Parts of the building would be set back from front and rear elevations by 2.2m and 2.8m respectively. The external walls would be finished in facing brick at upper level elevations with surround features to some of the windows in the front elevation. The ground floor front and side elevations would be finished in a perforated screen. The windows would be dark grey upvc framed and the doors aluminium framed. It would accommodate cycle parking, waste storage, plant and store rooms within the ground floor at the west end, and 23 flats within the upper levels. Primary access to the flats would be via a communal entrance lobby towards the west end of the front elevation.

- 1.3 The external space between the building and Cowbridge Road East would be landscaped. Cycle and refuse storage for all flats would be accommodated within the west end of the ground floor.
- 1.4 The application originally proposed no render surround features to the front elevation and proposed parking spaces within the ground floor. However, the design was subsequently revised following advice that the scheme represented an unbroken horizontal mass with minimal visual interest, and the parking removed following concerns raised with regard to flood risk.

#### 2. **DESCRIPTION OF SITE**

2.1 The site largely comprises a car park used by commercial vehicles associated with an adjoining Royal Mail delivery office building, having formerly been used for car sales. The west end of the site is occupied by a vacant single storey building. The site is adjoined by a two storey commercial Royal Mail building to the east, a railway line to the south and a railway line on a raised embankment to the west. There are three storey and two storey residential buildings on the opposite side of Cowbridge Road East to the north at the front.

#### 3. SITE HISTORY

- 3.1 14/02774/MNR planning permission granted for change of use of a vacant former car showroom to a Royal Mail sorting hall.
- 3.2 13/00724/DCO planning permission granted and implemented for change of use from a car forecourt to a car parking facility for Royal Mail fleet vehicles and installation of palisade fencing.
- 3.3 06/01871/W planning permission granted for 20 no. 2 bedroom flats.
- 3.4 07/02384/W draft planning permission granted for 24 flat units (6 no. 1 bed units, 18 no. 2 bed units) over four storeys with undercroft car parking at part of 635 Cowbridge Road East.

#### 4. **POLICY FRAMEWORK**

4.1 <u>Relevant National Planning Guidance:</u>

Planning Policy Wales (Edition 10, 2018) Technical Advice Note 12: Design Technical Advice Note 15: Development & Flood Risk

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

Policy KP5 (Good Quality and Sustainable Design) Policy KP16 (Green Infrastructure) Policy C5 (Provision for Open Space, Outdoor Recreation, Children's Play and Sport) Policy EN13 (Air, Noise, Light Pollution and Land Contamination) Policy EN14 (Flood Risk) Policy H3 (Affordable Housing) Policy H6 (Change of Use or Redevelopment to Residential use) Policy T5 (Managing Transport Impacts) Policy W2 (Provision for Waste Management Facilities in Development)

#### 4.3 Relevant Supplementary Planning Guidance

Managing Transportation Impacts (Incorporating Parking Standards) 2018. Waste Collection and Storage Facilities (2016). Infill Sites (2017). Planning Obligations (2017) Trees and Development Technical Guidance Note

#### 5. INTERNAL CONSULTEE RESPONSES

- 5.1 Tree Officer - I am concerned that the development does not afford sufficient above ground growing space for the highway lime tree. This tree attains 'B' categorisation and should therefore be retained and protected from harm, and the constraint it offers to development used to inform design. As an early mature tree with a 20+ year life expectancy, it has considerable growth potential, but the proposed building line does not respect its current southerly branch spread (5.5m) let alone its likely future branch spread, which might reasonably double. The development should at least allow for unimpeded branch spread arc to 8m on the development side. Tilia cordata is a large species tree, and although it is not as problematic as *Tilia platyphyllos* or *Tilia* x europaea with regard to honeydew, nevertheless it can support moderately high aphid populations throughout the growing season such that honeydew vaporisation may present a significant nuisance. Development should respect the future growth potential of trees. Further to response from the applicant that an 8m set back from the tree would render the scheme unviable the Tree Officer has advised of a tree protection condition that can be imposed should consent be granted.
- 5.2 Transportation – The existing site has two dropped kerb access points onto Cowbridge Road East, although it appears the furthest east of these is not currently in use. It is proposed to close the access furthest west (nearest the car building) and move the eastern access slightly further east. The relocated access is shown with kerb radii, which the current access does not have. The principle of the proposed access strategy is acceptable, although a suitable condition would be required to deal with the details, and it would be necessary for pedestrian access on Cowbridge Road to be safeguarded without requiring them giving way to traffic or altering their route. The revised proposed car parking quantum is within the m standards of the Managing Transportation Impacts (Incorporating Parking Standards) SPG. Residents will not be eligible for resident parking permits on adjacent streets. It is not considered there is a need to amend the existing loading restrictions outside the site, as this only applies to peak hours anyway. A minimum of 27 cycle parking spaces will be required. These need to be secure, covered and accessible, with footprints of 1.8m x 0.5m, or 1m between Sheffield stands. The parking should not all be of

the vertical/semi-vertical type. Initially it was not clear these points are currently achieved on the plans. Revised details of cycle parking were provided. Transportation have advised that the horizontal spacing between stands appears to be around 0.4m (i.e. in line with previous drawing) and thus this is not an issue, and similarly the manoeuvring space in front of each stand is around 2m so this is adequate. As long as the cycles do not need to be lifted up, and there is level (non-stepped) access to the cycle parking from the highway.

- 5.3 Drainage no comments received.
- 5.4 Parks Services – A Parks maintained highway tree (lime) is located within the pavement adjacent to the development. I agree with the comments made by Ed Baker in relation to the tree in that there would be significant conflict between the tree and building as it grows over time, resulting in a need for unsuitable pruning, although I welcome planting along the front of the building, which means the building is partly set back from the kerb line and will provide some rooting space. Tree protection will also be required during construction (eg plywood boxing around trunk). Establishing highway trees in the area is difficult due to services and other constraints, so therefore the tree is of importance. The Council's LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable. Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be 31.9. This generates an open space requirement of 0.078 ha of on-site open space based on the criteria set for Housing accommodation, or an off-site contribution of £33,098. As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality, given that demand for usage of the existing open spaces would increase in the locality as a result of the development.
- 5.5 Waste Management The refuse storage area, shown in the site plans, has been noted and is acceptable, however as a designated area for the storage of bulky waste is now a compulsory element of all communal bin stores it would be advisable for a small area of this bin store to be divided for the storage of bulky waste. This will prevent bulky waste blocking access to the bins on collection day. Please ensure the refuse storage area is large enough to accommodate the following recommended provisions for 23 apartments: Dry Recyclables:

3 x 1100 litre bulk bins; General waste: 3 x 1100 litre bulk bins; Food Waste: 2 x 240 litre bin. Please note, the collection method utilised by Cardiff Council will likely change in the future which could result in different/more receptacles being required for the storage of waste between collections. In light of this, the bin store areas should allow a degree of flexibility in order to be able to adapt to potential collection changes. Communal bin stores should have double doors that open outward. Surfaces should be smooth and impervious to permit cleaning and the floor must be laid to create suitable drainage. Adequate lighting must be provided- natural or artificial, and good natural ventilation if completely enclosed. The developer is advised; as bulk containers are

specified for this development, access paths to the kerbside for collection should be at least 1.5 metres wide, clear of obstruction, of a smooth surface with no steps. Dropped kerbs should also be provided to ensure safe handling of bulk bins to the collection vehicle. Bulk containers must be provided by the developer/other appropriate agent, to the Councils' specification (steel containers are required where capacity exceeds 240 litres) as determined by S46 of the Environment Protection Act 1990 and can be purchased directly from the Council. Refuse storage, once implemented, must be retained for future use.

5.6 Shared Regulatory Services (Environmental Health) - initially advised that having reviewed the submitted Environmental Noise & Vibration Assessment dated 22nd November 2018, there were significant concerns regarding the suitability of the development site as a result of the current noise environment. Whilst it may theoretically be possible to achieve an appropriate internal noise environment with acoustic glazing, this will lead to an unacceptable situation for the future occupiers as the required internal noise levels will not be achievable with open or partially open glazing; which would be reasonable for occupiers to expect. In line with planning guidance document TAN 11; the development falls in the Noise Exposure Category D at night due to railway noise, and Noise Exposure Category C during the day & night due to road traffic noise; the guidance would recommend that planning permission should normally be refused. Additionally, the acoustic assessment has failed to take account of the Royal Mail Western Postal Delivery Office and associated noise sources; for example early morning vehicle movements, vehicle loading, parcel roll cage movements etc.

Further to the submission of a revised Environmental Noise & Vibration Assessment SRS are satisfied that road traffic noise arising from Cowbridge Road is the dominant noise source over Royal Mail van activity taking place adjacent to the development site. Therefore, they have no further comment or observations to make on this development. Conditions are requested to require sound insulation measures to mitigate road and railway noise to be submitted and agreed, a scheme to mitigate railway vibration. An advisory recommendation is requested with regard to construction site noise.

5.7 Shared Regulatory Services (Contaminated Land) - In reviewing available records and the application for the proposed development, the site has been identified as formerly commercial. It is acknowledged that the Trading Standards records show the underground tanks associated with the PFS were decommissioned and removed, although the potential for contamination from this use cannot be ruled out. In addition, the site was subsequently utilised as a car showroom and for commercial vehicle parking which may have caused the land to become contaminated. The above issues may give rise to potential risks to human health and the environment for the proposed end use. In addition former landfill/raise sites have been identified within 250m of the proposed development. Such sites are associated with the generation of landfill gases, within subsurface materials, which have the potential to migrate to other sites. This may give rise to potential risks to human health and the environment of the proposed end use. A robust assessment of the potential contamination and

ground gas risks at the site would therefore be required. In the absence of this information as part of a planning application, SRS would request the standard conditions in relation to this. Should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use. Shared Regulatory Services would request the inclusion of conditions and informative statement in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced.

Shared Regulatory Services (Environment) - Due to the nature of the 5.8 development, in terms of its purpose for residential housing and its location, via the submission of an appropriate air quality assessment (AQA) the applicant must give consideration to the potential impacts on ambient air quality and the magnitude/ risk of these potential air quality impacts on future residents. Consideration of air quality impacts should be examined when the development is complete, focusing on potential exposure of existing/ current and future residents to traffic derived Nitrogen Dioxide (NO2) & Particulate Matter following completion of the development. The development is scheduled to be sited in an area where there are known high volumes of vehicle movements, as well as committed interest for other traffic generating developments (Paper Mill site). Given the busy nature of the A4161 and cumulative concerns resultant of committed development in the surrounding area, it is concerning what potential effects traffic derived emissions nitrogen dioxide (NO2) and particulate matter could have on the amenity of current residents and future occupants of the proposed accommodation once completed. In terms of air quality, due to the sensitivity that surrounds the proposed site and introduction of new sensitive receptors an Air Quality Assessment (AQA) must be undertaken to ascertain the potential impacts for current surrounding occupants, as well as future occupants of the proposed development. Although this development may not be recognised as generating significant additional traffic flows, based on best practise guidance the applicant must determine whether the number of vehicle movements generated by the development will pose a detrimental impact to the already poor air quality in the area and therefore add further concerns to public health. The AQA should use detailed dispersion modelling to examine projected air quality levels for traffic derived Nitrogen Dioxide (NO2) and Particulate Matter (PM10) at the necessary locations. The assessment shall consider the potential exposure of current/ future residents for the proposed year of opening. Should the assessment indicate that current nearby residents and future occupants will be made vulnerable to poor air quality then appropriate mitigation measures must be must be proposed and approved by the Local Planning Authority. The applicant will be expected to provide evidence that any implemented mitigation measures would alleviate any poor air quality levels expected. These mitigation measures shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation. As outlined in Local Air Quality Management (LAQM) Technical Guidance TG16, February 2018, examples of where the air quality objectives should

apply are detailed in Box 1.1. Based on the detailed criteria, projected levels of traffic derived emissions (NO2 & PM10) must be quantified, considering both the short term and long term air quality objectives. The Air Quality Assessment should look to focus on the national annual mean ( $40\mu g/m3$ ) & 1- hour mean objective for NO2 ( $200\mu g/m3$  not to be exceeded more than 18 times a year) and annual mean ( $40\mu g/m3$ ) & 24- hour mean objective for PM10.( $50\mu g/m3$  not to be exceeded more than 35 times a year).

5.9 Neighbourhood Renewal (Affordable Housing) - We are aware that one of our partner Registered Social Landlords (RSL) (Taff Housing Association) is looking to deliver the whole site as affordable housing via Pegasus, subject to them reaching agreement. The Housing Development team would support the development of this site for affordable housing, given the levels of housing need in the area.

#### 6. EXTERNAL CONSULTEE RESPONSES

- 6.1 Network Rail Whilst there is no objection in principle to this proposal I give below my comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land. As this is a notice to commence design adjacent to what we can confirm will be an electrified railway at 25kV, we must inform the proposers that their designers must, as part of their CDM duties, include the risk of the adjacent live conductors, and propose mitigation as appropriate within the design. We can support as required with details on clearances, standards etc, but the first priority is for the proposer to confirm intended use as part of a design risk assessment. Standard advice is provided with regard to demolition, foundations, drainage, ground disturbance, fencing, site layout, piling, excavations/earthworks, signalling, environmental issues, landscaping and access points.
- 6.2 Welsh Water - In respect of the aforementioned planning application, we can confirm that Dwr Cymru Welsh Water (DCWW) have been previously informed of the proposed development and consulted, as a 'Specialist Consultee', in accordance with Schedule 1C Article 2D of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. We note that our consultation response is referenced within the accompanying Pre-Application Consultation (PAC) Report, We have reviewed the information submitted as part of this application with particular focus on the Flood Consequence Assessment and Drainage Strategy ref 17066.D100A and note that the intention is to drain both foul and surface water to the mains sewer. We acknowledge that the existing site drains both foul and surface water to the public sewer in Cowbridge Road and that this existing connection can be re-sued as part of the proposed development. We note that the proposed scheme will introduce attenuation and storage to restrict the discharge rate of surface water to reduce the risk of flooding from the site. Based on the betterment offered we have no objection in principle to the proposed drainage strategy. Therefore, if you are minded to grant planning permission we request that a conditions and advisory notes are included within any subsequent consent.

- 6.3 South Wales Police - have no objection. Analysis has shown that overall crime in the vicinity adjacent to the proposed development is as follows: 637 Cowbridge Road East is located within the local authority Ward of Canton. During a period between January 2018 and January 2019, there were 2084 incidents reported to South Wales Police within the Canton Ward. Over that same period there were 77 incidents reported to South Wales Police in the near vicinity of the proposed development. These include 30 thefts, 4 violent incidents, 3 incidents of anti-social behaviour, 3 damages and a burglary. In order to address concerns regarding community safety and crime prevention, South Wales Police would recommend that the following principles are adopted by developers in terms of design and layout. 1) All building lines should be as straight as possible avoiding any recessed areas where a person can hide out of sight. 2) A suitable audio /visual access control should be fitted to the main entrance doors to the apartments. 3) Ground floor windows should comply with PAS24: 2016. 4) Main entrance and exit doors to apartment blocks should comply with PAS24 2016 or equivalent. 5) All individual apartment doors should be tested and certified to PAS24: 2016. 6) Access to individual floors should be controlled. 7) All communal areas needs to be well lit. 8) Railings or defensible planting should be located at ground floor level to indicate semi-private and public space and to prevent persons approaching ground floor windows. 9) The bicycle storage area should be located within view of the apartments in a purpose built lockable construction which consists of individual stands for securing bicycles and the cycle store should be well lit. 10) Loft hatches located in communal areas such as over landings must be locked to prevent access into apartments through the loft. 11) A secure individual mail delivery system should be included. 12) Adequate fire warning and prevention systems should be in place. 13) Any private amenity space should be for residents use only. Ensure that the fence or railings dividing this area from public areas is high enough so that it cannot be scaled.
- 6.4 Natural Resources Wales initially had significant concerns with the proposed development as submitted. The application site lies entirely within Zone C1, as defined by the Development Advice Map (DAM) referred to in TAN15. Our Flood Map information, which is updated on a quarterly basis, confirms the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines. Further to the submission of a revised FCA they recommend that planning permission should only be granted if conditions are attached to the permission. These conditions would address significant concerns that we have identified and we would not object provided you attach them to the planning permission.

#### Land contamination and controlled waters

We refer you to our letter dated 4 June 2019 regarding conditions required in relation to land contamination and controlled waters.

#### Flood Risk

We have considered the updated Flood Consequences Assessment by Shear Design, dated June 2019, reference 17066.D100E and the updated proposed

ground and first floor plan, reference 4355 A\_00\_100 revision E. We also note the letter to James Fenton from RPS dated 7th August 2019. We understand that the changes to the proposed scheme comprise:

- 1. Removal of ground floor parking to allow the area to act as flood storage in an extreme event;
- 2. Introduction of an emergency food store at first floor level, to assist in the event of an 'invacuation';
- 3. Relocation of 28no.high level cycle parking spaces.

The Flood Consequences Assessment (FCA) has been updated to reflect the above changes.

The amended information confirms that the habitable rooms will all be situated on the first floor, at a level of 11.2m AOD, and therefore not at risk of flooding. However, the ground floor remains at flood risk. The FCA states that '...The ground floor will consist of an undeveloped undercroft area which proposed to be substantially undeveloped save for a maintenance access and a minimum amount of ancillary accommodation, sprinkler systems, staircase and bin storage. Cycle storage will be included above ground floor level on higher level racking.'

The FCA confirms that the undercroft area of the site is to lowered by approximately 100mm, to provide a 40m3 increase in flood storage for the local area. The FCA also confirms that the undercroft and the ground floor of the proposed building i.e. the area containing the sprinkler systems, staircase and bin storage will be set at 7.7m AOD. In the 1% (1 in 100 year) plus climate change flood event, the maximum predicted flood level is 8.62m AOD, which results in a predicted depth of flooding of 920mm. With a predicted maximum velocity of floodwaters of 1.30m/s, this represents a hazard rating of 'danger for most'. In the 0.1% (1 in 1000 year) flood event, the predicted flood level is 8.91m AOD. As such, the ground floor areas are predicted to flood to a depth of 1210mm. The maximum velocity of floodwaters is predicted to be 1.42m/s. This would represent a hazard rating of 'danger for all'.

It is evident that the ground floor area of the building and the undercroft are not in accordance with the technical criteria in TAN 15 (A1.14 & A1.15). However, in consideration of the specific proposals / uses for these parts of the development as mentioned above, we raise no objection.

We note Section 3.5 of the FCA concerns mitigation measures and recommends that:

- Occupiers sign up to the flood warning system.
- A flood emergency plan should be prepared.
- All electrical points to be raised above the 1000 year flood level.
- The electrical distribution equipment and associated pumps should be positioned above the flood level or located in a fully water tight room.
- A lockable emergency food store is provided in the residential area with sufficient supplies to cover the period of flooding and abatement of flood waters. This would be managed by the social landlord.
- The incorporation of flood resilient design measures.

In consideration of the above, should you be minded to grant permission for the proposals, we advise that your Authority needs to be satisfied that:

- The provisions for access / egress, or potentially 'invacuation' are appropriate - the FCA confirms that 'In the extreme modelled scenario (Q1000), Cowbridge Road East to the front of the site could be flooded by up to 1.3m at the site perimeter'. The FCA also advises 'Due to the flood depth tenants can remain safe within the residential area which is significantly raised above the flood levels. The Flood Emergency Plan should identify a need for invacuation into the building in the event of an extreme event as Cowbridge Road and the immediate surrounding area will be similarly flooded'.
- The undercroft area is designed such that it is not capable of being used for car parking or residential amenity space in the future; its stated purpose as a flood storage area should be preserved in perpetuity.
- The mitigation measures proposed in Section 3.5 of the FCA will be delivered.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on the acceptability of the developer's proposals, on matters that we cannot advise you on such as emergency plans, procedures and measures to address structural damage that may result from flooding. We refer you to the above information and the FCA to aid these considerations. Please note, we do not normally comment on or approve the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

#### Previous Comments - Land contamination and controlled waters

The submitted Design and Access Statement (DAS) identifies the site was historically used as a petrol filling station and the associated tanks have been decommissioned and removed. The DAS further identifies the site is known to be free of contamination and references correspondence from Shared Regulatory Services. This correspondence has not been made available. Furthermore, an assessment / investigation of the risks associated with contamination at the site has not been provided. In the absence of such an assessment, we are of the opinion contamination may still exist. Therefore, we consider planning permission should only be granted to the proposed development as submitted if the following planning conditions are imposed as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

#### 7. **REPRESENTATIONS**

7.1 The application was publicised by letter, site and press notices. A petition of objection to the original proposal was received, signed by 52 residents, all of

which are from addresses within the vicinity who could reasonably be affected by the matter. Full details are viewable online, reasons are summarised as follows:

- a) The adjoining Royal Mail delivery office has no customer parking, customers frequently park on residential streets;
- b) The proposed development has no parking for its residents;
- c) The proposed 15 parking spaces for Royal Mail vehicles will not be sufficient for their needs, therefore they will park on residential streets.
- 7.2 Cllrs Stephen Cunnah, Susan Elsmore, and Ramesh Patel objected to the original proposal, as follows:

We believe this proposal needs to be revisited to take account our concerns as set out below. If the officers of the local planning authority are minded to recommend this application to be approved, we would like the application to be put in front of a full meeting of the Planning Committee, and for the members of the Committee to undertake a site visit so they can fully understand the context and the concerns we have raised.

Based on the information available to us and submitted to the Local Planning Authority, we believe the application is not compliant with the Council's Supplementary Planning Guidance "Managing Transport Impacts (Incorporating Parking Standards) (July 2018)" (hereafter referred to as "the SPG"). We believe this to be true for the four principle reasons which we set out below: the submitted Transport Statement does not take into account trip generation or parking needs for Royal Mail's operational needs, for Royal Mail's customers, for disabled residents of the proposed development, and does not accurately assess the impact of nearby streets and footpaths of having no onsite parking or drop-off point.

#### Royal Mail's Operational Needs

The letter to the Local Planning Authority from Cushman and Wakeman on behalf of Royal Mail makes it clear that: "(The) loss of operational parking during the construction phase will be highly disruptive"; and that "no binding obligation or agreement is in place" with Royal mail to use the proposed car parking in the development on an ongoing basis. As a consequence they set out that their statutory service may be threatened, and/or the development will result in ad-hoc or on-street parking.

It is also clear from this letter that application 19/00643/MNR has been made as a direct result and is clearly dependent on the main proposal and linked to it.

We can also see, in the photos submitted as evidence, that for Royal Mail's current operational needs, the current 26 space car park is frequently full. The application that Royal Mail have submitted for a temporary car park is for 22 spaces. We believe that it is untenable that 15 spaces will be sufficient for Royal

mail's operational needs on an ongoing basis, given they currently use 26 and need 22 temporarily.

We believe that if the proposal goes ahead it is highly likely that there will be Royal Mail vans parked on nearby residential streets. It is our understanding that the land Royal Mail have proposed to build the temporary car park is earmarked for the potential future development of a metro station and could not be permanently a car park. Royal Mail themselves say on-street parking is the likely outcome during construction phase, but for the reasons set out above, we believe it will also be a permanent outcome.

The submitted Transport Statement states that "(since) Royal Mail will be reduced to 15 spaces from 26, there will be a net reduction in the trips generated by the proposed development". Given Royal Mail's own words and submitted plan for the temporary car park, we believe this cannot be correct. Section 4 of the SPG sets out a number of criteria for a Transport Assessment, including that it should clearly communicate the impacts to assist the decision making process. Given the above argument, we believe that the Transport Statement submitted is demonstrably false and does not clearly communicate transport impacts.

#### Royal Mail's customers

Apart from operational requirements, the Royal Mail delivery office also generates many trips when local people collect their parcels. The impact of the principal development will change the use of the land, and Royal Mail's dependent application to have another car park will also change the use of another parcel of land. Paragraph 6.12 of the SPG is clear that: Changes of use will generally be subject to the same standards as new development for the same use class [...]. Paragraph 6.28 of the SPG is clear that: In shops and buildings to which the public have access and in public car parks, spaces should be reserved for people needing to transfer young children to and from the car[...]. The information we have suggests that Royal Mail could control three separate car parks, of which two will have been subject to change of use. We believe that Royal Mail has a duty to reserve spaces for its customers especially those who have young children.

#### Residents with disabilities

Paragraph 6.25 of the SPG clearly states that: The parking standards for people with disabilities represent minimum provision and should be provided in addition to the standard car parkin provision. Where a reduced number of car parking spaces below the maximum level are provided, the level of car parking provision for disables people should be maintained in the same proportion as if the overall number of spaces was up to the maximum level. At certain locations, and where the proportion of disabled people is known to be higher, the ratio of parking for disabled people may need to be increased [our emphases].

In line with the SPG, the maximum allocation for a development in a central area would be one space per unit, or 23 spaces for this proposed development.

We do not know of any formula to calculate minimum disabled parking but bearing in mind that there is no other on-site parking proposed and there is no on-street parking on that side of Cowbridge Road East, we believe it should be increased and there should at least be several disabled spaces.

#### Impact on local streets

We believe that the three points above represent ways in which the proposed development has not adhered to the SPG. However, we also believe that the guidance in the SPG is being stretched to its limit with the lack of provision of onsite parking for any residents. We would argue that there must be adequate onsite parking and make the following observations in support of that:

- There is no on-street parking on that side of Cowbridge Road East;
- As well as no parking, the proposal does not provide a pick up/drop off point, even though there are no-waiting traffic orders on that side of Cowbridge Road East;
- The wider area Mayfield Avenue / Windway Road / Aldsworth Road already suffers from high rates of illegal parking due to the collection depot, bank and other nearby business;
- There have been accidents, including one very recently, at this location as vehicles turn right onto Mayfield Avenue / Windway Road / Aldsworth Road;
- The site of the main proposed development and the proposed temporary car park surround a foot bridge which many children use to go to the nearby Ysgol Treganna;
- The site of the development is at the very outer limit of the "Central Area" with its more stringent guidance for maximum allowances.
- 7.3 Comments on the original proposal were received on behalf of Royal Mail who are concerned that the proposed development will cause significant disruption and operational difficulties, to the detriment of its local service and statutory obligations, for the following reasons:
  - a) Construction Phase The current position is that the applicant has not guaranteed or secured temporary parking provision for Royal Mail during the construction phase of the proposed development, as indicated it will do in the application. This has prompted Royal Mail to pursue its own arrangements for temporary parking on a nearby vacant site, as per the recently submitted planning application (ref: PP-07702321). Loss of operational parking during the construction phase will be highly disruptive. As it stands, Royal Mail is dependent on securing its own permission to avoid operational difficulties and the potentially harmful effects of ad-hoc on-street parking in the local area during the construction phase of the proposed development.
  - b) Operational Phase The current position is that Royal Mail has no security of tenure once the development has been completed. Whilst the applicant has indicated that 15no. parking spaces will be made available to Royal Mail within the completed development, no binding obligation or agreement is in place. Given the above, the proposed development has the potential to significantly impact on the ongoing operation of the Delivery Office and it

could result in closure if there isn't continuity of sufficient parking at both construction and operational phases. Whilst Royal Mail has no objection to the principle of the proposed development, the Local Planning Authority is urged to consider the potential impacts on the operation of the Delivery Office, an essential service to the local resident and business community, arising from short- and longer-term absence of dedicated parking for its delivery vehicle fleet. Should the Local Planning Authority be minded to grant permission, it is requested that consideration is given to suitable conditions that may serve to protect Royal Mail's ongoing operations.

7.4 Cllrs Stephen Cunnah, Susan Elsmore, and Ramesh Patel, the lead petitioner and the agent who commented on behalf of Royal Mail were notified of the revised parking arrangements. No comments were received.

#### 8. ANALYSIS

#### 8.1 Land Use

Change of use of redundant premises or redevelopment of redundant previously developed land for residential use is supported by Policy H6 of the Local Development Plan. National Planning policy encourages the provision of additional housing stock within previously developed or existing residential land. Paragraph 4.2.17 of Planning Policy Wales states that 'Maximising the use of suitable previously developed and/or underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites.' The site has no specific designation or allocation therefore the existing car showroom is afforded no policy protection. The surrounding area is mixed use in nature comprising both retail, commercial uses and residential uses. Policy H6: Change of use or Redevelopment to Residential Use permits the change of use of redundant premises for residential use where: (i) There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement; (ii) The resulting residential accommodation and amenity will be satisfactory; (iii) There will be no unacceptable impact on the operating conditions of existing businesses; (iv) Necessary community and transportation facilities are accessible or can be readily provided or improved; and (v) It can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to the end users. The site is located in a highly sustainable location, well related to the primary highway network and on a major route in/out of Cardiff City Centre with a frequent bus route in both directions. There is a bus stop immediately outside the application site. The site is also located in close proximity to the shops and services in Cowbridge Road District Centre. Given the mixed use character of the area, the proposal is considered compatible with the surrounding land and raises no land use policy concerns.

#### 8.2 <u>Design</u>

Policy KP5 of the 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: responding to the local character and context of the built and landscape setting so that the layout, scale, form, massing, height, density, colour, materials, detailing and impact upon the built and natural heritage are all addressed within development proposals.' With regard to site redevelopment the Council's Infill Sites SPG paragraph 2.13 advises that 'It is important to strike a balance between maintaining the established positive character of a residential street and introduce additional housing. To avoid a town cramming effect, any proposals must: Maintain a useable amenity space or garden for new as well as any existing dwellings/occupiers; maintain an established spacing between buildings that respects the pattern of layout in the vicinity of the site; 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'. Paragraph 3.12 advises that 'Infill development needs to be sensitive to its immediate surroundings and respond well to the built context'.

The principle of incorporating a new structure in this location is welcomed, this proposal will alleviate the issue of a large gap in the street scene by providing a more continuous frontage. The proposed scale is considered acceptable in relation to the existing buildings, and the window surround features to the Cowbridge frontage would break up the horizontal mass of the building and add visual interest to the building. The building would be of appropriate materials. Accordingly, it is considered that the proposal is compliant with the Infill Sites SPG. It is crucial that the architectural approach of the building's frontage to Cowbridge Road East is of a high architectural quality, condition 3 is therefore necessary to ensure a scheme of architectural detailing is submitted for agreement. As no details have been included of the front boundary enclosure adjacent to the footway of Cowbridge Road East have been provided, condition 4 is considered necessary to ensure details of the front enclosure are submitted for agreement. It is also considered necessary for samples of the finishing materials proposed for the building to be submitted and approved prior to their use on site in order to ensure that they are of an appropriate quality, condition 5 is therefore necessary.

#### 8.3 Amenity

It is not considered that the proposed building or its use would be generally un-neighbourly to justify concern for the local planning authority. The site is located within a mixed use commercial/residential area. It is not envisaged that the structure would have any unreasonable amenity impact upon the existing Royal Mail building to the east having regard that the adjoining building is in commercial use and it would be separated by approximately 5m. The building would be positioned at least 18m from the side elevation and side boundary with the gardens of existing residential buildings on the opposite side of Cowbridge Road East, and would not result in unreasonable loss of light in accordance with standard daylighting/overshadowing analysis techniques. Conditions are considered necessary to ensure sound insulation schemes to mitigate road and railway noise are submitted and agreed, and to mitigate railway vibration. Having regard to the above it is not considered that the proposal would have any unreasonable amenity impact. The conditions requested by Natural Resources Wales with regard to contamination investigation and remediation are noted and are consistent with the contamination and remediation conditions imposed requested by Shared Regulatory Services (Environment).

#### 8.4 Internal/External Space

The internal floor area of all flats satisfies the minimum requirements, and the outlook from all living areas is considered adequate. It is acknowledged that no outdoor amenity space would be provided for occupiers of the flats, however in this instance there is no opportunity to provide any amenity space at ground floor as the existing car park is being retained within the majority of the ground floor level. The agent has explored the possibility of providing communal balconies to the rear and Juliet balconies to the front, however the applicant has concerns that communal balconies at the rear would become a target for anti-social behaviour having regard to the proximity to the railway line and Juliet balconies to the front would not be viable from a noise perspective. Whilst it would be desirable for flats to have external amenity space it is not always viable or desirable and it is recognised that flats will not always have such space.

#### 8.5 Transportation

The Managing Transportation Impacts (Incorporating Parking Standards) SPG identifies no requirement for off street parking, and provision of cycle parking at a minimum ratio of 1 space per bedroom. The proposal is therefore considered to be car parking policy compliant with no off street parking spaces, as confirmed by the Operational Manager of Transportation. The site is sustainably located in transport terms in an area where walking, cycling and public transport offer viable daily alternatives to the use of a private car; having frequent bus services on the street. Details of satisfactory secure and sheltered cycle storage have been submitted indicating that independently accessible cycle storage can be accommodated. Condition 6 is considered necessary to ensure the cycle storage is provided prior to beneficial occupation and thereafter retained.

#### 8.6 Impact Upon Street Tree

The concern from the Tree Officer that the development does not afford sufficient above ground growing space for the highway lime tree is noted. The agent has advised that the requested 8m branch spread arc would reduce the scheme by at least four units render the scheme unviable. It is also noted that there are two other street trees with close proximity to the east of the site in front of the Royal Mail building which are a similar distance from an the building to that proposed (4.5m) in this case. Having regard to the above, the proximity of the proposed building to the street tree is considered acceptable in this instance. Condition 8 is considered necessary to ensure an Arboricultural Method Statement and a Tree Protection Plan are submitted and agreed prior to commencement of development to prevent loss of or damage to the tree.

#### 8.7 Flood Risk

Natural Resources Wales have reviewed the submitted revised Flood Consequences Assessment and have subsequently removed their previous concerns with regard to flood risk. The ground floor meter and sprinkler rooms are to be protected in the event of a flood, the ground floor car parking area has been removed and the floor level across the open under croft area is to be reduced by approximately 100mm to tie in with existing boundary conditions. The FCA also identifies that a Flood Emergency Plan would include details of arrangements during an 'invacuation' during a flood event including provision of an emergency food store at first floor level. Natural Resources Wales have advised that the ground floor area of the building and the under croft are not in accordance with the technical criteria in TAN 15 (A1.14 & A1.15), however in consideration of the specific proposals/uses for these parts of the development NRW raise no objection. The revised ground floor plan also includes provision of bollards across the access to the under croft area, these would prevent the area being used for car parking. In any case, a future change of use of the under croft area would require planning permission. Having regard to the above is not considered that the occupants of the proposed flats would be subject to unacceptable flood risk, the development is therefore considered justified in accordance with section 6 of TAN15.

#### 8.8 Planning Obligations

The request from Parks Services for a financial contribution of £33,098 towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality is considered necessary, fairly and reasonably related to the development and in accordance with Policy C5 of the Local Development Plan. The agent has confirmed that the applicant agrees to this contribution. A section 106 planning obligation is also required to ensure that the dwelling units are restricted for use for 100% affordable housing as requested by Housing Strategy in accordance with the approved Planning Obligations SPG (2017).

#### 8.9 <u>Representations</u>

The representations received from the neighbouring residents and Cllrs Stephen Cunnah, Susan Elsmore, and Ramesh Patel, and on behalf of Royal Mail are noted. Specific issues are addressed as follows:

a) <u>Royal Mail's operational needs</u>. It should be noted that there is no planning requirement for the application site to be used by Royal Mail in conjunction with their adjoining building. The site was previously separately occupied by a car sales premises and no condition was imposed upon planning permission 13/00724/DCO requiring use of the site to be retained for use by the adjoining Royal Mail building. Furthermore, Royal Mail are not the owner of the site and will not be leasing the ground floor parking once the development is complete. The concerns raised with regard to provision of parking for Royal Mail's commercial vehicles during and after construction are therefore not material planning considerations. It should also be noted that planning permission (19/00643/MNR) has recently been granted for temporary use of land to the east side of the Royal Mail delivery office building as a car park for Royal Mail delivery vehicles.

- b) <u>Royal Mail's customers</u>. The current application does not propose any change of use or alterations to the adjoining Royal Mail building which is a separate site in planning terms, therefore the impact and provision of customer parking for that site is not a matter that can be considered by the current application.
- c) <u>Provision of parking for residents including disabled residents</u>. The proposal is compliant with the Council's adopted Managing Transportation Impacts (Incorporating Parking Standards) SPG with no off street parking provision as detailed within the above analysis and confirmed by the Operational Manager of Transportation. The site is located within the Central Area as identified by the SPG, and as such there is no requirement for pick up/drop off points. The site is sustainably located in transport terms in an area where walking, cycling and public transport offer viable alternatives to the use of a private car, with frequent bus services adjacent to the site.
- d) <u>Parking impact upon local streets</u>. Any parking in resident's parking bays in nearby streets or illegal parking where there are no waiting traffic orders would be matters controlled by the Council's Civil Parking Enforcement service and the Police. It should be noted that all vehicles have the right to park on streets which are not restricted to resident's parking.

#### 8.10 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.

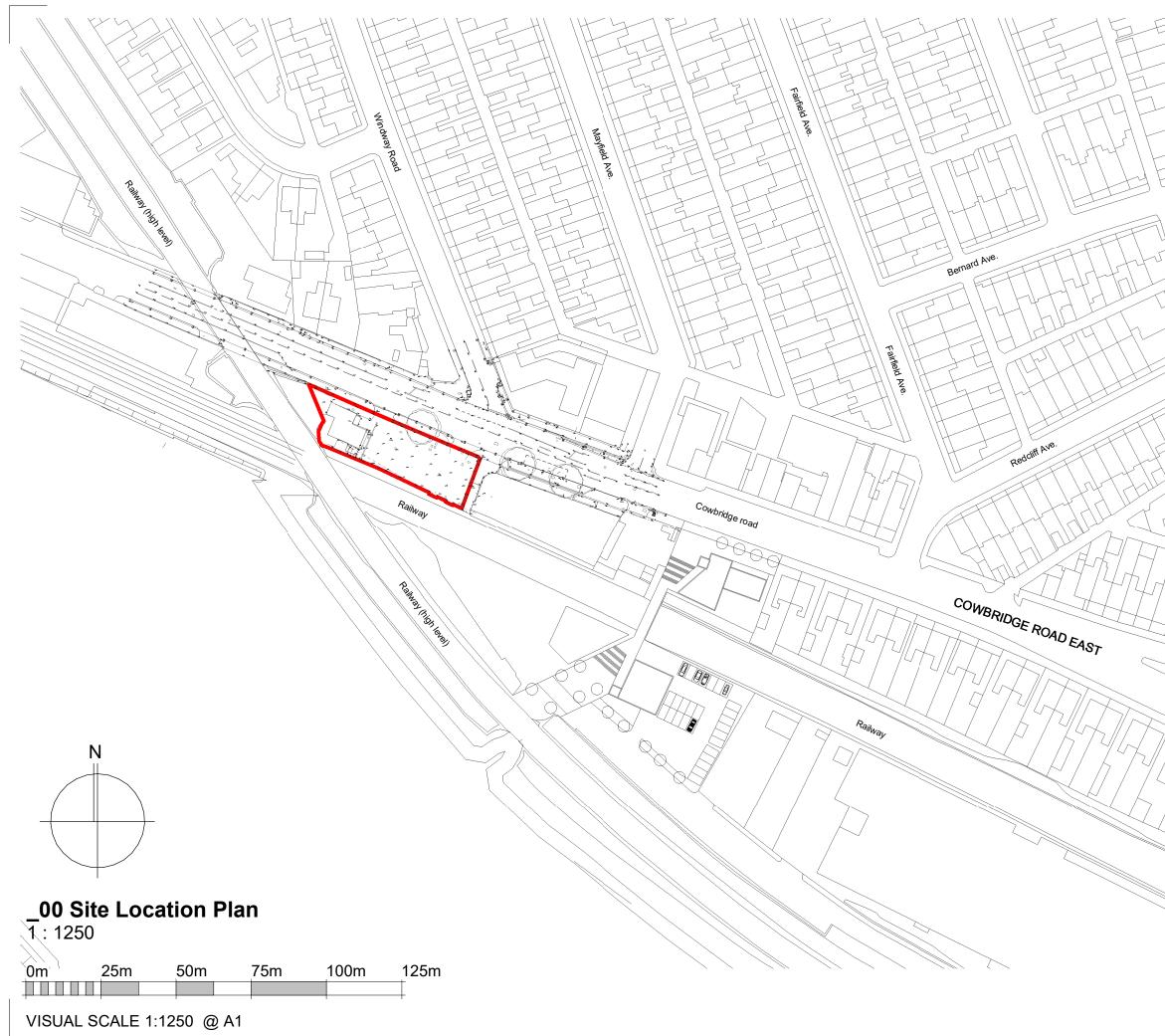
*Equality Act 2010* – The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given 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.

#### 8.11 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 completion of the legal agreement and subject to conditions.



FOR EASE OF DRAWING REFERENCE PLEASE REFER TO THE FOLLOWING DRAWING SERIES:

(00) SERIES - GENERAL ARRANGEMENT (90) SERIES - SITE INFORMATION

A-<u>00</u>-\*\*\* - General Arrangement A-<u>90</u>-\*\*\* - Site Information

Rev Date

21/12/18 RC FIRST ISSUE Check Description

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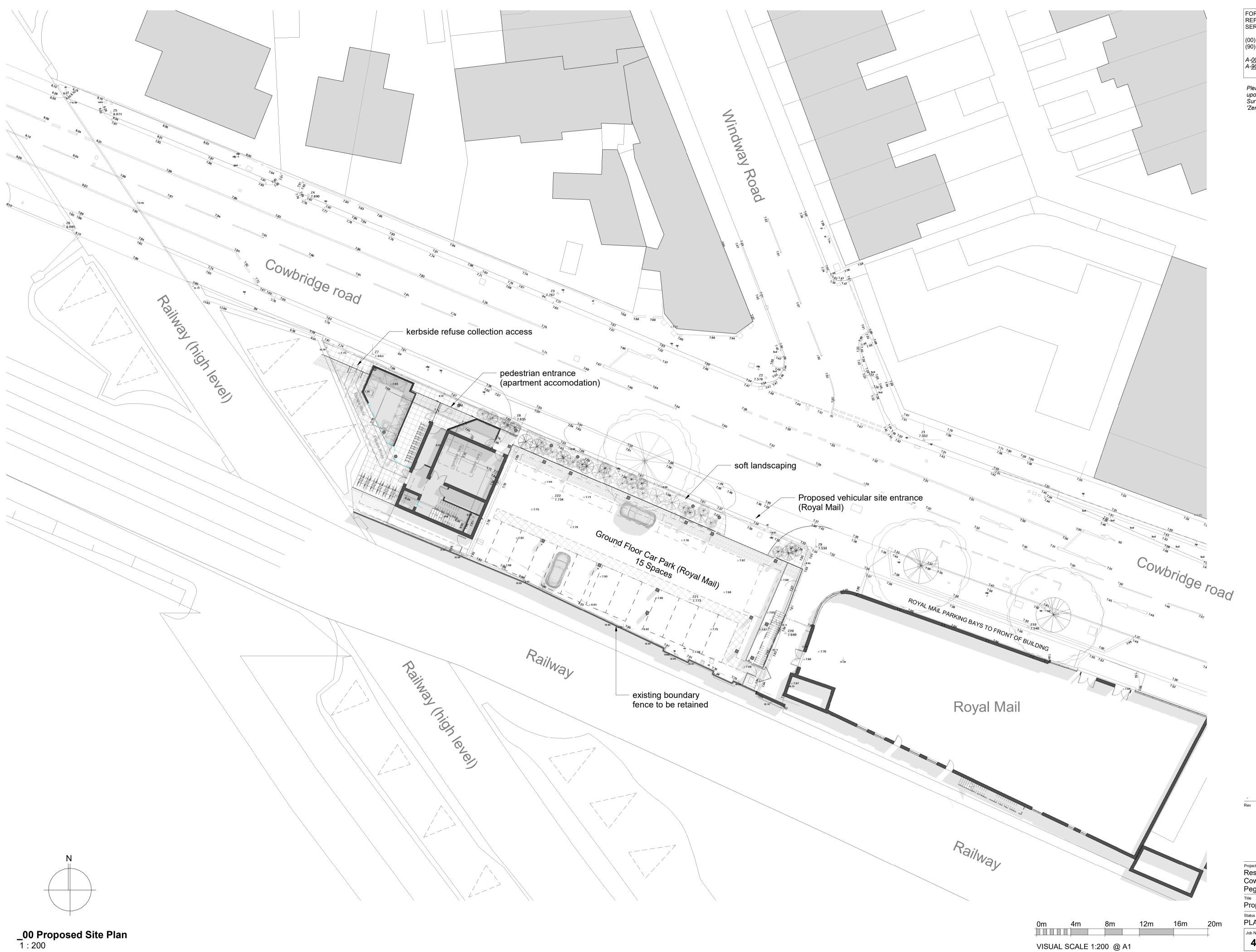
Project Residential Development Cowbridge Road, Cardiff Pegasus Title Site Location Plan

Status PLANNING

Scale at A3 As indicated

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4355	A-90-100	

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(00) SERIES - GENERAL ARRANGEMENT (90) SERIES - SITE INFORMATION

A-<u>00</u>-\*\*\* - General Arrangement A-<u>90</u>-\*\*\* - Site Information

Please note that all drawn information is based upon OS mapping information and Topographical Survey data recieved June 2018 undertaken by 'Zenith Land Surveys LTD'

CheckerFIRST ISSUE Rev Date Check Description

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Project Residential Development Cowbridge Road, Cardiff Pegasus Title

Proposed Site Plan

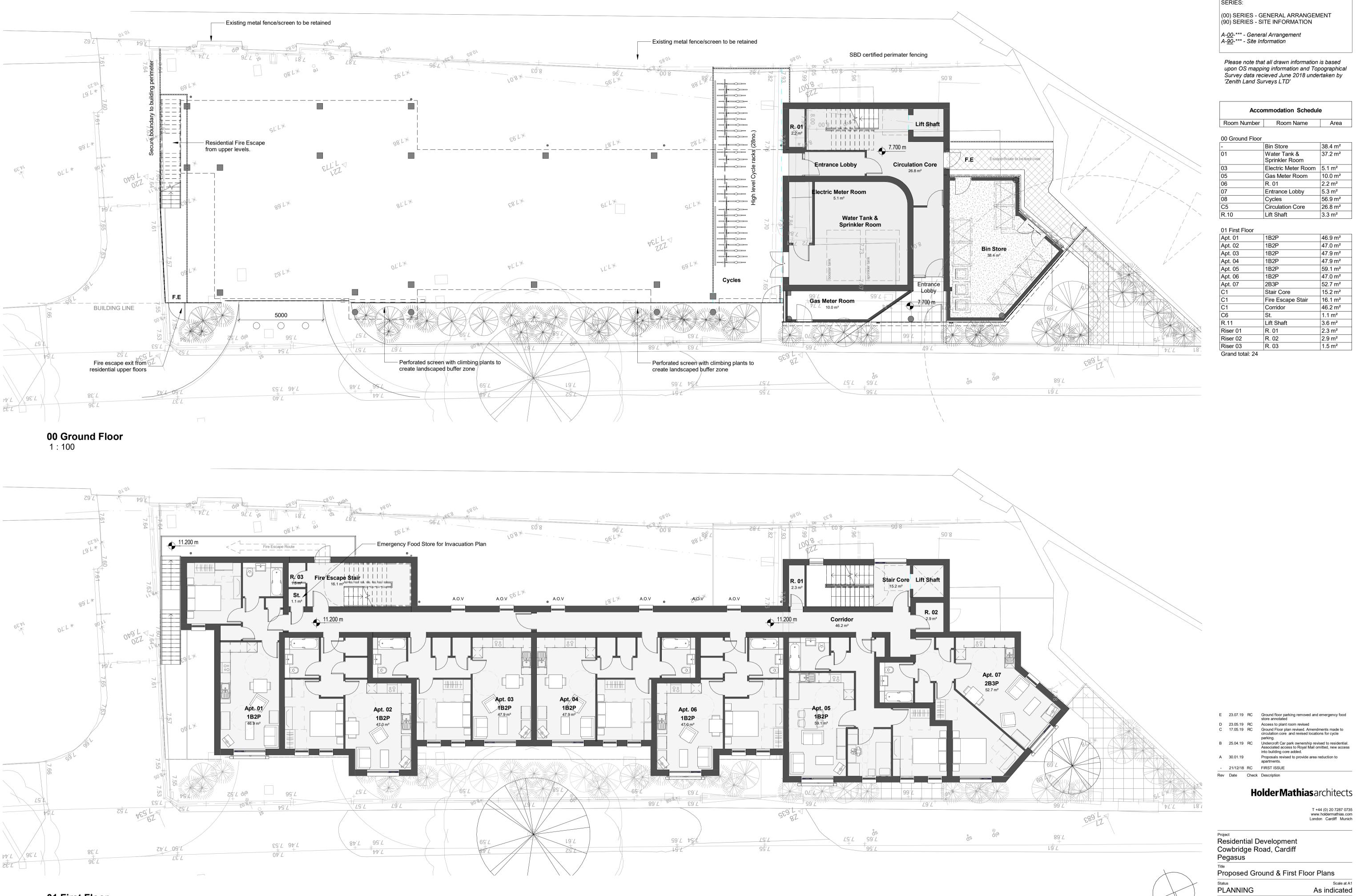
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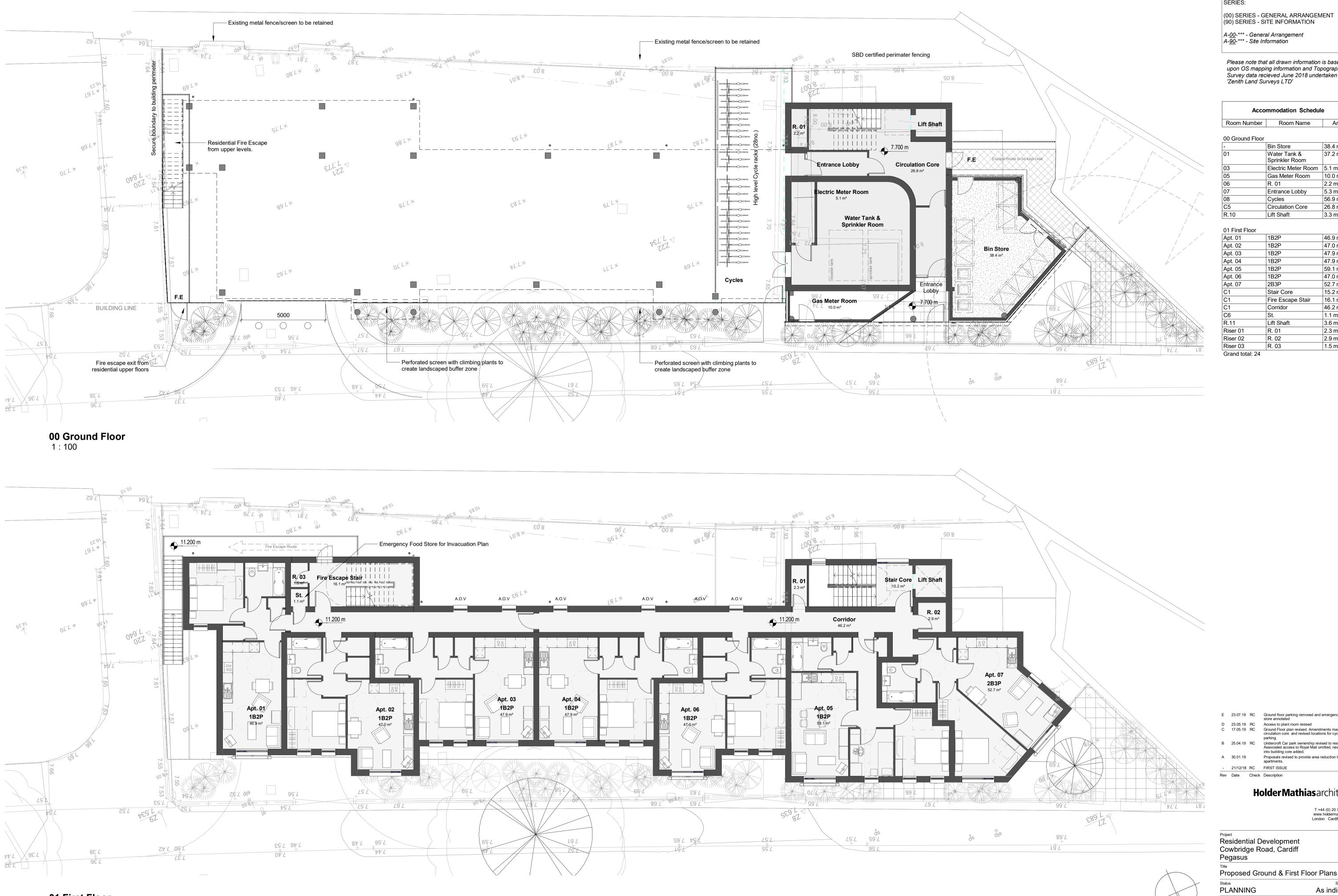
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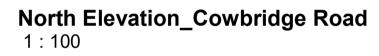
Please note that all drawn information is based upon OS mapping information and Topographical

	Е	23.07.19	RC	Ground floor parking removed and emergency food store annotated
	D	23.05.19	RC	Access to plant room revised
	С	17.05.19	RC	Ground Floor plan revised. Amendments made to circulation core and revised locations for cycle parking.
	В	25.04.19	RC	Undercroft Car park ownership revised to residential. Associated access to Royal Mail omitted, new access into building core added.
	A	30.01.19		Proposals revised to provide area reduction to apartments.
_	-	21/12/18	RC	FIRST ISSUE
F	Rev	Date	Check	Description

Cowbridg Pegasus Title	al Development e Road, Cardiff I Ground & First Flo	or Plans
		Scale at A
Status PLANNIN	IG	As indicated
	G Sheet No	As indicated

ISO 14001 : 2004 ISO 9001 : 2000 RIBA Chartered Practice Please consider the environment before printing this document







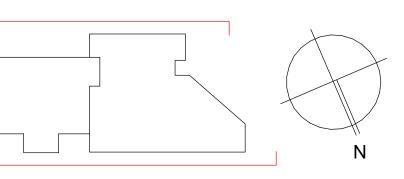
# South Elevation\_Railway

0m	2m	4m	6m	8m	10m
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FOR EASE OF DRAWING REFERENCE PLEASE REFER TO THE FOLLOWING DRAWING SERIES:

(00) SERIES - GENERAL ARRANGEMENT (90) SERIES - SITE INFORMATION

A-<u>00</u>-\*\*\* - General Arrangement A-<u>90</u>-\*\*\* - Site Information



Material Schedule				
	Туре			
1	Brickwork cladding/tile system - Buff in colour			
2	Brickwork cladding/tile system - Green in colour			
3	Perforated/Decorative metal planting screen			
4	uPVC Windows - Dark grey in colour			
5	PPC aluminium parapet caping			
6	Galvanised steel escape stair			
7	uPVC rainwater goods - dark grey in colour			
8	PPC Aluminium entrance signage			
9	PPC Aluminium doors			

В	19.03.19	RC	Feature projecting window surrounds added to Cowbridge Road elevation
Α	07.02.19		Elevations updated to match revised floor plans
-	21/12/18	RC	FIRST ISSUE
Rev	Date	Check	Description

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Scale at A1

As indicated

Project Residential Development Cowbridge Road, Cardiff Pegasus Title

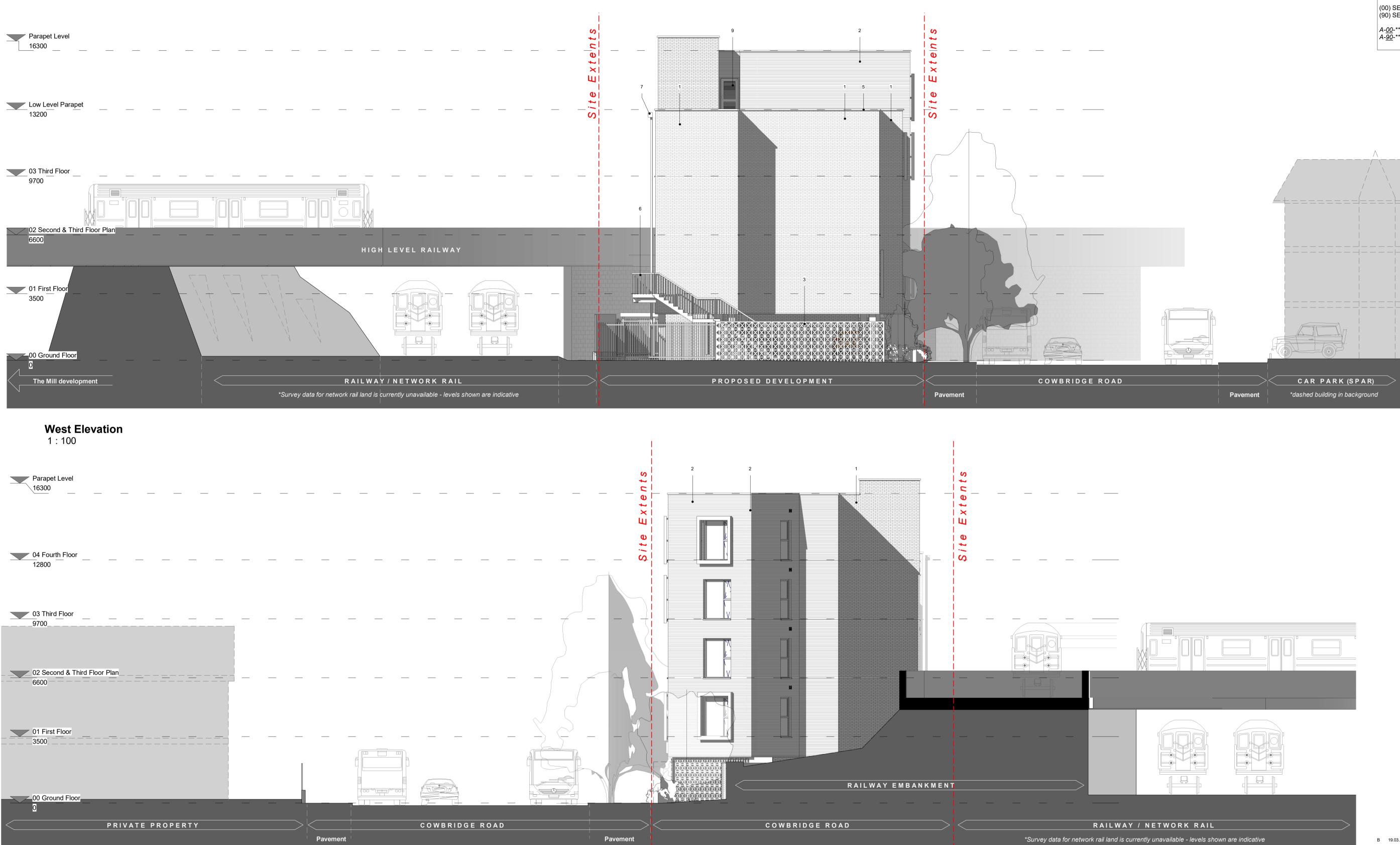
Proposed Elevations

Status PLANNING Job No

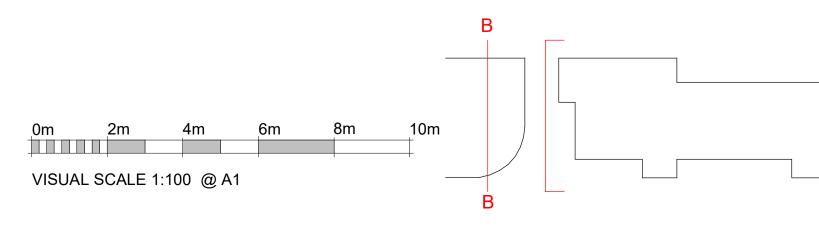
Sheet No 4355

Revision A-00-200 В

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East Elevation 1:100



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(00) SERIES - GENERAL ARRANGEMENT (90) SERIES - SITE INFORMATION

A-<u>00</u>-\*\*\* - General Arrangement A-<u>90</u>-\*\*\* - Site Information

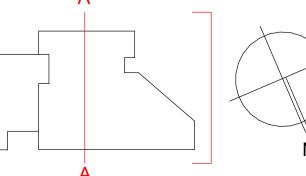
В	19.03.19	RC	Feature projecting window surrounds added to Cowbridge Road elevation
А	07.02.19		Elevations updated to match revised floor plans
-	21/12/18	RC	FIRST ISSUE
Rev	Date	Check	Description

## Holder Mathias architects

Revision

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Project Residential Development Cowbridge Road, Cardiff Pegasus	
Title Proposed Elevations	
Status PLANNING	Scale at A1 As indicated

Job No



4355 Β A-00-201 ISO 14001 : 2004 ISO 9001 : 2000 RIBA Chartered Practice Please consider the environment before printing this document Refer to dimensions where provided - do not scale from this drawing

Sheet No

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COMMITTEE DATE: 18/09/2019

APPLICATION No. 19/00998/MNR APPLICATION DATE: 26/03/2019

ED: LISVANE

APP: TYPE: Full Planning Permission

APPLICANT: Mr Woods LOCATION: WESTWINDS, 4 HEOL Y DELYN, LISVANE, CARDIFF, CF14 0SQ PROPOSAL: DEMOLITION OF THE EXISTING 5-BED DETACHED BUNGALOW AND OUTBUILDINGS AND ERECTION OF 1 NO. 4-BED DETACHED HOUSE AND 2 NO. 4 BED SEMI-DETACHED HOUSES, ONE DOUBLE GARAGE AND REAR GARDEN ROOMS

**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:

Drawing nos. P02 rev A, P05A, P06A, P07A, P08A, P11, P12

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.

- 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. Notwithstanding the submitted plans, further 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 and hedges 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. 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 the dwelling houses 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.

- 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) 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.
- 10. The first floor windows in the side elevations of the dwelling units hereby approved and the en-suite bathroom window in the rear elevation of the dwelling at plot 3 shall be non-opening below a height of 1.7 metres above internal floor level, glazed with obscure glass and thereafter be so retained at all times.

Prior to the commencement of development of the dwelling house at plot 3, further details of the proposed vertical louvres in front of the <u>bedroom</u> <u>2</u> shall be submitted to and approved by the Local Planning Authority. The louvres shall be installed prior to the beneficial occupation of the dwelling and there after shall be retained at all times.

The proposed roof-light in the rear roof plane of the dwelling at plot 3 shall be constructed such that its lower sill level is a minimum of 1.7 metres above the internal floor level and thereafter be so retained. 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. Amend to refer to relevant windows

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. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme to be submitted shall:
  - a. include the results of an infiltration assessment, undertaken in accordance with BRE365 guidance, into the site's potential for the use of infiltration SuDS,

- b. include a Design Statement which shall explain the operation of the surface water drainage scheme, outline constraints, identify assumptions/limitations, confirm available data, confirm design criteria, provide information about the measures taken to prevent pollution of the receiving groundwater and/or surface waters and demonstrate compliance with CIRIA C753;
- c. include design details in support of any surface water drainage scheme, including layout plans and cross section drawings, network details, details of any attenuation system and outfall arrangements, and overland flow and modified/ exceedance flow route plans
- d. include supporting calculations, which shall demonstrate the performance of the drainage system for a range of return periods and duration inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus 30% allowance for climate change return periods, demonstrate the proposed allowance for exceedance flow and associated overland flow routing, and demonstrate the structural integrity of all elements under anticipated loading conditions over the design life of the development;

The scheme shall be implemented in accordance with the approved details prior to the occupation of the development.

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 and to prevent pollution in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

- 15. No development shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
  - i. A timetable for its implementation;
  - ii. A management and maintenance plan for the lifetime of the development which shall include the arrangements for the adoption by any public body or statutory undertaker, or any other arrangement to secure the operation of the sustainable drainage system throughout its lifetime.

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 and to prevent pollution in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

16. No development shall take place until infiltration testing in accordance

with BRE365 guidance has been completed and the results submitted to and approved in writing by the Local Planning Authority. Where groundwater is encountered, a proportionate groundwater assessment, including for long term seasonal monitoring, shall be undertaken to identify the likely risk of groundwater flooding and a scheme to manage and mitigate the risk associated with flooding from this source shall be submitted to and approved in writing by the LPA. The scheme shall be implemented in accordance with the approved details prior to the occupation of the [buildings/dwellings/development].

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 and to prevent pollution in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

17. 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.

18. 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.

- 19. Notwithstanding the submitted details, prior to commencement of development, final plans showing the proposed floor levels of the dwellings and access road in relation to the existing ground level and the finished levels of the site shall be submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details. 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.
- 20. The existing vehicular access onto Heol y Delyn, located at the eastern end of the site, shall be blocked up prior to the beneficial use of the development, in accordance with details that shall be submitted to and approved by the Local planning authority. 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.

**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:** On the 7<sup>th</sup> January 2019, Schedule 3 of the Flood and Water Management Act 2010 was enacted. This effects all new developments where the construction area is of 100m2 or more. Cardiff Council is aware that your application for planning permission was validated after the recent legislative change in which Schedule 3 of the Flood and Water Management Act was enacted and therefore may be subject to surface water drainage proposals under the SAB application process.

It is recommended that the developer engages in consultation with the Cardiff Council SAB team, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Cardiff Council are aware that this is new legislation and as such is offering a free pre-application service for the first year. To arrange discussion regarding this please contact <u>SAB@cardiff.gov.uk</u> If you require further information please review: <u>https://www.cardiff.gov.uk/ENG/resident/planning-and-suds/suds-approval-bo</u> <u>dy/</u>

Or, alternatively you can review the legislation set by Welsh Government here:

https://gweddill.gov.wales/topics/environmentcountryside/epq/flooding/drainag e/

**RECOMMENDATION 7:** 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, 08451300228

**RECOMMENDATION 8:** The applicant is advised that the development falls within a radon affected area and may require basic radon protective measures, recommended for the purposes of the current Building Regulations.

### 1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 Heol y Delyn (Westwinds) is a detached bungalow which occupies a relatively large plot on the northern side of the street. Planning permission is sought to demolish the existing dwelling and construct 3no.houses on the site.
- 1.2 As initially submitted, planning permission was sought to redevelop the site with 3no.detached houses. Following discussions with the agent, the scheme has been revised with a view to achieving a more acceptable form of development having regard to the relationship with neighbouring occupiers. The amended scheme proposes a single detached dwelling and a pair of semi-detached houses. The units are of traditional form with pitched/hipped roofs and gable projections on the front elevations. Proposed materials comprise rough coursed stone, render, tile hanging and facing brick with cement fibre roof tiles.
- 1.3 The proposed dwelling occupying the easternmost plot (plot 3) is shown to be sited between 1.2 metres and 2.0 metres from the boundary with the rear garden of the neighbouring property at no.2 Llwyn y Pia Road and between 14.0 metres and 15.0 metres from its rear elevation. The ridge height of this unit has been reduced by approximately 0.5 metres (to a height of 8.0 metres) compared to the ridge height of the dwelling originally proposed for the plot and the design of the roof has been revised from a pitch to a hip arrangement to reduce the massing of the building. The eaves height has also been marginally lowered, and, in combination with the proposed finished levels of the dwelling, the submitted section drawing shows that the eaves height of the unit would rise approximately 3.95 metres above the level of the neighbours' rear garden.
- 1.4 At its closest point, the front elevation of the proposed dwelling is shown to be sited approximately 8.0 metres from north western corner of the amenity area at the rear of no.2 Heol Y Delyn. To address overlooking issues, vertical louvres will be introduced in front of the proposed first floor bedroom window positioned near the boundary to deflect outlook away from the neighbouring properties. At the rear of the proposed unit, the window nearest to the boundary with the rear gardens of nos.2 and 4 Llwyn y Pia Road will serve a bathroom and the proposed roof light in the rear roof plane has been positioned at high level.

- 1.5 The proposed unit at plot 1 is shown to be sited between 1.5 metres and 2.0 metres from the boundary with no.6 Heol y Delyn which adjoins the application site to the west. This distance has been increased form that originally proposed permitting the retention of the hedge along this boundary. The height of the unit has also been reduced by approximately 0.5 metres (to a height of 8.0 metres) compared to the ridge height of the dwelling originally proposed for the plot.
- 1.6 Some accommodation is proposed in the roof space of each unit, illuminated by roof lights.
- 1.7 The proposed dwellings are shown to be sited between 14.0 metres and 15.0 metres from the rear garden boundaries of nos.3, 5 and 7 Cotswold Avenue which adjoin the application site to the north. The hedge along this boundary is indicated to be retained and proposed 'garden rooms' shown on the original layout plan next to the hedge have been replaced with smaller garden sheds.
- 1.8 The proposed dwellings occupy a central position within the site, to the rear of the existing bungalow and between 16.0 metres and 26.0 metres from the back edge of footway. They are set at a slight angle from the staggered building line along Heol y Delyn to the west. The area to the front of the proposed dwellings comprises a mixture of gardens, driveway/parking spaces together with a double garage sited next to the boundary with no.2 Heol y Delyn.
- 1.9 The proposed development will be accessed by modifying and widening the existing entrance next to the boundary with no.6 Heol y Delyn. The low stone boundary wall and hedge along to the back edge of footway is shown to remain and the opening next to the boundary with no.2 Heol y Delyn is proposed to be blocked up. A triangular area between the proposed garage and footway is shown as a soft landscape area.

### 2. **DESCRIPTION OF SITE**

- 2.1 4 Heol y Delyn is a detached bungalow with some accommodation contained in its pitched roof. It occupies a relatively large plot sited on the northern side of the street.
- 2.2 The dwelling has a crossover access from the highway to a parking space located on the western side of its frontage. There is also an access into the site from Heol y Delyn on the eastern side of the property which is enclosed by a metal barrier. The access is located behind the western end of a layby/bus stop where parking is restricted by double yellow lines.
- 2.3 To the west of the site, the property adjoins the side boundary of 6 Heol y Delyn; a two storey dwelling with a flat roofed single storey element located nearest to the boundary. To the east, part of the site adjoins the boundary with no.2 Heol y Delyn. This is a single storey property which is primarily in residential use but also incorporates a small pharmacy.
- 2.4 The remainder of the site backs onto the rear gardens of other residential properties at nos. 2 and 4 Llwyn y Pia Road and nos. 3, 5 and 7 Cotswold Avenue.

The site is enclosed by a mixture of walls, fencing and screen hedging. The rear and side garden is primarily grassed with various shrubs also evident.

- 2.5 There is a relatively gentle rise in ground levels across the site from south to north. A small garage/outbuilding occupies the north eastern corner of the garden.
- 2.6 The two storey houses along Heol y Delyn to the west of the application site appear as semi-detached units, all be it linked at ground floor level. The exception to this is the neighbouring dwelling at no.6 which although linked to no.8 at ground floor level appears as a detached unit.

### 3. SITE HISTORY

- 3.1 18/02563/MNR: Adaptation and extension of existing property into 2no.dwellings. Granted: 24<sup>th</sup> January, 2019.
- 3.2 18/02130/MNR: Demolish garage in rear garden and construct three bedroom detached house at the rear of the existing dwelling. The application was withdrawn prior to determination.
- 3.3 89/02123N: Outline planning application for detached bungalow refused December, 1989, for the following reason:

1. The proposed development is considered to be back land tandem development which would, by virtue of the size and location of the plot, result in a congested form of development which would be likely to detract from the amenities reasonably expected to be enjoyed by the occupiers of adjoining residential properties.

3.4 88/01693/N: Outline planning application for detached bungalow refused, October 1988, for the following reason:

1. The proposed development is considered to be back land tandem development which would, by virtue of the size and location of the plot, result in a congested form of development which would be likely to detract from the amenities reasonably expected to be enjoyed by the occupiers of adjoining residential properties.

3.5 88/00419/N: Planning application for detached dwelling refused, April 1988, for the following reason:

1. The proposed development is considered to be back land tandem development which would, by virtue of the size and location of the plot, result in a congested form of development which would be likely to detract from the amenities reasonably expected to be enjoyed by the occupiers of adjoining residential properties.

3.6 78/01503: Bungalow in rear garden. Application refused in September, 1978 for the following reason and subsequently dismissed at appeal:

1. The proposed development is considered to be back land tandem development which would, by virtue of the size and location of the plot, be likely to be a congested form of development which would be likely to detract from the amenities reasonably expected to be enjoyed by the occupiers of adjoining residential properties.

3.7 75/01439: Erection of dwelling and garage. Application refused in November, 1975 for the following reason and subsequently refused at appeal:

1. The proposed development is considered to be back land tandem development which would, by virtue of the size and location of the plot, be likely to be a congested form of development which would detract from the amenities reasonably expected to be enjoyed by the occupiers of adjoining residential properties.

### 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 *Criterion x. advises that all new development should ensure no undue effect on the amenity of neighbouring occupiers and should connect positively to surrounding communities.*KP8: Sustainable Transport
KP 15: Climate Change
EN7: Priority Habitats and Species
EN8: Trees, Woodlands and Hedgerows
EN11: Water Sensitive Design EN14 Flood Risk
EN13: Air, Noise, Light Pollution and Land Contamination
T5: Managing Transport Impact
W2: Provision for Waste Management Facilities in Development
H3: Affordable Housing

4.2 Supplementary Planning Guidance: Cardiff Infill Sites (November, 2017) Supplementary Planning Guidance Transport Impacts (Incorporating Parking Standards) (2018) Supplementary Planning Guidance: Cardiff Residential Design Guide (2017) Supplementary Planning Guidance: Waste and Collection and Storage Facilities (2016) Supplementary Planning Guidance: Green Infrastructure (November, 2017) Supplementary Planning Guidance: Cardiff Planning Obligations (January, 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.

6.4.22 The presence of a species protected under European or UK legislation, or under Section 7 of the Environment (Wales) Act 2016 is a material consideration when a planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat and to ensure that the range and population of the species is sustained. Planning authorities should advise anyone submitting a planning application that they must conform with any statutory species protection provisions affecting the site, and potentially the surrounding area, concerned.

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 to the amended plans on highway safety or parking grounds subject to appropriate car/cycle parking conditions and an informative relating to work within the adopted highway in relation to the proposed widened crossover.
- 5.2 Shared Regulatory Services: Pollution Control (Contaminated Land Team): The Officer requests conditions and informatives relating to radon gas protection and contamination/unstable land advice.
- 5.3 The Operational Manager (Drainage Management) requests conditions 14, 15, 16 and informative 6.
- 5.4 The Operational Manager Waste advises that the proposed dwellings will require the following for recycling and waste collections:
  - 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 Officer advises 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.

- 5.5 The Council's Ecologist recommends an advisory note relating to roosting bats.
- 5.6 The Housing Development Officer advised that in accordance with Local Development Plan Policy H3: Affordable Housing, an affordable housing contribution of 20% of the 3 units (0.6 units of a 4 bed unit) should be sought on the site. The Officer advised that although the priority is for on-site affordable housing in the form of affordable rented accommodation, given the proposed design/configuration of the scheme, a financial contribution of £85,990, calculated in accordance with the formula in the Council's Planning Obligations SPG, would be acceptable. The Officer has provided housing need/waiting list figures in support of the request.

In response to this request, the agent has submitted a viability appraisal of the scheme which has been reviewed by the District Valuer (DVS) on the Council's behalf. The Valuer's appraisal concludes that the proposed scheme would not achieve a competitive return that falls within an acceptable profit range if the planning obligation payment was to be required.

### 6. **EXTERNAL CONSULTEE RESPONSES**

6.1 Welsh Water/Dwr Cymru notes that this application was validated after the recent legislative change in which Schedule 3 of the Flood and Water Management Act was enacted and therefore all drainage proposals which intend to communicate to

the public sewer or have drainage implications will be assessed under the SAB application process.

It understands that the intention is to drain both foul and surface water to the mains sewer. In the absence of a SAB consent or surface water strategy in which an assessment is undertaken to explore the potential to dispose of surface water by sustainable means, the Company comments that it cannot support the application in full.

The Company advises that the site may be crossed by a public sewer and recommends that the applicant contact them commission a sewer location survey. If the presence of a public sewer is confirmed, a protection zone of 3 meters either side shall be maintained and suitably demonstrated by submission of a drawing.

Notwithstanding this advice, the Company advises that if the Council is minded to grant planning permission, the following condition and advisory note is requested:

#### **Condition**

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

#### Advisory Note

In accordance with Schedule 3 of the Flood and Water Management Act 2010, this proposed development may require approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is recommended that the developer engage in consultation with Cardiff Council as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul

Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

# 7. **<u>REPRESENTATIONS</u>**

- 7.1 Councillor Walker, having looked at the plans and knowing the site well, is of the view that the proposal is a clear overdevelopment of a plot formerly occupied by a bungalow. He considers that it will also be unneighbourly to those living close by. The location of the 'squeezed in 'shared garage reinforces this view. The Councillor requests that the application be reported to Committee if the recommendation is to approve.
- 7.2 Lisvane Community Council objects for the following reasons:
  - *i)* The plot would be substantially over-developed when compared with neighbouring properties in Heol Y Delyn..
  - *ii)* The visual impact is such that by virtue of 3 narrow houses being squeezed into a one house, the whole development would look completely out of character for Lisvane which is generally an area of low density housing.
  - iii) Only one double garage would be provided for 3 x 4 bed houses which LCC considers is wholly inadequate and makes no provision for visitor parking. The location already has severe parking issues as the property is next to a bus stop, Pharmacy and busy Memorial Hall. Cars regularly overflow from Plas Y Delyn (across the road) where the Police have been issuing warning notices for pavement parking.
  - *iv)* This property has a history of unsuccessful planning applications where a bungalow request was declined in 1988 and an appeal dismissed. More latterly, a planning application for a 3 bed property in the rear garden was withdrawn in 2018 following several objections from LCC and neighbours.
  - v) Section 23 of the application form states that there has been no consultation with neighbours and the local community. LCC finds that disappointing and would expect planning applicants to seek and consider the views of local and affected residents.
- 7.3 The occupier of 5 Cotswold Avenue objects to the application stating that the density of proposal is excessive and would be a major intrusion on the privacy of the occupiers of 2 Llwyn y Pia Road (Vicarage). The alignment of the proposed buildings is well behind the building of adjacent properties on Heol Delyn .The development will have a severe impact on the amenities and privacy of surrounding properties.
- 7.4 The occupiers of 4 Llwyn y Pia Road object to the application on the following

grounds (summary):

- i) Overdevelopment of the plot;
- ii) The building line does not follow the Heol y Delyn frontage such that the proposed dwellings fall back into line with the southern boundary of no.4 Llwyn y Pia Road which would cause noise, disturbance and an unacceptable invasion of privacy;
- iii) The substantial height of the proposed dwellings will impose on the privacy;
- iv) The gable end of the easternmost dwelling will be within 1.0 metre of the boundary of no 2. Llwyn y Pia Road and would dominate this property and adjoining properties;
- vi) The development, including the proposed 'garden rooms' will generate considerable noise and disturbance detracting from the reasonable enjoyment of neighbouring gardens.
- 7.5 The occupiers of 6 Heol y Delyn object to the application which they consider will be detrimental to the privacy, quietness and amenity that they, and all those living in the surrounding dwellings, have long enjoyed. They consider that the proposed development should be regarded as unacceptably congested and unneighbourly and believe that the application should be refused for the following reasons:
  - i) The proposed building site is very near to several dwellings on Heol y Delyn, Llwynypia Road and Cotswold Avenue.
  - ii) The building of three large detached properties, three garden rooms and a double garage, where one bungalow was located on the site, will inevitably be detrimental to the privacy, quiet, amenity and happiness of all residents in the surrounding houses.
  - iii) The proposed properties are out of character and line with other buildings in Heol y Delyn.
  - iv) The hedges between neighbours' houses and and the proposed large dwellings offer only limited cover; acceptance of the proposal would result in a loss of privacy, especially as the proposed buildings are located further back from the road, overlooking most of the properties nearest to them.
  - iv) Inadequate parking provision for the locality where there is limited street parking, little public transport, and a bus stop opposite the proposed development.
- 7.6 The occupier of 5 Cotswold Avenue objects to the application on the following grounds:
  - ii) The density of the scheme is excessive and out of character with adjoining properties;
  - iii) The scheme does not follow existing building lines and extends deeply into the rear garden;
  - iv) The proposed garden rooms will impact on the enjoyment of the garden of no.5 Cotswold Ave;
  - v) The height of the development will detract from the privacy currently enjoyed.
- 7.7 The occupier of 9 Cotswold Avenue objects to the application on the following

grounds:

The proposed houses, garden rooms and garage are closer to surrounding properties than the existing bungalow and will detract from the privacy, quiet and amenity of residents. The scheme is considered an unneighbourly overdevelopment.

- 7.8 The occupier of 3 Cotswold Avenue objects to the application on the grounds that the height of the proposed houses will severely on privacy in the garden of no.3. The occupier states that she is disabled and that her garden serves as a haven of peace and calm and feels that this will be severely impacted if this building work is allowed.
- 7.9 The occupier of 2 Heol y Delyn objects to the application on the following grounds (summary):

The proposal will overlook the rear garden and windows at 2 Heol y Delyn resulting in a significant invasion of privacy, noise and disturbance.

Parking/traffic concerns. 3no. additional dwellings in such a small area will place another strain on parking for users and staff of the adjacent pharmacy.

There are no other three storey houses in the vicinity. The proposed development will affect negatively affect many houses which surround the site.

7.10 The occupiers of 7 Cotswold Avenue object to the application on the following grounds (summary):

The objections received from interested and affected parties, including all the other home owners who are adjacent to the property in question, in terms of noise, light, loss of privacy, increased traffic/car issues etc. are supported.

The occupiers are shocked at the scale of the latest proposal and comment that the repeated unwanted planning applications have caused considerable stress, particularly for their elderly neighbours.

The proposal involves the shoe-horning of three totally out of character houses onto the site which will negatively affect the community.

- 7.11 Neighbouring occupiers and the Local Member have been notified of amended plans. The following additional representations have been received:
- 7.12 Councillor Walker reiterates his objections to the application.
- 7.13 The occupier of 5 Cotswold Avenue objects to the amended plans which are still considered to represent an overdevelopment of the site and reiterates the previous comments submitted.
- 7.14 The occupier of 4 Llwyn y Pia Road objects to the amended plans on the following grounds (summary):

- i) Gross over development of the plot;
- ii) The building line does not follow the Heol y Delyn frontage. Plots 2 and 3 are now even further back from the road than the original proposal. This in itself presents a gross intrusion into the privacy and enjoyment of all adjoining properties.
- iii) The gable end of the easternmost property will dominate no.2 Llwyn y Pia Road and adjoining properties.
- iv) The substantial height of the proposed dwellings will impose of the privacy of neighbouring properties.
- vi) The density of the scheme is out of keeping and will generate considerable noise and disturbance detracting from the enjoyment of neighbours.
- 7.15 The occupier of 7 Cotswold Avenue objects to the amended plans on the following grounds (summary):

The amended plans do not alleviate the numerous issues raised by previous applications to develop this property in the manner proposed, including loss of amenity to neighbours, privacy, noise, traffic, parking, housing density, etc.

The impact of the latest amended plans, in some elements, increases the detrimental effect to the neighbourhood and in particular the privacy of families living adjacent to the site.

The occupier queries whether the timescale for re-consulting neighbours, particularly during August when people might be away and therefore precluded from being informed in time of the latest updates in regard to the application.

- 7.16 The occupier of 2 Heol y Delyn refer to the history of previous planning applications at the site and remain totally opposed to the current application, reiterating the objections contained in previous letters.
- 7.17 The occupier of 9 Cotswold Avenue objects to the application which is considered to detract from the privacy, quiet and amenity of residents.
- 7.18 The occupiers of 6 Heol y Delyn reiterate their objections to the application which they consider will be very detrimental to the privacy, quietness and amenity that they and those living in the surrounding dwellings have long enjoyed. They believe that the application should be refused for the reasons previously outlined (refer to paragraph 7.5). In addition they strongly object to the proposed side door in the dwelling at plot 1 on privacy grounds.

# 8. ANALYSIS

8.1 Planning permission is sought to demolish the existing dwelling and construct 3no.houses on the site. As initially submitted, permission was sought to redevelop the site with 3no.detached houses. Following discussions with the agent, the scheme has been revised with a view to achieving a more acceptable form of development on the site. The amended scheme proposes a single detached dwelling and a pair of semi-detached houses.

- 8.2 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;
  - (iii) affordable housing;
- 8.3 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;

- 8.4 Planning Policy Wales at paragraph 3.9 states that: The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.
- 8.5 Further guidance on residential infill development is provided in the Council's Supplementary Planning Guidance: *Cardiff Infill Sites (2017).*
- 8.6 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.

8.7 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.

8.8 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.

8.9 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.

- 8.10 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.
- 8.11 The proposed dwellings occupy a central position within the site between 16.0 metres and 26.0 metres from the back edge of footway. They are set at a slight angle from the staggered building line along Heol y Delyn to the west but not in manner that would harm the character of the street scene along this part of the road. The individual houses are well designed being of traditional form with pitched/hipped roofs and gable projections on the front elevations.
- 8.12 The area to the front of the proposed dwellings comprises a mixture of gardens, driveway/parking spaces together with a double garage sited next to the boundary with no.2 Heol y Delyn. The low stone boundary wall and hedge along to the back edge of footway is shown to remain and the proposed layout provides sufficient space to provide soft landscaping including tree planting.
- 8.13 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. Neither is it considered that the subdivision of the site to form three plots would result in an unacceptable overdevelopment of the site. The provision 3no.dwelling units and represents a gross density of approximately 24 dwelling units per hectare. This is not considered to be an intensive level of development assessed against current standards and neither is it considered that the proposed development has been 'squeezed' onto the site such that future occupiers would experience a poor living environment.
- 8.14 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'. The proposed rear gardens, measuring between 100 sq. metres and 150 sq. metres exceed the Council's minimum guidelines and are comparable in size to many other gardens in the vicinity.
- 8.15 Neighbouring occupiers are concerned that the proposed development would have an overbearing effect on the adjoining properties and that there would be unacceptable overlooking issues. The likely impact of the proposed development on the living conditions of neighbouring occupiers has been carefully considered.
- 8.16 The proposed dwelling occupying the easternmost plot (plot 3) is shown to be sited between 1.2 metres and 2.0 metres from the boundary with the rear garden of the neighbouring property at no.2 Llwyn y Pia Road and between 14.0 metres and 15.0 metres from its rear elevation .The ridge height of this unit has been reduced

by approximately 0.5 metres (to a height of 8.0 metres) compared to the ridge height of the dwelling originally proposed for the plot and the design of the roof has been revised from a pitch to a hip arrangement to reduce the massing of the building. Furthermore, the eaves height has also been lowered, and, in combination with the proposed finished levels of the dwelling, the submitted section drawing shows that the eaves height of the unit would rise approximately 3.95 metres above the level of the neighbours' rear garden. This compares to a conventional eaves height for a two storey dwelling of approximately 5.0 metres.

- 8.17 At its closest point, the front elevation of the proposed dwelling is shown to be sited approximately 8.0 metres from north western corner of the amenity area at the rear of no.2 Heol Y Delyn. To address overlooking issues, vertical louvres will be introduced in front of the proposed first floor bedroom window positioned near the boundary to deflect outlook away from the neighbouring properties. At the rear of the proposed unit, the window nearest to the boundary with the rear gardens of nos.2 and 4 Llwyn y Pia Road will serve a bathroom conditioned to be obscurely glazed and the proposed roof light in the rear roof plane has been positioned at high level.
- 8.18 The proposed unit at plot 1 is shown to be sited between 1.5 metres and 2.0 metres from the boundary with no.6 Heol y Delyn which adjoins the application site to the west. This distance has been increased form that originally proposed permitting the retention of the hedge along this boundary. The height of the unit has also been reduced by approximately 0.5 metres (to a height of 8.0 metres) compared to the ridge height of the dwelling originally proposed for the plot.
- 8.29 The proposed dwellings are shown to be sited between 14.0 metres and 15.0 metres from the rear garden boundaries of nos.3, 5 and 7 Cotswold Avenue which adjoin the application site to the north. The hedge along this boundary is indicated to be retained and proposed 'garden rooms' shown on the original layout plan next to the hedge have been replaced with smaller garden sheds.
- 8.20 Having regard to the siting of the proposed houses in relation to the neighbouring dwellings, the distances separating them and the measures proposed to address overlooking, it is not considered that the they would impact unacceptably on light to habitable rooms or privacy, having regard to the Council's guidance on these matter or result in unacceptable overshadowing to the extent that would support refusal of the application on this ground.
- 8.22 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).
- 8.23 The application has been considered by the Tree Officer and the Council's Ecologist, neither of whom raise objections subject to appropriate conditions/informatives.
- 8.24 The application has been assessed in relation to Local Development Plan Policy H3: Affordable Housing. In accordance with the Policy, an affordable housing

contribution was initially requested by the Housing Strategy Officer. In response to this request, the applicant commissioned a viability assessment for the scheme which has been reviewed by the District Valuer (DVS) on the Council's behalf. The DVS concludes that the development is not deliverable with the provision of the S106 sum sought.

8.25 In conclusion, the proposed development, as amended, is considered acceptable on planning grounds and approval is recommended subject to the attached conditions.

# **OTHER LEGAL 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

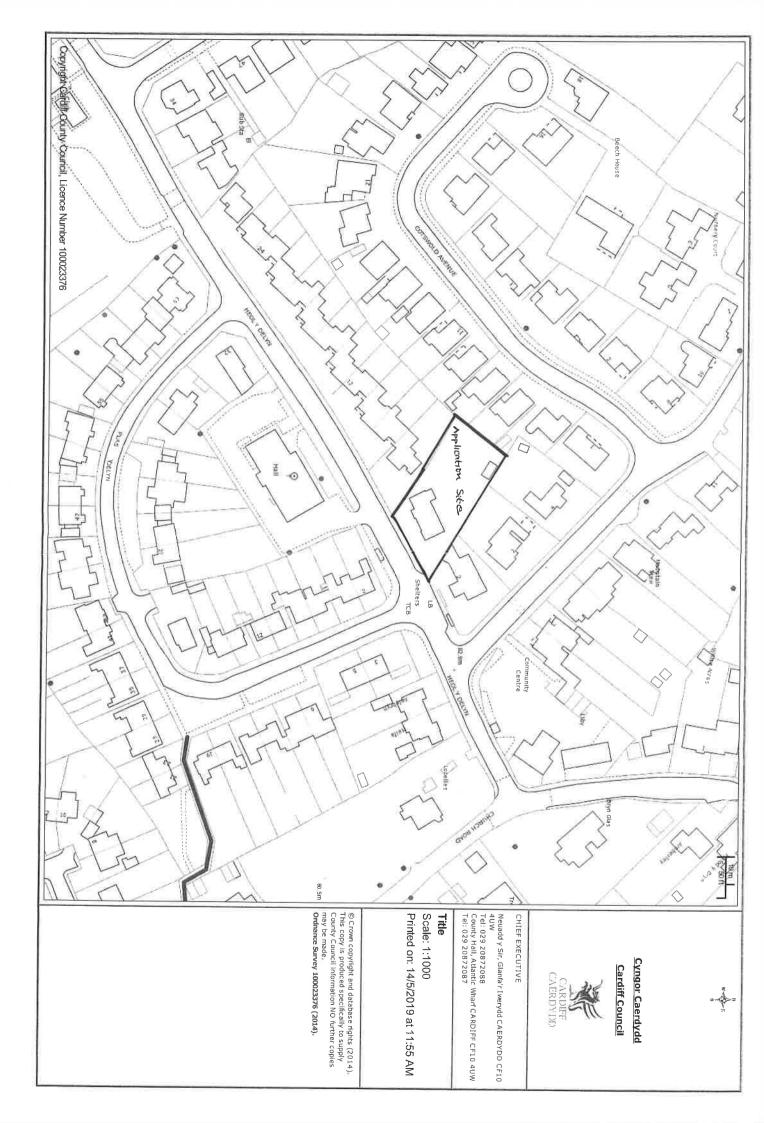
The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in 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.

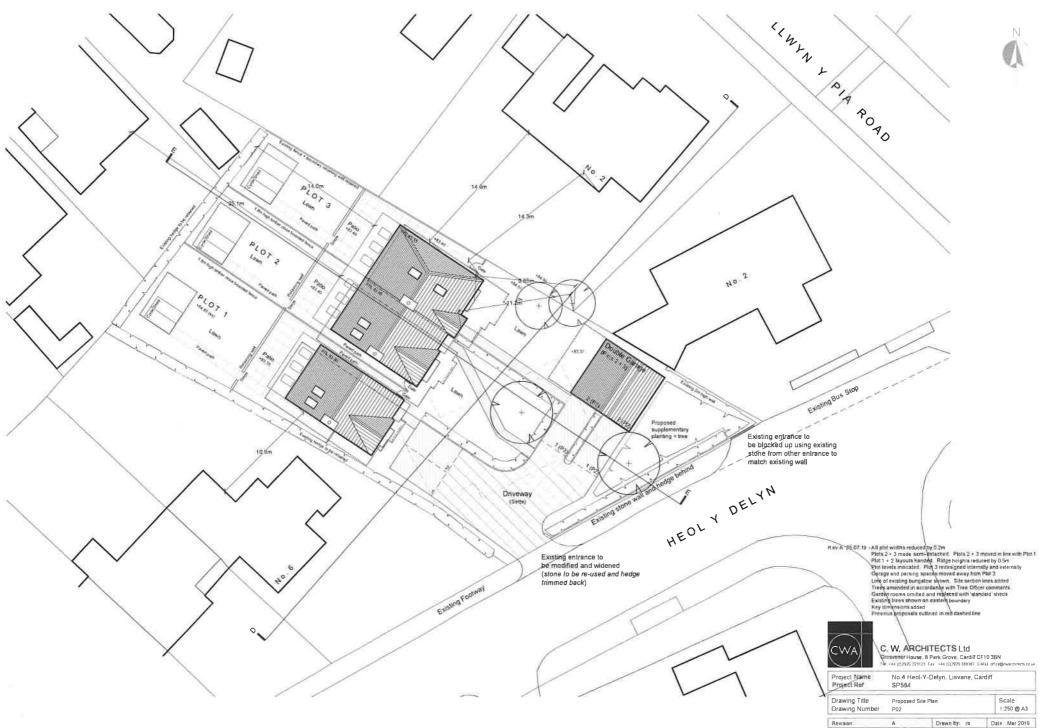
### 9.3 Well-being of Future Generations (Wales) Act 2015

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

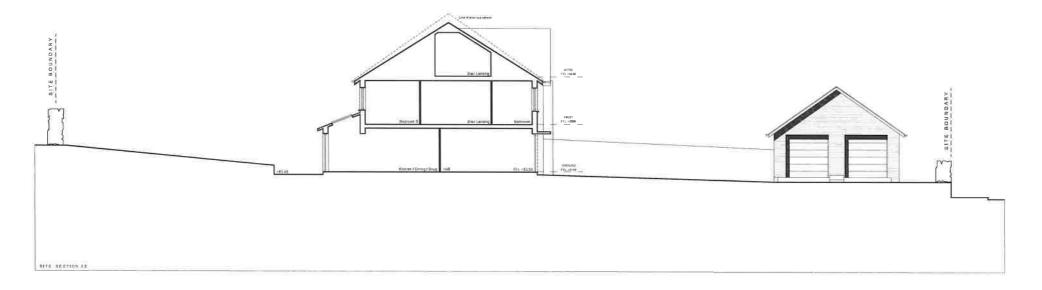
The Environment (Wales) Act 2016 imposes a duty on the Local Authority to seek to maintain and enhance biodiversity in the proper exercise of its functions and in doing so to promote the resilience of ecosystems. It is considered that the proposed development does not have any significant implications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





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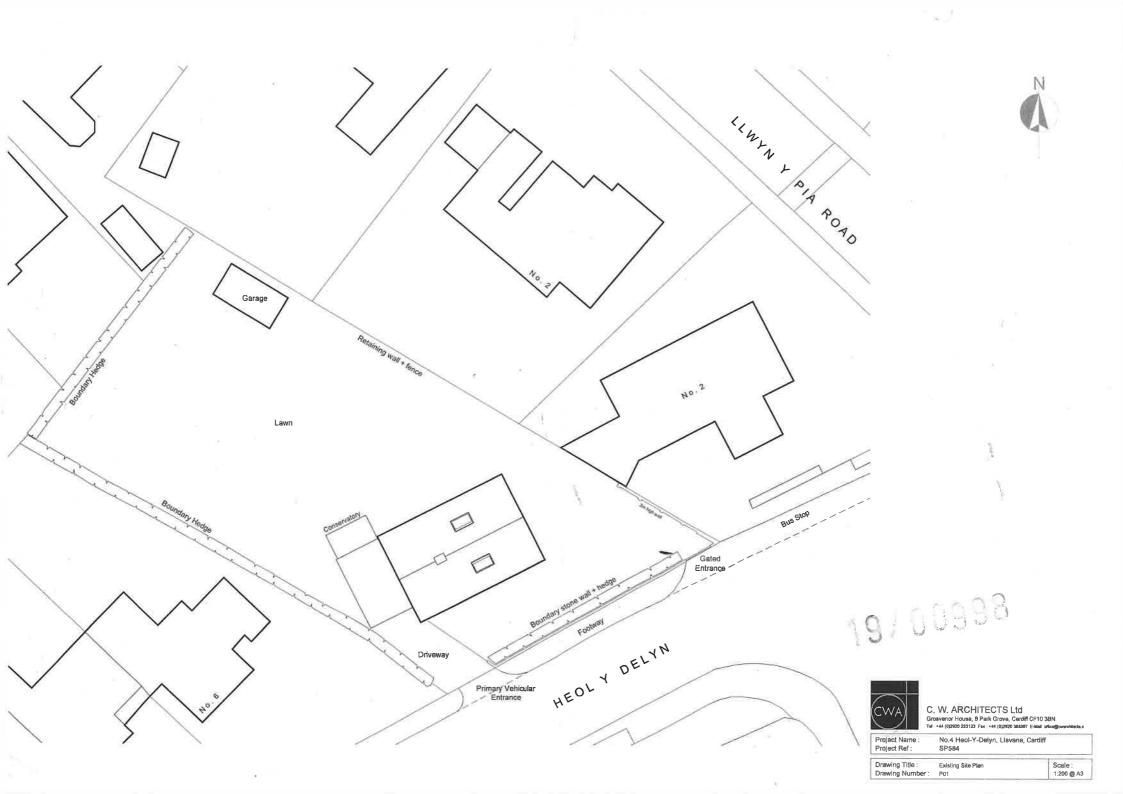






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### LOCAL MEMBER OBJECTIONS

COMMITTEE DATE: 18/09/2019

APPLICATION No. 19/01722/MNR

APPLICATION DATE: 02/08/2019

ED: CATHAYS

APP: TYPE: Full Planning Permission

APPLICANT:Mr McQuadeLOCATION:51 Llantrisant StreetPROPOSAL:ALTERATIONS AND CHANGE OF USE FROM C3 TO C46 BEDROOM HOUSE IN MULTIPLE OCCUPATION

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

- 1. The use of the property as a C4 House in Multiple Occupation will further exacerbate the unacceptable cumulative adverse impacts on the amenities of the area by virtue of :
  - a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policy KP5 (Good Quality and Sustainable Design) and H5 (Sub-Division or Conversion of Residential Properties of the Cardiff Local Development Plan (2006-2016) and the Houses in Multiple Occupation Supplementary Planning Guidance (2016);
  - a higher portion of transient residents leading to an increase of cumulative demand on social, community and physical infrastructure, contrary to Policy KP5 (Good Quality and Sustainable Design) and H5 (Sub-Division or Conversion of Residential Properties of the Cardiff Local Development Plan (2006-2016) and the Houses in Multiple Occupation Supplementary Planning Guidance (2016).
- 2. The use of the property as an C4 House in Multiple Occupation will further exacerbate the negative impacts caused by Houses in Multiple Occupation in respect of crime and anti-social behaviour, contrary to Policy H5 (Sub-Division or Conversion of Residential Properties of the Cardiff Local Development Plan (2006-2016) and the Houses in Multiple Occupation Supplementary Planning Guidance (2016).

# 1. DESCRIPTION OF PROPOSED DEVELOPMENT

1.1 This application seeks planning permission convert the use of the property from a C3 dwelling house to a C4 House in Multiple Occupation.

- 1.2 Internally the property is to accommodate a combined kitchen/living room, an ensuite bedroom and cycle store for 6 cycles on the ground floor; three en-suite bedrooms on the first floor and two en-suite bedrooms within the second floor roofspace.
- 1.3 Externally a combined amenity space of approximately 27.25 square metres is to be provided between the front and rear gardens.

### 2. **DESCRIPTION OF SITE**

2.1 The site comprises a two storey building located within a terrace of two-storey properties within the Cathays Ward of Cardiff.

### 3. SITE HISTORY

Planning application 15/01891/DCH – Two storey rear extension. Planning permission refused 11<sup>th</sup> September 2015

Planning application 15/02699/DCH – Proposed single and two storey rear extensions to existing property. Planning permission refused 3<sup>rd</sup> December 2015. An appeal was subsequently made to the Planning Inspectorate and the appeal was allowed and planning permission granted on 2<sup>nd</sup> June 2016.

Planning application 17/00489/MNR – Retention of 8 bedroom house in multiple occupation. Planning permission refused 9<sup>th</sup> February 2018. An appeal was subsequently made to the Planning Inspectorate however the appeal was dismissed on 6<sup>th</sup> September 2018.

### 4. POLICIES OF PARTICULAR RELEVANCE

#### **National Planning Policy**

- Planning Policy Wales (10<sup>th</sup> Ed) 2018
- Technical Advice Note 12: Design
- Technical Advice Note 21: Waste
- Development Management Manual

### Cardiff Local Development Plan 2006-2026 (2016)

- Policy KP5: Good Quality and Sustainable Design
- Policy T5: Managing Transport Impacts
- Policy KP13: Responding to Evidenced Social Need
- Policy H5: Sub-Division or Conversion of Residential Properties
- Policy W2: Provision for Waste Management Facilities in Development

### Supplementary Planning Guidance

- Managing Transportation Impacts (Incorporating Parking Standards) SPG 2018
- Houses in Multiple Occupation (HMO's) (October 2016)
- Waste Collection and Storage Facilities (October 2016)

# 5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Traffic and Transportation have been consulted and have not objected to the internal cycle store.
- 5.2 Waste Management have been consulted and have advised that the proposed storage area within the amenity area at the front of the property has been noted and is acceptable.

# 6. EXTERNAL CONSULTEE RESPONSES

6.1 South Wales Police have been consulted and have not commented on this application.

# 7. **REPRESENTATION**

- 7.1 Neighbours have been consulted, no comments have been received
- 7.2 Local Ward Councillors Mackie, Merry and Weaver, object to the application and have submitted the following objection:

"I write on behalf of myself, CIIrs Weaver and Merry as Cathays Councillors to object to the Planning Application 19/01722/MNR ALTERATIONS & CHANGE OF USE FROM C3 TO C4 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION at 51 LLANTRISANT STREET, CATHAYS, CARDIFF, CF24 4JD

There has been a history of refused planning applications for this property the latest reasons for refusal by the Planning Committee and at Appeal are detailed below.

An application for Full Planning Permission on the 03/03/2017 for: RETENTION OF 8 BEDROOM HOUSE IN MULTIPLE OCCUPATION (SUI-GENERIS) was refused by the Planning Committee on the basis that it would:

- 1. Further exacerbate the unacceptable cumulative adverse impacts on the amenities of the area by virtue of : a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policy KP5 (Good Quality and Sustainable Design) and H5 (Sub-Division or Conversion of Residential Properties of the Cardiff Local Development Plan (2006-2016) and the Houses in Multiple Occupation Supplementary Planning Guidance (2016); a higher portion of transient residents leading to an increase of cumulative demand on social, community and physical infrastructure, contrary to Policy KP5 (Good Quality and Sustainable Design) and H5 (Sub-Division or Conversion of Residential Properties of the Cardiff Local Development Plan (2006-2016), and the Houses in Multiple Occupation Supplementary Planning Guidance (2016); a higher portion of transient residents leading to an increase of cumulative demand on social, community and physical infrastructure, contrary to Policy KP5 (Good Quality and Sustainable Design) and H5 (Sub-Division or Conversion of Residential Properties of the Cardiff Local Development Plan (2006-2016) and the Houses in Multiple Occupation Supplementary Planning Guidance (2016).
- 2. The retention of the use of the property as an 8 person Sui Generis House in

Multiple Occupation will further exacerbate the negative impacts caused by Houses in Multiple Occupation in respect of crime and anti-social behaviour, contrary to Policy H5 (Sub-Division or Conversion of Residential Properties of the Cardiff Local Development Plan (2006-2016) and the Houses in Multiple Occupation Supplementary Planning Guidance (2016).

3. The retention of the use of the property as an 8 person Sui Generis House in Multiple Occupation represents an over-intensive form of development which fails to provide an adequate useable outdoor amenity area for an 8 bedroom House in Multiple Occupation which is exacerbated by the need to provide accommodation for cycle parking and refuse storage facilities, contrary to the provisions of Policy T5 (Managing Transport Impacts), Policy KP5 (Good Quality and Sustainable Design), Policy H5 (Sub-Division or Conversion of Residential Properties of the Cardiff Local Development Plan (2006-2016), Policy W2 (Provision for Waste Management Facilities in Development) of the Cardiff Local Development Plan (2006-2016) and the Houses in Multiple Occupation Supplementary Planning Guidance (2016)."

An Appeal Decision made on the 6th September 2018 refused the appeal for the following reasons:

"The appeal relates to an end of terrace property located at No.51 Llantrisant Street in the Cathays area of Cardiff. The property benefits from an existing two storey rear extension with dormer conversion and had been converted to an eight bed House in Multiple Occupation (HMO) by the time I undertook my site inspection. It is however notable that the lawful use of the property comprises a Class C3 residential dwelling.

- 4. The Council objects to the change of use, specifically contending that it would cause cumulative adverse impacts on the amenity of the area, with particular reference to the impact on social cohesion, local infrastructure and anti-social behaviour. It also contends that the development would fail to provide adequate usable outdoor space for an eight bedroom HMO given the need to accommodate cycle parking and refuse storage facilities. In support of its position, the Council refers to its own empirical evidence, as well as research commissioned by the Welsh Government[1], which point to the particular problems that can arise from an over-concentration of such uses. I have not seen any cogent evidence that counters such findings and it is notable that such concerns have relatively recently been reflected in the amendments to the Use Classes Order which now distinguishes between properties used as dwelling houses (C3), those used as HMOs by up to six residents (C4) and larger HMOs which are categorised as sui generis.
- 5. Policy H5: Sub-division or Conversion of Residential Properties of the adopted Cardiff Local Development Plan 2016-2026 (LDP) sets out the LPAs policy for dealing with such proposals, specifically stating that proposals for the conversion to HMOs will be permitted where criteria is satisfied. There is no indication in the evidence that the development would conflict with criterion ii) or iv) of that policy. However, the Council cites conflict with criterion i) and iii) which respectively seek to ensure that the property is of a size whereby the layout, room sizes, range of facilities and external amenity

space of the resulting property would ensure an adequate standard of residential amenity for future occupiers and that the cumulative impact of such conversions would not adversely affect the amenity and/ or the character of the area.

- The reasoned justification to Policy H5 makes reference to Supplementary 6. Planning Guidance (SPG) designed to amplify the policy requirements. That SPG document, entitled 'Houses in Multiple Occupation', was adopted in 2016 following due consultation. I have had regard to that document and, given that I am satisfied that the document does not introduce new policy, but rather provide a context upon which to implement adopted development plan policy, I shall afford it substantial weight in accordance with the advice contained within Planning Policy Wales (Edition 9, 2016)2. When applied to the ward affected by the appeal proposal, the SPG identifies an upper threshold of 20% of HMOs within a 50 metre radius of the appeal site. Beyond that threshold, the SPG indicates that HMOs should be resisted.
- 7. There is no doubt that, despite meriting substantial weight, the SPG document represents guidance only. I do not therefore consider that such figures should be treated as prescriptive. Nevertheless, the evidence in this case indicates that there are 26 properties within a 50 metre radius of the appeal site listed as HMOs which equates to 57.7%. It is clear that such a proportion is considerably above the 20% threshold and I have not seen anything to indicate that the cumulative impact of such uses in this area is any different to that established through the aforementioned empirical and research documents. Indeed, whilst the individual effect of the appeal proposal would not necessarily be significant, the cumulative impact of such proposals, particularly when the thresholds are so high, is likely to have an adverse effect upon the character and amenity of the area. The development would therefore conflict with criterion iii) of Policy H5.
- 8. I was able to confirm at the time of my site visit that the property benefits from a limited quantum of outdoor amenity space which comprises an irregular shaped parcel of land to the rear of the premises and a front court yard. Paragraph 6.3.2 of the aforementioned SPG states that the Council has historically used 25 square metres as the minimum expected external useable amenity space for C3 dwellings, including those HMOs incorporating up to 6 persons. It then goes on to state that such a level should also apply to HMOs currently categorised as C4 uses, with such space requirements increased by 2.5 square metres for each additional person. Again, whilst such figures should not be treated as determinative, I consider the general approach to be one that is reasonable.
- 9. The appellant contends that the proposal makes provision of in excess of 30 square metres of amenity space, although a detailed breakdown of what is included within such calculations is unclear. Nevertheless, I was able to confirm at the time of my site visit that the irregular shape of the space to the rear of the property would make some parts unusable and it is particularly

pertinent to note the requirement for external storage areas for recycling and waste to be excluded from such calculations<sup>[2]</sup>. I note the fact that the issue of amenity space was considered previously at appeal. However, the decision in that case<sup>[3]</sup> is clear that the amenity space requirements were considered within the context of the existing circumstances which, at that time, were in relation to a C3 residential dwelling. On that basis, and bearing in mind the significant storage facilities that would be necessary for an eight bed HMO, I consider such a matter to weigh further against the appeal proposal.

- 10. I note the important contribution that HMOs can make to the local housing supply. However, it is important that such contributions are considered within the context of wider housing need and supply, as well as the cumulative impact of such developments upon the character and amenity of the area. Indeed, at the thresholds present in this case, allowing the appeal proposal would undermine the overarching strategy articulated through Policy H5 and the associated HMO SPG which is supported by cogent evidence. I note the fact that the property has been granted a licence to operate as a HMO under the Housing (Wales) Act. However, given that such a process is limited in its consideration and undertaken under entirely separate legislation, I do not consider that such a matter outweighs the aforementioned concerns.
- 11. I have had full regard to the other appeal decisions cited by the appellant. However, having regard to the baseline position set by the lawful use of No.51 as a residential dwelling (C3), and bearing in mind the recent changes to the Use Classes Order, I consider such cases to be materially different to that proposed in this case. Indeed, the decisions cited appear to relate to developments which were already classified as HMOs, resulting in a materially different fall-back position. I do not, therefore, consider that such decisions weigh significantly in favour of the appeal.
- 12. Based on the foregoing, I conclude that the proposed development would adversely affect the amenity and character of the area. It would also fail to provide acceptable living conditions by reason of inadequate outdoor amenity space which in itself would exacerbate concerns relating to amenity. The development would therefore be contrary to the aims of both Policy H5 of the adopted LDP and the associated SPG relating to HMO developments. For these reasons, and having considered all matters raised, I conclude that the appeal should be dismissed.
- In coming to this conclusion, I have considered the duty to improve the 13. 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 (WBFG Act). I have taken into account the ways of working set out at section 5 of the WBFG Act and consider that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives, as required by section 8 of the WBFG Act. "

The Ward Councillors in addition state that the current application does nothing to mitigate against these reasons for refusal. The only differences in the application is the removal of 2 bedrooms, one by an extension of the shared living area and the other by making it an amenity area inside the premises. The Appeal Decision discusses Paragraph 6.3.2 of the aforementioned SPG states that the Council has historically used 25 square metres as the minimum expected external useable amenity space for C3 dwellings, including those HMOs incorporating up to 6 persons. It then goes on to state that such a level should also apply to HMOs currently categorised as C4 uses. This is external space and this property does not have this amount of external space. The use of internal space is not acceptable as waste and cycle storage and the space could easily be converted back for use as a bedroom. On the basis of the cumulative effect on the area and the lack of amenity space we ask you to refuse this application."

#### 8. ANALYSIS

- 8.1 This application seeks planning permission to change the use of the property from a C3 residential dwelling to a six bedroom C4 House in Multiple Occupation's (HMO). As Use Class C4 allows for tenanted living accommodation occupied by up to six people, who are not related and who share one or more basic amenities as their only or main residence, the main issue for this application is the impact the change of use will have on the character of the area, the community and the living conditions of future occupiers of the property.
- 8.2 The current use of the property as a HMO does not have the benefit of planning permission as the lawful use of the property is a C3 residential dwelling. As such the main issue for this application is the impact the change of use of the property from a C3 residential dwelling into a 6 person C4 HMO has on the character of the area, the community and on neighbouring properties.
- 8.3 **Policy Considerations -** In respect of the conversion of the properties to a C4 HMO, Policy H5 of the adopted LDP is considered relevant. Further guidance can also be found in the adopted HMO SPG.
- 8.4 Policy H5 of the LDP is considered to be a prescriptive policy whereby as long as the relevant criteria is met there is unlikely to be any objection to such proposals. It advises that:

"Proposals for any conversion to flats or Houses in Multiple Occupation will be permitted where:

i. The property is of a size whereby the layout, room sizes, range of facilities and external amenity space of the resulting property would ensure an adequate standard of residential amenity for future occupiers.

*ii.* There would be no material harm to the amenity of existing, nearby residents by virtue of general disturbance, noise or overlooking.

*iii. The cumulative impact of such conversions will not adversely affect the amenity and/or the character of the area.* 

iv. Does not have an adverse effect on local parking provision."

8.5 The approved Supplementary Planning Guidance on HMO's further expands on this

Policy and aims to provide background information on, and provide a rationale for how the Council will assess applications for planning permission to create new C4 and *Sui Generis* HMOs. It aims to identify the threshold at which it is deemed that the concentration of HMOs in an area has reached a level considered to adversely impact upon the community. It is recognised that HMOs can provide an important source of housing and it is recognised that demographic change has driven many of the changes that have seen traditional family homes become HMOs. HMOs are a popular accommodation source for many groups, including students, young professionals, migrant workers and often people on lower incomes.

However, concentrations of HMOs clustered in small geographical areas can detract from the character of the area and actively contribute towards a number of perceived problems, including, but not limited to:

- Increased population density, leading to greater demand for infrastructure, such as waste collections and on-street parking.
- Higher proportion of transient residents, potentially leading to less community cohesion, undermining existing community facilities
- Areas of higher HMO concentrations becoming less popular with local residents, with many properties taken out of the owner-occupier market.
- A proliferation of properties vacant at certain points of the year
- Subsequent impact on crime, local centre viability, as a result of the number of properties temporarily vacant for long periods.

It is considered that this may conflict with policy KP13 of the LDP which aims to improve the quality of life for all.

Having identified some of the issues caused by HMOs the Council considered it was necessary to determine a threshold at which new HMOs may cause harm to a local area. This threshold will resist further HMOs in communities that already have a concentration above this limit, while also controlling the growth of HMOs in communities below this threshold. A two-tier threshold will therefore be applied to determine when an area has reached the point at which further HMOs would cause harm. In Cathays and Plasnewydd the figure of 20% is to be applied and in all other wards, the figure of 10% is to be applied. This means that within Cathays or Plasnewydd, if more than 20% of the dwellings within a 50m radius of the proposed HMO are already established HMOs (i.e. either C4 or sui generis in Planning terms) then this development would be considered unacceptable. In other wards the figure would be 10%.

Having regard to the "cumulative impact" of such conversions in respect of this application, an analysis has been made on the extent of HMO's (including those defined as such under Sections 254 to 259 of the Housing Act 2004 and those covered under the Additional Licensing Scheme which operates within the Cathays and Plasnewydd Wards of Cardiff) against the threshold limits identified above. As

the application site is located within the Cathays Ward of Cardiff a 20% threshold limit will be relevant and having undertaken such checks within 50m of the application site it was found that 57.7% of properties within 50m of the application site were registered HMO's. This is above the 20% limit which would trigger the active consideration of negative cumulative impact consequences.

- 8.6 **Room Sizes** The Cardiff HMO Licensing Fire & Safety Standards (updated in 2014) sets standards in terms of amenity, space standards and facilities which must be adhered to in order to obtain a License from the Council. From a planning perspective, paragraph 6.1.1 of the adopted HMO SPG identifies that this would be the minimum that would be expected to be achieved for all applications for both C4 HMO's and larger sui generis HMO's. Having had regard to this criteria the submitted plans indicate that these standards would be met.
- 8.7 **Waste** Policy W2 of the Cardiff Local Development Plan seeks to ensure that adequate provision is made for waste management facilities within new developments, in order to aid the Council in meeting the challenging waste recycling targets set by European and National targets. Facilities provided should be secure, unobtrusive and easily assessable.

The adopted Waste Collection and Storage Facilities SPG supplements policies adopted in the LDP relating to the provision of waste management facilities in new development. Paragraph 4.12 of the approved SPG on Waste Collection and Storage Facilities advises that for HMO's the recommended bin allocation for between 1 & 5 residents is as follows :-

x 140L bin for general waste
 x 240L bin for garden waste (if required)
 x 25L bins for food waste
 Green bags for recycling.

This is the same waste allocation as an existing C3 residential property. As this application seeks the change of use of the property to a C4 HMO (6 occupants) then there will be no change in waste allocation requirements. Waste Management has been consulted and does not object to the proposal.

8.8 **Transportation** - Policy KP8 of the LDP seeks to reduce travel demand and dependence on the car. It identifies that to accommodate the planned growth levels predicted for the city, existing and future residents will need to be far less reliant on the private car and seeks to ensure that more everyday journeys are undertaken by sustainable modes of transport. Policy T5 of the LDP also identifies that all new development for which planning permission is required will contribute to reducing reliance on the private car, in line with national planning policies and the strategic transport objectives of the LDP. The Council's approved Supplementary Planning Guidance on Managing Transportation Impacts (Incorporating Parking Standards) supplements the LDP in this respect and sets out the Councils approach to assessing and managing the transport impacts of developments within the City. Section 6 of the SPG refers to parking standards and is therefore an important tool to be used in managing demand for travel by car and encouraging a shift to sustainable transport modes.

In respect of car parking the SPG identifies that a C4 HMO does not require any offstreet car parking spaces to be policy compliant.

With respect to cycle parking the use of the property as a C4 HMO requires 1 undercover and secure cycle parking space per bedroom to be policy compliant. As this application seeks the change of use of the property to a 6 bedroom HMO then 6 undercover and secure cycle parking spaces will need to be provided. The applicant has indicated that 6 cycle parking spaces can be provided within the ground floor front rooms. This is considered to be acceptable.

8.9 Amenity Space – Criterion i) of Policy H5 of the LDP advises that planning permission will be granted where "The property is of a size whereby the ... external amenity space of the resulting property would ensure an adequate standard of residential amenity for future occupiers." This is further reinforced by the HMO SPG which advises that amenity space is important in retaining a quality of life for people living within the dwelling. Paragraph 6.3.2 of the SPG states "The City of Cardiff Council has typically used the figure of 25m<sup>2</sup> as the minimum expected external useable amenity space for C3 dwellings, i.e. for those dwellings up to 6 persons. This level should also apply to C4 properties. Each additional person would be expected to have 2.5m<sup>2</sup>. As such, for example, the minimum expected for a 7 bed HMO would be 27.5m<sup>2</sup> of external amenity space. Each additional person should result in a corresponding increase of 2.5m<sup>2</sup>. Useable amenity space is considered to be at least 1.4m wide, enabling storage and access."

In respect of amenity space as the application seeks permission for to change the use of the property to a C4 HMO then 25 square metres will be required. Having undertaken an assessment of the property an amenity space of approximately 27.25 square metres will be available for occupiers to use. As the minimum amenity space requirement as specified in the HMO SPG will be 25 square metres the proposal is therefore considered acceptable when considered against the HMO SPG.

- 8.10 **Other Issues** In respect to the objections raised by the local ward Councillors which are not covered within the content of the report the following should be noted.
  - The previous planning application was for the retention of an 8 bed Sui-Generis HMO however this application seeks the change of use of the property to a 6 bedroom C4 HMO;
  - ii) This planning application has reduced the number of bedrooms from 8 to 6. As such the amount of amenity space required has also been reduced. A 6 bedroom C4 HMO will require 25 square metres of amenity space to accord with the Council's standards. As 27.5 square metres are available the amount of amenity space available is considered acceptable
  - iii) Waste Management have advised that the proposed arrangements are considered acceptable. It should also be noted that the application does not propose the storage of waste within the building but in the front forecourt.
  - iv) Traffic and Transportation raise no objection to the siting of the proposed cycle storage facility within the building and this is becoming a more and more common practice within inner city wards of the City.

#### 9. **RECOMMENDATION**

9.1 The Council is mindful of the current climate with respect to the amount of HMO's within the City and that there are concerns that a proliferation of such uses can undermine the character of an area to the detriment of local residents. In respect of this application it is considered that the proposal does not comply with both local and national planning policies with respect to HMO's and the Council's adopted SPG on HMO's.

Having taken all of the relevant factors into consideration it is recommended that planning permission be refused.

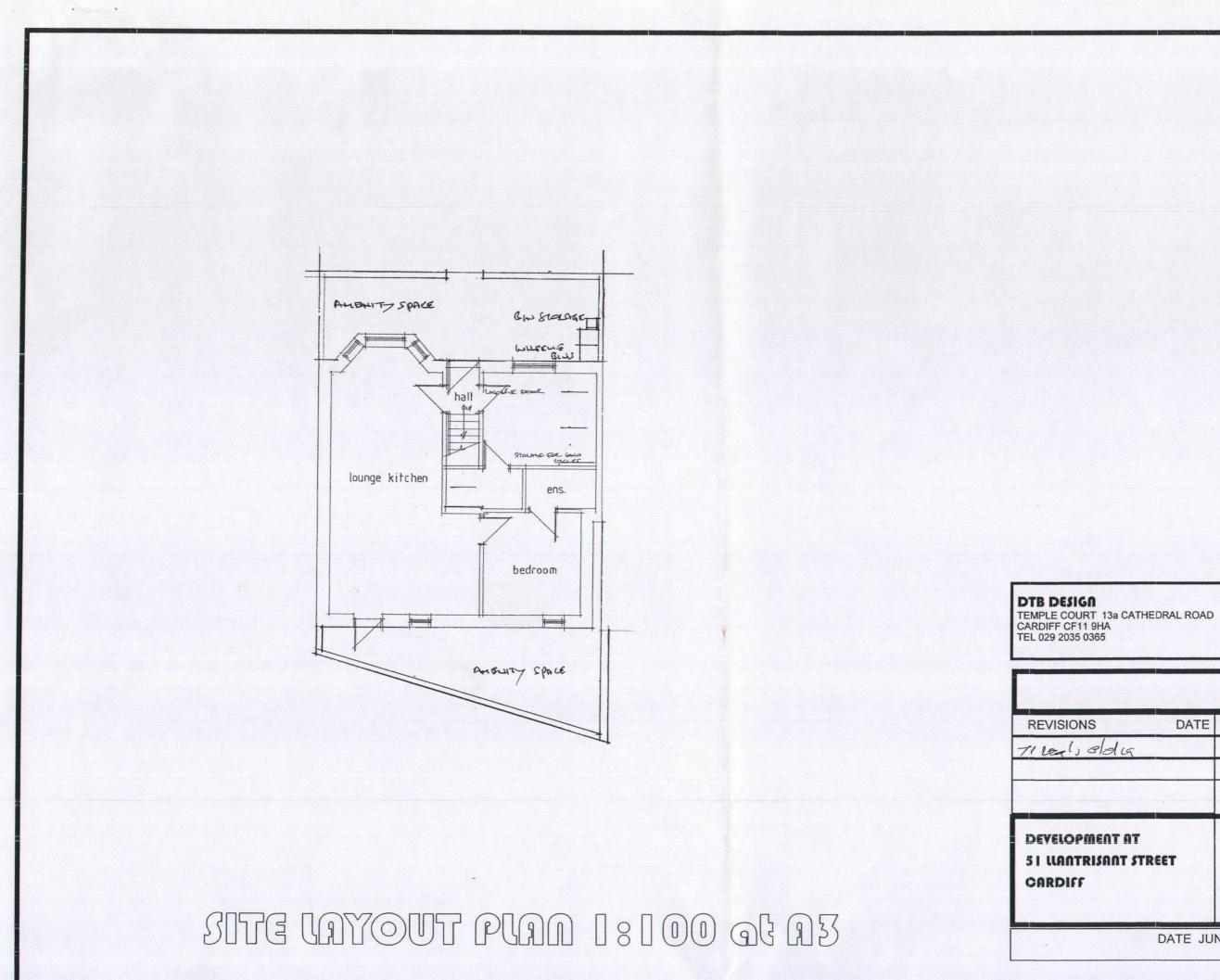


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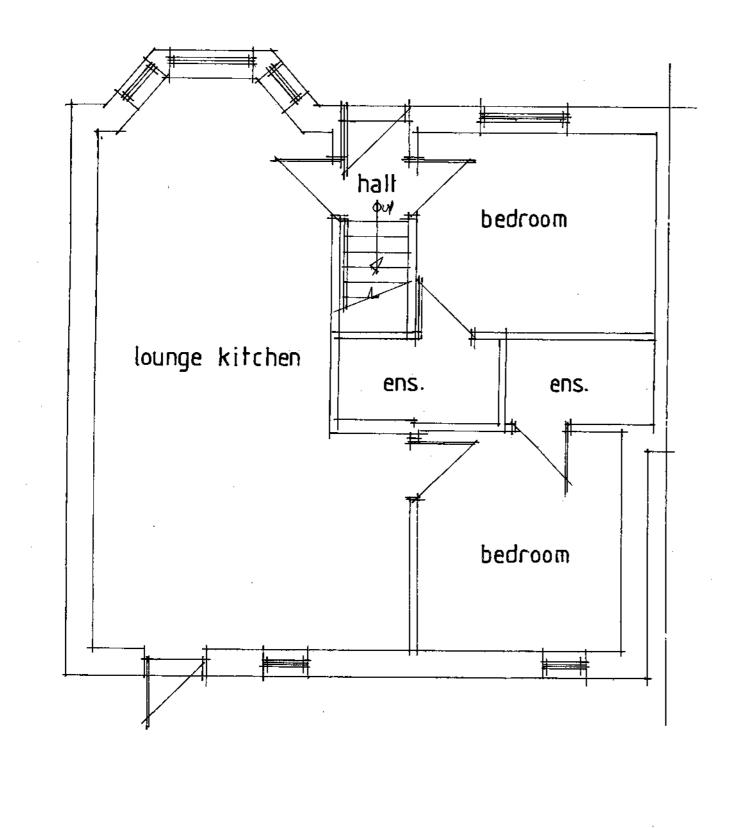
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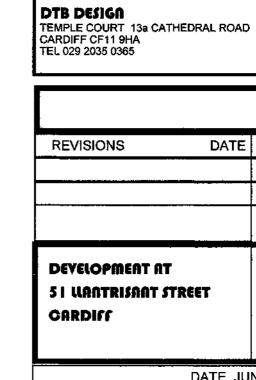
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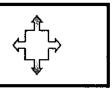


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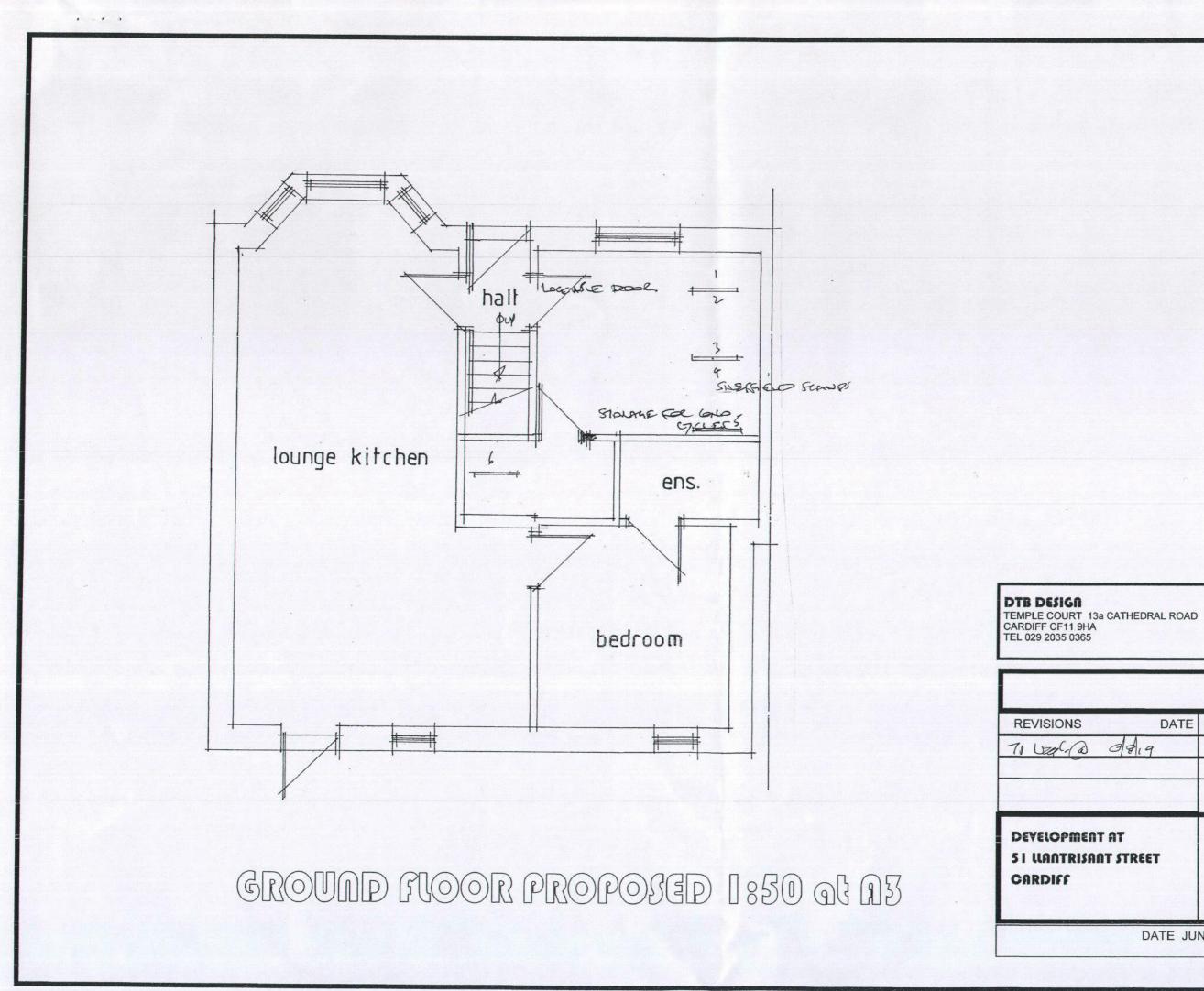


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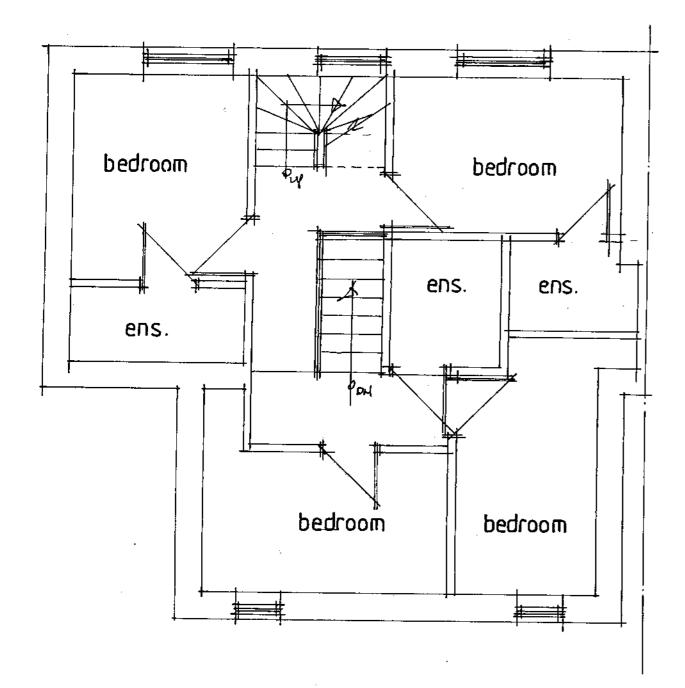
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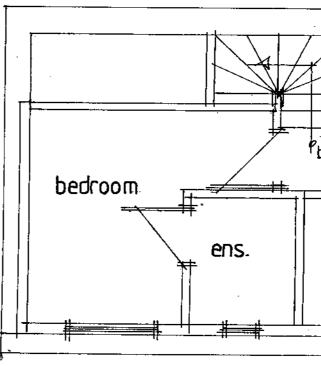
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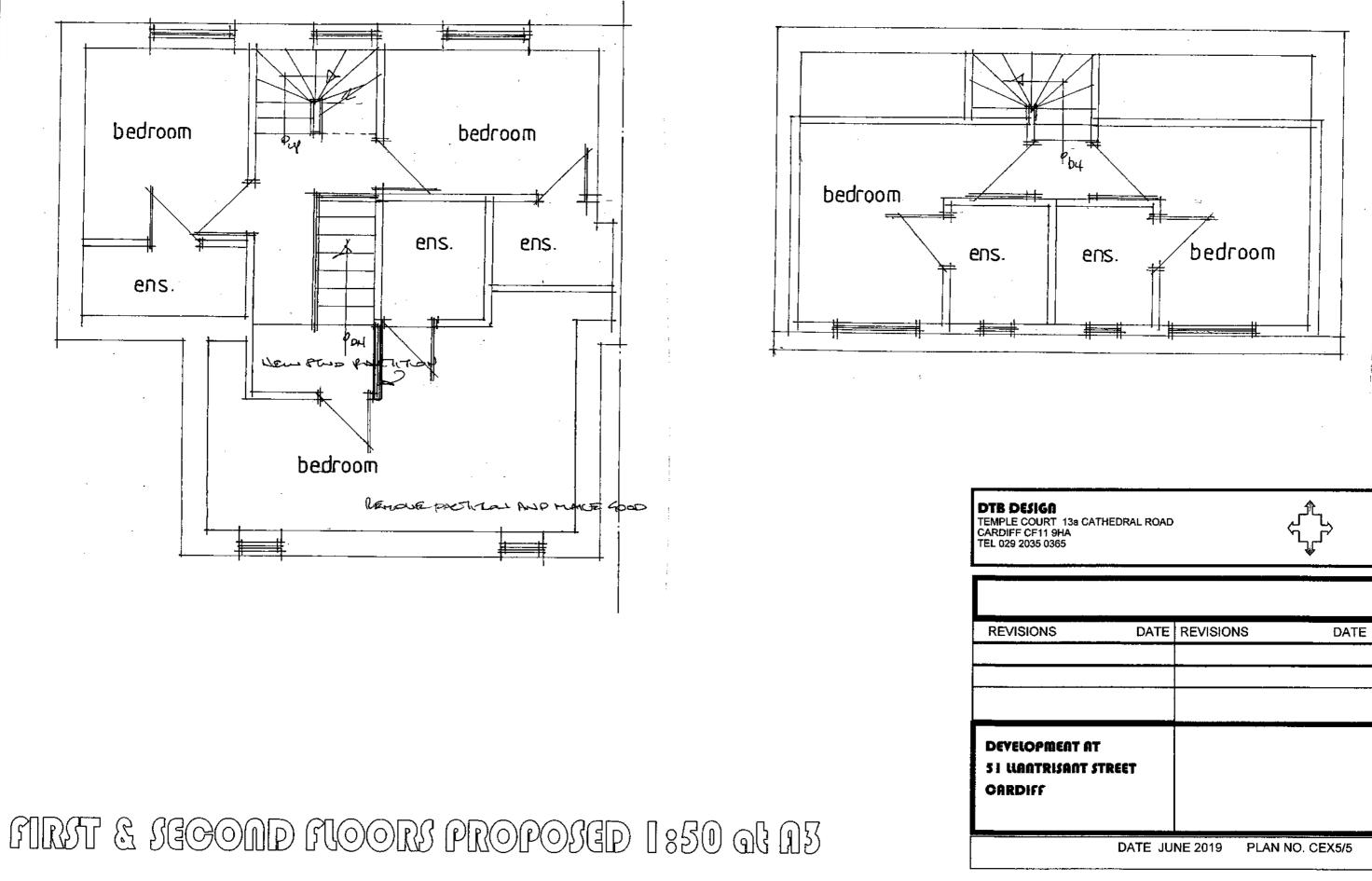


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#### LOCAL MEMBER OBJECTION

COMMITTEE DATE: 18/09/2019

APPLICATION No. 19/01938/MNR APPLICATION DATE: 10/07/2019

- ED: CATHAYS
- APP: TYPE: Variation of conditions

APPLICANT: Lidl Great Britain Limited
 LOCATION: LIDL FOODSTORE, MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ
 PROPOSAL: VARIATION OF CONDITION 4 OF 12/01620/DCI TO VARY
 LOADING TIMES TO THE FOLLOWING: THERE SHALL BE NO ARRIVAL, DEPARTURE, LOADING OR UNLOADING OF DELIVERY VEHICLES BETWEEN THE HOURS OF 2200 AND 0800 MONDAY TO SATURDAY. DELIVERIES TO BE PERMITTED ON A SUNDAY ONLY BETWEEN 1000 AND 1600

**RECOMMENDATION** : That planning permission be **GRANTED** for the development in accordance with planning permission no. 12/01620/DCI, without compliance with the previously imposed condition 4, but subject to the following conditions:

- 1. C01 Statutory Time Limit
- Members of the public shall only be admitted to or allowed to remain on the premises between the hours of 08:00 and 22:00 on Monday to Saturday and between the hours of 11:00 and 17:00 on Sunday. Reason: To ensure that the amenities of other premises in the vicinity are protected, in accordance with policy KP5 of the Local Development Plan.
- 3. The arrival, departure, loading or unloading of delivery vehicles shall only occur between the hours of 08:00 and 22:00 Monday to Saturday, and on a Sunday between 10:00 and 16:00, and the number of vehicle deliveries on a Sunday shall be limited to two. Reason: To ensure that the amenities of other premises in the vicinity are protected, in accordance with policy KP5 of the Local Development Plan.
- 4. The rating level of the noise emitted from fixed plant and equipment on the site shall not exceed the existing background noise level at any time by more than 5dB(A) at any residential property when measured and corrected in accordance with BS 4142: 1997. Reason: To ensure that the amenities of other premises in the vicinity are protected, in accordance with policy KP5 of the Local Development

Plan.

- 5. The car parking and manoeuvring areas shall be maintained and retained in at all times for those purposes in accordance with the details approved by planning permission 12/01620/DCI. Reason: To make provision for the parking of vehicles clear of the roads so as not to prejudice the safety, convenience and free flow of traffic, in accordance with policy T5 of the Local Development Plan.
- 6. The parking, delivery, manoeuvring areas and other external areas shown on the plans approved by planning permission 12/01620/DCI shall not be used for the sale of food and drink, or for the siting of mobile structures or vehicles used for sales, display or the provision of services. Reason: To ensure that the parking, delivery and manoeuvring areas are available for such use at all times and in the interests of visual amenity, in accordance with policy T5 of the Local Development Plan.
- 7. The cycle parking spaces implemented in accordance with the details submitted in discharge of condition 9 of planning permission 03/01352/C shall be maintained and shall not be used for any other purpose, unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure that adequate provision is made for the secure parking of cycles, in accordance with policy T5 of the Local Development Plan.
- 8. The retail sales area shall not exceed 1286 square metres. Reason: In order to prevent a change in the size of retailing that would have unpredictable and unacceptable consequences in terms of retail policy, in accordance with policy R6 of the Local Development Plan.
- No more than 10% of the floor space shall be used for the sale of non-convenience goods.
   Reason: In order to prevent a change in the nature of retailing that would have unpredictable and unacceptable consequences in terms of retail policy, in accordance with policy R6 of the Local Development Plan.
- Light into neighbouring residential windows generated from lights associated with the development shall not exceed 5 Ev (lux) (vertical illuminance in lux).
   Reason: To ensure that the amenities of the occupiers of dwellings in Maindy Road are protected, in accordance with policy KP5 of the Local Development Plan.
- The safety barrier implemented in accordance with the details submitted in discharge of condition 31 of 03/ 01352/C shall be maintained and retained, unless otherwise agreed in writing by the Local Planning Authority.
   Reason: To protect the adjoining railway, in accordance with policy T6 of

the Local Development Plan.

12. The retail unit shall not be sub-divided without the prior written approval of the Local Planning Authority. Reason: The sub-division of the unit could be unacceptable with regard to the Council's shopping policies and to ensure that the Local Planning Authority retains control over the development, in accordance with policy R6 of the Local Development Plan.

#### 1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 The application seeks permission to vary condition 4 of planning permission 12/01620/DCI to allow deliveries to be permitted on Sundays.
- 1.2 Condition 4 was imposed as follows:

4) There shall be no arrival, departure, loading or unloading of delivery vehicles between the hours of 22:00 and 08:00 Monday to Saturday, and no deliveries shall take place on Sunday.

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

#### 2. **DESCRIPTION OF SITE**

2.1 The site comprises a class A1 food store premises which occupies a single storey detached building. The premises lies within on the south west side of Maindy Road set back from the highway adjoined by a university Optometry building to the north west.

#### 3. SITE HISTORY

- 3.1 14/00242/DCI temporary planning permission granted for variation of condition 4 of 12/01620/DCI to allow deliveries between the hours of 1000 and 1600 on Sunday.
- 3.2 12/01620/DCI planning permission granted for proposed extension to include a freezer room and bakery preparation area and proposed change in opening hours from 08:00 – 22:00 Monday to Saturday and 10:00 - 16:00 on Sundays and bank holidays to 08:00 – 22:00 Monday to Saturday and 11:00 to 17:00 on Sundays and bank holidays.
- 3.3 12/00765/DCI temporary planning permission granted for: variation of condition 1 of planning permission 10/00434/C to read "the arrival manouvring unloading and departure of delivery vehicles shall only take place between 0800 hrs and 2200 hrs Monday to Saturday and 1000 hrs and 1600 hrs Sundays.
- 3.4 10/00434/C temporary planning permission allowed on appeal for: variation of conditions 17 and 23 of planning permission 03/1352C to allow the arrival, manoeuvring, unloading and departure of delivery vehicles between 1000 hours and 1600 hours on Sundays in addition to 0800 2200 on Mondays-Saturdays and to vary opening hours from 0800 2000 to: 0800 -

2200 hours on Mondays to Saturdays, and from: 1100 - 1700, to: 1000 - 1600 hours on Sundays.

- 3.5 03/01352/C planning permission granted for erection of single storey foodstore with associated car parking.
- 3.6 00/02354/W planning permission granted for erection of a single storey foodstore with 95 car parking spaces.

#### 4. POLICY FRAMEWORK

4.1 <u>Relevant National Planning Guidance:</u>

Planning Policy Wales (Edition 10, 2018)

4.2 <u>Relevant Cardiff Local Development Plan (2006-2026) policies:</u>

Policy EN13 (Air, Noise, Light Pollution and Land Contamination)

#### 5. INTERNAL CONSULTEE RESPONSES

5.1 Neighbourhood Services - I have reviewed the Noise Assessment submitted (dated 17th June 2019, by inacoustic). The report models the worst case scenario for a delivery to the store for one delivery lasting one hour. For this hour, broadly representative of one delivery, the predicted noise levels do not show a significant impact on the amenity of local receptors. I have reviewed the history of this premises and note that Sunday deliveries where permitted as part of a temporary consent in 2012 (ref. 12/00765/DCI). This service did not receive any complainants regarding deliveries during this temporary consent, however it should be noted that there was a condition that restricted the number of deliveries to two per Sunday. It is estimated based on the information presented in the recent report that there was a maximum of two hours of noise created from the deliveries during this time. I recommend that permission be granted but conditions should be placed to limit the duration of time or the number of deliveries to bring it in line with the situation during the temporary consent.

#### 6. EXTERNAL CONSULTEE RESPONSES

7.1 None.

#### 7. **REPRESENTATIONS**

- 7.1 The application was publicised by letter and site notice, objections were received from the owner/occupiers of nos. 14, 16, 18, 20, 22, 24, 26, 28, 30, 34, 40, 63 Maindy Road and three undisclosed addresses, summarised as follows:
  - a) Noise disturbance from deliveries;
  - b) Disturbance from noise and traffic associated with recent construction of university buildings on Maindy Road;

- c) When the original planning permission was granted a restriction on Sunday deliveries was stipulated, the existing restriction on Sunday deliveries should be upheld.
- 7.2 Cllrs Christopher Weaver, Sarah Merry and Norma Mackie object to the application, as follows:

Our objection is very straightforward – we are objecting to the request to allow deliveries to the store on a Sunday. It was a condition of the planning permission granted for the store that no deliveries would take place on Sunday's to protect the amenity of nearby residents. LIDL delivery lorries make a considerable and noticeable noise, audible to residents in their homes on Maindy Road. The purpose of the restriction on delivery times was to give residents some comfort that late at night, early in the morning, and on one weekend day they would be able to enjoy their homes without this disruption. The situation remains the same as when the original permission with this condition was granted – LIDL knew they were going to operate in a residential area and this condition reflects that.

LIDL has traded for many years with this minor restriction in place, a reasonable compromise between the site being used for commercial purposes and the amenity of nearby residents. The proposal would unreasonably remove the comfort this offers residents. It is wholly unnecessary – LIDL understood this restriction was a condition of opening a store there, and have operated with it in place for many years. The current condition causes no harm to customers, whilst protecting the amenity of their neighbours.

Background noise on Maindy Road is lower on Sundays, and the noise from lorries arriving, loading and unloading, often running their engines through the delivery, would cause noticeable and significant disruption. The report provided has very few details of the assessment they have done – and of course cannot have been carried out on a Sunday on Maindy Road. The "typical source noise levels" are taken from other lorries at other developments at other times, possibly with different layouts than the Maindy Road store. Delivery lorries on Maindy Road face directly onto residential properties, with noise reverberating against LIDL's building – they are noisy, and on a Sunday with lower background noise this would be an unacceptable intrusion. The attached documents from LIDL offer no justification in our view as to why the condition should be removed.

This planning authority placed a perfectly reasonable minor condition on the development when it was first granted. It is a fair compromise between trying to mitigate the noise and disruption that LIDL deliveries cause to residents, and the ability of LIDL to trade successfully on the site, as they have for many years. It is the one day a week residents do not experience lorries and noise on their quiet residential street, and we believe the condition must be maintained.

We expect this application will be rejected, using the same justification as the inclusion of the condition in the first place. If officers were proposing to grant the application in any way we request that the Committee consider a site visit to see

how close the residential properties are, and that this item is decided in committee, and is not under delegated powers – given the significant detriment to the amenity of residents this could cause, and the lack of site specific/relevant evidence provided, we believe that would be necessary.

#### 8. ANALYSIS

#### 8.1 <u>Residential Amenity</u>

It is noted that there is residential accommodation on the north west side of Maindy Road, and condition 4 was imposed to protect the residential of these dwellings. However, since the original permission was granted new Cardiff University buildings have been constructed on Maindy Road including the Optometry building, the south elevation of this building partially screens the loading bay of the food store from the north west. The nearest dwellings are located approximately 65m from the loading bay of the building, and their private rear gardens are approximately 75m from the loading bay. Furthermore, since permission 12/01620/DCI was granted, planning permissions have subsequently been granted for other Lidl food stores within Cardiff including stores at East Tyndall Street (permission 15/02760/MJR), Station Road, Llandaff (permission 14/01338/DCO) and 170 Maes-y-Coed Road (permission 14/00971/DCO) which are all nearer to residential dwellings than the Maindy Road store. In all cases deliveries were permitted on Sundays.

- 8.2 Neighbourhood Services have advised that the predicted noise levels do not show a significant impact on the amenity of local receptors and advised that the service did not receive any complaints regarding deliveries during previous temporary consent (12/00765/DCI). It is not considered unreasonable for loading/unloading to take place on Sundays, particularly as the premises is permitted to open during the hours of 11:00 – 17:00 on Sundays during which time there would be noise associated with vehicles entering and leaving the car park. The inspector who determined a previous appeal at this site also concluded that 'It is material that the store is currently permitted to open on Sundays between 1100-1700 hours. The variation of these opening times on Sundays to between 1000-1600 hours does not, in my judgement, result in a perceptible change that equates to harm to residents' living conditions. As a consequence, if the delivery times are aligned with the opening times of the store on Sundays, the general movement of vehicles parking, turning and exiting the site access associated with customers is a material factor, when comparing this with the activity connected with delivery'.
- 8.3 As the previous temporary consent was subject to a condition that restricted the number of deliveries to two per Sunday Neighbourhood Services have recommended that the number of deliveries are limited in line with that temporary consent. Finally, it must also be noted that the site was used as a railway depot/workshop prior to construction of the store, which would have generated a significant level of noise unrestricted by planning. Having regard to the above it is not considered that the proposed delivery hours on Sundays would have any unreasonable amenity impact.

#### 8.4 Other Considerations

It is noted that condition 2 was imposed upon permission 12/01620/dci requiring 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 to be submitted to and approved in writing by the local planning authority in advance of its importation. However, as the external works approved by that permission have been implemented it is not necessary for this condition to be re-imposed.

#### 8.5 <u>Representations</u>

The representations received from the neighbouring residents and Cllrs Christopher Weaver, Sarah Merry and Norma Mackie are noted. Specific issues are addressed as follows:

- a) <u>Noise</u>. It is not considered that the proposal would result in adverse noise consequences as advised by Neighbourhood Services and detailed within the amenity analysis.
- b) <u>Disturbance from construction of university buildings</u>. Not a matter related to the current planning application.
- c) <u>Conditional requirement of original permission granted</u>. Whilst it is acknowledged that the condition was imposed at the time the original planning permission was granted, it is not considered that the current proposal would result in adverse noise consequences as advised by Neighbourhood Services and detailed within the amenity analysis.

#### 8.6 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.

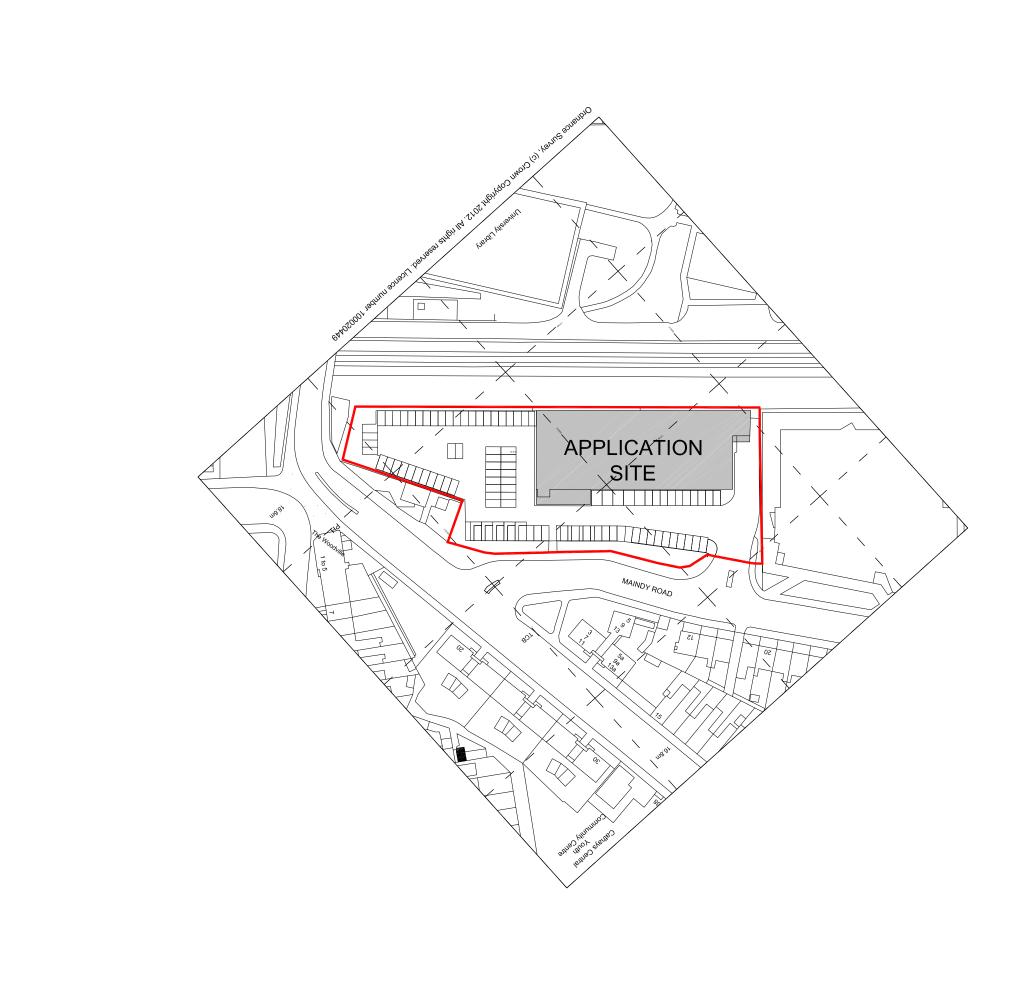
*Equality Act 2010* – The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given 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.

#### 8.7 <u>Conclusion</u>

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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DRAWING STATUS :			
01. PRELIMINARY 02. FOR C	OMMENT	03. FOR APPROVAL	
OTHER :			
03			
PROJECT : Proposed retail store extension Lidl UK GmbH Cardiff -			
DRAWING TITLE :			
Site Location Plan -			
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COMMITTEE DATE: 18/09/2019

APPLICATION No. 19/02031/DCH APPLICATION DATE: 19/07/2019

ED: WHITCHURCH

APP: TYPE: Householder Planning Permission

APPLICANT:Mr PhillipsLOCATION:9 KELSTON ROAD, WHITCHURCH, CARDIFF, CF14 2AGPROPOSAL:HIP TO GABLE EXTENSION WITH REAR DORMER, SINGLESTOREY REAR EXTENSION

**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: 9KR/19/02

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.

#### 1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 This planning application relates to a semi-detached dwelling house at 9 Kelston Road, Whitchurch. Planning permission is sought to a construct a ground floor single storey extension the property, as well as a hip to gable roof extension with rear dormer. The proposal will replace existing concrete tiles with slate, and the rear dormer will comprise of vertically hung slate tiles to match the roof.
- 1.2 The ground floor rear extension will extend a length of approximately 4.89 metres from the existing house, and will consist of a flat roof a height of approximately 3.375 metres. The extension will also have a roof lantern and will be finished in render to match the existing building. It is proposed to install a bifold doors to the rear of the extension. An existing lean-to single storey annexe will be removed to facilitate the construction of the extension.

#### 2. **DESCRIPTION OF SITE**

The site has a trellis fence and hedgerow to eastern boundary with 7 Kelston Close. To the rear of the application site is a bowling green.

#### 3. SITE HISTORY

#### 3.1

Application No :12/01668/DCHProposal :CREATION OF VEHICLE CROSSOVERApplication Type:HSEDecision :PERDecision Date :07/11/2012

Application No :PD/12/00591/TProposal :EXTENSIONApplication Type:PDVDecision :PDVDecision Date :16/10/2012

#### 4. POLICY FRAMEWORK

#### National Planning Policy

- Planning Policy Wales (10<sup>th</sup> 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**

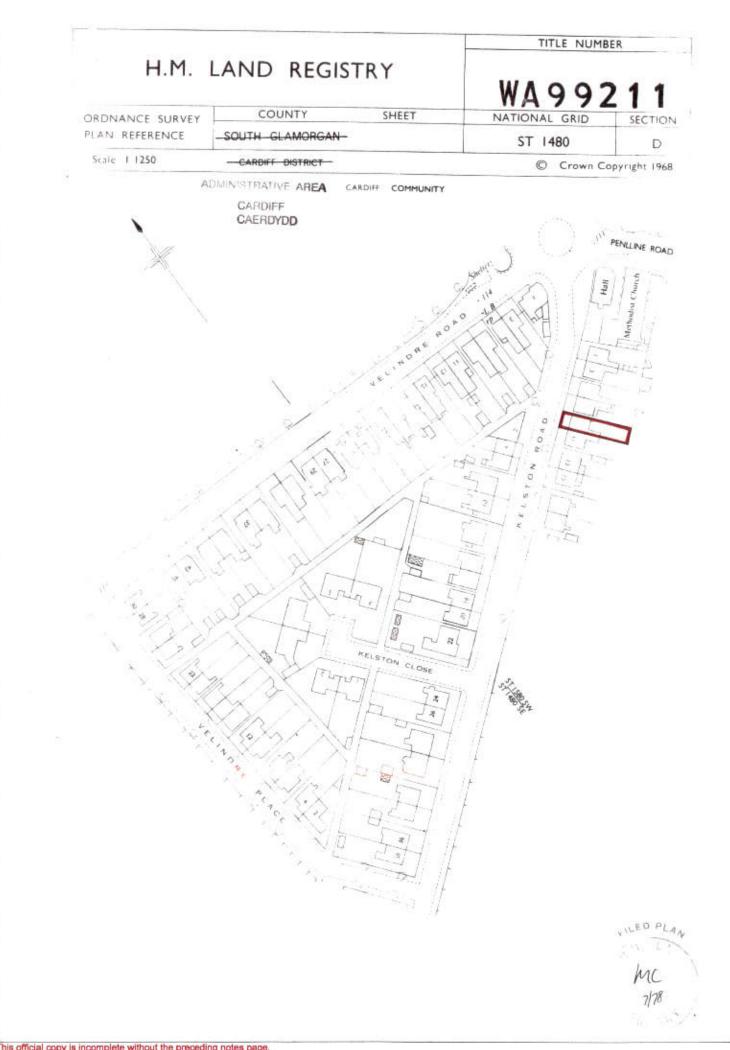
5.1 Neighbours were consulted and no representations have been received.

#### 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 single storey rear extension and rear dormer extension are considered acceptable in regards to their scale and design 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). The proposed façade of the rear dormer is set up from the rear main external wall of the dwelling and set down from the ridge and set in from either side by an appropriate distance and will be finished in materials which reflect the main dwelling. In regards to the rear extension an area of useable amenity space, in excess of minimum standards would be retained beyond the extension in the rear garden.
- 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 works would be overbearing or generally un-neighbourly which would justify concern for the Local Planning Authority. It should be noted that the

Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 allows certain development without the need for gaining permission from the Local Planning Authority and that the proposed hip to gable roof extension would appear to meet the criteria as set within the order.

- 6.4 The proposal is considered to 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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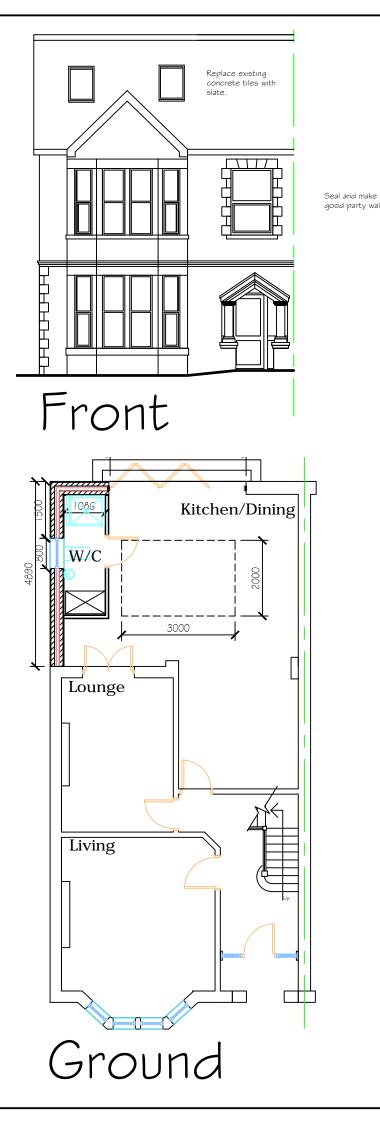


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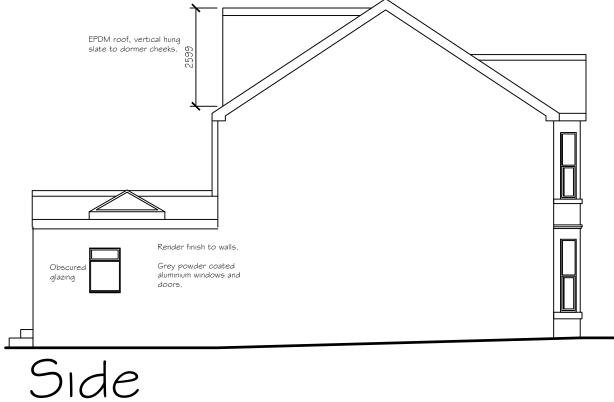
#### EXISTING PLANS & ELEVATIONS

Drwg No.

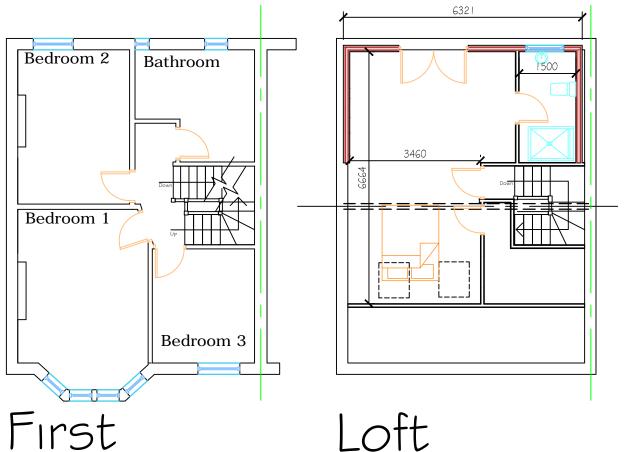
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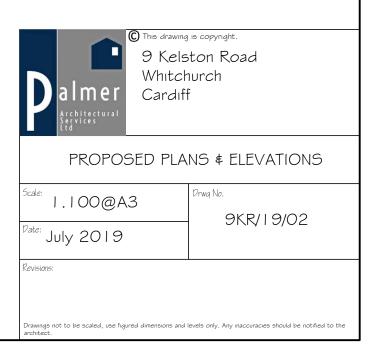




# Proposed Elevations



### Proposed Plans



#### PETITION

COMMITTEE DATE: 18/9/2019

APPLICATION No. 19/02178/DCH DATE RECEIVED: 9/8/2018

- ED: LLANDAFF NORTH
- APP: TYPE: Full Planning Permission

APPLICANT:Mr PowellLOCATION:Sycamore Lodge, Gabalfa Road, Llandaff North, Cardiff CF14 2JJPROPOSAL:VARIATION OF CONDITION 2 TO SUBSTITUTE DRAWINGS –<br/>PREVIOUSLY APPROVED UNDER 17/02612/DCH.

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

- 1. The development shall be carried out in accordance with the following approved plan:
  - hdw/ph/lp.0002C

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.

#### 1. BACKGROUND & DESCRIPTION OF PROPOSED DEVELOPMENT

1.1 This application seeks planning permission to vary condition 2 of planning permission 17/02612/DCH to substitute plans previously approved with those the subject of this application.

Planning permission 17/02616/DCH allowed for the erection of a two storey extension to the side of an existing detached residential dwelling known as Sycamore Lodge. The extension was to provide an extended living room, kitchen and utility room on the ground floor and two bedrooms and a bathroom on the first floor.

During construction of the extension it was noted that the extension was not being built in accordance with the approved plans. The main difference was that the extension was sited 0.8m closer to the common boundary with properties in Copleston Road. A planning application was submitted to retain the extension as built however planning permission was refused at Planning Committee on 20<sup>th</sup> March 2018 as the scale and siting of the extension was considered to have an unduly overbearing and dominating effect on the occupiers of 8-12 Copleston Road.

Following the Council's refusal to grant planning permission the rear elevation of the extension has been taken down and re-erected in the approved position. Whilst the rear wall has now been sited correctly there are still some minor discrepancies between what was originally approved and that which has been built on site. This application now seeks to regularise these discrepancies.

The alterations the subject of this application are as follows:

North Elevation – Approved length 4.55m – as built 4.56m East Elevation – Approved length 5.28m – as built 4.66m South Elevation – Approved length 4.90m – as built 5.08m East Elevation - Approved 9.02m – as built 8.54m

The ridge of the roof of the extension running North to South is approximately 150mm higher than approved and the ridge running East to West facing the rear gardens of properties in Copleston Road has been reduced in height by approximately 550mm

This application has therefore been submitted in order to regularise the position.

#### 2. **DESCRIPTION OF SITE**

2.1 The site comprises a two storey detached building located within the Llandaff North Ward of Cardiff. Access is via a lane between 39 and 41 Gabalfa Road, Llandaff North, Cardiff.

#### 3. **RELEVANT SITE HISTORY**

17/02612DCH – Two storey extension. Application approved 18<sup>th</sup> December 2012

18/00925DCH – Discharge of Condition 4 of 17/02612DCH (Tree Protection). Condition discharged 23<sup>rd</sup> May 2018

18/02699DCH - Retention of two storey extension as built. Permission refused 22<sup>nd</sup> March 2019

#### 4. **POLICY FRAMEWORK**

- 4.1 The site lies within a residential area as defined by the proposals map of the Cardiff Local Development Plan 2016.
- 4.2 <u>Relevant National Planning Guidance:</u>

Planning Policy Wales (Edition 10, 2018) Planning Policy Wales TAN 12: Design Planning Policy Wales TAN 21: Waste

#### 4.3 <u>Relevant Cardiff Local Development Plan Policies:</u>

Policy KP5 : Good Quality and Sustainable Design Policy W2 : Provision for Waste Management Facilities in Development

#### 4.5 <u>Relevant Supplementary Planning Guidance:</u>

Waste Collection and Storage Facilities (2016) Residential Extensions & Alterations (June 2015)

#### 5. **REPRESENTATIONS**

- 5.1 Neighbours have been notified and a site notice displayed. One letter of support has been received from a resident in Gabalfa Road and five letters of objection have been received from neighbouring occupiers living in Copleston Road. A petition of 53 signatures has also been submitted in respect of the application however of these 53 signatures only 50 are Cardiff electors. A summary of the objections are as follows:
  - 1. Loss of privacy as a result of the rooflight in the extension;
  - 2. Overbearing effect of the extension upon the rear gardens of residents in Copleston Road;
  - 3. Loss of sunlight and overshadowing;
  - 4. The extension is still larger than the original approved plans

#### 6. **ANALYSIS**

6.1 This application has been submitted in order to overcome discrepancies as a result of altering an extension that had not been built in accordance with approved plans.

The key differences between that which been approved and the development the subject of this application are as follows:

North Elevation – Approved length<br/>East Elevation – Approved length4.55m – as built<br/>5.28m – as built<br/>4.66m - (0.62m shorter)South Elevation – Approved length<br/>East Elevation - Approved length4.90m – as built<br/>9.02m – as built5.08m - (0.11m longer)9.02m – as built6.64m - (0.11m longer)

As a result of the discrepancies the ridge of the roof of the extension running North to South is approximately **0.15m** higher than approved and the ridge of the

extension running East to West facing the rear gardens of properties in Copleston Road has been reduced in height by approximately **0.55m**.

- 6.2 In respect of the erection of an extension to the property this has already been established by the previous granting of planning permission and does not therefore form part f the consideration of this planning application. As such the key issues for this planning application are the effect the amended extension will have upon the character and appearance of the area and on the living conditions of neighbours.
- 6.3 In respect of the width of the extension, the North elevation facing Copleston Road is 0.11m wider and the South Elevation facing Gabalfa Avenue is 0.18m wider. It is not considered that these minor deviations result in any undue effect upon nearby residential occupiers. Whilst it is noted that as a result of the extension being slightly wider than approved the ridge has increased in height by 0.15m it is considered that due to the limited width of the ridge then the increased roof height would not materially affect the function or quality of the rear gardens situated to the rear of the application site in Copleston Road. The increase is also over 5m from the common boundary with the properties to the rear in Copleston Road.
- 6.4 With respect to the length of the extension, this is smaller than originally approved. The East elevation facing into the application site is 0.62m shorter than approved and the West elevation facing towards the rear gardens of properties in Gabalfa Avenue and Copleston Road is 0.48m shorter. The reduction in the length has been due to the rear wall being moved to the previously approved location. As the extension as originally built was sited closer to the rear boundary of the application site then by moving the rear wall 0.8m away from the rear boundary the extension is now marginally smaller than originally approved.
- 6.5 As the extension has been reduced in length by moving the rear wall away from the common boundary with Copleston Road to the approved position the rear roof elevation has moved back slightly to be in line with the repositioned rear elevation. This reduction has had the benefit of reducing the ridge of the extension where it connects to the original dwelling by 0.55m. This reduction in height will be to the benefit of occupiers immediately to the rear of the application site in Copleston Road as the height is now lower than the previous approved height.
- 6.6 In respect to concerns over being overlooked from the rooflight situated in the roof plane facing Copleston Road this is a high level window with a cill height over 1.7m above internal floor level. It is not therefore considered that this window would cause any loss of privacy to adjoining neighbours as it meets with the Council's current privacy standards.

6.7 In respect of the objections and petition submitted in respect of the application it should be noted that the ridge of the extension which directly faces the objector's properties in Copleston Road is lower in height than originally approved. Whilst the objector's comments are noted it would not be in the public interest to require the applicant to increase the ridge height so that it accords with the original planning permission.

With respect to the other deviations, i.e. the extension being between 0.11m and 0.18m wider and the resultant increase in the ridge of the extension these minor discrepancies are considered minimal when compared to the original approved development.

#### 7. CONCLUSION

7.1 In summary the main differences between the development approved under planning application reference number 17/02612DCH and the extension the subject of this planning application relate to the siting of the extension and the subsequent impact it has upon the occupiers of the properties at 8 to 12 Copleston Road. Whilst it is noted that the extension is slightly wider and one of the ridge heights is 0.15m higher, the reduction in the length of the extension and the subsequent reduction in the height of the ridge facing the properties to the rear in Copleston Road it is considered that the extension as built has overcome the Council's previous concerns in respect of the matter and it is recommended that planning permission be granted.

#### 8. OTHER CONSIDERATIONS

- 8.1 Crime and Disorder Act 1998 Section 17(1) of the Crime and Disorder Act 1998 imposes 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.
- 8.2 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.
- 8.3 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.

#### 9. **RECOMMENDATION**

9.1 Having taken all of the relevant factors into consideration it is recommended that the application be approved and planning permission granted.







Applications decided by Delegated Powers between 01/08/2019 and 30/08/2019

Total Count of Applications: 208

## ADAM

<u>Application</u> <u>Number</u>	<u>Registered</u>	Applicant Name	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date
19/01375/MJR	07/05/2019	Galliford Try	NON-MATERIAL AMENDMENT APPLICATION FOR THE VARIATION OF CONDITIONS 1 (APPROVED PLANS) AND CONDITION 5 (EXTERNAL MATERIALS) OF PLANNING CONSENT 17/01901/MJR.	WEST WING, CARDIFF ROYAL INFIRMARY, NEWPORT ROAD LANE, ADAMSDOWN, CARDIFF, CF24 0SZ	112	False	Permission be granted	27/08/2019
19/01792/MJR	26/06/2019	Crosslane Student Developments (Howard Gardens) Ltd	DISCHARGE OF CONDITION 7 (ARCHITECTURAL DETAILS) OF 17/02618/MJR	BOWLING GREEN, HOWARD GARDENS, HOWARD GARDENS, ADAMSDOWN	62	False	Full Discharge of Condition	27/08/2019
Application Number	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date
19/01546/MNR	23/05/2019	Mrs Zara Parveen	DEMOLITION OF SINGLE STOREY GARAGE AND CONSTRUCTION OF ONE/TWO STOREY MID TERRACE MEWS TYPE DWELLING WITH REAR AMENITY SPACE	4 KAMES PLACE, ADAMSDOWN, CARDIFF, CF24 0HB	74	False	Permission be granted	05/08/2019
19/00490/MNR	11/03/2019	Wang	DISCHARGE OF CONDITION 5 (FUME EXTRACTION) OF 15/02137/MNR	SPLOTLANDS HOTEL, 2-4 METEOR STREET, ADAMSDOWN, CARDIFF, CF24 0HW	150	False	Refuse to Discharge	08/08/2019
19/01669/MNR	06/06/2019	Mr Mohamed Mezook	DISCHARGE OF CONDITIONS 4 (DRAINAGE) AND 8 (SCHEDULE OF MATERIALS ) OF 17/03076/MNR	REAR OF 110 BROADWAY, ADAMSDOWN, CARDIFF, CF24 1NJ	71	False	Full Discharge of Condition	16/08/2019

Agenda Item 7

19/01882/MNR	02/07/2019	Hodge	REDUCTION IN SIZE OF THE GROUND FLOOR FLAT AND REGULISING THE FOOT PRINT OF BOTH FLATS - PREVIOUSLY APPROVED UNDER 18/01200/MNR	95-97 BROADWAY, ADAMSDOWN, CARDIFF, CF24 1QF	30	True	Planning Permission be refused	01/08/2019
A/19/00085/MNI	R 10/07/2019	Mace Developments (Cardiff) Ltd	PROPOSED ERECTION OF ILLUMINATED TOTEM SIGN ADVERTISING 'THE WEST WING'	THE WEST WING, GLOSSOP ROAD, ADAMSDOWN, CARDIFF, CF24 0JU	27	True	Permission be granted	06/08/2019
BUTE								
<u>Application</u> <u>Number</u>	<u>Registered</u>	Applicant Name	<u>Proposal</u>	Location	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date
19/01484/MJR	22/05/2019	Fusion Cardiff Capital Quarter LLP	DISCHARGE OF CONDITIONS 7 (SOUND INSULATION WORKS), 9 (HABITABLE ROOM AND RAILWAY NOISE) AND 16 (PUBLIC REALM IMPROVEMENTS) OF 16/03041/MJR	LAND AT HERBERT STREET, ATLANTIC WHARF, CARDIFF, CF10 4AY	86	False	Full Discharge of Condition	16/08/2019
18/02634/MJR	09/11/2018	Spitfire Bespoke Homes Ltd	FULL PLANNING APPLICATION FOR 307 PRIVATE RENTED SECTOR (PRS) UNITS AND ASSOCIATED WORKS	PLOT J, CAPITAL QUARTER, TYNDALL STREET, ATLANTIC WHARF	271	False	Permission be granted	07/08/2019
18/02526/MJR	30/10/2018	DS Properities (Cardiff Bay) Ltd	DISCHARGE OF CONDITIONS 3 (SPECIFICATION OF REPAIR), 5 (DRAINAGE) AND 24 (CONSTRUCTION AND ENVIRONMENTAL METHOD STATEMENT) OF 17/00224/MJR	CARDIFF BAY STATION, BUTE STREET, BUTETOWN	286	False	Full Discharge of Condition	12/08/2019
19/01660/MJR	07/06/2019	Fidelity UK Real Estate Fund	PROPOSED REFURBISHMENT INCLUDING NEW ENTRANCE, CYCLE PARKING AND ASSOCIATED CHANGING/SHOWERING FACILITIES, CAR PARKING ALTERATIONS AND LANDSCAPING	PHASE 1, FUSION POINT, TRESILLIAN TERRACE, BUTETOWN, CARDIFF, CF10 5DA	83	False	Permission be granted	29/08/2019
19/02127/MJR	31/07/2019	Natural Resources Wales	PONTOON REFURBISHMENT WORKS AT FLAT HOLM	FLAT HOLM ISLAND, EAST BEACH JETTY	8	True	Raise No Objection	08/08/2019

19/02267/MJF	16/08/2019	Techniquest	ALTERATIONS TO THE DESIGN - PREVIOUSLY APPROVED UNDER 18/02513/MJR	TECHNIQUEST, STUART STREET, CARDIFF BAY, CARDIFF, CF10 5BW	13	True	Permission be granted	29/08/2019
19/02300/MJF	21/08/2019	Bellway Homes	REPLACEMENT OF COMBUSTIBLE AMC CLADDING - PREVIOUSLY APPROVED UNDER 09/01490/C	QUAYSIDE, BUTE CRESCENT, CARDIFF BAY, CARDIFF, CF10 5BX	9	True	Permission be granted	30/08/2019
Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date
19/01251/MNI	R 13/05/2019	Meanwhile Creative Ltd	APPLICATION FOR THE INSTALLATION OF 45 NO. CONVERTED SHIPPING CONTAINERS TO PROVIDE 44 B1 BUSINESS UNITS WITH SUPPORTING FACILITIES	MEANWHILE HOUSE CARDIFF, WILLIAMS WAY, BUTETOWN, CARDIFF, CF10 5DY	80	False	Permission be granted	01/08/2019
19/01823/MNI	R 24/06/2019	The Wales Millennium Centre	INSTALLATION OF A BAR UNIT THAT WOULD BE CREATED OUT OF A RE-PURPOSED SHIPPING CONTAINER AND OUTDOOR SEATING AREA	ACADEMI, THE WALES MILLENNIUM CENTRE, BUTE PLACE, BUTETOWN, CARDIFF, CF10 5AL	52	True	Permission be granted	15/08/2019
19/01975/MNI	R 22/07/2019	Bond	REPLACEMENT OF EXISTING WHITE PAINTED STEEL BALUSTRADE WITH A MIXTURE OF POLISHED STEEL AND GLASS BALUSTRADE AND TIMBER FENCING	CARDIFF YACHT CLUB, WINDSOR ESPLANADE, CARDIFF BAY, CARDIFF, CF10 5BG	39	True	Permission be granted	30/08/2019
19/01974/MNI	R 19/07/2019	Cote Restaurants Ltd	INSTALLATION OF 3 NO. FIXING POINTS FOR 3 NO JUMBRELLAS AND REPLACEMENT TABLES AND CHAIRS, PLANTERS, FABRIC BARRIERS AND BENCH WITHIN PRIVATE FORECOURT AREA OF THE MERMAID QUAY FRONTAGE, IN CONNECTION WITH THE GROUND FLOOR RESTAURANT USE	OUTSIDE UNIT 25, MERMAID QUAY, BUTE CRESCENT, CARDIFF BAY, CARDIFF, CF10 5BZ	28	True	Permission be granted	16/08/2019

Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date
19/01726/DCH	12/06/2019	Mr Berryman	2 STOREY SIDE EXTENSION FOR GRANNY FLAT	1 BRUNDALL CRESCENT, CAERAU, CARDIFF, CF5 4RU	71	False	Planning Permission be refused	22/08/2019
Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> <u>to decision</u>	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date
19/01852/MJR	23/07/2019	M + J COSGROVE CONSTRUCTION LTD	TO AMEND AS FOLLOWS: 1. OMISSION OF JULIETTE BALCONIES 2. OMISSION OF DRESSED STONE CILLS AND SURROUNDS TO FIRST AND SECOND FLOORS AND ADDITION OF SMOOTH RENDER BANDS AROUND THE WINDOWS ON THESE FLOORS. 3. RELOCATION OF BIN STORE TO AVOID THE EASEMENT ZONE OF AN EXISTING SEWER WHICH CROSSES THE SITE. PREVIOUSLY APPROVED UNDER 18/00153/MJR	FORMER TRELAI LIBRARY, HEOL EBWY, CAERAU, CARDIFF, CF5 5EA	28	True	Permission be granted	20/08/2019
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Application Number	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> <u>to decision</u>	<u>8 Week</u> target_ Achieved?	<u>Decision</u>	Decision Date
19/01283/DCH	08/05/2019	UNDERLAY	PROPOSED TWO STOREY REAR EXTENSION AND DORMER AND NEW GABLE END	15 AUBREY AVENUE, CANTON, CARDIFF, CF5 1AQ	106	False	Planning Permission be refused	22/08/2019
19/01870/DCH	02/07/2019	Llywelyn	NEW SINGLE STOREY SIDE EXTENSION AND TWO STOREY REAR EXTENSION WITH ASSOCIATED ROOF WORKS AND NEW DORMER/ATTIC CONVERSION	32 PEMBROKE ROAD, CANTON, CARDIFF, CF5 1QR	50	True	Permission be granted	21/08/2019

19/01818/DCH	21/06/2019	Mr Johnathan Darney	ALTERATIONS TO FRONT AND SIDE ELEVATIONS INCLUDING THE INSERTION OF WINDOWS	93 BARTLEY WILSON WAY, CANTON, CARDIFF, CF11 8EN	42	True	Permission be granted	02/08/2019
19/01922/DCH	08/07/2019	Young	LOFT CONVERSION WITH FULL DORMER TO THE REAR AND ROOFLIGHTS TO THE FRONT	31 LECKWITH CLOSE, CANTON, CARDIFF, CF11 8AH	38	True	Permission be granted	15/08/2019
19/01972/DCH	15/07/2019	Davies	SINGLE STOREY FLAT ROOF EXTENSION TO REAR	21 GREENWICH ROAD, CANTON, CARDIFF, CF5 1EU	18	True	Permission be granted	02/08/2019
19/02063/DCH	23/07/2019	Litchfield	REMOVAL OF 1200MM WIDE SIDE ELEVATION WINDOW AND REPLACE WITH SMALLER 500MM WIDE WINDOW PREVIOUSLY APPROVED UNDER 19/01139/DCH	15 LANSDOWNE AVENUE EAST, CANTON, CARDIFF, CF11 8BU	10	True	Permission be granted	02/08/2019
19/02078/DCH	24/07/2019	Davey	PROPOSED HIP TO GABLE LOFT CONVERSION WITH REAR DORMER	17 GRANVILLE AVENUE, CANTON, CARDIFF, CF5 1BW	34	True	Permission be granted	27/08/2019
19/01921/DCH	16/07/2019	Koli	SINGLE STOREY SIDE EXTENSION TO INCLUDE WASH AREA, SHOWER AREA & STORAGE AREA	108 BRUNSWICK STREET, CANTON, CARDIFF, CF5 1LL	38	True	Permission be granted	23/08/2019
<u>Application</u> <u>Number</u>	<u>Registered</u>	Applicant Name	<u>Proposal</u>	Location	<u>Days taken</u> <u>to decision</u>	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date
A/19/00079/MNF	R 02/07/2019	IFG Properties (Swansea) Ltd	NEW SIGNS	UNIT 3 THE POD 2, CAPITAL RETAIL PARK, LECKWITH ROAD, CANTON, CARDIFF, CF11 8EG	59	False	Permission be granted	30/08/2019
19/00643/MNR	18/03/2019	Royal Mail Group	TEMPORARY USE OF LAND AS CAR PARK FOR ROYAL MAIL DELIVERY VEHICLES AND ASSOCIATED WORKS	LAND ADJACENT TO ROYAL MAIL CARDIFF WEST DELIVERY OFFICE, 635-637 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1AX	140	False	Permission be granted	05/08/2019

19/01698/MNR	18/06/2019	Davies	TEMPORARY CHANGE OF USE OF LAND FOR FIVE YEARS TO SITE 12 SHIPPING CONTAINERS (MIXED USE B1 AND A3)	LAND ON THE NORTH SIDE OF PAPER MILL ROAD, CANTON	59	False	Permission be granted	16/08/2019
CATH								
Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date
19/01864/DCH	04/07/2019	stone	DEMOLITION OF EXISTING REAR PREVIOUS EXTENSION AND ERECTION OF DOUBLE STOREY EXTENSION WITH BALCONY	18 NORTH ROAD, BLACKWEIR, CARDIFF, CF10 3DT	56	True	Permission be granted	29/08/2019
19/01893/DCH	12/07/2019	Pickering	SINGLE STOREY SIDE EXTENSION	18 QUEEN ANNE SQUARE, CATHAYS PARK, CARDIFF, CF10 3ED	27	True	Permission be granted	08/08/2019
<u>Application</u> <u>Number</u>	<u>Registered</u>	Applicant Name	<u>Proposal</u>	Location	<u>Days taken</u> to decision	<u>8 Week</u> target_ Achieved?	<u>Decision</u>	Decision Date
19/01838/MJR	26/06/2019	Naissance Capital	DEMOLITION OF MODERN EXTENSION TO ALLOW REMODEL OF THE AREA DIRECTLY IN FRONT OF THE BETHANY CHAPEL, CONNECTING IT TO WHARTON STREET	HOWELLS OF CARDIFF, ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1TT	64	False	Permission be granted	29/08/2019
19/01837/MJR	26/06/2019	Naissance Capital	TO REMODEL THE AREA DIRECTLY IN FRONT OF THE BETHANY CHAPEL, CONNECTING IT TO WHARTON STREET	HOWELLS OF CARDIFF, ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1TT	43	True	Permission be granted	08/08/2019
Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	<u>Location</u>	Days taken to decision	<u>8 Week</u> <u>target</u> Achieved?	Decision	Decision Date

19/01788/MNR	20/06/2019	Burt	DEMOLITION OF EXISTING OUT HOUSE SHOWER ROOM AND CONSTRUCTION OF SINGLE STOREY DINING / LIVING ROOM. ROOF REPAIRS AND RENEWAL INCLUDING REAR DORMER AND ROOF WINDOW	166 CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4HZ	50	True	Permission be granted	09/08/2019
19/01359/MNR	02/05/2019	Mrs Malik	TO ESTABLISH USE AS A DWELLING AT SIDE GARDEN FLAT AT 2A RHYMNEY TERRACE	2A RHYMNEY TERRACE, CATHAYS, CARDIFF, CF24 4DE	98	False	Planning Permission be refused	08/08/2019
19/00181/MNR	07/02/2019	X-Stream Charles Limited	CHANGE OF USE OF THE GROUND FLOOR OF 44 CHARLES STREET FROM OFFICE (CLASS B1) TO A BEAUTY CENTRE (SUI GENERIS USE) AND CAFE (CLASS A3) (2NO. SEPARATE UNITS)	44 CHARLES STREET, CITY CENTRE, CARDIFF, CF10 2GE	180	False	Permission be granted	06/08/2019
19/01436/MNR	13/06/2019	LaSalle Investment Management	RELOCATION OF ENTRANCE DOOR - PREVIOUSLY APPROVED UNDER 18/02478/MNR	33 ROYAL ARCADE, CITY CENTRE, CARDIFF, CF10 1AE	63	False	Permission be granted	15/08/2019
19/01437/MNR	13/06/2019	LaSalle Investment Management	RELOCATION OF ENTRANCE DOOR - PREVIOUSLY APPROVED UNDER 18/02479/MNR	33 ROYAL ARCADE, CITY CENTRE, CARDIFF, CF10 1AE	63	False	Permission be granted	15/08/2019
19/01279/MNR	23/04/2019	Gilbart	REPAIRS, REPOINTING, CLEANING AND MAKING GOOD OF MASONRY TO FRONT AND REAR ELEVATIONS. REPAIRS TO ROOF COVERINGS AND CHIMNEY STACKS. REDECORATION OF WINDOWS AND DOORS	75 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1FA	114	False	Permission be granted	15/08/2019
19/01700/MNR	11/06/2019	Engenie Limited	INSTALLATION OF 2 ELECTRIC VEHICLES CHARGING POINTS, WITH ANCILLARY FEEDER PILLARS, BOLLARDS AND CAR PARK MARKINGS	OUTSIDE UNITED REFORM CHURCH, WINDSOR PLACE, CITY CENTRE	69	False	Permission be granted	19/08/2019
A/19/00073/MNR	8 11/06/2019	Engenie Limited	SIGNAGE POST	OUTSIDE UNITED REFORM CHURCH, WINDSOR PLACE, CITY CENTRE	69	False	Permission be granted	19/08/2019
19/01702/MNR	11/06/2019	Engenie Limited	INSTALLATION OF 2 ELECTRIC VEHICLES CHARGING POINTS, WITH ANCILLARY FEEDER PILLARS, BOLLARDS AND CAR PARK MARKINGS	OUTSIDE CROWN BUILDINGS, KING EDWARD VII AVENUE, CATHAYS PARK	69	False	Permission be granted	19/08/2019

A/19/00074/MNR 11/06/2019	Engenie Limited	SIGNAGE POST	OUTSIDE CROWN BUILDINGS, KING EDWARD VII AVENUE, CATHAYS PARK	69	False	Permission be granted	19/08/2019
19/01863/MNR 04/07/2019	stone	CONVERT EXISTING OFFICE BUILDING INTO 4 LUXURY 2 BEDROOM FLATS AND DOUBLE STOREY EXTENSION	16 NORTH ROAD, BLACKWEIR, CARDIFF, CF10 3DY	56	True	Permission be granted	29/08/2019
19/01376/MNR 10/06/2019	VENDITTO	PROPOSED NEW SHOPFRONT	23 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1PT	80	False	Planning Permission be refused	29/08/2019
19/01457/MNR 10/06/2019	VENDITTO	PROPOSED NEW SHOPFRONT & SIGNAGE TO FRONT ELEVATION	23 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1PT	80	False	Planning Permission be refused	29/08/2019
19/01513/MNR 20/05/2019	Demipower LTD	THE DISPLAY OF ADVERTISEMENT SIGNAGE ON THE BUILDING AND INTERNAL ALTERATIONS TO INCLUDE THE INTRODUCTION OF A FALSE CEILING TO ENABLE PARTITION WALLS TO BE INSTALLED WITHOUT DETRIMENT TO THE PLASTERWORK OF THE ORIGINAL CEILING	112 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DX	100	False	Permission be granted	28/08/2019
A/19/00062/MNR 20/05/2019	Demipower LTD	NEW SIGNS Revised plans received on 31/07/19	112 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DX	100	False	Permission be granted	28/08/2019
A/19/00087/MNR 11/07/2019	STONEGATE PUB COMPANY	1 SET OF ILLUMINATED FASCIA TEXT 1 ILLUMINATED PROJECTION SIGN	60 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1FE	48	True	Permission be granted	28/08/2019
19/01721/MNR 12/06/2019	Al Manar Centre	FIRST FLOOR REAR EXTENSION	AL-MANAR ISLAMIC & CULTURAL CENTRE, 2-4 GLYNRHONDDA STREET, CATHAYS, CARDIFF, CF24 4AN	72	False	Planning Permission be refused	23/08/2019
A/19/00077/MNR 17/06/2019	The Royal Bank of Scotland	INSTALLATION OF REPLACEMENT EXTERNAL SIGNAGE SCHEME WITH INTERNALLY ILLUMINATED ELEMENTS	1-4 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1PX	67	False	Permission be granted	23/08/2019

19/01618/MNR 03/06/2019	V7 Asset Management	ALTERATIONS TO EXISTING OFFICE CREATING ADDITIONAL OFFICE WORKSPACE, CYCLE STORAGE, STAFF WELFARE FACILITIES AND ENTRANCE IMPROVEMENTS	WESTGATE HOUSE, WOMANBY STREET, CITY CENTRE, CARDIFF, CF10 1BR	88	False	Permission be granted	30/08/2019
A/19/00080/MNR 01/07/2019	Mowgli Street Food Ltd	1NO. FASCIA SIGN INCORPORATING ILLUMINATED 'MOWGLI' LETTERS 1NO. HANGING SIGN COMPRISING BRONZE OUTER RING AND FRET CUT MONKEY, ILLUMINATED	UNIT B, 5-10 CHURCH STREET, CITY CENTRE, CARDIFF, CF10 1BG	60	False	Permission be granted	30/08/2019
19/01952/MNR 10/07/2019	DIN	TO REGULARISE THE EXISTING USE OF THE PREMISES AS AN ACCOUNTANTS OFFICE AND FOR ANY FUTURE USE AS A2 - FINANCIAL, PROFESSIONAL AND OTHER SERVICES	140 CRWYS ROAD, CATHAYS, CARDIFF, CF24 4NR	51	True	Permission be granted	30/08/2019
19/01868/MNR 28/06/2019	The Royal Bank of Scotland	INSTALLATION OF 3NO. AIR CONDITIONING UNITS TO SECOND FLOOR FLAT ROOF AREA AND 2NO. VENTILATION LOUVRES TO FRONT ELEVATION	1-4 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1PX	39	True	Permission be granted	06/08/2019
19/01875/MNR 08/07/2019	Skechers USA Ltd	REPLACEMENT OF SHOPFRONT TO EXISTING RETAIL UNIT	18 TOWN WALL SOUTH, CITY CENTRE, CARDIFF, CF10 2EW	29	True	Permission be granted	06/08/2019
A/19/00081/MNR 08/07/2019	Skechers USA Ltd	2(NO) SUSPENDED SHOPFRONT SIGNS	18 TOWN WALL SOUTH, CITY CENTRE, CARDIFF, CF10 2EW	29	True	Permission be granted	06/08/2019
19/01907/MNR 09/07/2019	Calabrisella	FRONTAGE TO BE CHANGED WITH WIDER DOOR FOR DISABLED ACCESS	51 CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4HS	28	True	Permission be granted	06/08/2019
A/19/00083/MNR 05/07/2019	Calabrisella	NEW SIGNS	51 CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4HS	32	True	Permission be granted	06/08/2019
A/19/00089/MNR 16/07/2019	Levi Strauss UK Ltd	EXTERNAL FASCIA SIGN	27 GRAND ARCADE, ST DAVID'S DEWI SANT, CITY CENTRE, CARDIFF, CF10 2ER	31	True	Permission be granted	16/08/2019

19/02019/MNR 18/07/2019	Mr Chee Teoh	VARIATION OF CONDITION 1 AND REMOVAL OF CONDITION 4 OF 02/01482/W TO CONTINUE USE AS A RESTAURANT COOKING HOT FOOD FOR SALE TO THE PUBLIC AND OPENING HOURS TO BE 08:30 - 23:30 SEVEN DAYS A WEEK	101 WOODVILLE ROAD, CATHAYS, CARDIFF, CF24 4DY	25	True	Permission be granted	12/08/2019
19/01958/MNR 18/07/2019	Hotel Indigo Cardiff	CHANGE OF USE TO A3. UNIT TO BE USED AS A CAFE ONLY ANCILLARY TO THE HOTEL RECEPTION. UNIT TO ACT AS AN EXTENSION TO THE ADJACENT HOTEL WITH INTERNAL ACCESS BETWEEN THE TWO	UNIT 4, HOTEL INDIGO, DOMINIONS ARCADE, CITY CENTRE, CARDIFF, CF10 2AR	29	True	Permission be granted	16/08/2019
19/02005/MNR 25/07/2019	SAMUELS	PROPOSED NEW SHOPFRONT AND 2NO SIDE WINDOWS ON GROUND FLOOR	GROUND FLOOR, GOLATE COURT, GOLATE, CITY CENTRE, CARDIFF, CF10 1EU	28	True	Permission be granted	22/08/2019
A/19/00095/MNR 05/08/2019	Legal & General Investment Management	TEMPORARY BANNER ADVERTISEMENTS AFFIXED TO SCAFFOLDING	HODGE HOUSE, 114-116 ST MARY STREET, CITY CENTRE	24	True	Permission be granted	29/08/2019

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<u>Applica</u> <u>Numbe</u>		<u>Registered</u>	Applicant Name	<u>Proposal</u>	Location	<u>Days taken</u> <u>to decision</u>	<u>8 Week</u> <u>target</u> Achieved?	<u>Decision</u>	Decision Date
19/018	359/DCH	02/07/2019	Cuddihy	PROPOSED RE-MODELLING OF PROPERTY INCLUDING NEW ENTRANCE PORCH, BUILDING A MASTER BEDROOM OVER THE EXISTING FLAT ROOF STUDY/UTILITY ROOM AND UTILISING AND EXTENDING THE GARAGE FLAT ROOF AS A ROOF TERRACE.	36 ST FAGANS DRIVE, ST FAGANS, CARDIFF, CF5 6EF	52	True	Permission be granted	23/08/2019
<u>Applica</u> Numbe		<u>Registered</u>	Applicant Name	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> to decision	<u>8 Week</u> target Achieved?	<u>Decision</u>	Decision Date

18/00696/MJR	23/03/2018	Persimmon Homes East Wales	APPROVAL IS SOUGHT FOR THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE ("THE RESERVED MATTERS") AS PRESCRIBED BY CONDITIONS 4, 7, 8, 9, 12, 13, 14, 15 & 16 OF THE OUTLINE PLANNING PERMISSION (14/00852/DCO) FOR A RESIDENTIAL DEVELOPMENT OF 374 DWELLINGS WITH ASSOCIATED WORKS INCLUDING PARKING PROVISION, LAND RE-PROFILING, LANDSCAPING AND OPEN SPACE	M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU	496	False	Permission be granted	01/08/2019
19/02017/MJR	19/07/2019	Barratt David Wilson Homes South Wales Ltd	MINOR ALTERATIONS TO THE ELEVATIONS OF THE PROPOSED ELM APARTMENTS - PREVIOUSLY APPROVED UNDER 17/02844/MJR	GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD	33	True	Permission be granted	21/08/2019
Application Number	<u>Registered</u>	Applicant Name	Proposal	Location	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date
19/01137/MNR	05/04/2019	Williams	CHANGE OF USE OF THE EXISTING BARN FOR USE AS STABLES AND EXTENSION OF THE EXISTING BARN FOR AGRICULTURAL STORAGE	Land at Tyn Y Coed Road and Heol Creigiau, Creigiau	122	False	Permission be granted	05/08/2019
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Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date
19/01689/DCH	17/06/2019	Coles/Mackenzie	GROUND FLOOR REAR & SIDE EXTENSION	9 JELLICOE GARDENS, ROATH PARK, CARDIFF, CF23 5QW	52	True	Permission be granted	08/08/2019
19/01800/DCH	21/06/2019	Van Rijn	LOFT EXTENSION TO INCLUDE REAR DORMER	159 LAKE ROAD WEST, ROATH PARK, CARDIFF, CF23 5PL	70	False	Planning Permission be refused	30/08/2019

19/01834/DCH	28/06/2019	HALBERT	SINGLE STOREY AND TWO STOREY EXTENSION TO THE REAR	22 HEOL ESGYN, CYNCOED, CARDIFF, CF23 6JT	63	False	Permission be granted	30/08/2019
19/01911/DCH	08/07/2019	Mejad	PARTIAL TWO STOREY, PARTIAL SINGLE STOREY SIDE EXTENSION INCLUDING GARAGE TO NORTH WEST SIDE, PROPOSED HIP TO GABLE ROOF EXTENSION TO SOUTH EAST WITH PITCHED ROOF TO FRONT PORCH AREA	100 RHYD Y PENAU ROAD, CYNCOED, CARDIFF, CF23 6PW	52	True	Permission be granted	29/08/2019
19/01902/DCH	03/07/2019	Morgan	TWO STOREY SIDE AND REAR EXTENSIONS WITH FRONT PORCH AND TAKING DOWN GARAGE ERECT GARDEN SHED AND EXTERNAL ALTERATIONS	12 PADARN CLOSE, LAKESIDE, CARDIFF, CF23 6ER	29	True	Permission be granted	01/08/2019
19/01895/DCH	18/07/2019	BORLEY	PROPOSED HIP TO GABLE LOFT CONVERSION WITH DORMERS	11 THE FAIRWAY, CYNCOED, CARDIFF, CF23 6RF	33	True	Permission be granted	20/08/2019
Application Number	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> <u>to decision</u>	<u>8 Week</u> target Achieved?	<u>Decision</u>	Decision Date
	<u>Registered</u> 18/03/2019	<u>Applicant Name</u> Skyline YI Ltd	Proposal DEMOLITION OF EXISTING BUNGALOW AND SINGLE STOREY GARAGE AND ADDITION OF PROPOSED 2 NO 4 BEDROOM HOUSES AND ASSOCIATED PARKING	Location 90 RHYD Y PENAU ROAD, CYNCOED, CARDIFF, CF23 6PW		target	<u>Decision</u> Permission be granted	Decision Date 21/08/2019
Number			DEMOLITION OF EXISTING BUNGALOW AND SINGLE STOREY GARAGE AND ADDITION OF PROPOSED 2 NO 4 BEDROOM	90 RHYD Y PENAU ROAD, CYNCOED, CARDIFF,	to decision	<u>target</u> Achieved?	Permission	

19/02065/DCH	24/07/2019	Chiplin	SINGLE STOREY REAR LEAN-TO EXTENSION TO THE PROPERTY	7 MANSELL AVENUE, ELY, CARDIFF, CF5 4TB	23	True	Permission be granted	16/08/2019
Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> Achieved?	<u>Decision</u>	Decision Date
19/01584/MNR	29/05/2019	Eluyera	TWO STOREY EXTENSION AND SUDIVISION TO CREATE ANCILLARY SEMI DETACHED 1 BEDROOM DWELLING UNIT	105 MILL ROAD, ELY, CARDIFF, CF5 4AF	85	False	Permission be granted	22/08/2019
19/01741/MNR	13/06/2019	Dhaliwal	TWO STOREY REAR EXTENSION	351 GRAND AVENUE, ELY, CARDIFF, CF5 4RD	70	False	Planning Permission be refused	22/08/2019
FAIR								
Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> to decision	<u>8 Week</u> target_ Achieved?	<u>Decision</u>	Decision Date
19/01728/DCH	24/06/2019	Mr Heselton	TWO STOREY REAR EXTENSION	44 NORBURY ROAD, FAIRWATER, CARDIFF, CF5 3AT	53	True	Permission be granted	16/08/2019
19/02222/DCH	09/08/2019	Migdalska	HIP ADDED TO REAR EXTENSION ROOF - PREVIOUSLY APPROVED UNDER 18/02884/DCH	36 LLANBEDR ROAD, FAIRWATER, CARDIFF, CF5 3BW	18	True	Permission be granted	27/08/2019
<u>Application</u> Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> Achieved?	<u>Decision</u>	Decision Date

19/01179/MNR	23/04/2019	Heselton	APPROVAL OF RESERVED MATTERS IN RESPECT OF OUTLINE PERMISSION 17/00540/MNR (CONSTRUCTION OF 6 NO SELF CONTAINED FLATS WITH PARKING AND GARDEN AREAS. CONSTRUCTION OF ADJOINING CARPARK COMPOUND TO SERVE THE EXISTING FAIRWATER GARAGE) FOR SITING, DESIGN, APPEARANCE, AND LANDSCAPING OF THE SITE	LAND ON THE SOUTH SIDE OF, FINCHLEY ROAD, FAIRWATER	119	False	Permission be granted	20/08/2019
19/00984/MNR	01/04/2019	Heselton	CONSTRUCTION OF TWO SEMI-DETACHED HOUSES, WITH PARKING, AND GARDENS, ON LAND ADJOINING THE ADOPTED ROAD OF LOUGHER CLOSE	LAND ON THE SOUTH SIDE OF, FINCHLEY ROAD, FAIRWATER	130	False	Permission be granted	09/08/2019
GABA								
<u>Application</u> <u>Number</u>	<u>Registered</u>	Applicant Name	<u>Proposal</u>	Location	<u>Days taken</u> <u>to decision</u>	<u>8 Week</u> <u>target</u> Achieved?	<u>Decision</u>	Decision Date
19/01791/DCH	19/06/2019	Catmur	VARIATION OF CONDITIONS 2 AND 3 OF 18/03066/DCH (APPROVED PLANS) TO USE WHITE UPVC WINDOWS ON THE EXTENSION AND TO PAINT THE EXISTING BROWN TIMBER WINDOWS WHITE TO MATCH	11 BANASTRE AVENUE, GABALFA, CARDIFF, CF14 3NR	56	True	Permission be granted	14/08/2019
Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	Location	<u>Days taken</u> <u>to decision</u>	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date
19/01894/MNR	03/07/2019	Leaman	PROPOSED CONVERSION OF EXISTING RESIDENTIAL BUILDING INTO TWO SELF CONTAINED FLATS	121 ALLENSBANK ROAD, HEATH, CARDIFF, CF14 3PQ	44	True	Permission be granted	16/08/2019

A/19/00090/MNR 31/07/2019 Horwood

**3 X NEW VINYL GRAPHICS** EXTERNALLY APPLIED

TESCO EXTRA, EXCELSIOR ROAD, GABALFA, CARDIFF, CF14 3AT

True Permission 30/08/2019

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be granted

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Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	Location	<u>Days taken</u> <u>to decision</u>	<u>8 Week</u> <u>target</u> Achieved?	<u>Decision</u>	Decision Date
18/02830/DCH	10/12/2018	Masud	PROPOSED GRANNY ANNEXE TO BE USED IN CONJUNCTION WITH MAIN HOUSE	87 CORPORATION ROAD, GRANGETOWN, CARDIFF, CF11 7AQ	254	False	Permission be granted	21/08/2019
19/01750/DCH	11/07/2019	Evans	REAR DORMER LOFTCONVERSION TO EXISTING FIRST FLOOR FLAT	29 COEDCAE STREET, GRANGETOWN, CARDIFF, CF11 7AA	35	True	Permission be granted	15/08/2019
19/02076/DCH	23/07/2019	TUFAIL	MARGINAL INCREASE IN HEIGHT OF THE EXTENSION AND INSTALLATION OF 3 ROOF LIGHTS - PREVIOUSLY APPROVED UNDER 19/01127/DCH	GROUND FLOOR FLAT, 18 REDLAVER STREET, GRANGETOWN, CARDIFF, CF11 7LY	29	True	Permission be granted	21/08/2019
19/01967/DCH	15/07/2019	Williams	HIP TO GABLE SIDE EXTENSION AND REAR DORMER TO LOFT CONVERSION	13 GRANGE PLACE, GRANGETOWN, CARDIFF, CF11 7DB	18	True	Permission be granted	02/08/2019
Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	Location	<u>Days taken</u> to decision	<u>8 Week</u> <u>target_</u> Achieved?	<u>Decision</u>	Decision Date
18/02737/MJR	22/11/2018	JG Hale Construction Limited	DISCHARGE OF CONDITIONS 10 (POSITION AND FORM OF CONSTRUCTION OF ALL ROADS AND FOOTPATHS WITHIN THE SITE) AND 12 (PHASING PLAN FOR CONSTRUCTION OF ROADS, FOOTPATHS AND OTHER PUBLICLY ACCESSIBLE AREAS) OF 17/02936/MJR	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN	272	False	Full Discharge of Condition	21/08/2019

<u>Application</u> <u>Number</u>	<u>Registered</u>	Applicant Name	<u>Proposal</u>	Location	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date
19/01653/MNR	24/06/2019	Malik	THE DEMOLITION OF A FORMER COACH HOUSE AND CREATION OF A NEW SELF-CONTAINED DWELLING AT THE REAR OF 35 CORPORATION ROAD, GRANGETOWN, CARDIFF	COACH HOUSE REAR OF 35 CORPORATION ROAD, GRANGETOWN, CARDIFF, CF11 7AN	43	True	Planning Permission be refused	06/08/2019
18/02941/MNR	13/12/2018	Wales & West Housing Association Ltd	CONSTRUCTION OF 4 NEW 2 PERSON / 1 BEDROOM FLATS	ST PAULS CHURCH, LLANMAES STREET, GRANGETOWN, CARDIFF, CF11 7LR	237	False	Permission be granted	07/08/2019
19/01986/MNR	16/07/2019	Cunningham	ESTABLISH USE AS TWO FLATS	21 NEWPORT STREET, GRANGETOWN	45	True	Permission be granted	30/08/2019
19/01926/MNR	08/07/2019	Funkytown Property Ltd	CHANGE OF USE FROM CAR SHOWROOM (SUI GENERIS) TO B1 (LIGHT INDUSTRIAL - RESEARCH AND DEVELOPMENT) USE	FORMER CARDIFF SAAB, PENARTH ROAD, LECKWITH, CARDIFF, CF11 8TT	31	True	Permission be granted	08/08/2019
19/02141/MNR	07/08/2019	WeHire Ltd	CHANGE OF USE INTO A TANNING STUDIO	195 PENARTH ROAD, GRANGETOWN, CARDIFF, CF11 6FR	23	True	Permission be granted	30/08/2019
HEAT								
Application Number	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> Achieved?	<u>Decision</u>	Decision Date
19/01964/DCH	18/07/2019	Sargent	DEMOLITION OF SIDE GARAGE AND CONSTRUCTION OF REAR SINGLE STOREY EXTENSION & DOUBLE STOREY SIDE EXTENSION	45 KING GEORGE V DRIVE WEST, HEATH, CARDIFF, CF14 4EE	42	True	Permission be granted	29/08/2019
19/02003/DCH	17/07/2019	STREET	ORANGERY STYLE EXTENSION TO REAR	60 CRYSTAL WOOD ROAD, HEATH, CARDIFF, CF14 4HW	41	True	Permission be granted	27/08/2019

19/01923/DCH	08/07/2019	Tindle	SINGLE STOREY SIDE & REAR EXTENSION	106 ST ANTHONY ROAD, HEATH, CARDIFF, CF14 4DJ	46	True	Permission be granted	23/08/2019
19/01616/DCH	14/06/2019	Owen	CONVERSION AND EXTNSION OF EXISTING GARAGE TO STUDIO-MULTIPURPOSE SPACE	75 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4JN	53	True	Permission be granted	06/08/2019
19/01747/DCH	20/06/2019	Baber	PROPOSED SINGLE STOREY REAR EXTENSION	2 KING GEORGE V DRIVE WEST, HEATH, CARDIFF, CF14 4ED	47	True	Permission be granted	06/08/2019
19/01880/DCH	02/07/2019	Anna Marchington & Adrian Walsh	ATTIC CONVERSION INCLUDING A HIP TO GABLE EXTENSION AND REAR DORMER TO PROVIDE AN ADDITIONAL BEDROOM	30 PUM ERW ROAD, BIRCHGROVE, CARDIFF, CF14 4PF	49	True	Permission be granted	20/08/2019
18/02850/DCH	04/12/2018	Joyce	TWO STOREY SIDE EXTENSION	52 HEATHWAY, HEATH, CARDIFF, CF14 4JU	261	False	Permission be granted	22/08/2019
19/02299/DCH	19/08/2019	Merrett	TO CHANGE THE FINISH ON THE DORMER AND WINDOWS - PERVIOUSLY APPROVED UNDER 17/02928/DCH	7 ST ANGELA ROAD, HEATH, CARDIFF, CF14 4DL	11	True	Permission be granted	30/08/2019
19/02025/DCH	19/07/2019	Gundy	PROPOSED SINGLE STOREY REAR INFILL EXTENSION AND ADDITION OF ROOFLIGHT TO THE FRONT	20 TOFTINGALL AVENUE, BIRCHGROVE, CARDIFF, CF14 4QP	21	True	Permission be granted	09/08/2019
19/02224/DCH	19/08/2019	John	INCREASE WIDTH OF EACH REAR DORMER BY 500MM AND AMEND ROOF CONFIGURATION FROM HIP TO GABLE - PREVIOUSLY APPROVED UNDER 15/00406/DCH	1 HOMELANDS ROAD, BIRCHGROVE, CARDIFF, CF14 1UH	1	True	Planning Permission be refused	20/08/2019
19/02001/DCH	17/07/2019	SAKHUJA	PROPOSED TWO STOREY EXTENSION TO REAR OF PROPERTY	25 HEOL MYNYDD BYCHAN, HEATH, CARDIFF, CF14 4NL	35	True	Permission be granted	21/08/2019
Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	Location	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date

19/01717/MJR	12/06/2019	Wates Residential	DISCHARGE OF CONDITION 14 (SCHEME FOR PROVIDING VEHICULAR ACCESS THROUGH THE APPLICATION SITE TO THE GARDEN CENTRE DURING THE CONSTRUCTION PERIOD) OF 17/02464/MJR	FORMER HIGHFIELDS CENTRE, 18 ALLENSBANK ROAD, HEATH, CARDIFF	70	False	Full Discharge of Condition	21/08/2019
19/02060/MJR	23/07/2019	Wates Residential	REALIGNMENT OF ROAD ADJACENT TREE T13, CHANGE TO PLOT 1 & 2 REAR BOUNDARY TREATMENT, FROM 1800MM BRICKWORK WALL TO 1800MM RAILINGS AND CHANGE IN STEPS BETWEEN PLOTS 1-6 - PREVIOUSLY APPROVED UNDER 17/02464/MJR	FORMER HIGHFIELDS CENTRE, 18 ALLENSBANK ROAD, HEATH, CARDIFF	16	True	Permission be granted	08/08/2019
<u>Application</u> Number	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> to decision	<u>8 Week</u> target_ Achieved?	<u>Decision</u>	Decision Date
19/01715/MNR	12/06/2019	Heaton	REMOVAL OF CONDITION 1 OF 17/02424/MNR TO ALLOW THE USE OF THE GARAGE AS A DOG GROOMING BUSINESS TO BE PERMANENT	44 ST BENEDICT CRESCENT, HEATH, CARDIFF, CF14 4DQ	55	True	Permission be granted	06/08/2019
19/01865/MNR	01/07/2019	Dencraft	DISCHARGE OF CONDITION 3 (CYCLE STORAGE) OF 19/01001/MNR	87 CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4AE	49	True	Full Discharge of Condition	19/08/2019
19/01743/MNR	13/06/2019	Cardiff & Vale University Health Board	CONSTRUCTION OF NEW CYCLE STORE	WOODLAND HOUSE, MAES-Y-COED ROAD, HEATH, CARDIFF, CF14 4HH	78	False	Permission be granted	30/08/2019
LISV Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	Location	<u>Days taken</u> to decision	<u>8 Week</u> target Achieved?	<u>Decision</u>	Decision Date

19/01686/DCH	13/06/2019	Banfield	CONVERSION AND EXTENDING OF GARAGE AND MINOR ALTERATIONS TO WINDOWS	38 MILLWOOD, LISVANE, CARDIFF, CF14 0TL	57	False	Permission be granted	09/08/2019
LLAN Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> Achieved?	<u>Decision</u>	Decision Date
19/01693/DCH	11/06/2019	Morse	SINGLE STOREY GROUND FLOOR EXTENSION TO REAR	9 STELLA CLOSE, THORNHILL, CARDIFF, CF14 9HB	52	True	Permission be granted	02/08/2019
19/02013/DCH	17/07/2019	Howe & Martin	FIRST FLOOR SIDE EXTENSION OVER GARAGE AND UTILITY, PLUS A SINGLE STOREY REAR EXTENSION WITH A SMALL TWO STOREY SECTION ABOVE	75 EVEREST AVENUE, LLANISHEN, CARDIFF, CF14 5AR	43	True	Permission be granted	29/08/2019
19/01772/DCH	18/06/2019	james	REAR DOUBLE AND SINGLE STOREY EXTENSION	14 EVEREST AVENUE, LLANISHEN, CARDIFF, CF14 5AS	72	False	Permission be granted	29/08/2019
Application	<u>Registered</u>	Applicant Name	Proposal	Location	<u>Days taken</u>	<u>8 Week</u>	<u>Decision</u>	Decision Date

<u>Number</u>	registered		<u>- Toposu</u>		to decision	target Achieved?	Decision	<u>Decision Date</u>
19/01944/MJR	13/08/2019	Hale Construction	TO INTRODUCE A VEHICLE ACCESS GATE TO THE SITE ENTRANCE - PREVIOUSLY APPROVED UNDER 18/00246/MJR	LAND AT CHILTERN CLOSE, LLANISHEN	7	True	Planning Permission be refused	20/08/2019
Application Number	<u>Registered</u>	Applicant Name	Proposal	Location	<u>Days taken</u> to decision	<u>8 Week</u> target Achieved?	<u>Decision</u>	Decision Date

19/01779/MNR	28/06/2019	Llanishen RFC	VARIATION OF CONDITON 9 OF 17/02487/MJR TO NOW READ: THE PITCH AND FLOODLIGHTING SHALL ONLY BE USED BETWEEN THE HOURS OF 08:00 - 21:00 MONDAY TO FRIDAY, 10:00 - 19:00 SATURDAY, 10:00 - 16:30 SUNDAY AND AT NO TIME ON BANK HOLIDAYS	LLANISHEN HIGH SCHOOL, HEOL HIR, LLANISHEN, CARDIFF, CF14 5YL	54	True	Permission be granted	21/08/2019
19/01592/MNR	30/05/2019	Euroclad (Developments) Ltd	CHANGE OF USE OF LAND FROM SUI-GENERIS TO USE CLASS B8 FOR THE CREATION OF A SELF-STORAGE FACILITY	LAND ADJOINING CARDIFF BUSINESS PARK, LAMBOURNE CRESCENT, LLANISHEN, CARDIFF	63	False	Permission be granted	01/08/2019
19/01782/MNR	18/06/2019	MBNL (EE (UK) Ltd and H3G (UK) Ltd)	THE RETENTION OF THE EXISTING TEMPORARY INSTALLATION FOR A FURTHER 24 MONTHS, CONSISTING OF A TRAILER MOUNTED CABIN WITH INTEGRAL 25 METRE HIGH MAST (27 METRES TO TOP OF ANTENNAS) SUPPORTING 3 NO. ANTENNAS AND A 600MM DIAMETER DISH ANTENNA, A TEMPORARY HERAS FENCED ENCLOSURE AND DEVELOPMENT ANCILLARY THERETO.	LAND AT LLANISHEN LEISURE CENTRE, TY GLAS AVENUE, LLANISHEN, CARDIFF, CF14 5DW	49	True	Permission be granted	06/08/2019
19/02033/MNR	24/07/2019	Woods	ALTERATIONS TO EXISTING DWELLING TO SUBDIVIDE AND CREATE 2 SEPARATE DWELLINGS	60 FISHGUARD CLOSE, LLANISHEN, CARDIFF, CF14 5QG	34	True	Permission be granted	27/08/2019
LLDF Application	<u>Registered</u>	Applicant Name	Proposal	Location	<u>Days taken</u>	8 Week	Decision	Decision Date
<u>Number</u>					to decision	<u>target</u> <u>Achieved?</u>		
19/01420/DCH	17/05/2019	Mr William Michael Clarke	LOFT CONVERSION, REAR DORMER AND ROOFLIGHTS AND RE-SLATING OF ROOFS	94B CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2DT	103	False	Permission be granted	28/08/2019
19/01939/DCH	11/07/2019	FORDHAM	PROPOSED TWO STOREY FRONT EXTENSION & SINGLE STOREY SIDE EXTENSIONS	23 HEOL ARADUR, DANESCOURT, CARDIFF, CF5 2RE	47	True	Permission be granted	27/08/2019

19/01764/DCH	10/06/2019	Curtis	REMOVAL OF FRONT 4 WINDOWS, WOODEN(1960'S) BLACK IN COLOUR AND ROTTEN. TO REPLACE WITH GREY PVC BOX SASH SLIDERS WITH VICTORIAN HORNS. REMOVAL OF 4 REAR WINDOWS, WOODEN (1960'S) BLACK IN COLOUR, AND ROTTEN. TO REPLACE WITH GREY PVC BOX SASH SLIDING WINDOWS WITH VICTORIAN HORNS (NEW)	52 BRIDGE STREET, LLANDAFF, CARDIFF, CF5 2EN	63	False	Permission be granted	12/08/2019
19/01826/DCH	03/07/2019	Barker	SMALL FRONT DOOR PORCH EXTENSION	LLWYN ON, 5 BRUTON PLACE, LLANDAFF, CARDIFF, CF5 2ER	50	True	Permission be granted	22/08/2019
19/02037/DCH	25/07/2019	James	RETENTION OF EXISTING LEAN-TO ANNEXE WITH NEW RAISED ROOF, OMISSION OF REAR EXTENSION AND SUBSTITUTION OF FACE BRICKWORK WITH RENDERED BLOCKWORK TO SIDE ELEVATION OF SIDE EXTENSION	36 PROSPECT DRIVE, LLANDAFF, CARDIFF, CF5 2HN	28	True	Permission be granted	22/08/2019
19/01861/DCH	28/06/2019	Coombes	PROPOSED FIRST FLOOR SIDE EXTENSION OVER EXISTING SINGLE STOREY GROUND FLOOR	37 BUCKLEY CLOSE, DANESCOURT, CARDIFF, CF5 2DF	34	True	Permission be granted	01/08/2019
<u>Application</u> <u>Number</u>	<u>Registered</u>	Applicant Name	<u>Proposal</u>	Location	<u>Days taken</u> <u>to decision</u>	<u>8 Week</u> <u>target</u> Achieved?	<u>Decision</u>	Decision Date
19/01605/MNR	10/06/2019	Howard	CONVERSION OF EXISTING REDUNDANT TOILETS TO HERITAGE ROOM, DISABLED TOILET AND ACTIVITY ROOM WITH SINGLE STOREY REAR EXTENSION. DEMOLITION OF EXTERNAL WALLS FORMING SERVICE YARD	DISUSED PUBLIC TOILETS, CATHEDRAL CLOSE, LLANDAFF	71	False	Permission be granted	20/08/2019
19/01784/MNR	25/06/2019	The Llandaff Society	APPLICATION FOR BLUE PLAQUE- SIR TASKER WATKINS VC	ST ANDREWS, 1 HIGH STREET, LLANDAFF, CARDIFF, CF5 2DX	48	True	Permission be granted	12/08/2019

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<u>Application</u> <u>Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date
19/02066/MJR	22/07/2019	Cardiff County Council	REMOVAL OF CONDITION 21 OF 16/02871/MJR THAT STATES THE EXTRACTION SYSTEM SHALL BE PROVEDED WITH A DE-ODORISING FILTER	YSGOL GLAN CEUBAL C/O GABALFA PRIMARY SCHOOL, COLWILL ROAD, LLANDAFF NORTH, CARDIFF, CF14 2QQ	18	True	Permission be granted	09/08/2019
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Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date
18/02787/DCH	12/12/2018	Laurence	DEMOLITION OF EXISTING DETACHED GARAGE, REAR CONSERVATORY AND SINGLE STOREY EXTENSION TO CREATE ATTACHED ANNEXE SIDE EXTENSION AND REAR SINGLE STOREY EXTENSION	1 LYNTON PLACE, LLANRUMNEY, CARDIFF, CF3 4BT	246	False	Permission be granted	15/08/2019
19/01920/DCH	15/07/2019	Miles	DOUBLE STORY SIDE EXTENSION	19 ILFRACOMBE CRESCENT, LLANRUMNEY, CARDIFF, CF3 4TB	36	True	Permission be granted	20/08/2019
PENT								
<u>Application</u> Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	Location	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> Achieved?	<u>Decision</u>	Decision Date

19/01610/MJR	06/06/2019	Capital, Estates & Operational Services, Cardiff & Vale University	SITE 1 - PROPOSED WELLBEING HUB, INCLUDING REPLACEMENT OF EXISTING CAR PARKING, SUSTAINABLE URBAN DRAINAGE SYSTEM, LANDSCAPE WORKS SITE 2 - PROPOSED DEMOLITION OF EXISTING HEALTH CENTRE, AND PROVISION OF CAR PARKING AREA, AND REPLACEMENT HARD SURFACE PLAY AREA (AMENDED POSITION) SITE 3 - PROPOSED TEMPORARY CAR PARK	LAND ADJACENT TO LLANEDEYRN COMMUNITY HUB AND LLANEDEYRN HEALTH CENTRE, MAELFA, LLANEDEYRN, CARDIFF	84	False	Permission be granted	29/08/2019
PENY								
Application Number	<u>Registered</u>	Applicant Name	Proposal	Location	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> Achieved?	<u>Decision</u>	Decision Date
19/01842/DCH	26/06/2019	Williams	PROPOSED REAR DORMER	31 TY-DRAW ROAD, PENYLAN, CARDIFF, CF23 5HB	49	True	Planning Permission be refused	14/08/2019
19/01889/DCH	02/07/2019	Dunn	PROPOSED REAR GROUND FLOOR EXTENSION TO FORM AND PROVIDE ENLARGED KITCHEN AND DINING ROOM FACILITIES TOGETHER WITH STRUCTURAL ALTERATION WORKS	11 TURNHAM GREEN, PENYLAN, CARDIFF, CF23 9DL	44	True	Permission be granted	15/08/2019
19/01666/DCH	06/06/2019	Mr Farshid Mansouri	TWO STOREY SIDE EXTENSION TO FORM GARAGE AT GROUND FLOOR AND A BEDROOM AT UPPER LEVEL WITH EXTERNAL ALTERATIONS	24 PINE WOOD CRESCENT, PENYLAN, CARDIFF, CF23 9HF	77	False	Permission be granted	22/08/2019
19/01744/DCH	14/06/2019	HAQ	PROPOSED LOFT CONVERSION WITH SIDE DORMER TO ACCOMMODATE STAIRCASE INCLUDING CABRIO BALCONY WINDOWS AND REMOVAL OF CHIMNEY	134 PEN-Y-LAN ROAD, PENYLAN, CARDIFF, CF23 5RD	53	True	Permission be granted	06/08/2019
19/01949/DCH	10/07/2019	Mohammed	VARIATION OF CONDITON 2 OF 19/00251/DCH TO SUBSTITUTE PLANS FOR MINOR AMENDMENTS	26 COLCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9BP	37	True	Permission be granted	16/08/2019

19/02167/DCH	05/08/2019	Cronin	EXTEND WIDTH OF REAR DORMER TO MEET SIDE ELEVATION OF HOUSE - PREVIOUSLY APPROVED UNDER 19/01102/DCH	63 COLCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9AX	3	True	Permission be granted	08/08/2019
19/01899/DCH	08/07/2019	Jones	FIRST FLOOR SIDE EXTENSION ABOVE EXISTING GARAGE	1 CLOS TECWYN, PENYLAN, CARDIFF, CF23 5ND	29	True	Permission be granted	06/08/2019
19/01935/DCH	09/07/2019	Jordan	REAR EXTENSION	36 DOE CLOSE, PENYLAN, CARDIFF, CF23 9HJ	23	True	Permission be granted	01/08/2019
19/01919/DCH	08/07/2019	Morris	SINGLE STOREY EXTENSION TO EXISTING GROUND FLOOR KITCHEN AND CONSTRUCTION OF NEW EXTERNAL STORE	130 KIMBERLEY ROAD, PENYLAN, CARDIFF, CF23 5AF	25	True	Permission be granted	02/08/2019
Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	Location	<u>Days taken</u> <u>to decision</u>	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date
19/01993/MJR	22/07/2019	Cardiff Community Housing Association	INCREASE OF THE OVERALL DIMENSIONS OF BLOCK A(H) AND BLOCK A (HEREINAFTER BLOCK A AND BLOCK C) BY 526MM LENGTH AND 266MM WIDTH DUE TO PROPOSED WALL THICKNESSES NEW BLOCK B INTERNAL AND EXTERNAL LAYOUT WITH AN OVERALL LENGTH 970MM SHORTER AND 1113MM WIDER - PREVIOUSLY APPROVED UNDER 12/01240/DCO	LAND TO WEST OF EQUINOX, COLCHESTER AVENUE, PENYLAN	10	True	Permission be granted	01/08/2019
<u>Application</u> <u>Number</u>	<u>Registered</u>	Applicant Name	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> Achieved?	<u>Decision</u>	Decision Date

A/19/00072/MNR 25/06/2019	JCDecauxUK	REMOVAL OF EXISTING INTERNALLY ILLUMINATED ADVERTISEMENT AND THE INSTALLATION OF AN INTERNALLY ILLUMINATED DIGITAL ADVERTISEMENT, MEASURING APPROXIMATELY 6MX3M ON A SPECIALLY DESIGNED SUPPORTING LEG	LAND AT NEWPORT ROAD AND JUNCTION OF ROVER WAY, NEWPORT ROAD, PENYLAN	59	False	Permission 23/08/2019 be granted
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Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> <u>to decision</u>	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date
19/01994/DCH	18/07/2019	McGreal	LOFT CONVERSION TO INCLUDE REAR DORMERS	13 BOVERTON STREET, ROATH, CARDIFF, CF23 5ES	43	True	Permission be granted	30/08/2019
19/01691/DCH	10/06/2019	Davies	ERECTION OF A NEW OUTBUILDING AT THE REAR OF THE PROPERTY	6 WERFA STREET, ROATH, CARDIFF, CF23 5EW	52	True	Permission be granted	01/08/2019
19/00210/DCH	04/02/2019	Latner	DEMOLITION OF EXISTING OUTBUILDING, CONSTRUCTION OF OUTBUILDING TO CREATE SELF CONTAINED ANCILLARY ACCOMMODATION	31 CROFTS STREET, ROATH, CARDIFF, CF24 3DZ	178	False	Planning Permission be refused	01/08/2019
19/01724/DCH	11/07/2019	Mr Rasul	REAR GROUND FLOOR EXTENSIONS 4000MM OR LESS DEPTH FROM ORIGINAL MAIN WALL, AND REAR DORMER SET BACK 300MM FROM ORIGINAL MAIN HOUSE REAR WALL (THE PROPOSED NEW FOOT-PRINT WILL OCCUPY LESS THAN 50% OF THE GARDEN AREA) AND ADDITION OF ROOF LIGHTS TO THE FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE	48 STRATHNAIRN STREET, ROATH, CARDIFF, CF24 3JN	22	True	Permission be granted	02/08/2019

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19/01277/MNR	23/05/2019	Ogbonna	DISCHARGE OF CONDITIONS 3 (CYCLE STORE) & 6 (EXTERNAL FINISHES) OF 18/02148/MNR	3 THE WALK, ROATH, CARDIFF, CF24 3AF	78	False	Full Discharge of Condition	09/08/2019
19/01816/MNR	24/06/2019	Meredith	TO ESTABLISH USE AS A FIVE BED HOUSE IN MULTIPLE OCCUPATION	51 TALWORTH STREET, ROATH, CARDIFF, CF24 3EH	46	True	Permission be granted	09/08/2019
19/00524/MNR	09/04/2019	Mr Moghal	VARIATION OF CONDITION 2 (APPROVED PLANS) AND CONDITION 6 (NUMBER OF ROOMS) OF 17/02109/MNR - CHANGE TO 10 BEDROOM SUI GENERIS HOUSE IN MULTIPLE OCCUPATION	REAR OF 22 CITY ROAD, ROATH, CARDIFF, CF24 3DL	135	False	Permission be granted	22/08/2019
19/01730/MNR	12/06/2019	Mr Ashraf	GROUND FLOOR REAR EXTENSIONS TO EXISTING FLAT AND SHOP	188 CITY ROAD, ROATH, CARDIFF, CF24 3JF	70	False	Permission be granted	21/08/2019
19/01866/MNR	28/06/2019	Dadam	ESTABLISH USE TO FLAT	SECOND FLOOR FLAT, 116-118 CITY ROAD, ROATH, CARDIFF, CF24 3DQ	49	True	Permission be granted	16/08/2019
19/01555/MNR	28/05/2019	Mr Carl Rayson	CONVERSION OF 6 BEDROOM DWELLING INTO 4 SELF CONTAINED FLATS WITH SINGLE AND FIRST FLOOR REAR EXTENSIONS AND EXTERNAL ALTERATIONS	4 WEST GROVE, ROATH, CARDIFF, CF24 3AN	87	False	Permission be granted	23/08/2019
A/19/00064/MNF	R 11/07/2019	Ashraf	INTERNALLY ILLUMINATED FASCIA SIGN	29-31 CITY ROAD, ROATH, CARDIFF, CF24 3BJ	26	True	Permission be granted	06/08/2019
19/02058/MNR	23/07/2019	PROTHERO	SUBDIVISION OF EXISTING GARAGES FROM 5 TO 6	GARAGES REAR OF 90 ROATH COURT ROAD, ROATH, CARDIFF, CF24 3SE	35	True	Permission be granted	27/08/2019

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19/00987/DCH	22/03/2019	Dr Subramanian Bala Chandran	SINGLE STOREY FIRST FLOOR REAR EXTENSIONS WITH LOFT CONVERSION INCLUDING DORMERS AND CHANGE OF MAIN ROOF FROM PITCHED TO GABLE WITH EXTERNAL ALTERATIONS	HIGHFIELD, DRUIDSTONE ROAD, OLD ST MELLONS, CARDIFF, CF3 6XD	160	False	Permission be granted	29/08/2019
19/00410/DCH	04/03/2019	Moore	TWO STOREY EXTENSION TO SIDE OF PROPERTY	11 CHAPEL ROW, OLD ST MELLONS, CARDIFF, CF3 5UB	179	False	Permission be granted	30/08/2019
19/02132/DCH	05/08/2019	Mawson	TO INSTALL SLIGHTLY LARGER WINDOWS MEASURING 1000MM HEIGHT X 1000MM WIDTH ON ALL DORMERS (2 AT THE REAR AND 3 AT THE FRONT) - PREVIOUSLY APPROVED UNDER 18/00952/DCH	WESTWINDS, BEGAN ROAD, OLD ST MELLONS, CARDIFF, CF3 6XJ	18	True	Permission be granted	23/08/2019
Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	Location	<u>Days taken</u> <u>to decision</u>	<u>8 Week</u> <u>target</u> Achieved?	<u>Decision</u>	Decision Date
19/01649/MJR	05/06/2019	South Wales Fire and Rescue Service	MINOR AMENDMENTS TO LAYOUT , SOFT LANDSCAPING AND APPEARANCE, AND NEW BACK-UP GENERATOR - PREVIOUSLY APPROVED UNDER 16/02659/MJR	CARDIFF GATE TRAINING AND DEVELOPMENT CENTRE, CHURCH ROAD, OLD ST MELLONS	58	False	Permission be granted	02/08/2019
Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	<u>Location</u>	Days taken to decision	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date

19/01300/MNR	22/05/2019	Welsh Ambulance Service Trust	CHANGE OF USE FROM CLASS B1 USE (OFFICES) TO SUI GENERIS USE FOR A 'MAKE-READY DEPOT' ('MRD') AND ASSOCIATED FACILITIES FOR THE WELSH AMBULANCE SERVICE TRUST. ASSOCIATED EXTERNAL ALTERATIONS ARE PROPOSED INCLUDING AN EXTENSION TO THE CORNER OF THE SOUTH WEST / SOUTH EAST ELEVATION AND A PARTIAL EXTENSION OF THE ROOFLINE AT THE SOUTH EAST ELEVATION OF THE EXISTING BUILDING THAT FRONTS ONTO CROESCADARN CLOSE	MINTON TREHARNE & DAVIES LTD T/A THE SOUTH WEST SCHOOL OF NON DESTRUCTIVE TESTING MERTON H, AVENUE INDUSTRIAL PARK, CROESCADARN CLOSE, PONTPRENNAU, CARDIFF, CF23 8HF	72	False	Permission be granted	02/08/2019
19/01671/MNR	10/06/2019	Eastern Business Park Limited	PROPOSED CHANGE OF USE OF PART OF THE GROUND OF BUILDING 1 AT EASTERN BUSINESS PARK, CARDIFF FROM B1 (BUSINESS USE) TO D2 (ASSEMBLY AND LEISURE)	BUILDING 1, EASTERN BUSINESS PARK, WERN FAWR LANE, OLD ST MELLONS, CARDIFF, CF3 5XW	56	True	Permission be granted	05/08/2019
19/01214/MNR	03/05/2019	Randall Brown Developments	PROPOSED DEMOLITION OF LITTLE BEGAN HOUSE AND THE CONSTRUCTION OF THREE DETACHED DWELLINGS	LITTLE BEGAN HOUSE, BEGAN ROAD, OLD ST MELLONS, CARDIFF, CF3 6XJ	119	False	Permission be granted	30/08/2019
19/01934/MNR	09/07/2019	John Lewis and Partners	INSTALLATION OF TWO NEW ANPR CAMERAS ON TO EXISTING LAMP POSTS WITH NEW BOLLARD PROTECTION	WAITROSE, CROESCADARN CLOSE, PONTPRENNAU, CARDIFF, CF23 8AN	52	True	Permission be granted	30/08/2019
РҮСН								
<u>Application</u> <u>Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> <u>to decision</u>	<u>8 Week</u> <u>target</u> Achieved?	<u>Decision</u>	Decision Date
A/19/00066/MNF	R 07/06/2019	Mr Robert Thomson	ADVERTISMENT APPLICATION FOR SIGNAGE TO THE FRONT AND REAR OF THE BUILDING	UNIT 2C GWAELOD-Y-GARTH INDUSTRIAL ESTATE, MAIN ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 9PN	69	False	Permission be granted	15/08/2019

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19/01901/DCH	03/07/2019	Christian	CONSERVATORY TO REAR AND SIDE OF PROPERTY	25 WALNUT TREE CLOSE, RADYR, CARDIFF, CF15 8SX	44	True	Permission be granted	16/08/2019
19/00666/DCH	18/04/2019	Amos	SINGLE STOREY SIDE/REAR EXTENSION	38 HEOL ISAF, RADYR, CARDIFF, CF15 8DY	113	False	Planning Permission be refused	09/08/2019
19/01817/DCH	05/07/2019	Thomas	DEMOLITION OF EXISTING CONSERVATORY. PROPOSED SINGLE STOREY REAR EXTENSION	3 NICHOLAS COURT, RADYR, CARDIFF, CF15 8DT	49	True	Permission be granted	23/08/2019
19/02029/DCH	22/07/2019	Williams	NEW SINGLE STOREY 'ORANGERY' EXTENSION TO REAR WITH LANTERN	3 CAER IDWEN, MORGANSTOWN, CARDIFF, CF15 8FZ	32	True	Permission be granted	23/08/2019

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19/01473/DCH	16/05/2019	Saltmarsh	CHANGE FLAT ROOF OVER SINGLE STOREY SIDE ANNEX (GARAGE, STOREROOM & KITCHEN) TO A PITCHED ROOF TO CREATE AN UPPER FLOOR FOR A NEW BEDROOM. CHANGE OF USE FOR THE STOREROOM TO A UTILITY ROOM. SINGLE STOREY EXTENSION TO THE REAR	54 CAE'R WENALLT, PANTMAWR, CARDIFF, CF14 7HP	105	False	Permission be granted	29/08/2019
19/01871/DCH	01/07/2019	Rees	TWO STOREY EXTENSION, HIP TO GABLE ROOF EXTENSION AND REAR DORMER	35 LANSDOWNE AVENUE, RHIWBINA, CARDIFF, CF14 6AT	60	False	Permission be granted	30/08/2019

19/01955/DCH	10/07/2019	PRANCE	SINGLE STOREY PITCHED ROOF GARAGE TO THE SIDE OF PROPERTY	138 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6ES	50	True	Permission be granted	29/08/2019
19/01835/DCH	26/06/2019	Lee	HIPPED ROOF TO GABLE END LOFT CONVERSION WITH REAR DORMER AND FRONT ROOF LIGHTS	9 WAUN-Y-GROES AVENUE, RHIWBINA, CARDIFF, CF14 4SY	41	True	Permission be granted	06/08/2019
19/01695/DCH	20/06/2019	Morgans	TO REPLACE THE FRONT DOWNSTAIRS WINDOW. THE CURRENT WINDOW WHICH IS NOT AN ORIGINAL WINDOW AND IN A DIFFERENT STYLE TO THE ORIGINAL WINDOW IS ROTTEN BEYOND REPAIR. WE WOULD LIKE TO REPLACE WITH A VERSION THAT IS IDENTICAL TO THE ORIGINAL STYLE OF WINDOW INTENDED FOR THE HOUSE	22 Y GROES, RHIWBINA, CARDIFF, CF14 6DX	55	True	Permission be granted	14/08/2019
19/01807/DCH	20/06/2019	Morgans	REPLACEMENT OF GROUND FLOOR FRONT WINDOW	22 Y GROES, RHIWBINA, CARDIFF, CF14 6DX	55	True	Permission be granted	14/08/2019
19/01840/DCH	27/06/2019	Cannon	PROPOSED SINGLE STOREY REAR AND SIDE EXTENSIONS, REAR DORMER AND HIP TO GABLE ROOF EXTENSION	6 HEOL ERWIN, RHIWBINA, CARDIFF, CF14 6QP	56	True	Permission be granted	22/08/2019
19/01638/DCH	19/06/2019	Strong	RETENTION OF REPLACEMENT GARAGE	102 BRYNTEG, RHIWBINA, CARDIFF, CF14 6TU	63	False	Permission be granted	21/08/2019
19/02009/DCH	23/07/2019	Preece	DEMOLITION OF EXISTING REAR CONSERVATORY, RECONSTRUCTION OF SINGLE STOREY REAR EXTENSION. DEMOLITION OF EXISTING AND RECONSTRUCTION OF FRONT PORCH. INTERNAL ALTERATIONS TO KITCHEN AND SUN-ROOM	3 TROED Y RHIW, RHIWBINA, CARDIFF, CF14 6UR	23	True	Permission be granted	15/08/2019
19/01885/DCH	09/07/2019	Mayers	PROPOSED TWO STOREY REAR AND SIDE EXTENSION(S), ROOF ALTERATIONS FROM HIP TO GABLE; ALL WITH ASSOCIATED EXTERNAL WORKS	29 THORNHILL ROAD, RHIWBINA, CARDIFF, CF14 6PE	37	True	Permission be granted	15/08/2019

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19/01801/DCH	25/06/2019	Hughes	INCREASE THE REAR EXTENSION BY APPROXIMATELY 400MM AND TO CHANGE ROOF FROM PITCHED TO FLAT ROOF AND INCREASE THE GLAZING ON THE BACK WALL, LEAN-TO EXTENSION TO BE CONSTRUCTED AS PER ORIGINAL CONSERVATORY DIMENSIONS. PREVIOUSLY APPROVED UNDER 18/01156/DCH	52 RYDER STREET, PONTCANNA, CARDIFF, CF11 9BU	65	False	Permission be granted	29/08/2019
19/01291/DCH	08/07/2019	Williams, Cousins and Antrobus	REMOVAL OF THE CHIMNEY STACK AT THE BACK OF 10 AND 12 AND WIDEN GARAGE DOOR, MOVE REAR GARDEN ENTRANCE AND WIDEN GARAGE ENTRANCE AT NO. 12	10 AND 12 TALBOT STREET, PONTCANNA, CARDIFF, CF11 9BW	29	True	Permission be granted	06/08/2019
<u>Application</u> Number	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> Achieved?	<u>Decision</u>	Decision Date
19/00520/MJR	02/04/2019	Chegounchei	DISCHARGE OF CONDITIONS 3 (BUILDING RECORDING EXERCISE), 4 (SCHEDULE AND SPECIFICATION OF WINDOW REPLACEMENTS, REPAIRS AND UPGRADING (TOGETHER WITH DETAILS OF ANY CORRESPONDING WORKS TO INTERIOR PANELLING)), 5 (SCHEME OF PROTECTION) AND 6 (DETAILED SPECIFICATION OF WORKS) OF 17/02700/MJR	27-29 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9HA	128	False	Full Discharge of Condition	08/08/2019

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19/01748/MNR	14/06/2019	Yui-Lang Chen	POLYCARBONATE ROOF OVER REAR YARD.	48-50 COWBRIDGE ROAD EAST, RIVERSIDE, CARDIFF, CF11 9DU	62	False	Planning Permission be refused	15/08/2019
19/01366/MNR	02/05/2019	Mr Tahir Anwar	RETAIN PART GROUND FLOOR IN A3 USE AND CONVERT PROPERTY INTO FOUR SELF CONTAINED FLATS WITH FIRST FLOOR REAR EXTENSION REAR DORMER TO MAIN ROOF AND EXTERNAL ALTERATIONS	6 TUDOR STREET, RIVERSIDE, CARDIFF, CF11 6AF	105	False	Permission be granted	15/08/2019
19/02156/MNR	02/08/2019	Cardiff Council Regeneration	TO CHANGE THE BALCONIES FROM GLASS TO A PRE-ALUMINIUM SHEET - PREVIOUSLY APPROVED UNDER 17/01788/MNR	EDINBURGH COURT, WYNDHAM PLACE, RIVERSIDE, CARDIFF, CF11 6ED	5	True	Permission be granted	07/08/2019
19/01729/MNR	26/07/2019	Mr Ormonde	CONVERSION AND FIRST FLOOR EXTENSION TO EXISTING GARAGE STORE TO CREATE A DWELLING	41 CRADDOCK STREET, RIVERSIDE, CARDIFF, CF11 6EW	35	True	Planning Permission be refused	30/08/2019
A/19/00096/MNF	8 06/08/2019	Dignity PLC	1 X FRONT FASCIA - ILLUMINATED 5700MM (W) X 610MM (H) 1 X SIDE FASCIA - NON ILLUMINATED 2500MM (W) X 1450MM (H) 1 X INFORMATION SIGNS - NON ILLUMINATED 400MM (W) X 400MM (H)	1A NEVILLE STREET, RIVERSIDE, CARDIFF, CF11 6LP	24	True	Permission be granted	30/08/2019
RUMN								
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19/01977/DCH	15/07/2019	PUGSLEY	PROPOSED SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY	8 CHURCH ROAD, RUMNEY, CARDIFF, CF3 3BA	43	True	Permission be granted	27/08/2019
19/01624/DCH	04/06/2019	Westgarth	PROPOSED REAR SINGLE STOREY EXTENSION & HIP TO GABLE ROOF EXTENSION WITH REAR DORMER	24 CHURCH ROAD, RUMNEY, CARDIFF, CF3 3BA	70	False	Permission be granted	13/08/2019

16/00785/DCH	06/04/2016	Stephens	PROPOSED LAYING OF A CONCRETE HARD SURFACE IN THE REAR GARDEN OF THE C3 DWELLING HOUSE IN CONNECTION WITH THE PROPOSED SITING OF A MOBILE HOME TO BE USED AS ADDITIONAL LIVING ACCOMMODATION.	91 WENTLOOG ROAD, RUMNEY, CARDIFF, CF3 3HD	1227	False	Permission be granted	16/08/2019
19/01786/DCH	20/06/2019	Willacott	PROPOSED TWO STOREY SIDE EXTENSION	12 LAUGHARNE AVENUE, RUMNEY, CARDIFF, CF3 3HZ	47	True	Permission be granted	06/08/2019
19/01626/DCH	11/06/2019	Healan	SINGLE STOREY EXTENSIONS TO SIDE AND REAR OF HOUSE TO PROVIDE GROUND FLOOR TOILET/SHOWER ROOM AND ENLARGED KITCHEN/BREAKFAST ROOM, TOGETHER WITH REPLACEMENT OF EXISTING GARAGE WITH GARDEN BUILDING	39 TY-FRY GARDENS, RUMNEY, CARDIFF, CF3 3NP	51	True	Permission be granted	01/08/2019
19/01872/DCH	05/07/2019	Butchart	NEW RAISED DECKING AREA TO JOIN ONTO THE PREVIOUSLY APPROVED EXTENSION	42 TYR-Y-SARN ROAD, RUMNEY, CARDIFF, CF3 3BD	34	True	Permission be granted	08/08/2019
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19/02306/MJR	19/08/2019	Cardiff Council	VARIATION OF PRE-COMMENCEMENT CONDITION 3 RELATING TO CONSTRUCTION AND DECOMMISSIONING MANAGEMENT PLAN AND CONDITION 16 RELATING TO OVERWINTERING AND MIGRATORY BIRDS PREVIOUSLY APPROVED UNDER 19/00397/MJR	HOUSEHOLD WASTE RECYCLING CENTRE, LAMBY WAY CLEANSING DEPOT, LAMBY WAY, WENTLOOG, CARDIFF, CF3 2HP	4	True	Permission be granted	23/08/2019
<u>Application</u> <u>Number</u>	<u>Registered</u>	Applicant Name	<u>Proposal</u>	Location	<u>Days taken</u> to decision	<u>8 Week</u> <u>target</u> <u>Achieved?</u>	<u>Decision</u>	Decision Date

19/01746/MNR	24/06/2019	Hughes	CONVERSION OF SINGLE DWELLING INTO 1 GROUND FLOOR AND 1 FIRST FLOOR FLAT	24 BRACHDY ROAD, RUMNEY, CARDIFF, CF3 3BG	53	True	Permission be granted	16/08/2019
19/01787/MNR	20/06/2019	Willacott	CONSTRUCTION OF TWO (SEMI-DETACHED) BUNGALOWS	12 LAUGHARNE AVENUE, RUMNEY, CARDIFF, CF3 3HZ	56	True	Planning Permission be refused	15/08/2019
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Application Number	<u>Registered</u>	Applicant Name	<u>Proposal</u>	<u>Location</u>	Days taken to decision	<u>8 Week</u> target Achieved?	<u>Decision</u>	Decision Date
19/01213/MJR	16/04/2019	MCCLOSKEY	PROPOSED CONSTRUCTION OF 6 BLOCKS OF COMMERCIAL UNITS WITH ACCESS, PARKING, CYCLE & REFUSE STORES	PART OF WESTERN MAIL & ECHO, PACIFIC BUSINESS PARK, PACIFIC ROAD, SPLOTT, CARDIFF, CF24 5HJ	121	False	Permission be granted	15/08/2019
TROW								
Application Number	<u>Registered</u>	Applicant Name	Proposal	Location	Days taken	8 Week	Decision	Decision Date
					to decision	<u>target</u> Achieved?		
18/01564/DCH	31/10/2018	Bunce	WALL AND GATES AROUND PROPERTY PERIMETER	HOLLY HOUSE, TRESIGIN ROAD, TROWBRIDGE, CARDIFF, CF3 0XU			Permission be granted	22/08/2019

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19/01937/DCH	12/07/2019	Gauci	DEMOLITION OF REAR SINGLE STOREY FLAT ROOF EXTENSION AND CONSERVATORY, AND ERECTION OF A REAR AND SIDE TWO STOREY EXTENSION	51 HEOL PENLAN, WHITCHURCH, CARDIFF, CF14 2BZ	46	True	Permission be granted	27/08/2019
19/01633/DCH	11/06/2019	Price	SINGLE STOREY REAR EXTENSION	52 HEOL COED CAE, WHITCHURCH, CARDIFF, CF14 1HL	51	True	Permission be granted	01/08/2019
19/02039/DCH	29/07/2019	Swatton	CONSTRUCTION OF A SINGLE STOREY CONTEMPORARY GLAZED ORANGERY EXTENSION TO THE REAR IN PLACE OF AN EXISTING CONSERVATORY	10 LON-Y-CELYN, WHITCHURCH, CARDIFF, CF14 7BW	32	True	Permission be granted	30/08/2019
19/01936/DCH	15/07/2019	Lynch	DEMOLITION OF EXISTING SINGLE AND TWO STOREY EXTENSIONS TO THE REAR OF THE PROPERTY TO ERECT NEW SINGLE AND TWO STOREY EXTENSIONS	69 THE PHILOG, WHITCHURCH, CARDIFF, CF14 1DZ	39	True	Permission be granted	23/08/2019
19/01968/DCH	17/07/2019	Lewis	SINGLE STORY REAR EXTENSION CREATING A PITCHED ROOF. REPLACE EXISTING PITCHED ROOF OF EXISTING EXTENSION TO FLAT ROOF WITH TWO PYRAMID LANTERNS. DEMOLISH EXISTING ENTRANCE PORCH AND BUILD TWO STORIES ANNEXE INSTEAD TO ACCOMMODATE A MASTER BEDROOM EN SUITE ON THE FIRST FLOOR AND ENTRANCE PORCH ON THE GROUND FLOOR. LOFT CONVERSION CREATING A REAR FLAT ROOF DORMER	14 CAEGWYN ROAD, WHITCHURCH, CARDIFF, CF14 1QL	37	True	Permission be granted	23/08/2019
19/01933/DCH	26/07/2019	Short	LOFT CONVERSION AND GROUND FLOOR REAR EXTENSION	35 MANOR WAY, WHITCHURCH, CARDIFF, CF14 1RD	25	True	Permission be granted	20/08/2019

TO DEMOLISH EXISTING CONSERVATORY AND ERECT REPLACEMENT KITCHEN EXTENSION 3 CLAS YORATH, WHITCHURCH, CARDIFF, CF14 1QG 40 True

Permission 06/08/2019 be granted