

## PLANNING COMMITTEE

16 OCTOBER 2019

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

10 : APOLOGIES FOR ABSENCE

Councillor Lay

11 : MINUTES

The minutes of the meeting held on the 18 September 2019 were signed as a correct record.

12 : DECLARATIONS OF INTEREST

None

13 : PETITIONS

Application no, 19/01426/MNR, St David's Hotel & Spa, Havannah Street  
Application no, 19/01339/MNR, 238 Pantbach Road, Rhiwbina  
Application no, 19/01752/MNR, Ty Newydd, Heol Goch, Pentyrch

14 : 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 & Country Planning Act 1990 or Section 16 of Section 74 of the Planning (Listed Building & Conservation Act 1990).

## **APPLICATIONS GRANTED**

19/02214/MNR – CATHAYS

82 CATHAYS TERRACE

Ground floor rear extension, rear dormer and conversion from C4 to Sui Generis house in multiple occupation.

# APPLICATIONS REFUSED

19/01339/MNR – RHIWBINA

238 PANTBACH ROAD

Demolition of part two storey and single storey buildings 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.

1. The development by virtue of its height, massing and scale would be out of keeping with other buildings in the surrounding area and detrimental to the visual character of the area, contrary to policy KP5 (i) of the Cardiff Local Development Plan.
2. The scale and massing of the development, together with its close proximity to the boundaries with neighbouring properties, would result in an unacceptable overbearing and obtrusive impact which would be detrimental to the amenities of neighbouring occupiers, contrary to policy KP5 (x) of the Cardiff Local Development Plan.
3. The development would be detrimental to the setting of the Rhiwbina Garden Village Conservation Area in that it would appear as an incongruous feature out of keeping with scale and character of existing commercial properties and dwellings in the vicinity of the site which form the setting of the conservation area, contrary to policy EN9 of the Cardiff Local Development Plan.

19/01749/MNR – CATHAYS

20 MAY STREET

Ground & First floor rear extension, rear dormer and conversion to 6 bed C4 house in multiple occupation.

19/01752/MNR – PENTYRCH

TY NEWYDD, HEOL GOCH

Erection of stable block incorporating tack room and wash room to support adjoining paddock/donkey sanctuary.

Subject to an amendment to Reason 2 to read:

'The proposal would prejudice the open nature of the land and would cause unacceptable harm to the Garth Hill and Pentyrch Ridges Special Landscape Area and would fail to fulfil any of the criteria for justification of development within a green wedge that are set out in paragraphs 3.71 to 3.74 of Planning Policy Wales contrary to Policies KP3(A) and EN3 of the Cardiff Local Development Plan 2006-2026.

19/02232/MNR – CATHAYS

5 MAY STREET

Change of use of a three bedroom (C3) dwelling into a five bedroom HMO C4 use (retrospective)

## **APPLICATIONS DEFERRED**

19/01331/MNR – LISVANE

LOZELLES, CHURCH ROAD

Proposed construction of block of 6 self contained flats

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

19/02126/DCH – CYNCOED

1 THE FAIRWAY

Single storey rear and two storey side extensions.

## **APPLICATIONS TAKEN OFF AGENDA**

19/01426/MNR – BUTETOWN

ST DAVIDS HOTEL AND SPA, HAVANNAH STREET

Proposed temporary zip line development for a period of 6.5 months (30 calendar weeks) from the roof of St Davids Hotel, Havannah Street, Cardiff, CF10 5SD to land adjacent to the Norwegian Church (Waterfront Park/Britannia Park) Harbour Drive, Cardiff Bay.

15 : APPLICATIONS DECIDED BY DELEGATED POWERS - SEPTEMBER 2019

Noted

16 : URGENT ITEMS (IF ANY)

None

17 : DATE OF NEXT MEETING - 20 NOVEMBER 2019

Noted