

PLANNING COMMITTEE

19 MAY 2021

Present: Councillor K Jones(Chairperson)
Councillors Stubbs, Ahmed, Asghar Ali, Gordon, Hudson,
Jacobsen, Jones-Pritchard, Keith Parry, Sattar and Wong

35 : APOLOGIES FOR ABSENCE

None

36 : MINUTES

The minutes of the meeting held on the 21 April 2021 were approved and signed by the Chair as a correct record.

37 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REASON
Jackobson	21/00321/MNR	Ward Councillor

38 : PETITIONS

1. 20/634/MNR, Land at Rhydlafar Drive, St Fagans
2. 21/00497/MNR, Llandaff Primary Caretakers House, 28 Hendre Close, Llandaff
3. 21/00420/MNR, Terra Nova Café, Lake Road West, Cyncoed
4. 21/00520/MNR, 49 Wellfield Road, Plasnewydd

In relation to 1, 2 and 3 the petitioner spoke and the agents/applicants responded. In relation to 4 the petitioner spoke, the agent did not respond.

39 : DEVELOPMENT CONTROL APPLICATIONS

APPLICATIONS GRANTED

21/00497/MNR – LLANDAFF

LLANDAFF PRIMARY CARETAKERS HOUSE, 28 HENDRE CLOSE
Change of use from residential (C3) to non-residential institution (D1) for use as pre-school nursery with conversion of existing garage to play area

Subject to an additional condition to ensure permanent access to the nursery through the school grounds from both Hendre Close and Cardiff Road.

21/00420/MNR – CYNCOED

TERRA NOVA CAFÉ, LAKE ROAD WEST

Variation of Condition 4 of 08/01271/E for opening hours to be extended by 1 hour from 21.00 – 22.00

APPLICATIONS GRANTED ON EXECUTION OF A PLANNING OBLIGATION PURSUANT TO SECTION 106, TOWN AND COUNTRY PLANNING ACT 1991.

20/02634/MNR – CREIGAU/ST FAGANS

LAND AT RHYDLAFAR DRIVE

Construction of a new 2 storey medical centre (D1 use Class) and pharmacy (A1 use Class), parking, landscaping and associated works.

Subject to an amendment to Condition 2 to read:

The development shall be carried out in accordance with the following approved plans and documents: 1766-90 – Location Plan. 1766-111 (REV N) – Proposed Site Plan. 1766-201 (REV M) – Proposed Floor Plans. 1766-202 - Roof Plan. 1766-300 (REV E) – Proposed Elevations. 1766-301 (REV B) – Proposed Visual. Waste Management Strategy prepared by Peacock + Smith. Transport Statement prepared by Asbri Transport document ref: T20.122.TA.D1 Ecological Technical Note prepared by Celtic Ecology dated 30/09/2020 Foul and Surface Water Drainage Strategy prepared by ARP Associates reference 2102/01r1c 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.

Subject to an amendment to Condition 4 to read:

4) Details of the junction between the proposed access road and the highway, including pedestrian crossing facilities, shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented prior to the development being put into beneficial use

Subject to an additional Condition to read:

Prior to the commencement of development, details of the means of site enclosure shall be submitted to and approved in writing 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.

Subject to an additional Condition to read:

No development shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;

- ii)
- iii) loading and unloading of plant and materials; iii)
- iv) storage of plant and materials used in constructing the development; iv) the erection and maintenance of security hoarding, including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) vi) measures to control the emission of dust and dirt during demolition and construction; and
- vii) vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

Subject to an additional Recommendation to read:

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

21/00321/MJR – PENTWYN

FORMER MORRISONS, 113 BRYNHEULOG

Proposed development of 28 affordable homes including car parking, sustainable drainage, landscaping and associated works.

20/02078/MJR – PONTPRENNAU/ OLD ST MELLONS

Land adjacent to St Julians House, Bridge Road

Residential development of up to 160 units with associated demolition, infrastructure, landscaping and access.

APPLICATIONS REFUSED

21/00520/MNR – PLANNEWYDD

49 WELLFIELD ROAD

Change of use from retail (Class A1) to restaurant (Class A3) and installation of louvre, plant and duct.

40 : SECTION 257 TOWN AND COUNTRY PLANNING ACT 1990, PUBLIC FOOTPATH RADYR NO.37

The Planning Committee considered a report which was part of Planning Application 14/02733/MJR for the Plasdwr Residential Development, the Public Footpath Radyr

37 was proposed to be realigned within a green corridor. The northern section footpath a new pedestrian crossing on Llantrisant Road would be provide improved access to link with Public Footpath Radyr no 38 heading towards the Radyr Golf Club.

RESOLVED: The Planning Committee AGREED to approve the application in order for Legal Services to process the Legal Order.

41 : SECTION 257 TOWN AND COUNTRY PLANNING ACT 1990, PUBLIC FOOTPATH RADYR NO.38

The Planning Committee considered a report which explained that the developer Redrow had received outline planning consent for Application Number 14/02733/MJR for the Plas Dwr Residential Development. The Public Footpath Radyr No 38 was proposed to be realigned through green spaces in the new development. Radyr Golf Club and Redrow Developers were jointly applying for the realignment of the footpath crossing both of their land parcels to provide a safer path for walkers.

RESOLVED: The Planning Committee AGREED to approve the application in order for Legal Services to process the Legal Order.

42 : APPLICATIONS DECIDED BY DELEGATED POWERS - APRIL 2021

Noted

43 : URGENT ITEMS (IF ANY)

None

44 : DATE OF THE NEXT MEETING - 16 JUNE 2021