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AGENDA

Committee PLANNING COMMITTEE

Date and Time of Meeting WEDNESDAY, 19 JANUARY 2022, 1.30 PM

Venue REMOTE MEETING VIA MS TEAMS

Membership Councillor K Jones (Chair)
Councillors Stubbs, Ahmed, Asghar Ali, Driscoll, Gordon, Hudson,
Jacobsen, Jones-Pritchard, Keith Parry, Sattar and Wong

1 Apologies for Absence

2 Minutes

To approve as a correct record the minutes of the meeting held on 15 December 2021.

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 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:

21/01545/MNR, 12 KENT STREET, GRANGETOWN

5 Development Control Applications

a 19/02864/MNR, REAR OF 17 AEL-Y-BRYN, RADYR

b 21/02156/MNR, FORMER POLICE STATION, CRICKHOWELL ROAD, ST MELLONS

c 21/01545/MNR, 12 KENT STREET, GRANGETOWN

d 21/00049/MJR, ASDA CARDIFF CORYTON, LONGWOOD DRIVE,
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WHITCHURCH

- 6 **Applications decided by Delegated Powers - December 2021**
- 7 **Urgent Items (if any)**

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 13 January 2022

Contact: Kate Rees, 029 2087 2427, krees@cardiff.gov.uk

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PLANNING COMMITTEE

15 DECEMBER 2021

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

87 : APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Abdul Sattar. Councillor Lyn Hudson indicated that she would be late in joining the meeting.

88 : MINUTES - TO FOLLOW

The minutes of the meeting on the 3 November were agreed as a correct record and signed by the Chairperson.

89 : DECLARATIONS OF INTEREST

The following declarations of interest were received in accordance with the Members Code of Conduct:

Councillor	Item Number	Nature of Interest
Councillor Driscoll	21/01882/MJR	Personal & Prejudicial – previously expressed an opinion
Councillor Driscoll	21/01666/MJR	Personal & Prejudicial – previously expressed an opinion
Councillor Driscoll	21/01359/MJR	Personal & Prejudicial – speaking as Ward Councillor
Councillor Gordon	21/01806/MJR	Personal & Prejudicial – speaking as Ward Councillor
Councillor Gordon	21/01954/MJR	Personal & Prejudicial – previously expressed an opinion
Councillor Keith Parry	21/01954/MJR	Personal & Prejudicial – previously expressed an opinion

90 : PETITIONS

The following petitions were received; the petitioner and agent spoke in relation to petition 2.

- 1 21/01359/MJR – Land at former waste transfer centre, Waun Gron Park, Llandaff, Cardiff
- 2 21/01806/MJR – Canton Community Hall, Leckwith Road,

- 3 Riverside, Cardiff, CF11 8HG
21/01954/MJR – Land to the north-west of Whitchurch Hospital
Playing Fields

91 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control applications submitted in accordance with the Town and Country Planning Act 1990:

RESOLVED: Pursuant to this Committee's delegated powers the following development control applications be determined in accordance with the recommendation set out in the reports 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 1980 or Section 74 of the Planning (Listed Building & Conservation) Act 1980:

APPLICATIONS GRANTED:

21/01746/MNR – WHITCHURCH/TONGWYNLAIS
Charwin, Heol y Gors, Whitchurch, Cardiff, CF14 1HE

Proposed construction of a detached one bedroom dormer bungalow.

21/01954/MJR – WHITCHURCH/TONGWYNLAIS
Land to the north-west of Whitchurch Hospital playing fields

Councillors Iona Gordon and Keith Parry reaffirmed their prejudicial interests in respect of this application and took no part in the discussion of this application.

Councillor Mike Jones Pritchard indicated that, whilst he did not feel he had either a personal or prejudicial interest in this application, he would take no part in the discussion of the application.

Discharge of condition 17 (construction environmental management plan) of
17/01735/MJR

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

21/01806/MJR – Riverside
Canton Community Hall, Leckwith Road, Riverside, Cardiff, CF11 8HG

Councillor Iona Gordon reaffirmed her prejudicial interest and spoke as a Ward Councillor

Demolition of existing Canton Community Centre, car park and MUGA; proposed development of Community Living Scheme comprising of 41 flats, Community Hall, Multi-use Games areas, landscaping, sustainable drainage, cycle and car parking, improved sustainable travel infrastructure and associated works.

Subject to amendment of the recommendation in the following terms:

That planning permission be GRANTED subject to the applicant entering a Unilateral Undertaking to (i) contribute £29,676 to open space in the locality; (ii) prior to development commencing submit for approval details of off-site car park improvements, to include information on lining, signing and road marking improvements, to the Local Planning Authority and for the approved details to be implemented prior to beneficial occupation; and (iii) contribute £10,000 to consider potential parking/traffic schemes on the west side of Leckwith Road (including Earle Place) to ensure the development does not lead to traffic problems;

and amendment to condition 34, to read as follows:

Prior to occupation an adopted highway plan shall be submitted to the Welsh Government (along the lines of plan 'Proposed Order Plan, showing the highway to be stopped up or diverted'), illustrating areas of adopted highway to be stopped up and areas of land to be additionally dedicated as public highway, as part of the stopping up order process.

20/01882/MJR – Llandaff

Windrush, 58 Pwllmelin Road, Llandaff, Cardiff, CF5 2NL

Councillor Sean Driscoll reaffirmed his prejudicial interest in respect of this application and took no part in the discussion of this application.

Demolition of existing dwelling house and replacement with 23 self-contained residential apartments within four separate blocks, with landscaping, access, parking and associate infrastructure.

21/01666/MJR – Grangetown

Land at Channel View Road, Grangetown, Cardiff

Councillor Sean Driscoll reaffirmed his prejudicial interest in respect of this application and took no part in the discussion of this application.

Hybrid application for mixed-use development outline permission for: the redevelopment and extension of part of the Channel View estate for up to 319 residential apartments and houses, up to 285 sq.m of retail floorspace (use Class A1), communal gardens incorporating allotments and picnic areas, formal and informal children's play space, landscaping, cycle paths/footpaths, drainage infrastructure, roads and parking; the regeneration of the Marl public open space to include new/improved sports pitches, children's play space, a new 'beach' water features, landscaping, and cycle paths/footpaths; the provision of a new busy/cycle/pedestrian link between Channel View Road and South Clive Street and a new cycle/pedestrian link between South Clive Street and Ferry Road; the provision of a new parking area; together with associated works (all matters reserved for future consideration. Full permission is sought for a first phase of development comprising of new tower blocks (8-13) storeys) providing 81 older-persons (over 55's), community-living accommodation unites, a 115sq.m community

café, communal gardens incorporating allotments and picnic areas, landscaping, drainage infrastructure, footpaths, roads, parking and associated works.

21/01359/MJR – Llandaff

Land at former waste transfer centre, Waungron Park, Llandaff, Cardiff

Councillor Sean Driscoll reaffirmed his prejudicial interest in respect of this application and spoke as a Ward Councillor.

Mixed use housing development comprising 44no. 1 and 2 bedroom apartments, office and commercial spaces, along with the provision of a new highway to accommodate a bus interchange, improved cycle and pedestrian access and associated works.

Subject to the amendment of condition 2 by deleting reference to Site Layout Plan (ref. 19127(05)101C) and substitution Site Layout Plan 19127(05)101E

It should be noted that no decision may be issued unless written authorisation is received from Welsh Ministers pursuant to its Holding Direction.

APPLICATIONS DEFFERED:

19/02864/MNR – Radyr

Rear of 17 Ael-Y-Bryn, Radyr, Cardiff, CF15 8AZ

REASON: To enable officers to draft reasons for refusal.

92 : SECTION 257 STOPPING UP AND DIVERSION APPLICATION AT CREIGIAU QUARRY

The Committee received a report in respect of Creigiau Quarry referring to historic anomalies requiring sections of footpaths to be stopped up which physically no longer exist due to quarrying works. The bridleway partly forms the access road into the quarry which will not be suitable for users on safety grounds.

RESOLVED: To approve the section 257 application for Creigiau Quarry and for Legal Services to be instructed to process the Legal Order.

93 : APPLICATIONS DECIDED BY DELEGATED POWERS

RESOLVED: To note the applications decided by Delegated Powers for November 2021 were noted.

94 : URGENT ITEMS (IF ANY)

No urgent items were tabled.

95 : DATE OF NEXT MEETING - 19 JANUARY 2022

The meeting terminated at 6.15 pm

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LOCAL MEMBER CONCERNS

COMMITTEE DATE: 19/01/2022

APPLICATION No. **19/02864/MNR** APPLICATION DATE: 07/11/2019ED: **RADYR**

APP: TYPE: Full Planning Permission

APPLICANT: Mr May

LOCATION: REAR OF 17 AEL-Y-BRYN, RADYR, CARDIFF, CF15 8AZ

PROPOSAL: ERECTION OF DWELLING (AMENDMENTS TO DESIGN OF DWELLING GRANTED PERMISSION UNDER REF 12/02142/DCO) AND GARAGE

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 plans and documents:
 - 05 – Location plan
 - DOC.G.001A – Proposed garage floor plan, garage elevations and garage location plan (except in respect of the details given on drawing DOC.R.G.001 Rev C).
 - DOC.R.002B – Proposed floor plans.
 - DOC.R.003B – Proposed elevations.
 - DOC.R.G.001 Rev C – Partial Site Plan, Patio/Garden.
 - DOC.R.001 Rev B – Proposed Site Plan (except in respect of the details given on drawing DOC.R.G.001 Rev C).

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.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) no structure or extension shall be placed within the curtilage of the dwelling hereby approved, no windows or other openings shall be made in the external walls of the building, and no extensions shall be added to the roof of the building, other than those shown on the approved plans.

Reason: To ensure that the privacy and amenity of adjoining occupiers is protected, in accordance with policy KP5 of the Cardiff Local Development Plan.

3. Details of the appearance of the additional screening to be added to the existing boundary structures and the planters to be added to the patio,

as noted on drawing DOC.R.G.001 Rev C, along with a timetable for installation of the screening and planters, shall be submitted to and approved in writing by the local planning authority within one month of the date of this notice, and the screening material and planters shall be installed in accordance with the approved details and timetable and shall thereafter be retained in perpetuity.

Reason: To ensure that the privacy of adjoining occupiers is protected, and in the interests of visual amenity, in accordance with policy KP5 of the Cardiff Local Development Plan.

4. No part of the patio that is within 10.5 metres of the boundary with the garden at the rear of no. 17 Ael Y Bryn (when measured in a horizontal plane) shall be used as a balcony or as a sitting out area or for any recreational purpose whatsoever at any time.

To ensure that the privacy of adjoining occupiers is protected, in accordance with policy KP5 of the Cardiff Local Development Plan.

5. Details of an opaque screening material which shall replace, or be added to, the railings of the balcony on the rear of the dwellinghouse, along with a timetable for installation of the material, shall be submitted to and approved in writing by the local planning authority within one month of the date of this notice, and the screening material shall be installed in accordance with the approved details and timetable and shall thereafter be retained in perpetuity.

Reason: To ensure that the privacy and amenity of adjoining occupiers is protected, in accordance with policy KP5 of the Cardiff Local Development Plan.

6. Facilities for the secure storage of cycles at a rate of at least one cycle space per bedroom shall be provided in accordance with details and a timetable for compliance which shall have been submitted to and approved in writing by the local planning authority within one month of the date of this notice, and the approved facilities shall be thereafter retained in perpetuity.

Reason: To ensure that adequate provision is made for the parking / storage of cycles in accordance with policies KP5 and T5 of the Cardiff Local Development Plan.

7. The existing vehicular access and hardstand at the front of the dwellinghouse, as depicted on drawings DOC.G.001A and DOC.R.001 Rev B, shall be permanently removed and replaced with a boundary structure and soft landscaping in accordance with details and a timetable for compliance which shall have been submitted to and approved in writing by the local planning authority within one month of the date of this notice.

Reason: Use of this area for the parking of vehicles is not possible without illegally crossing the footway and the parking space and access should therefore be replaced with an appropriate boundary structure and soft landscaping, in the interests of visual amenity and biodiversity enhancement, to mitigate against the effects of climate change and

adapt to its impacts, to enhance biodiversity, and to ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway abutting the site, in accordance with policies KP5, KP15, KP16 and T5 of the Cardiff Local Development Plan.

8. Within one month of the date of this notice, a landscaping scheme comprising:
- Scaled planting plan.
 - Plant schedule.
 - Topsoil and subsoil specification.
 - Planting methodology.
 - Aftercare methodology
 - Implementation programme.

shall be submitted to and approved in writing by the Local Planning Authority and upon approval shall be carried out in accordance with the approved implementation programme.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity and to mitigate against/adapt to the effects of climate change, in accordance with policies KP5 and KP15 of the Cardiff Local Development Plan.

9. Any trees, plants, or hedgerows included in the landscaping scheme required by condition 8 which, within a period of five years from the completion of the approved landscaping works, 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 appearance of the area in the interests of visual amenity, in accordance with policies KP5 and EN8 of the Cardiff Local Development Plan.

RECOMMENDATION 2: The applicant is advised that since January 7th 2019, all new developments of more than 1 house, or where the construction area is 100 square metres or more, require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by the Welsh Ministers. These systems must be approved by the local authority acting in its SuDS Approving Body (SAB) role.

This development requires SAB approval. It is therefore recommended that the applicant engage with the SAB in discussions with regard to this matter. To arrange discussion regarding this please contact SAB@cardiff.gov.uk

Further information is available on the Council's website:

<https://www.cardiff.gov.uk/ENG/resident/planning-and-suds/suds-approval-body/>

The legislation set by Welsh Government can be reviewed at:

<https://gweddill.gov.wales/topics/environmentcountryside/epq/flooding/drainage/>

RECOMMENDATION 3: The applicant is advised that no more than one vehicular crossover per property is permitted by the Local Highway Authority and that the existing crossover approved at this site cannot be widened, as 4.8m is the maximum vehicular crossover width permitted by the council.

RECOMMENDATION 4: The applicant is advised that no work should take place on or over the neighbours' land without the neighbours' express consent and this planning approval gives no such rights to undertake works on land outside the applicant's ownership.

RECOMMENDATION 5: The applicant is advised that light emitted from the building must not cause nuisance to the occupiers of other premises in the vicinity, and that, where nuisance occurs, the Council has powers to take action to improve the situation, including serving an abatement notice on the person responsible.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Retrospective planning permission is sought for the retention of a dwellinghouse and detached garage as built. The house is a split-level, 4 bedroom house of a contemporary design. It is single storey to the front (on Cae'r Graig) and two storey at the rear, where the building is split into two "wings" with monopitch roofs extending from the main body of the house on either side of a central courtyard garden and rear balcony. The building is finished in white coloured render with black brickwork and dark grey profile sheet roofing. Windows and doors are grey powder coated aluminium. The windows, other than those which face inwards towards the courtyard, have very narrow profiles and those on the rear elevation at first floor level are orientated horizontally.
- 1.2 Planning permission was granted for a split level 3 bedroom detached dwelling on this site in January 2013 (12/02142/DCO). However, the development was not carried out in accordance with the approved plans and this application seeks permission to retain it as built. The differences between the approved and built development are –
 - a detached garage measuring 2.2m x 5.45m with a pitched roof to a height of 3m has been built on land adjacent to the house that was not included in the original planning permission. The garage has been constructed on top of a retaining wall and a level patio area has been formed between the garage and the side of the house, which is approximately 7.5m away. A 1.7m to 2m high wall/fence has been erected on the boundary with the highway in front of this patio;

- the internal layout of the house has been reconfigured to provide an additional (fourth) bedroom and, by additional excavation, space has been added to the lower ground floor at the front of the property, providing a utility room and ensuite bathroom;
- the footprint of the house has been altered: the approved house would have been 10.3m wide x 9.2m deep on the west side and 11.6m deep on the east side, with a 2.5m wide central recess in the rear elevation containing a 1.3m deep balcony at upper floor level. The house that has been built is 9.2m wide x 9.4m deep on the west side and 11m deep on the east side. The central recess is 1.9m wide and the balcony is 1.6m deep. The eastern 'wing' has been reduced in depth so that it projects only 1.8m from the central rear elevation of the house at ground floor / basement level (3.5m at upper floor level as the building is stepped back to accommodate the balcony) whereas the approved plans show this wing to project 2.9m and 4.2m respectively.
- the house has been set further back from the highway than approved and, although around 1m narrower than the approved dwelling, with the eastern 'wing' stepped back, it is positioned, at its closest point, around 2m closer to the rear boundary than approved (i.e. the house is around 11m from the rear boundary).
- a patio door has been added to the north west elevation leading from the kitchen/dining room onto the raised patio adjacent to the garage;
- Steps have been added leading down from the side patio to the rear of the house where a patio has been built which extends the full width of the plot and approximately 5m from the rear elevation of the house. The approved plans did not show steps here – access to the rear garden would have been via the house – and there was no raised patio, rather there would be a landscaped rear garden sloping down for around 6.5m with a 1.5m drop to a level garden area below, which would be approximately 8m long and would be bordered by tall shrubs. The raised patio that has been built has steps leading to a lower level that is around 5.5m long and has been landscaped with turf.
- Following the receipt of amended plans, the layout now shows that the majority of the rear patio would be covered with planters and would not be used as outdoor amenity space, and screening panels would be added to the steps leading down from the upper patio area.

2. **DESCRIPTION OF SITE**

- 2.1 The site was formerly part of the rear garden of a house which lies to the north east (17 Ael Y Bryn) and is located between that property and a highway, Cae'r Graig. The land slopes steeply up from the rear of the existing houses on Ael Y Bryn towards the highway to the south west. Two dwellings have recently been built on the land to the south east which also fronts onto Cae'r Graig. The rear gardens and rear elevations of houses on Graig Lwyd face towards the front of the site. These are at a higher level than the application site and are set above

a retaining wall. There are houses at a lower level on Ael Y Bryn to the north and east with rear habitable room windows facing towards the application site.

3. **SITE HISTORY**

- 3.1 07/00235M/- New dwelling (outline). Granted 06/02/08.
- 3.2 12/00137/DCO- Split-level 3 bedroom detached dwelling. Refused (un-neighbourly and overbearing effect upon the property at 19 Ael-y- Bryn, loss of privacy due to balcony and windows overlooking gardens of properties to the north, and alien and incongruous form of development).
- 3.3 12/01630/DCO - Variation of condition 1 of planning permission 07/00235M/ to extend the time period for submission of reserved matters application.
- 3.4 12/02142/DCO – Proposed split level 3 bedroom detached dwelling on a vacant plot. Granted 16/01/13.
- 3.5 19/01627/MNR - Minor amendment to re-configure the internal layout of the property - previously approved under 12/02142/DCO. Refused 09/07/2019.

4. **POLICY FRAMEWORK**

- 4.1 *Cardiff Local Development Plan 2006-2021:*
KP5 (Good Quality and Sustainable Design);
KP15 (Climate Change);
KP16 (Green Infrastructure);
EN10 (Water Sensitive Design);
T5 (Managing Transport Impacts);
C3 (Community Safety/Creating Safe Environments);
W2 (Provision for Waste Management Facilities in Development).
- 4.2 Supplementary Planning Guidance:
Waste Collection and Storage Facilities (October 2016); Cardiff Infill Sites (November 2017); Cardiff Residential Extensions and Alterations (November 2017); Green Infrastructure (November 2017); Managing Transportation Impacts (Incorporating Parking Standards) (2018).
- 4.3 *Planning Policy Wales (Edition 11 – February 2021):*
 - 2.2 All development decisions, either through development plans policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well-being.
 - 3.4 Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales.
 - 3.6 Development proposals must address the issues of inclusivity and accessibility for all.
 - 3.7 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.

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

4.1.34 In determining planning applications, planning authorities must ensure development proposals, through their design and supporting infrastructure, prioritise provision for access and movement by walking and cycling and, in doing so, maximise their contribution to the objectives of the Active Travel Act.

4.1.35 New development must provide appropriate levels of secure, integrated, convenient and accessible cycle parking and changing facilities. As well as providing cycle parking near destinations, consideration must also be given to where people will leave their bike at home.

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

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

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

6.4.24. The particular role, siting and design requirements of urban trees in providing health and well-being benefits to communities, now and in the future should be promoted as part of plan making and decision taking.

6.7.14 Proposed development should be designed wherever possible to prevent adverse effects to amenity, health and the environment but as a minimum to limit or constrain any effects that do occur.

4.4 *Building Better Places: The Planning System Delivering Resilient and Brighter Futures - Placemaking and the Covid-19 recovery (July 2020).*

4.5 *Future Wales- the National Plan 2040.*

4.6 *Technical Advice Note 12 - Design (March 2016).*

4.7 *Development Management Manual (May 2017).*

5. **INTERNAL CONSULTEE RESPONSES**

5.1 *Transportation:*

There is planning approval for a single parking space. However, there is an approved crossover at the garage location (approved in 2019) which has been installed. The applicant has installed the garage without permission. We are

therefore obliged to accept the location of the installed vehicle crossover, the issue being whether they can build a garage. Highways do not have a comment on the planning merits of the garage structure.

- 5.2 It appears the site has also introduced a significant driveway (without a crossover) near/at the location of the single approved off-street car parking location. Also, the plan indicates a 4.8m width crossover leading to a garage set back from the footway, which might allow access (should the resident's boundary wall be amended) to another parking space adjacent to the garage.
- 5.3 I must assume that the applicant is now effectively applying for a second vehicle crossover to access for the same property. Crossover No 1 (the only access in the 2012 application) has effectively been overtaken by crossover No 2, which has approval to be installed. It should be noted that the Council clearly states within the stated terms & conditions (which can be viewed on the Council website) that a second vehicle crossover to serve the same residence would not be permitted.
- 5.4 In this instance I would recommend that the applicant remove crossover No 1 from the application, as the crossover assessment team would refuse permission. It should also be noted that 4.8m is the maximum permissible width of a residential crossover, therefore, should any additional off-street car parking be required, the applicant should review the proposed plans/actuality at crossover No 2.
- 5.5 We confirm we are happy with the garage and approved crossover, but need the other access to be removed to prevent access, which appears to be illegally achieved at the moment across the footway without an approved vehicle crossover. A crossover in this location has been refused due to insufficient depth.
- 5.6 I also confirm that if the applicant wants to locate a parking place adjacent to the garage then the existing vehicle crossover cannot be widened. 4.8m is the maximum vehicular crossover permitted by the council. I would again refer the applicant to the council's T&Cs on crossovers.

5.7 *Waste Strategy & Minimisation Officer:*

The plans do not show the intended storage site for waste and recycling, however providing the bins are stored within the curtilage of the property this will be acceptable.

- 5.8 *Drainage:* I can confirm the development requires SAB approval. There is insufficient information within the application to determine whether SAB approval will be granted or whether the application satisfies policy EN14 of the LDP.

6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 *Welsh Water:* No objection.

6.2 *Radyr and Morganstown Community Council*: No comments received.

7. **REPRESENTATIONS**

7.1 The application, including the amended plan received in August 2021, has been advertised by neighbour notification. 4 written representations and a video from 3 properties, plus a letter from a planning consultant representing the same objectors (the occupiers of Nos 15, 17 and 19 Ael-y-Bryn) were received following notification of the initial application. The following is a summary of the initial grounds for objection:

- 1) **Overbearing impact.**
The house, additional raised balcony/patio area, rear wall, stepped platform at the front and the garage have an overbearing impact on 13-19 Ael y Bryn.
- 2) **Loss of daylight/sunlight.**
The height of the garage and rear wall (more than 6.5m) has led to loss of daylight/sunlight to the adjacent property.
- 3) **Loss of privacy.**
The developer has, in breach of previous Conditions, removed the trees/shrubs and failed to re-plant them. People have unobstructed views from the patio into the adjoining gardens, living rooms and upstairs bedrooms (less than 15m away). The boundary fence built between the neighbour's property and the development is not tall enough to offer any privacy from the new development. There should have been opaque glass around the small balcony outside the rear window but this has been changed to metal railings and there is now a view into the bedroom of the house below. The balcony and steps could be used for socialising, subjecting the neighbours to intrusive overlooking.
- 4) **Previous refusals.**
A balcony in this position was previously found unacceptable (application 12/00137/DCO) on the grounds of loss of privacy. The application for a non-material amendment was refused therefore this indicates that it has already been agreed by CCC that the current development is overbearing and has resulted in an unacceptable loss of privacy.
- 5) **Light pollution.**
The large rear window will cause light pollution, affecting the properties below. Also the garden steps will need to be lit.
- 6) **Security.**
The steps and rear balcony/patio will provide an easy climbing aid to gain access to the neighbouring property.
- 7) **Inaccurate drawings.**
The garage is not positioned correctly on any of the plans. The presence of a bus stop and street lamp have not been considered. The North West 'Wing' has been built even larger than specified on the drawings, the roofline has been raised, and it is nearer to the adjacent property. The Proposed Rear Elevation is misleading as it does not show the new set of steps against the neighbours' fence. Drawing no. AL(9)04 does not show the large balcony. The drawings do not accurately depict the

difference in levels between the application site and the neighbours' gardens.

- 8) The development may have encroached onto land owned by the neighbour at 15 Ael Y Bryn.
- 9) Noise pollution.
People can clearly be heard talking when on the raised area. If the occupiers of the house include children, then this area will be very noisy.
- 10) Overdevelopment of the plot.
The original drawings show a sloping area of natural garden. The developer has increased the original footprint by building on almost every part of the natural landscape within the plot. The raised balcony area surrounded by metal railings appears integral to the house and clearly extends the footprint of the building.
- 11) Inadequate car parking facilities.
A car cannot be parked on the front as this area is too small and restricted by a wall, steps etc. and the garage is not up to standard as no turning area is provided so that cars can enter and leave in a forward gear. The garage should be repositioned for manoeuvrability for vehicles, and away from the boundary line that makes the wall over 6m high, or replaced with a more modest cycle store.
- 12) Inadequate drainage.
The neighbouring garden has turned into a quagmire, with damp patches on the retaining wall. The original plan shows a lawn area at the front of the property which would allow surface water to be directed into this area, however this too has been replaced with pavers. The lack of vegetation is increasing natural drainage problems for the land around the properties below.
- 13) Precedent.
Allowing this development will send out a message to all developers that planning permission is only a formality that can be ignored, and that they can build what they choose.
- 14) Negative impact on visual amenity.
The developer has removed more than 200 perfectly functioning and reusable paving slabs and replaced them with tarmac, conveniently incorporating a dropped kerb to the unpermitted garage. The pavement should be restored to its original specification.
- 15) A site visit should be made to the neighbours' property.
The planning department has not safeguarded the interests of the neighbours. Decisions around this retrospective planning permission should not be made at officer level, or between the head of planning and the chair of the planning committee alone, but be heard in full session of the planning committee.

7.2 The following is a summary of the objections relating to the amended plan submitted in August 2021.

1. A window in the dwelling overlooks the rear garden of 32 Min-y-Coed from an elevated position, affecting residential amenity.
2. Nothing in the new proposal alters the overbearing nature of the property.
3. The current application has again used drawings which suggest that

boundary tree lines have been retained.

4. The new plan is misleading as it makes it appear that the property to the rear of 17 Ael-y-Bryn is responsible for the 'screen of trees' when in fact any trees acting as a 'screen' are planted on the neighbour's property.
5. The inclusion of a 450mm screening panel will not change the dimensions of the property nor will it prevent an elevated line of sight from the property directly into 15, 17 and 19 Ael Y Bryn.
6. Raising the height of the already elevated fence would increase the overbearing nature of the property.
7. The terrace should be lowered and a proper screen of trees should be planted on the property, in addition to the raising of the fence height.
8. People sitting on the balcony will still be able to see directly into the neighbours' bedrooms.
9. There are very bright lights in the balcony area of the new house which are occasionally on until 2.00 am.

7.3 Councillor Rod McKerlich has submitted the following observations:

'I believe that this application should be refused on the following grounds:

- The height of the ridge is significantly higher than that of the 2 other new builds which are adjacent. The 2 other new builds were obliged to reduce ridge height to obtain planning approval ; therefore this ridge height is above the approved level.
- The balcony , patio and rear window with clear glass all overlook existing properties in Ael y Bryn; the gardens, bedrooms and sitting areas are overlooked and privacy is breached to an alarming extent. This was not as in the approved plans
- The retaining wall is made of wood and water is oozing through it into the gardens of Ael y Bryn. The wall does not appear to be robust enough to properly retain the land and buildings above.
- The garage was built without permission as was the drop kerb giving access to it.

I submit that a site visit is required and this should not be determined under delegated powers.'

8. **ANALYSIS**

8.1 The main consideration with regard to this proposal is the effect of the changes to the approved development on the amenities of neighbouring occupiers. This can be assessed by considering the objections that have been submitted (which are summarised in section 7 of this report):

8.2 1) Overbearing impact on 13-19 Ael y Bryn.
The house itself, as built, has more or less the same dimensions as the approved building. However, it has been constructed closer to the rear boundary and the additional raised patio area and steps at the rear of the house have also brought development closer to the properties at the rear. The raised patio and steps do not in themselves add to the 'bulk' of the development when viewed from the neighbouring land and can be screened by appropriate

boundary treatment, and it is not considered, on balance, that the reduction in the distance between the house and the rear boundary has led to the development becoming unacceptably overbearing. The garage and retaining wall are around 13.5m from the neighbouring dwelling to the rear and, although they have an impact on the rear garden of that property, they are relatively well screened by vegetation and are not considered to be unduly overbearing.

8.3 2) Loss of daylight/sunlight.

There has been a reduction in the amount of sunlight reaching the adjacent property over and above what would have occurred had the originally approved scheme been implemented due to the small difference in the positioning of the house and the construction of the garage and retaining wall, but this additional impact is limited and is not considered severe enough to warrant the refusal of planning permission. Adequate sunlight and daylight will still reach the adjoining properties.

8.4 3) Loss of privacy.

There was no condition on the previous approval which prevented the removal of trees and shrubs. There was a landscaping condition, which was discharged, but since the current application relates to a different development, this condition is not relevant. The raised patio that has been constructed does enable overlooking of adjoining properties, being only around 7.5m from the rear boundary. As it is in an elevated position, the guidance relating to overlooking of adjoining properties from upper floor windows of new dwellings can be used to assess whether this is acceptable. The Supplementary Planning Guidance 'Infill Sites' (2017) states at paragraph 4.9 that '*The minimum overlooking distance from a habitable room window to a garden area of a separate dwelling should be 10.5m.*' Therefore, provided the distance between the gardens of the properties on Ael Y Bryn and the useable area of the patio can be increased to at least 10.5m, there can be no reasonable grounds for refusing the application for reasons of loss of privacy. The amended plan submitted by the applicant in August 2021 demonstrates that planters will be added to the end of the patio and the railings moved back, and states that this will be to a distance of 10.5m from the boundary with the gardens on Ael Y Bryn. The amended plan shows that the rear boundary fence will also be increased in height to 2.35m and screening panels added to the top of the fence alongside the steps leading down to the patio which, along with the setting back of the useable area of the patio, will prevent unacceptably close overlooking from the steps and patio area.

8.5 The Infill Sites SPG (paragraph 4.9) also requires a minimum of 21m to be maintained between principal windows to habitable rooms and advises that it may also be possible to achieve privacy with a combination of separation distance, appropriate position and aspect of habitable rooms, screening, building orientation, window positioning, size and style of window and placement of gardens.

8.6 Although the patio will be within 21m of the windows in the rear of 17 Ael Y Bryn, it is not a 'habitable room'. The only habitable room window that will face towards the houses to the rear is that of the lounge in the eastern 'wing' and

this will be more than 24m from the facing bedroom window in the rear of no. 17. This distance, including the raising of the height of the rear boundary fence, will ensure that adequate privacy is maintained in respect of facing habitable room windows.

8.7 The small balcony outside the central rear window also featured in the approved plans and would have been 18.5m from the rear boundary, 24m from the conservatory of 17 Ael Y Bryn and 29m from no. 17's rear window. As built, this balcony extends further from the house but is still 15m from the rear boundary, 21.5m from the conservatory and 27m from the rear window, which is considered to be adequate to maintain an acceptable level of privacy in accordance with the adopted SPG. However, despite the SPG standards being met and although in the approved scheme there is no mention of opaque glass being used around the rear balcony rather than the railings, which have been used in the current scheme, it is recommended that a planning condition be imposed on any approval of this application requiring the railings to be changed to an opaque material in order to reduce neighbours' perception of being overlooked from above.

8.8 4) Previous refusals.

The balcony proposed in application 12/00137/DCO was not in this position but was a much larger balcony, open on two sides and overlooking the gardens to the north. The application for a non-material amendment was refused not because it had already been determined that 'the current development is overbearing and has resulted in an unacceptable loss of privacy' but because the differences between the approved building's footprint and what has been built were considered to be 'material' in that the changes have affected local amenity (evinced by the objections that were received) but the amended plan did not show the building in relation to the site boundaries, therefore it did not demonstrate that the changes to the footprint comply with the Council's adopted policies and planning guidance relating to impact on the amenities of neighbours. The amended plan also failed to indicate any cycle parking facilities, whereas these were included in the approved scheme. A garage and raised patio had also been constructed as part of the development but these were not shown on the plans even though they required planning permission.

8.9 5) Light pollution.

There is a large rear window in the approved scheme which could also have emitted light. Interior domestic lights are unlikely to be so bright as to cause nuisance to neighbours. Any lights on the steps will be screened from neighbouring windows by the boundary fence and existing vegetation and are also unlikely to be excessively bright. The applicant can be advised that action can be taken by the Council if light pollution is causing a Statutory Nuisance.

8.10 6) Security.

The steps and rear balcony/patio will be bordered by fences and it will be no easier to gain access to neighbouring properties than from any other rear garden.

- 8.11 7) Inaccurate drawings.
The drawings appear to be accurate enough to enable proper assessment of the proposals. The bus stop and street lamp are not shown on the plans but officers are aware of their location and no concerns regarding these items have been raised by Highways officers.
- 8.12 The drawing of the proposed rear elevation of the house does not have to show the new set of steps against the neighbours' fence as these are depicted on other plans, and drawing no. AL(9)04 does not have to show the large balcony, for the same reason. The difference in levels between the application site and the house to the rear is depicted on the submitted sectional drawing. The levels of the various gardens surrounding the plot has been noted following site visits by officers and taken into consideration when assessing this application.
- 8.13 8) The development may have encroached onto land owned by the neighbour at 15 Ael Y Bryn.
This is a legal matter and not a material planning consideration, and no evidence of this has been provided. The granting of planning permission does not, in any case, confer the right to encroach onto neighbouring property without the owner's consent.
- 8.14 9) Noise pollution.
The sound of people talking or children playing in a neighbouring garden is to be expected within a residential area and does not constitute noise pollution. Excessive noise causing a statutory nuisance could be controlled under Environmental Health legislation.
- 8.15 10) Overdevelopment of the plot.
The area of hard surfacing has been increased but since this is used as outdoor amenity space and is partly landscaped using planters, this does not constitute 'overdevelopment'. The raised patio does not constitute part of the house.
- 8.16 11) Inadequate car parking facilities.
The adopted Supplementary Planning Guidance 'Managing Transportation Impacts (Incorporating Parking Standards)' does not require any car parking facilities to be provided for a development of this nature, therefore it is acceptable if the area to the front of the house is too small to park a car. This area is in fact unsuitable for parking as the Highways Authority has refused to allow a crossover to be constructed in this location. The garage that has been built is of acceptable dimensions to accommodate one vehicle, which accords with the maximum standard set out in the SPG, and its position is acceptable to the Highways Authority in terms of the manoeuvring of vehicles onto and off of the highway. The crossover providing access to the garage has been approved by Highways officers.
- 8.17 12) Inadequate drainage.
Surface water drainage is now dealt with separately to planning permission. The applicant will have to provide evidence to the local authority acting in its SuDS Approving Body role that the surface water drainage system for this development complies with the mandatory standards for sustainable drainage

published by the Welsh Ministers.

8.18 13) Precedent.

Any development that is not built in accordance with the approved plans will be open to enforcement action by the Council whether or not this application is approved. Each application must be determined on its own merits, even if it is retrospective. In this case, consideration must be given as to whether what has been built, including the proposed mitigation measures shown on the amended plan, could reasonably be refused planning permission.

8.19 14) Negative impact on visual amenity (loss of paving slabs).

This is not a material planning consideration as works to the public highway are controlled by the Council in its role as Local Highway Authority. The objector has since stated that they have been informed by a Highways representative that the removal of slabs was accepted, based on the claim that the existing paving had a lot of cracked slabs (although they do not agree with this and their objection still stands).

8.20 15) A site visit should be made to the neighbours' property.

Officers have visited neighbouring properties as well as the application site itself. Concern for the interests of neighbours is the reason that this application was required, rather than treating the changes as 'non-material', and it is for the Chair of Planning Committee to decide whether or not the application is reported to the full planning committee.

8.21 Regarding the objections relating to the amended plan:

1. At its closest point, the garden of 32 Min-y-Coed is more than 50m from the window in question. This is more than twice the minimum distance required for the protection of a reasonable standard of privacy.

2. The development is not considered to be unacceptably overbearing for the reasons set out earlier in this report.

3. and 4. The drawings clearly show that the boundary trees are outside the application site and it is therefore clear that they are not under the applicant's control and may or may not be retained.

5. The 450mm screening panel will prevent a line of sight from the raised patio into the property below. There will be no close overlooking from the house itself, as discussed earlier in this report.

6. The increase in the height of the fence will improve privacy standards and, on balance, it is considered acceptable despite its having other negative consequences.

7. The proposed mitigation measures are considered to achieve the same privacy outcome as lowering the terrace and planting a screen of trees.

8. As discussed above, the balcony is at an acceptable distance from the properties to the rear to prevent undue loss of privacy, in accordance with the adopted 'Infill Sites' SPG. However, given the neighbours' concerns, it is considered appropriate to require screening to be provided so that people seated on this balcony will not be visible from the properties below, thus reducing the neighbours' perception of being overlooked.

9. Domestic lights, either interior or exterior, do not require planning permission. However, if the lights are illuminating another property so as to cause nuisance

or be prejudicial to health, then they may be classed as a statutory nuisance, in which case action could be taken under Environmental Protection legislation.

- 8.22 In response to the objections submitted by Councillor Rod McKerlich:
- According to the submitted drawings, the ridge height of the building at the rear is around 0.8m higher than approved but at the same level towards the front. It is not significantly higher than the adjacent houses.
 - The issue of privacy is discussed earlier in this report.
 - Since this comment was submitted, the neighbour has advised that the problem has been alleviated to a certain extent by the digging of a drainage trench within the application site.
 - The construction details of the retaining wall relating to its ability to properly retain the land are not a material planning consideration but are controlled under other legislation. The wall is not made of wood but is only faced in timber.
 - The garage was built without permission but the crossover giving access to it has been approved by the Highway Authority.
- 8.23 The applicant's agent disputes the Councillor's comments and has submitted the following response:
- "the level of the roof ridge has been measured again and is the same from ground level as that approved in the original plans;
 - the detailing of the rear elevation, including balcony, is virtually identical to the rear elevation in the approved plans;
 - the retaining wall is built of reinforced concrete, albeit that it is clad in timber to make it more aesthetically pleasing than would otherwise be the case. Water oozes out of weep-holes during periods of high rainfall. Weep-holes are a normal part of the design of a retaining wall as any competent structural engineer would testify. The water is taken to a land drain built along the base of the wall, which is laid to a design agreed with the vendor.
 - It is true that the garage was erected without permission, on the mistaken basis that it was permitted development. However, the dropped kerb has been consented by the Council under the Highway Acts."
- 8.24 In conclusion, although the development as built is not in accordance with what was originally approved for this site and has had an impact on the amenities of neighbouring occupiers, consideration has to be given as to whether it is possible to remedy the effects of the development without requiring demolition of the unauthorised structures. In this case, the amendments proposed to the development, in the form of additional screening and the reduction in the useable area of the raised patio, are considered to adequately address the objections that have been raised with regard to loss of privacy, and conditions can be used to control other aspects of concern such as lighting, drainage and landscaping. On balance, the proposal is considered acceptable, and it is recommended that the application be approved subject to the conditions set out above.

9. **OTHER CONSIDERATIONS**

9.1 *Crime and Disorder Act 1998*

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

9.2 *Equality Act 2010*

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

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

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

10. **ALTERNATIVE RECOMMENDATION**

- 10.1 This application was deferred by Planning Committee at its meeting on 3rd November 2021 in order to undertake a Site Visit, which took place on Monday 6th December 2021. The application was reported back to the Planning Committee meeting of 15th December 2021 for determination and was deferred to enable officers to draft reasons for refusal based on the Committee's objections to the proposal as having a detrimental impact on the amenities of neighbouring residents due to the close proximity of the raised patio to the boundary with neighbouring properties, which has a detrimental impact on the privacy of neighbouring occupiers, and the increase in the height of the boundary structures which would be needed in order to maintain an adequate level of privacy, which would appear overbearing and oppressive when viewed from the neighbouring properties.

10.2 If members remain minded to refuse the application, the following reasons are suggested :

1. The increased length of the raised patio results in an unacceptable loss of privacy for the occupiers of the neighbouring properties and therefore results in a poor design contrary to Policy KP5(x) of the Cardiff Local Development Plan.
2. The proposed increase in the boundary enclosures, in order to secure adequate levels of privacy for the adjoining occupiers of neighbouring properties, will appear overbearing and oppressive when viewed from the properties to the rear of the application site resulting in a loss of residential amenity. The proposal therefore represents a poor design contrary to policy KP5(x) of the Cardiff Local Development Plan.

Recommendation 2 That the Chief Legal Services Officer be granted authorisation under Section 172 of the Town and Country Planning Act 1990 to take appropriate enforcement action in order to secure the regularisation of the breach of planning control.











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MEMBER OF THE PUBLIC OBJECTIONS

COMMITTEE DATE: 19/01/2022

APPLICATION No. **21/02156/MNR** APPLICATION DATE: 03/09/2021ED: **TROWBRIDGE**

APP: TYPE: Full Planning Permission

APPLICANT: East Cardiff Educational Trust
 LOCATION: FORMER POLICE STATION, CRICKHOWELL ROAD, ST
 MELLONS, CARDIFF, CF3 0EF
 PROPOSAL: DEMOLITION OF FORMER POLICE STATION (SUI
 GENERIS USE CLASS) AND CONSTRUCTION OF
 COMMUNITY CENTRE (D1 NON-RESIDENTIAL
 INSTITUTION)

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

1. C01 Statutory Time Limit
2. The development, except where explicitly required by the ensuing conditions, shall be carried out in accordance with the following approved plans and details:
 - P001 – Proposed Site Block Plan
 - P100D – Proposed Ground Floor Plan
 - P101D – Proposed First Floor Plan
 - P102B – Proposed Roof Floor Plan
 - P201D – Proposed Elevations Sheet 1
 - P202C – Proposed Elevations Sheet 2
 - P900 – Materials Palette
 - Design and Access Statement, dated September 2021
 - Demolition Method Statement, by Bond Demolition dated November 2021

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.
3. The development, hereby permitted, shall be undertaken in accordance with Sections 2, 3, 5.1, 5.5 and 5.6 of the Demolition Method Statement.
 Reason: In the interests of highway safety in accordance with Policy T6 of the Cardiff Local Development Plan 2006-2026.
4. No part of the development, hereby permitted, except for Demolition

activities, shall be commenced until a scheme of Construction Management has been submitted to and approved by the Local Planning Authority. The management plan shall demonstrate that the proposed works would have no adverse impact upon the local highway network. Construction of the development shall be managed strictly in accordance with the scheme so approved.

Reason: In the interests of highway safety in accordance with Policy T6 of the Cardiff Local Development Plan 2006-2026.

5. 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 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 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 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: In the interests of protecting green infrastructure and mitigating the effects of climate change in accordance with Policies KP15, KP16, EN6, EN7 and EN8 of the Cardiff Local Development Plan 2006-2026.

6. 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 soft landscaping implementation programme.
- Scaled planting plans prepared by a qualified landscape architect (as appropriate).
- Evidence to demonstrate that existing and proposed services, lighting, CCTV, drainage and visibility splays will not conflict with proposed planting (as appropriate).
- Schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect (as appropriate).
- Scaled tree pit sectional and plan drawings prepared by a qualified

landscape architect that show the Root Available Soil Volume (RASV) for each tree (as appropriate).

- Topsoil and subsoil specification for all planting types, including full details of soil assessment in accordance with the Cardiff Council Soils and Development Technical Guidance Note, soil protection, soil stripping, soil storage, soil handling, soil amelioration, soil remediation and soil 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 not only meets British Standards, but is suitable for the specific landscape type(s) proposed. The specification shall be supported by a methodology for storage, handling, amelioration and placement.
- Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect, including full details of how the landscape architect will oversee landscaping implementation and report to the LPA to confirm compliance with the approved plans and specifications.

Reason in the interests of green infrastructure and biodiversity to mitigate the effects of development and enhance the area in accordance with Policies KP15, KP16, EN6, EN7 and EN8 of the Cardiff Local Development Plan 2006-2026.

7. The Travel Plan proposals shall be implemented in accordance with Sec. 8.0 of the Design and Access Statement.
Reason : In the interests of promoting sustainable modes of transport in accordance with Policies KP5, T1, T5 and T6 of the Cardiff Local Development Plan 2006-2026.
8. Prior to beneficial use of the development, hereby approved, the cycle parking spaces shown on the approved plans be shall provided and thereafter retained.
Reason: In the interests of promoting sustainable modes of transport in accordance with Policies KP5, T1, T5 and T6 of the Cardiff Local Development Plan 2006-2026.
9. Members of the public shall only be admitted to or be allowed to remain on the premises between the hours of 0800-2330 on any day.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
10. The development, hereby approved, shall not be occupied until such time as a drainage scheme, incorporating where viable sustainable drainage techniques, has been implemented in accordance with details that have been approved by the Local Authority.
Reason: In the interests of water cycle management and averting flood risk in accordance with Policies EN10 and EN14 of the Cardiff Local Development Plan 2006-2026.

RECOMMENDATION 2: A commercial contract is required for the collection and disposal of all non-domestic waste. By law (Environmental Protection Act, 1990, section 34) all non-domestic premises have a duty of care to ensure that their waste is transferred to and disposed of by a registered waste carrier.

RECOMMENDATION 3: Welsh Water advise:

This site is crossed by a 225mm public foul sewer and a 675mm public surface water sewer with their approximate position being marked on the Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. It is unclear from the proposed plans whether the proposed development would be located within the protection zones of the public sewers measured 3 metres either side of the centreline of the 225mm public foul sewer and 3.5 metres either side of the centreline of the 675mm public surface water sewer. Our strong recommendation is that the site layout takes into account the location of the assets crossing the site. Although it may be possible to divert the assets if the developer applies under Section 185 of the Water Industry Act it may prove unviable for the purposes of this development and therefore we recommend the proposed development is repositioned to accommodate the required protection zone and easement.

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. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. 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 0800 917 2652 or via email at developer.services@dwrcymru.com

RECOMMENDATION 4: Any works to existing or proposed adopted public highway are to be subject to agreements under the Highways Act 1980 between the developer and Local Highway Authority.

The developer be advised that any damage to the public highway resulting from development works must be repaired. It would be advised that a condition survey be undertaken prior to the commencement of development and submitted to the Local Highway Authority. The survey should consist of:

- A suitably scaled plan showing the location of all defects identified;
- A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey

RECOMMENDATION 5: 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 6: Attention is drawn to the provisions of Part III of the Environmental Protection Act 1990 in respect of statutory nuisance relating to dust and noise where there is prejudice to health or a nuisance.

RECOMMENDATION 7: Schedule 3 of the Flood and Water Management Act 2010 effects all new developments where the construction area is of 100m² or more 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. To arrange discussion regarding this please contact SAB@cardiff.gov.uk

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

1. **DESCRIPTION OF THE SITE AND PROPOSED DEVELOPMENT**

- 1.1 The application site comprises an existing building initially utilised as a police station which was granted planning permission for a place of worship in 2019 and has been in use for such purpose in recent times. Planning permission is sought for demolition of the existing building and

its replacement with a community facility.

- 1.2 The site is located within a suburban location to the east of the city and is predominately surrounded by a housing estate, however, the immediate area comprises a District Centre comprising commercial and community uses serving the estate and, therefore, the area is of a mixed use. The site bounds to the north and west an enterprise centre beyond which is a Doctors Surgery and Supermarket respectively. Directly opposite the site to the east, across Crickhowell Road, lies Willowbrook House Nursing Home to the north of which lies Willowbrook Technology Park. To the south of the site, across an access road to the rear of the Supermarket, lies the site of the former St Mellons Community Hall and Playground which benefits from planning permission for older persons independent living accommodation.
- 1.3 The proposed development would comprise a two storey L-shaped building, with a biodiverse green flat roof featuring domed rooflights, encompassing the footprint of the existing rectangular building and projecting northwards to effectively fill the width of the sited from which a new annexe projects rearwards along the northern boundary of the site. The front elevation, facing Crickhowell Road, would form the principal elevation comprising a glazed canopy, signage and a feature wall in decorative brick. The building would be finished principally in blue/grey brick with grey aluminium windows to all elevations.
- 1.4 A yard is retained to the rear of the building to the south west corner of the site and first floor access via an external staircase and balcony is provided. The land forward of the building and fronting Crickhowell Road would be retained as a green area with enhanced planting and a rain garden. Fifteen cycle parking spaces would be provided beneath the glazed canopy to the front of the building.
- 1.5 It is envisaged that the usage and occupation of the building will remain consistent with the existing use of the building being utilised for the same functions. The increased size of the facility would provide for a dedicated area for daily worship with other activities, including classes and other community uses, being undertaken within the ancillary spaces.

2. SITE HISTORY OF RELEVANCE

Application No :	18/02891/MNR
Proposal :	FORMER POLICE STATION (SUI GENERIS USE CLASS) TO BE CHANGE TO D1 NON-RESIDENTIAL INSTITUTION (MUSLIM PLACE OF WORSHIP)
Application Type:	FUL
Decision :	PER
Decision Date :	25/02/2019

Application No :	19/01502/MNR
Proposal :	CHANGE OF USE OF FORMER POLICE STATION (SUI GENERIS USE CLASS) TO CHANGED TO D1

Application Type: NON-RESIDENTIAL INSTITUTION (MUSLIM PLACE OF WORSHIP) AND TWO STOREY EXTENSION
Decision : FUL
Decision Date : PER
03/09/2019

Application No : 20/00110/MNR
Proposal : VARIATION OF CONDITION 2 TO SUBSTITUTE DRAWINGS
- PREVIOUSLY APPROVED UNDER 19/01502/MNR
Application Type: VAR
Decision : PER
Decision Date : 20/02/2020

3. POLICY FRAMEWORK

National Planning Policy

- Future Wales: The National Plan 2040 (2021)
- Planning Policy Wales (11th Ed, 2021)
- Technical Advice Note 11: Noise
- Technical Advice Note 12: Design
- Technical Advice Note 15: Development and Flood Risk

Cardiff Local Development Plan 2006-2026 (2016)

- 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 KP13: Responding to Evidenced Social Needs
- Policy KP14: Health Living
- Policy KP15: Climate Change
- Policy KP16: Green Infrastructure
- Policy EN6: Ecological Networks and Features 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 T1: Walking and Cycling
- Policy T5: Managing Transport Impacts
- Policy T6: Impact on transport Networks and Services
- Policy R4: District Centres
- Policy C1: Community Facilities
- Policy C2: Protection of Existing Community Facilities
- Policy C3: Community Safety/Creating Safe Environments
- Policy W2: Provision for Waste Management Facilities in Development

Supplementary Planning Guidance

- Childcare Facilities (2017)
- Green Infrastructure (2017)
- Infill Sites (2017)
- Managing Transportation Impacts (2018)
- Planning Obligations (2017)
- Waste Collection and Storage Facilities (2016)

4. CONSULTEE RESPONSES

- 4.1 The Operational Manager (Waste Management) raises no objection, general advice in respect of waste management is provided.
- 4.2 The Operational Manager (Shared Regulatory Services – Pollution Control) has been consulted, no representations have been received.
- 4.3 The Operational Manager (Flood & Coastal Risk Management) has been consulted, no representations have been received.
- 4.4 The Operational Manager (Traffic and Transportation) raises no objection to the proposal. The traffic survey illustrates the vehicle demand and there should be little or no car parking or drop off on Crickhowell Road. The Travel Plan sets out proposals and targets, together with a timetable to limit or reduce the number of single occupancy car journeys to the site, and to promote travel by sustainable modes. Fifteen cycle parking spaces should be secured to promote this sustainable mode of transport. Consideration could be given to a contribution of £5,000 towards the investigation and implementation of Traffic Orders should they be needed as a result of any failure in the transport proposal following use of the development. Any damage caused to the public highway will be required to be repaired, a condition is recommended. A demolition and construction management plan should be provided.
- 4.5 The Councils Planner (Trees and Landscaping) advises that existing trees should not constrain the development based upon the assessments submitted and raises no objection to the proposal subject to conditions.
- 4.6 The Councils Planner (Ecology) has been consulted, no representations have been received.
- 4.7 South Wales Police advise that the current state of the area is resulting in high instances of anti-social behaviour. No objections are raised to the proposal and general guidance is provided.
- 4.8 Welsh Water raise concerns with regards the location of a public sewer, the applicant has been advised.

5. REPRESENTATIONS

- 5.1 The application was publicised by way of neighbour notification letters and a

significant level of representations have been received.

5.2 Circa. 50 individual persons have made representations objecting to the proposal. Approximately one third of the objectors have not provided address details, however, they largely purported appear to be St Mellons residents. The remaining objectors, which have provided address details, are all St Mellons residents living within walking distance of the site (max. 0.8 miles) including on Crickhowell Road and nearby Risca Close, Kingfisher Close, Rogerstone Close, Oakmeadow Drive and Willowbrook Gardens. The objections are based upon the following summarised grounds:

- the lack of car parking provided and the negative impact upon the highway network as a result of traffic congestion and parking;
- the resulting noise and disturbance from activities associated with such use;
- the proposed building and use is uncharacteristic of the area;
- the proposed use would not benefit the wider community and there is insufficient need for such a use;
- the proposal would intensify instances of Anti-social behaviour and crime;
- the building should revert to use as a Police Station.

5.3 Marginally in excess of 60 individual persons have made representations supporting the proposal. Approximately one tenth of the supporters have not provided address details, however, they largely purport or appear to be St Mellons residents. The remaining supporters, which have provided address details, are largely St Mellons residents with approximately two thirds living within walking distance of the site (max. 0.8 miles) including on nearby Kingfisher Close and Willowbrook Gardens. A small number of residents from the wider area including in other parts of St Mellons, Old St Mellons, Pontprennau and Llanrumney have indicated support for the proposal. Support has also been received from wider areas of Cardiff from residents of Tremorfa, Ely and Caerau as well as three representations from outside the City, Newport and Heston. In summary, the letters of support consider that the proposal would enhance the community, promote diversity and inclusion and make use of a currently disused site. Whilst it is noted that there is little evidence to suggest that traffic congestion and parking issues would result.

6. ANALYSIS

6.1 Introduction

6.1.1 The application site lies within the defined settlement boundary within a District Centre defined by its mix of uses.

6.1.2 Policy KP13 details that a key part of the successful progression of Cardiff as a City is to develop sustainable neighbourhoods, tackle deprivation and improve the quality of life for all. This should be achieved through a range of strategies including:

- Supporting the vitality, viability and attractiveness of existing District and

Local Centres and their regeneration, including retail and other commercial development and housing of an appropriate scale;

- Encouraging the provision of a full range of social, health, leisure and education facilities and community infrastructure for both existing and new communities that are accessible to all by walking and cycling and public transport;
- Supporting the regeneration of deprived communities within the city and maximising the additional benefits that new communities can bring to adjoining or surrounding communities;
- Encouraging the enhancement of communities through better equality of access to services for all, promoting cultural and wider diversity for all groups in society, and creating places that encourage social interaction and cohesion.

6.1.3 Policy R4 aims to promote and protect the shopping role of District Centres while supporting a mix of appropriate uses favouring retail, office, leisure and community facilities.

6.1.4 Policy C1 encourages new and improved community facilities, health and religious facilities.

6.1.5 Accordingly, the principle of the proposal, subject to other material considerations, is considered acceptable according with key policies which seek to progress and enhance the City.

6.1.6 The principal matters for consideration are:

- the quality of the proposed development and impact upon the character and appearance of the area;
- the effect of the proposal upon the amenity of the area and neighbouring occupiers;
- the transport impact.

6.2 Quality of the Proposed Development and Impact Upon the Character and Appearance of the Area

6.2.1 Policy KP5 seeks to ensure that new development responds *‘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’*. Whilst Policy C1 details that such a *‘facility should not detract from the character and appearance of a property or the locality’* and should be *‘designed with the greatest possible flexibility and adaptability to accommodate additional uses without compromising its primary and intended use’*.

6.2.2 The proposal seeks to introduce a sustainable contemporary building within an area of modern but traditionally designed buildings of significant variety, which are not of significant architectural merit. The form of the proposal, benefitting from a flat roof, differs from the surrounding buildings which benefit

from pitched roofs, however, there is significant variety to these pitched roofs. The proposed finishing materials reflect those that are characteristic of the area, albeit being a different colour. The overall scale of the building is reflective of the nearby context of the built form. The building would not be a pastiche of the existing buildings characteristic of the area seeking to create its own defined character. The contemporary high quality design which is of an appropriate scale would sit suitably within the streetscene enhancing the area, contributing to the variety of buildings within the area and would not detract from the general character of the area.

6.2.3 The protection and enhancement of green infrastructure to the frontage would have a positive impact in respect of visual amenity.

6.2.4 Accordingly it is considered that the proposal is of a high quality design would reflect the character and appearance of the area and accords with the principles of Policies KP5 and C1.

6.3 Impact Upon the Amenity of the Area and Neighbouring Occupiers

6.3.1 Policy KP5 states all new development will be required to ensure there is *'no undue effect on the amenity of neighbouring occupiers'*. Policy C1 states that such a facility should *'not unduly prejudice the amenities of neighbouring and nearby residential occupiers'*. Policy EN13 seeks to ensure that development is *'not permitted where it would cause unacceptable harm to health, local amenity, the character and quality of the countryside, or interests of nature conservation, landscape or built heritage importance because of air, noise, light pollution or the presence of unacceptable levels of land contamination'*.

6.3.2 The scale of the proposal is appropriate to its setting and relative to neighbouring buildings and would have no adverse impact in this respect upon neighbouring occupiers or uses.

6.3.3 The use of the building, given the intrinsic use of the immediate area, is unlikely to have any detrimental impact upon the amenities of the area or neighbouring occupiers. The area has historically been utilised for similar purposes and the existing building is used for such purpose with little intensification envisaged. A condition is recommended restricting the hours of use to those permitted for the current use of the building.

6.3.4 The building and space around the building provide adequate space for management of the facility without any implications upon the amenity of the area.

6.3.5 Accordingly, it is considered that the proposal would have no detrimental impact upon the amenity of the area or neighbouring occupiers and, therefore, accords with the principles of Policies KP5, C1 and EN13.

6.4 Transport Impact

6.4.1 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 T6 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'*. Policy C1 further supports the aforementioned goals detailing that such a facility should be readily accessible to the local community it is intended to serve by public transport, walking and cycling, and should not lead to unacceptable parking or traffic problems.

6.4.2 The proposal is located within a District Centre easily accessible to the local and wider community by walking, cycling and public transport.

6.4.3 In accordance with sustainable transport goals there is no minimum requirement for car parking. The rear yard is accessible to vehicles and provides space for the potential parking of a small number of vehicles and, when needed, for access by vehicles servicing the site.

6.4.4 A travel plan, seeking to reduce the private car as a mode of transport for accessing the facility, has been prepared.

6.4.5 Given the acceptability of the proposal in principle with regard to sustainable transport policies and with regard to both the existing use of the site and the immediate area and in the absence of any evidence that the use of the facility would cause any harm to the highway network it would not appear to be appropriate to request contributions towards any Traffic Regulation Orders (see para. 4.4) that may only theoretically be required and are considered unlikely to be needed. Furthermore, a condition requiring any repairs to be undertaken to the public highway that result from development (see para. 4.4) would not be necessary, the repair of such damage can be achieved by separate legislation.

6.4.6 Accordingly, it is considered that the proposal accords with the principles of sustainable transport and should have no adverse impact upon the existing highway and amenities of the area, therefore, the proposal accords with the principles of Policies KP5, KP8, T1, T5, T6 and C1.

6.5 Other Matters

6.5.1 Policies KP15, KP16, EN6, EN7 and EN8 seek to ensure that Green Infrastructure is protected, that the effects of climate change associated with such loss are mitigated and biodiversity is enhanced. None of the trees within or bounding the site should constrain the proposal and the information already submitted demonstrates that an enhancement in this regard will be achieved including to the frontage of the site and a green roof. Conditions are recommended to secure the details of the aforementioned enhancements.

6.5.2 Policy EN10 details that '*development should apply water sensitive urban design solutions*' the process of integrating water cycle management with the built environment through planning and urban design. Furthermore, the purpose of Policy EN14 '*is to avert development from where it would be at risk from river, ordinary watercourse, costal, surface water flooding or where it would increase the risk of flooding or additional run off from development elsewhere*'. With regard to Chapter 6 of PPW and guidance within TAN15 surface water drainage is a material planning consideration and consideration to flooding caused by heavy rainfall and runoff from development in areas of known flooding is required to be given on a case by case basis. It should, however, be noted that since January 2019 additional control under the Water Management Act 2010 has been enacted in this regard and the proposed development may require approval under the 'SAB process'. The site is not in an area known for main river, sea, reservoir or surface water flood risk, therefore, on this basis it is considered the proposal is unlikely to have any adverse flood risk impact subject to the implementation of adequate surface water drainage, which should incorporate disposal by sustainable means. The application details SuDS, including a rain garden, are intended to be utilised, and, therefore, a condition is recommended in this regard and an advisory note relating to the 'SAB' process. Accordingly, it is considered, with due regard to national policy and guidance, that the proposal would accord with the principles of Policies EN10 and EN14.

7. **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 given due consideration in the determination of this application.

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. Having due regard to advancing equality involves:

Removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these differ from the need of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

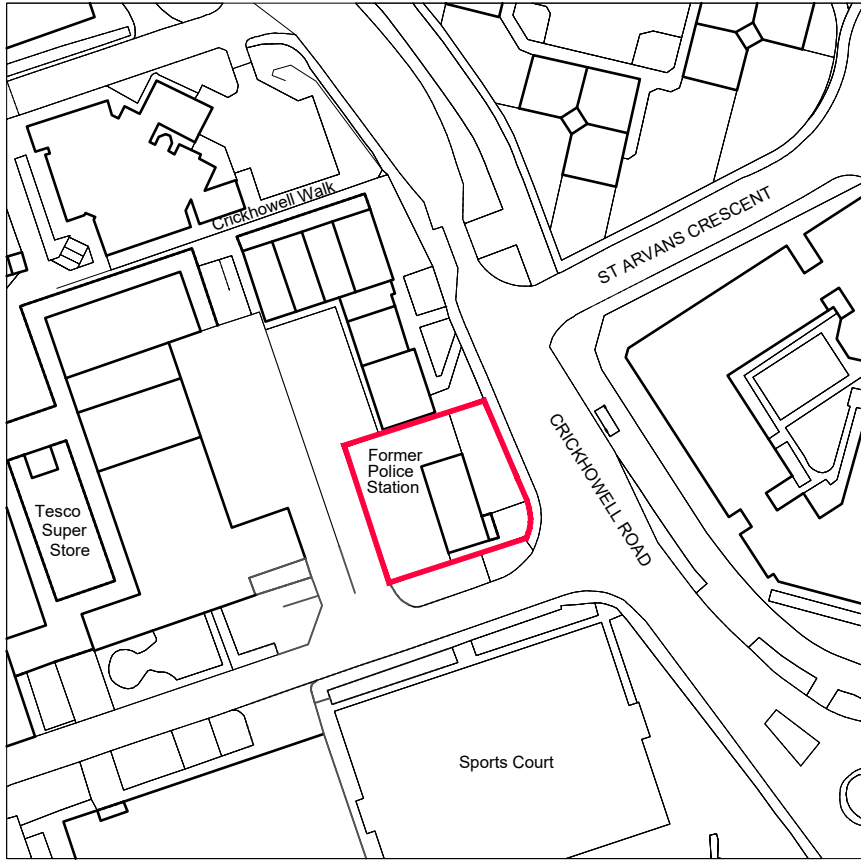
This duty has been given due consideration in the determination of this application.

Wellbeing of Future Generations (Wales) Act 2015

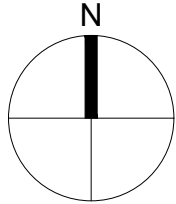
In reaching this recommendation officers have taken into account the requirements of Sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. This recommendation is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Minister's well-being objectives as required by section 8 of the WCFG Act.

8. CONCLUSION

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



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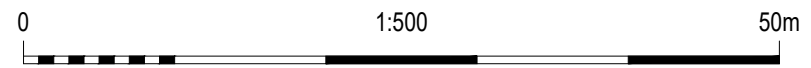
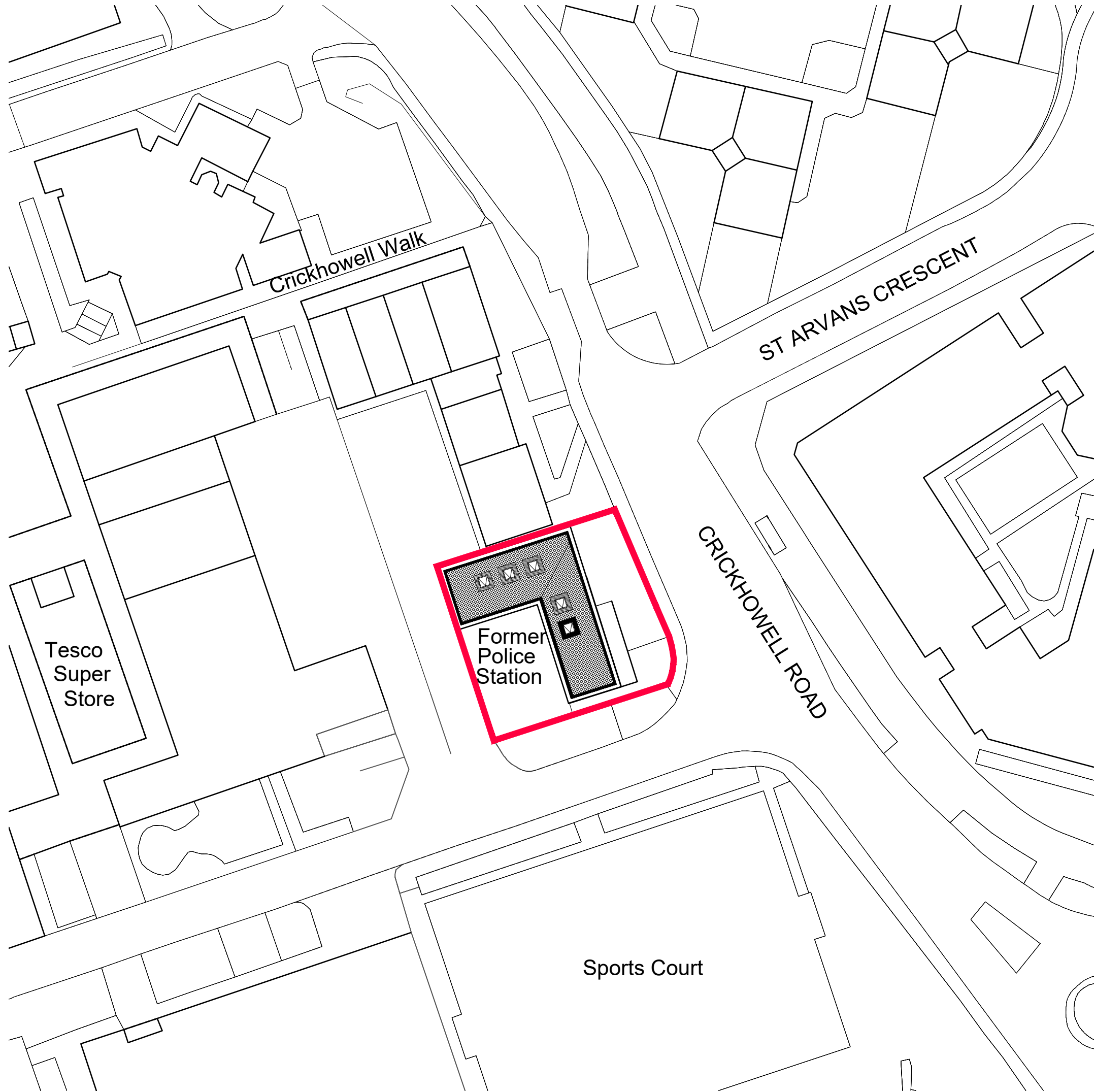
PROJECT
16 CRICKELHOWELL RD
ST MELLONS
CARDIFF CF3 0EF

DWG TITLE
**SITE
LOCATION
PLAN**

DWG NO. S000

DATE DECEMBER 2018

SCALE 1:1250@A4



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EDUCATIONAL TRUST

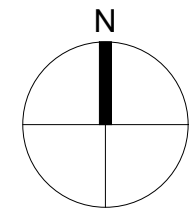
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ST MELLONS
CARDIFF CF3 0EF

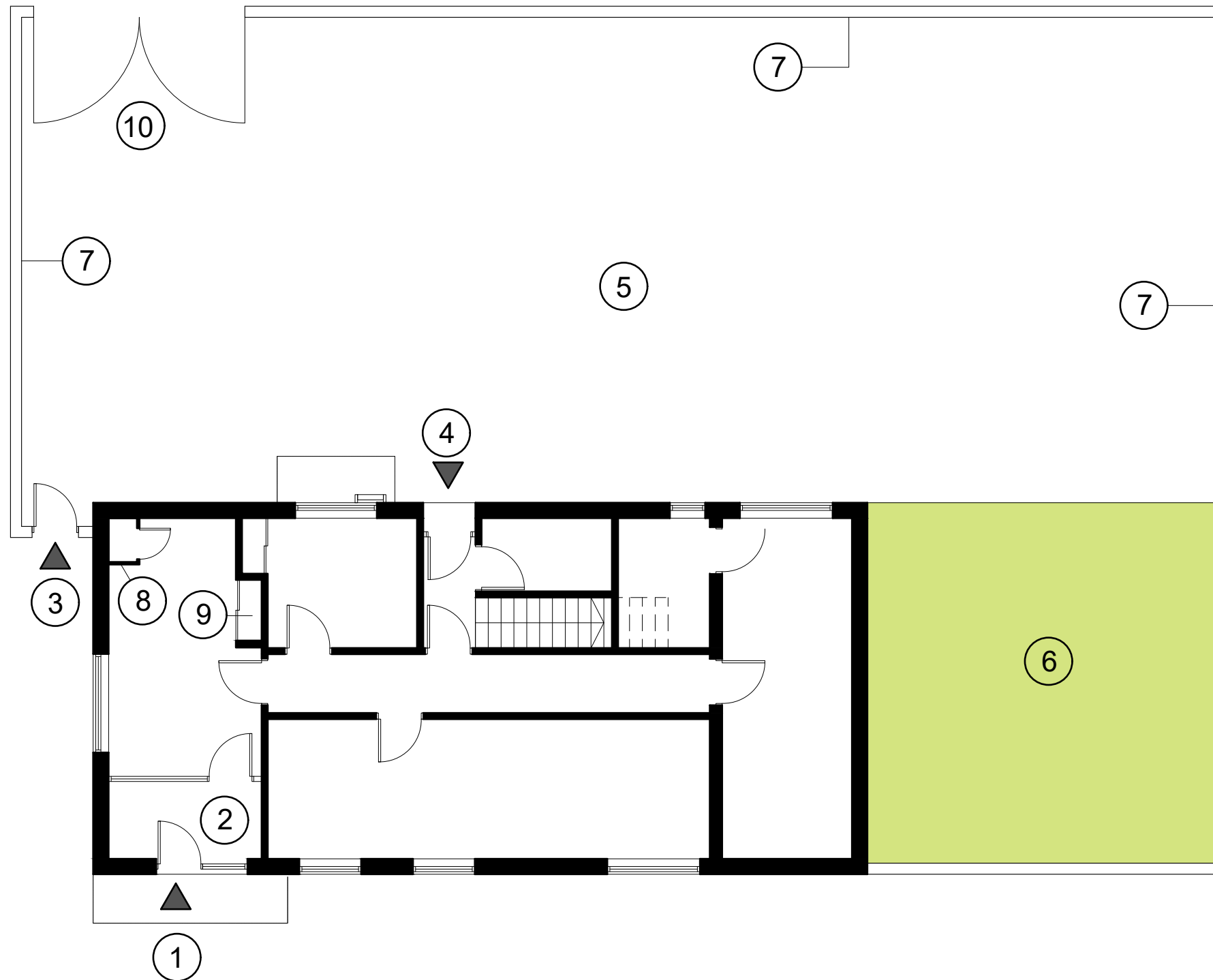
DWG TITLE
**PROPOSED
SITE BLOCK
PLAN**

DWG NO. P001

DATE SEPT 2021

SCALE 1:500@A3





KEY

- 1. Main Front Entrance
- 2. Lobby
- 3. Side Entrance
- 4. Rear Entrance
- 5. Tarmac Courtyard
- 6. Grassed Area
- 7. Boundary Wall
- 8. Gas Meter
- 9. Electrical Cupboard
- 10. Vehicular Access

CLIENT

ECET
EAST CARDIFF
EDUCATIONAL TRUST

PROJECT

16 CRICKELHOWELL RD
ST MELLONS
CARDIFF CF3 0EF

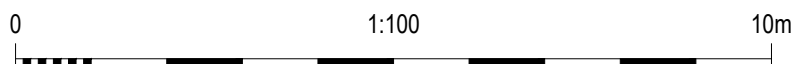
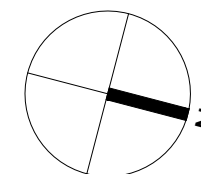
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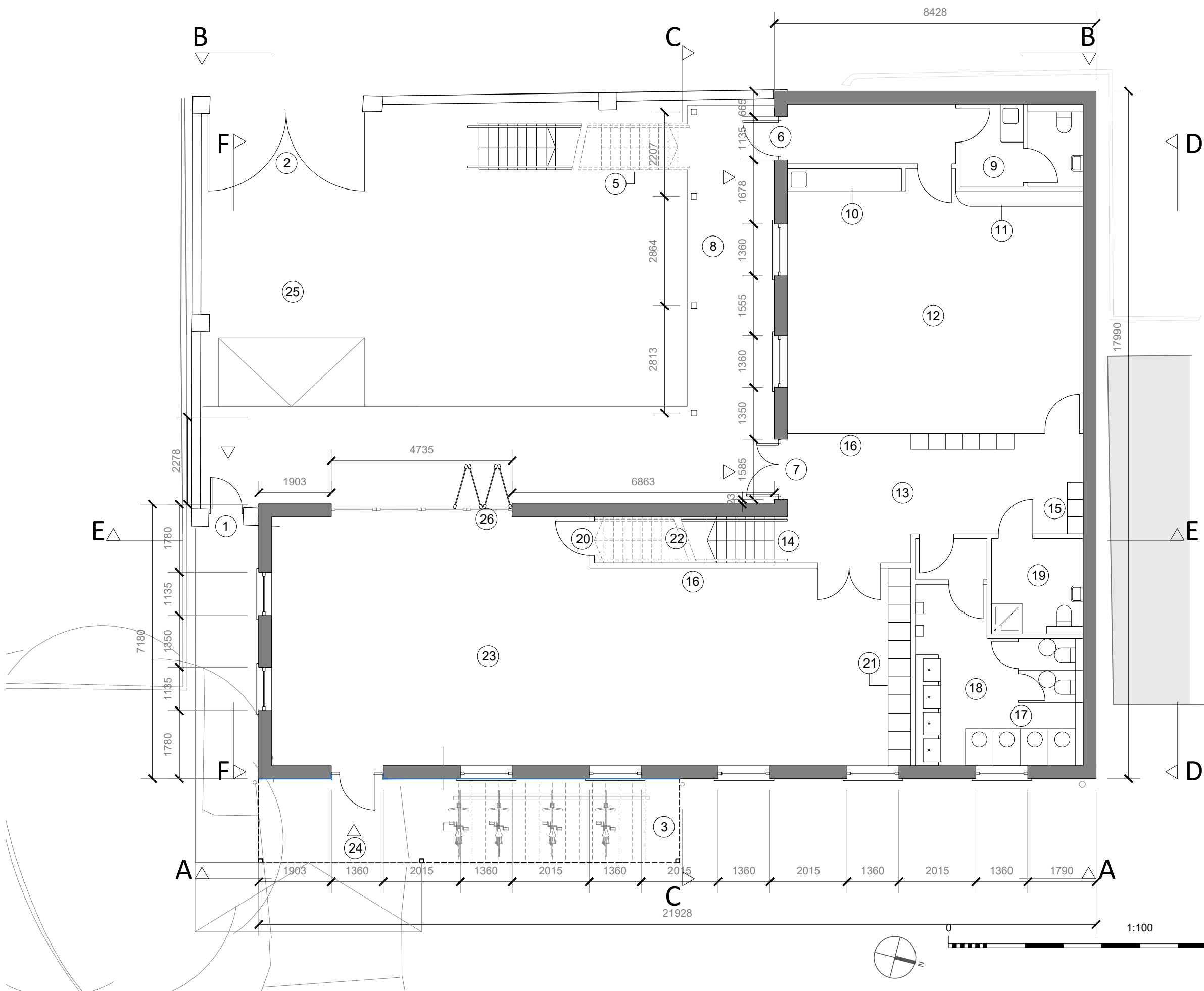
**EXISTING
GROUND
FLOOR
PLAN**

DWG NO. S100

DATE DECEMBER 2018

SCALE 1:100@A3





KEY

- 1. Main Entrance
- 2. Vehicular Entrance Gate
- 3. Covered bicycle stands providing 15 spaces.
(note: Gross floor area of building is 467sqm.
Bicycle spaces required 5no. +1 per 50sqm)
- 4. --
- 5. External staircase
- 6. Ladies entrance
- 7. Mens entrance
- 8. Covered canopy/walkway above
- 9. Accessible WC and baby change facility
- 10. Kitchenette
- 11. Shoe storage
- 12. Ladies prayer hall
- 13. Lobby
- 14. Access to upper rooms
- 15. Shoe storage
- 16. Wall space for information/islamic display/exhibition
- 17. Wudhu Area
- 18. WCs
- 19. Accessible WC
- 20. Storage
- 21. Book shelves
- 22. Incoming main/meter
- 23. Mens prayer hall
- 24. Fire exit
- 25. Permeable paving
- 26. Bi-folding doors

CLIENT
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 EAST CARDIFF
 EDUCATIONAL TRUST

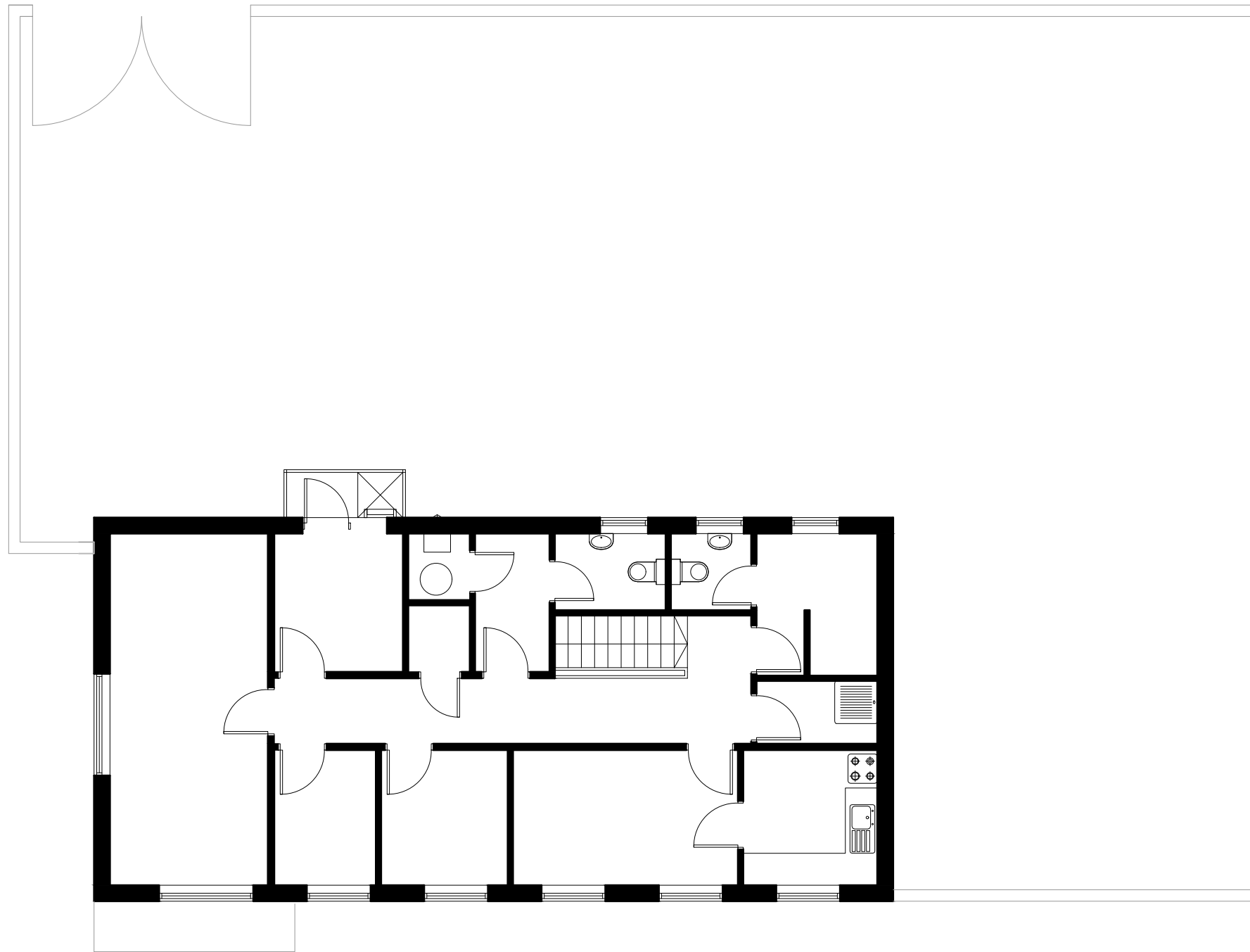
PROJECT
 16 CRICKELHOWELL RD
 ST MELLONS
 CARDIFF CF3 0EF

DWG TITLE
**PROPOSED GROUND
 FLOOR PLAN**

DWG NO. P100D

DATE August 2021

SCALE 1:100@A3



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EAST CARDIFF
EDUCATIONAL TRUST

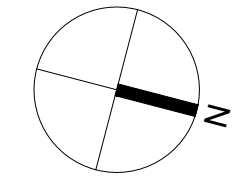
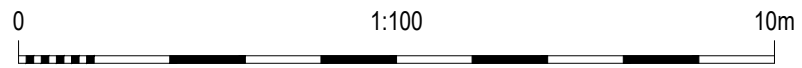
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ST MELLONS
CARDIFF CF3 0EF

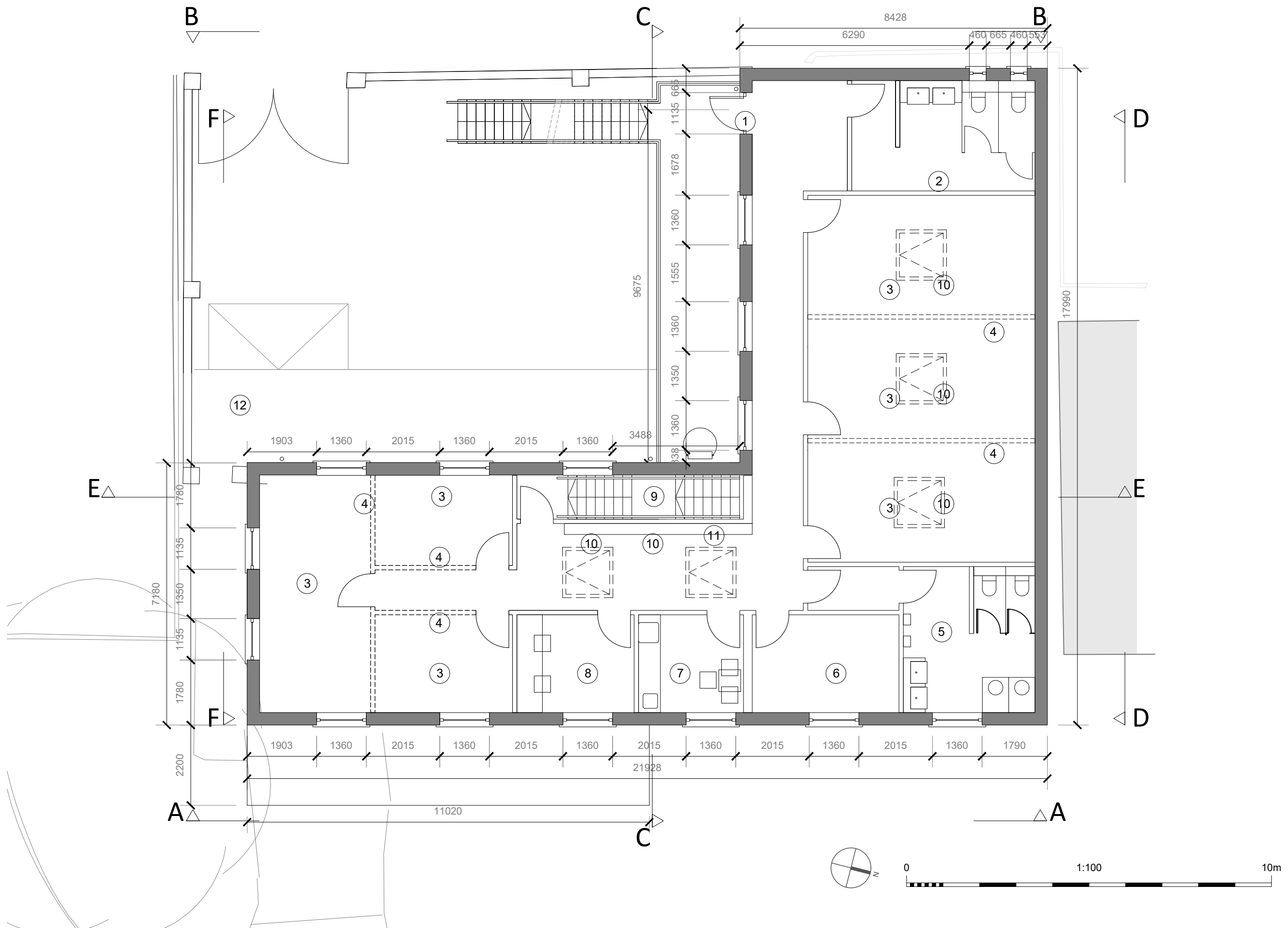
DWG TITLE
**EXISTING
FIRST
FLOOR
PLAN**

DWG NO. S101

DATE DECEMBER 2018

SCALE 1:100@A3





- KEY**
- 1. Primary entrance
 - 2. WCs (Female)
 - 3. Multiuse spaces ie. arabic lessons/fitness classes etc.
 - 4. Demountable partitions
 - 5. WCs (Male)
 - 6. Storage
 - 7. Kitchen
 - 8. Office
 - 9. Fire exit
 - 10. Rooflights above
 - 11. Shoe shelves
 - 12. Glazing

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 EAST CARDIFF
 EDUCATIONAL TRUST

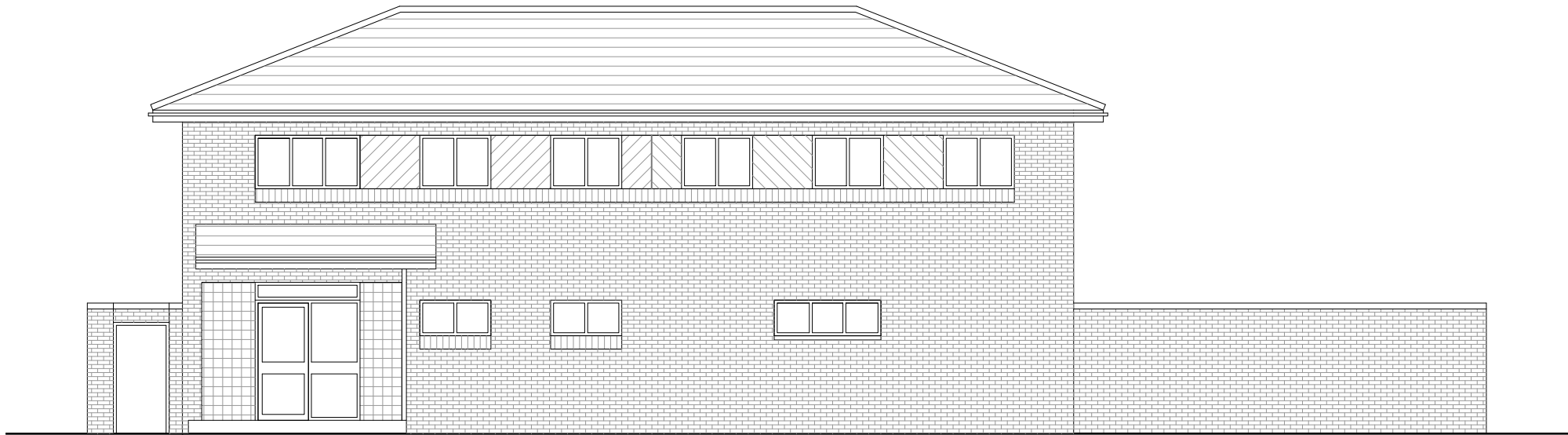
PROJECT
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 ST MELLONS
 CARDIFF CF3 0EF

DWG TITLE
 PROPOSED FIRST FLOOR
 PLAN

DWG NO. P101D

DATE August 2021

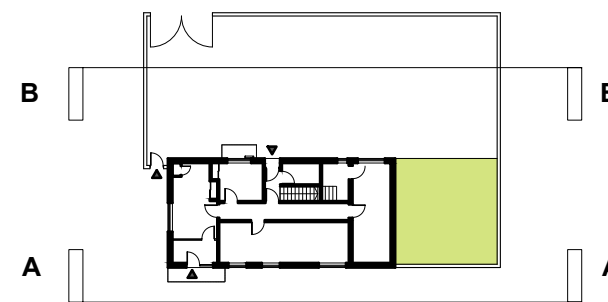
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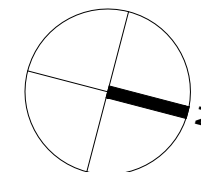
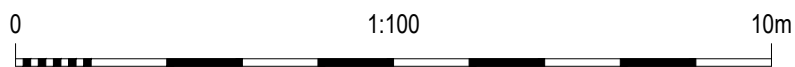
Existing front elevation AA



Existing rear elevation BB



KEY PLAN



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 EAST CARDIFF
 EDUCATIONAL TRUST

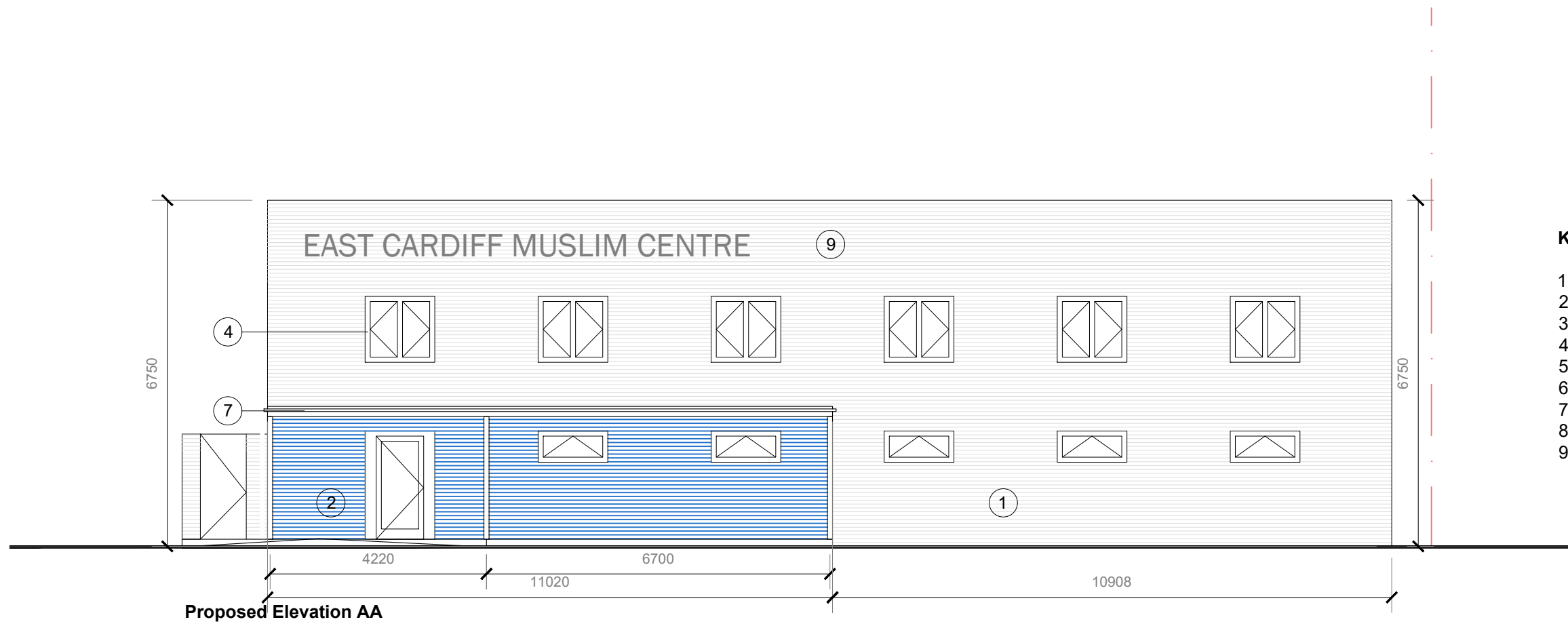
PROJECT
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 ST MELLONS
 CARDIFF CF3 0EF

DWG TITLE
**EXISTING
 ELEVATIONS
 SHEET 1**

DWG NO. S201

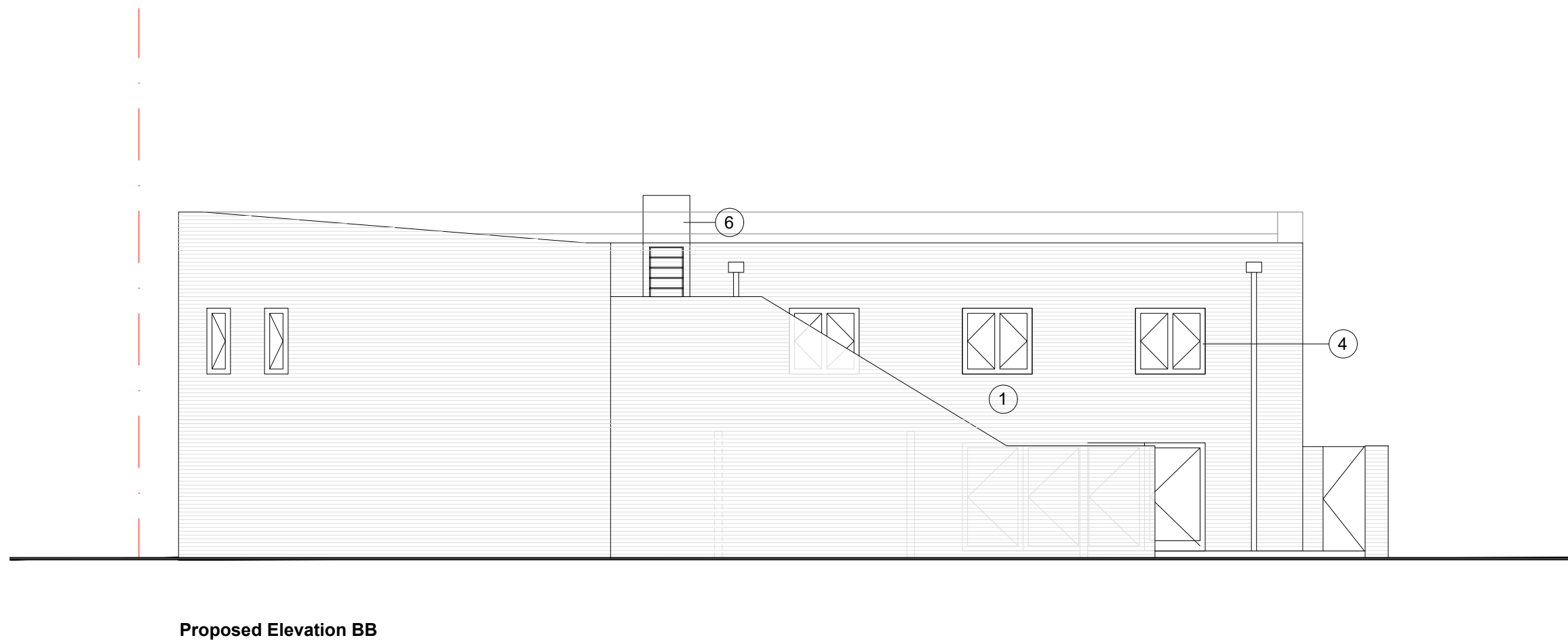
DATE MAY 2018

SCALE 1:100@A3



KEY

- 1. Blue-grey brick
- 2. Feature wall in decorative glazed bricks
- 3. --
- 4. Aluminium windows to RAL 7016
- 5. Dome rooflights
- 6. Ladder with ladder guard
- 7. Covered bicycle stand to RAL 7016 with RAL 9010 soffit
- 8. Metal stair and balustrading to RAL 7016
- 9. Signage



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ECET
 EAST CARDIFF
 EDUCATIONAL TRUST

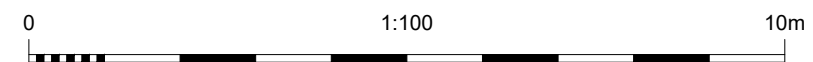
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 ST MELLONS
 CARDIFF CF3 0EF

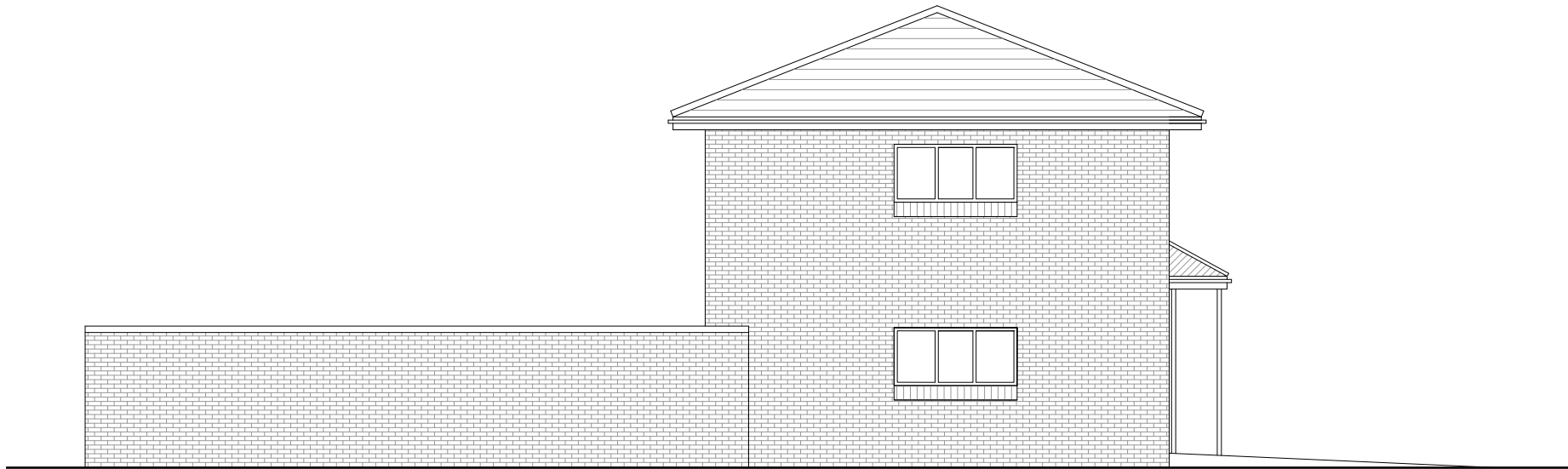
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**PROPOSED
 ELEVATIONS
 SHEET 1**

DWG NO. P201D

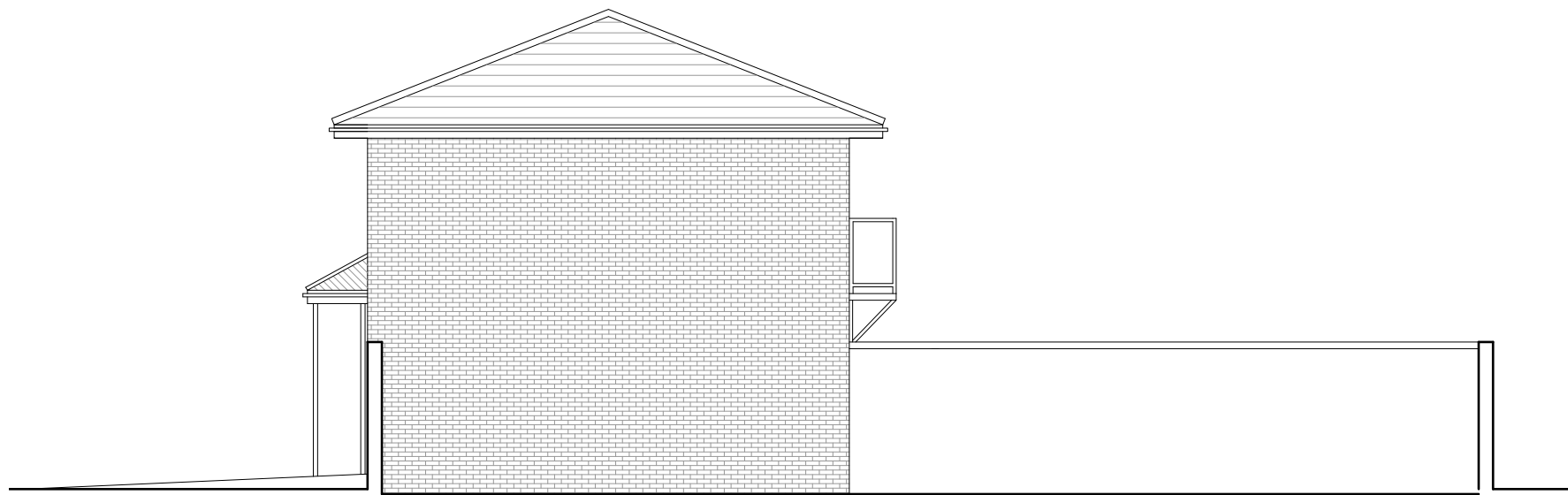
DATE August 2021

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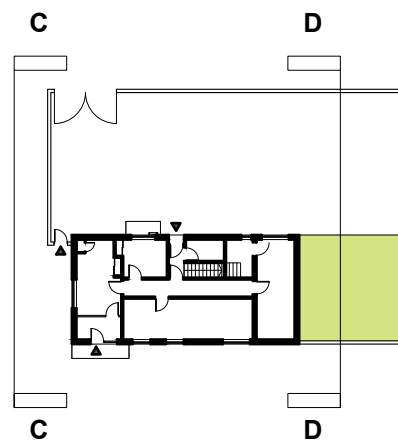
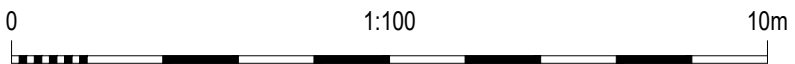




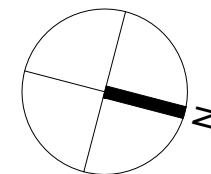
Existing side elevation CC



Existing side elevation DD



KEY PLAN



CLIENT
ECET
 EAST CARDIFF
 EDUCATIONAL TRUST

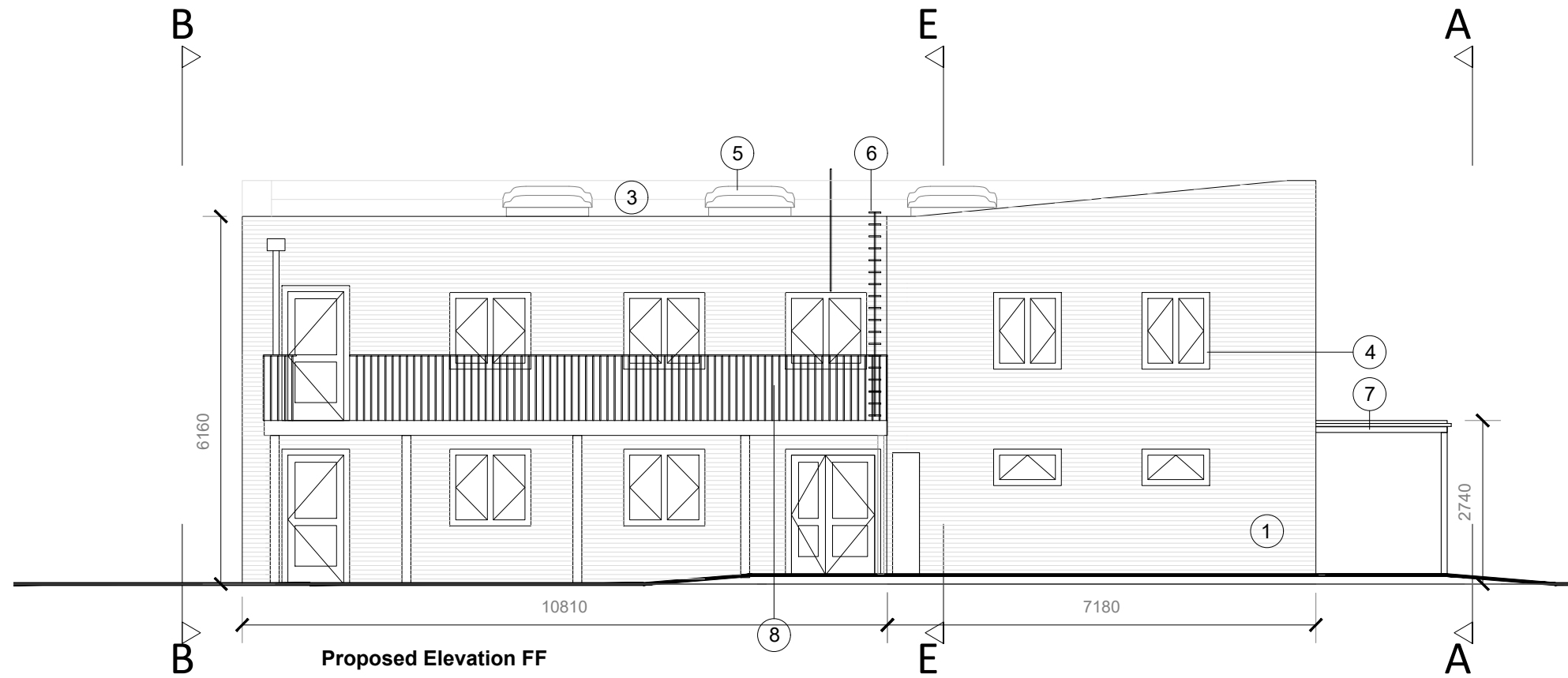
PROJECT
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 ST MELLONS
 CARDIFF CF3 0EF

DWG TITLE
**EXISTING
 ELEVATIONS
 SHEET 2**

DWG NO. S202

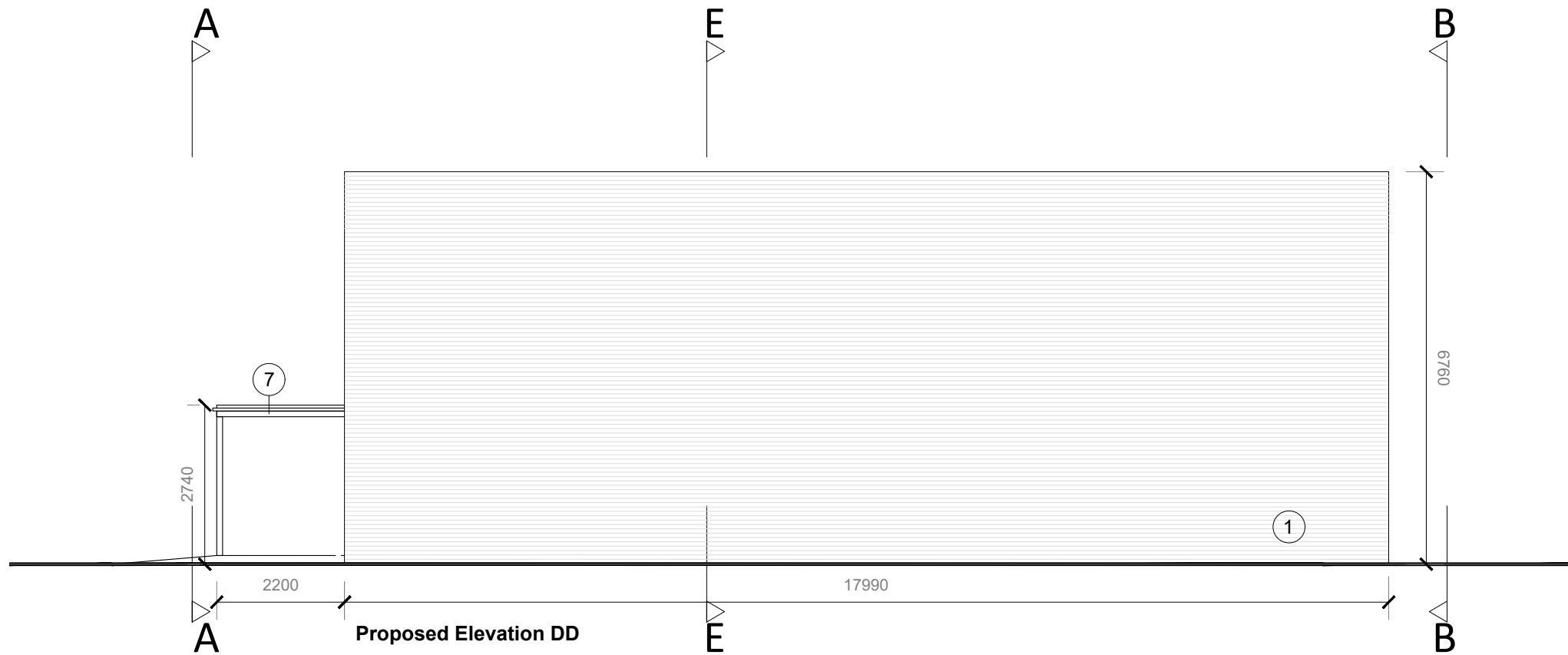
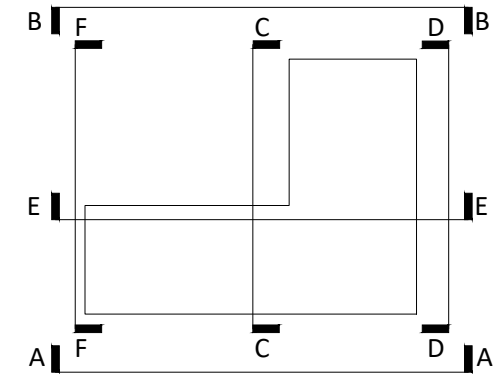
DATE MAY 2018

SCALE 1:100@A3



KEY

- 1. Blue-grey brick
- 2. Feature wall in decorative glazed brick slips (design TBC)
- 3. Biodiverse roof
- 4. Aluminium windows to RAL 7016
- 5. Dome rooflights
- 6. Ladder with ladder guard
- 7. Covered bicycle stand to RAL 7016 with RAL 9010 soffit
- 8. Metal stair and balustrading to RAL 7016



CLIENT
ECET
 EAST CARDIFF
 EDUCATIONAL TRUST

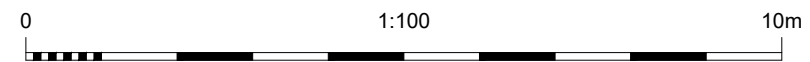
PROJECT
 16 CRICKELHOWELL RD
 ST MELLONS
 CARDIFF CF3 0EF

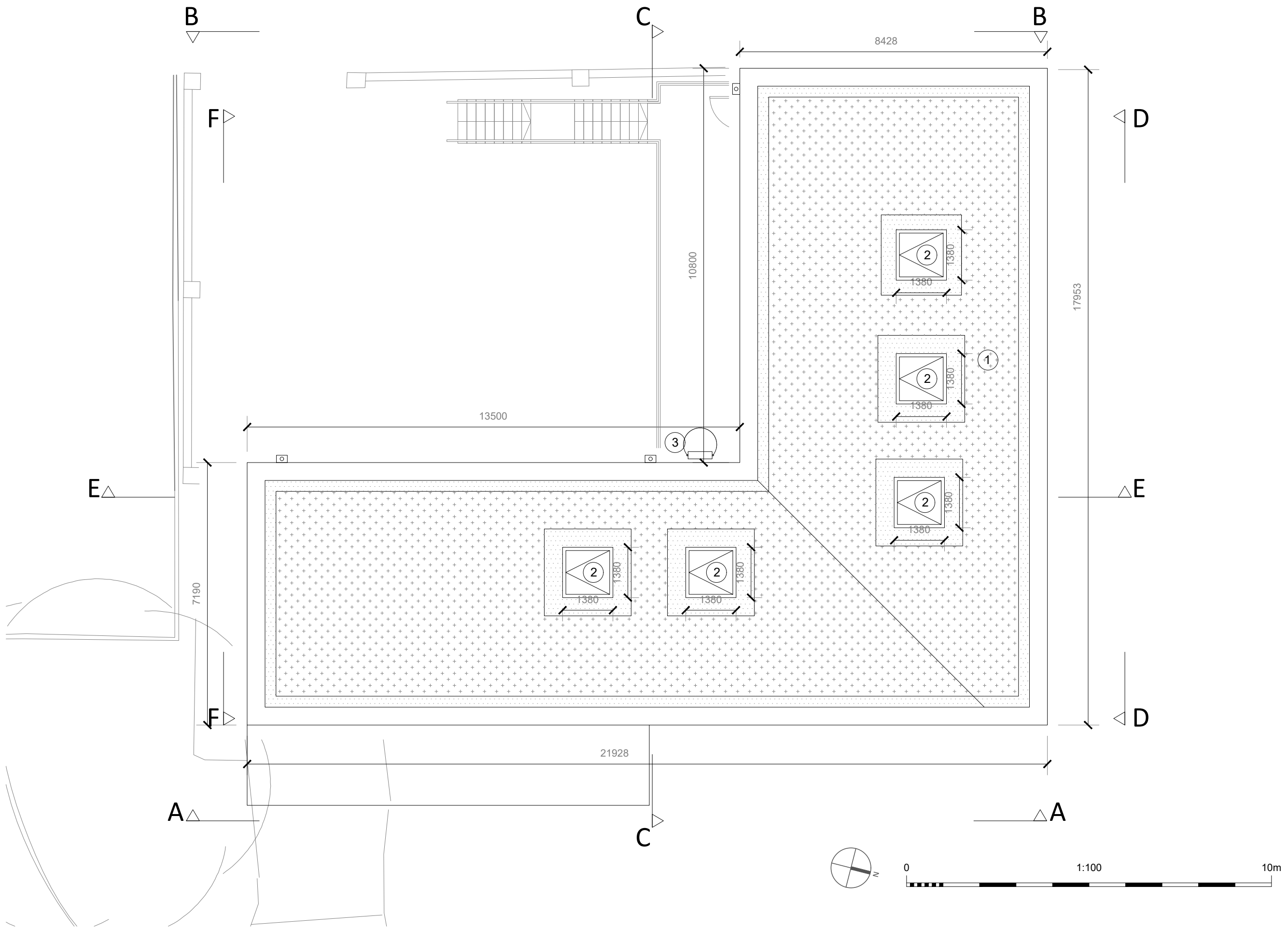
DWG TITLE
**PROPOSED
 ELEVATIONS
 SHEET 2**

DWG NO. P202C

DATE August 2021

SCALE 1:100@A3





KEY

- 1. biodiverse roof
- 2. Dome rooflights
- 3. Ladder with ladder guard
- 4. Parapet

CLIENT
ECET
 EAST CARDIFF
 EDUCATIONAL TRUST

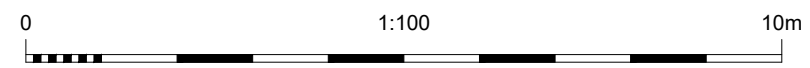
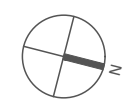
PROJECT
 16 CRICKELHOWELL RD
 ST MELLONS
 CARDIFF CF3 0EF

DWG TITLE
 PROPOSED ROOF PLAN

DWG NO. P102B

DATE August 2021

SCALE 1:100@A3



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PETITION

COMMITTEE DATE: 19/01/2022

APPLICATION No. **21/01545/MNR** APPLICATION DATE: 12/07/2021

ED: **GRANGETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Mr Penketh
 LOCATION: 12 KENT STREET, GRANGETOWN, CARDIFF, CF11 7DL

PROPOSAL: CHANGE OF USE FROM C3 DWELLING HOUSE TO C4 HOUSE OF MULTIPLE OCCUPATION

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

1. C01 Statutory Time Limit
2. The development shall be carried in accordance with the following approved plans:
 - Plan 02.1
 - Plan 02.2
 - Plan 02.3
 - Plan 02.4

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

3. Prior to the beneficial use of the property as a C4 HMO 4 undercover and secured cycle parking spaces, as indicated on the submitted plans shall be provided within the curtilage of the property and shall thereafter be retained and maintained for as long as the use hereby permitted remains in existence.

Reason: To ensure that secure cycle parking facilities are provided to encourage other modes of transport over the private car in accordance with Policy T5 of the Cardiff Local Development Plan 2006-2026.

4. Prior to the beneficial use of the property as C4 HMO the refuse storage area, as indicated on the approved site layout plan, shall be provided within the curtilage of the property. The refuse storage area shall thereafter be retained and maintained for as long as the use hereby permitted remains in existence.

Reason: To secure an orderly form of development and to protect the amenities of the area in accordance with Policy W2 of the Cardiff Local

Development Plan 2006- 2026.

RECOMMENDATION 2 The applicant be advised that the property may now be licensable under Part 2 of the Housing Act 2004 and in this respect they should contact Shared Regulatory Services on 0300 123 6696 to confirm if a license is required. Alternatively further information can be found at the following link

<https://www.srs.wales/en/Housing/HMO-Licensing/HMO-Licensing.aspx>

RECOMMENDATION 3: As the site is located within a flood risk area future occupants/owners are advised to sign up to the Environment Agency's Flood Warning service. Additional guidance can be found on the following website:

<https://naturalresources.wales/flooding/flood-warning-service/?lang=en>

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks planning permission to change the use of the property into a 4 bedroom C4 HMO. The submitted drawings/details provide information regarding the principal matters for consideration as set out in the relevant Supplementary Planning Guidance.
- 1.2 Internally the property accommodates one bedroom, a kitchen/diner and a lounge on the ground floor; two bedrooms, three bathrooms and a study on the first floor and one bedroom in the converted roofspace.
- 1.3 Externally a rear amenity area of 45 square metres will be provided excluding the area shown for waste storage and cycle storage.

2. **DESCRIPTION OF SITE**

- 2.1 The site comprises a two storey property located within a terrace of two storey properties within the Grangetown Ward of Cardiff. The lawful use of the property is as a C3 residential dwelling.

3. **RELEVANT SITE HISTORY**

None

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.

Relevant National Planning Guidance:

Planning Policy Wales (2021)

Future Wales: The National Plan 2040 (2021)

Planning Policy Wales TAN 11: Noise

Planning Policy Wales TAN 12: Design

Planning Policy Wales TAN 15: Development and Flood Risk

Planning Policy Wales TAN 21: Waste

Relevant Cardiff Local Development Plan Policies:

Policy KP5: Good Quality and Sustainable Design
Policy KP8: Sustainable Transport
Policy KP13: Responding to Evidenced Social Needs
Policy EN13: Air, Noise, Light Pollution and Contaminated Land
Policy H5: Sub-Division or Conversion of Residential Properties
Policy T5: Managing Transport Impacts
Policy C3: Community Safety/Creating Safe Environments
Policy W2: Provision for Waste Management Facilities in Development

Relevant Supplementary Planning Guidance:

Waste Collection and Storage Facilities (2016)
Houses in Multiple Occupation (2016)
Managing Transportation Impacts (Incorporating Parking Standards) (2018)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Waste Management have been consulted and have advised that the proposed area for the storage of waste and recycling has been noted and is acceptable.

The property will require the following for recycling and waste collections:

- Bespoke bags equivalent to 240 litres for general waste
- 2 x 25 litre kerbside caddy for food waste
- Green bags for mixed recycling

The storage of which must be sensitively integrated into the design.

Refuse storage, once implemented, must be retained for future use.

- 5.2 Traffic and Transportation have been consulted and have not commented on this application.

6. **EXTERNAL CONSULTEE RESPONSES**

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

- 6.2 Natural Resources Wales (NRW) were consulted as the property is situated within a C1 Flood Zone. The applicant submitted a Flood Consequences Assessment. NRW have advised that they do not object to the proposal.

7. **REPRESENTATIONS**

- 7.1 Neighbours have been consulted. Objections have been received from the

occupiers of 6, 10, 22, 27, 30, 32, 34 Kent Street; 63 Pentrebane Street and Grange Farm, Clive Street. A summary of the objections are as follows:

- An increase in anti-social behaviour;
- An increase in parking making it difficult for residents to find a parking space;
- An increase in waste and rubbish being dumped on the street;
- Quality and standard of existing rental properties on Kent Street;
- Loss of family accommodation;
- Lack of consultation prior to submission;
- Noise from the refurbishment of the property;
- The negative impact on the adjoining neighbours;
- The use of the property will damage the social cohesion of the community;
- Water pressure too low to cater for 3 bathrooms affecting residents wellbeing;
- Fire proofing of the attic space;
- Future maintenance of the property;
- The property is too small to be converted into 6 dwellings;

7.2 A petition of 50 signatures has also been received objection for the following reasons:

Kent Street, Grangetown is a close-knit community with a friendly atmosphere and is family orientated with young families, elderly residents and less able residents. Because of what this street and community mean to us, we present this petition as a sign of our objection to the plan to change 12 Kent Street from C3 dwelling house to C4 house of multiple occupation. We object to the plan for the following reasons:

- *Another house of multiple occupation could damage the social cohesion with high levels of transient residents and fewer long term households and established families*
- *Potential increase in antisocial behaviour and increased noise*
- *On street parking is already difficult, and 6 more occupants will worsen the situation*
- *Houses of multiple occupation on streets have a history of litter problems that are a hazard to children and attract vermin and the proposed plan will potentially add to this problem. Research shows that litter increases near houses of multiple occupation.*
- *Potential increased fire risk to adjoining properties*
- *No consultations whatsoever between property owner and neighbours/residents and no site notice posted*

We call on Councillors Ashley Lister, Abdul Sattar, Lynda Thorne and members of Cardiff Council Planning Department and Committee to give careful consideration to this petition and our objections as listed above, as we believe the planning application for 12 Kent Street is to the detriment of the street's community and the wider community in Grangetown. If you wish to be a capital that shows ambition and puts its residents first, we urge you to consider our petition.

- 7.3 Since the petition was submitted a letter has been received from the occupier of Kent Street Stores, 47 Kent Street. The letter explains that they have no objection to the proposal after the applicant explained their proposal to them. They originally signed the petition objecting to the proposal but have now confirmed they withdraw their original objection.

8. **ANALYSIS**

- 8.1 This application seeks planning permission to convert the property into a four bedroom C4 HMO. As Use Class C4 allows for tenanted living accommodation occupied by between three and 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 **Policy Considerations** - In respect of the conversion of the property to C4 HMO Policy H5 of the adopted LDP is considered relevant. Further guidance can also be found in the adopted HMO SPG.

- 8.3 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.”*

- 8.4 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) against the threshold limits identified above. As the application site is located within the Grangetown Ward of Cardiff a 10% threshold limit will be relevant. There are 39 properties (including flats which are also classed as residential accommodation) within a 50m radius of the application site of which none are registered as HMO’s which equates to 0%. As this is below the 10% threshold then it is considered that the proposal would not trigger the active consideration of negative cumulative impact consequences.

8.5 **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.

- 8.6 **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 :-

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

Details of waste provision have been submitted as part of this application. Waste Management have confirmed that the submitted details are acceptable and condition 4 has been imposed accordingly.

- 8.7 **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 creation of a HMO in this sustainable location is considered to fundamentally accord with the principles of sustainable design, locating places to live within walking distance of local amenities, public transport links and places of work. It would therefore intrinsically accord with the principles of sustainable transport and the promotion of a 50/50 modal split, as promoted by Policy KP8, as occupiers would not be reliant upon the private car as a mode of transport. The creation of bicycle parking spaces for occupiers of dwellings is considered an essential element in promoting sustainability and achieving the modal split. The Managing Transport Impacts (Incorporating Parking Standards) (2018) SPG identifies that a C4 HMO will require a minimum of 1 cycle parking space per bedroom. As the proposal is for a 4 bedroom HMO then 4 cycle parking spaces will be required.

In respect of cycle parking the applicant has submitted details showing the provision of an existing outbuilding measuring 5m x 2m which is situated within the rear garden which would be capable of securing 4 cycles in a horizontal position. This is considered acceptable and condition 3 has been imposed accordingly.

In respect of car parking the Managing Transport Impacts (Incorporating Parking Standards) (2018) SPG identifies that a C4 HMO will require between zero and one off street car parking space to be policy compliant. The application does not propose any off street car parking spaces which is in accordance with the SPG. Whilst it is noted that objections have been received suggesting that the proposal will result in an increase the demand for on street parking the aims and objectives of both the LDP and SPG are to seek to reduce dependence on the private motor vehicle. As such the proposal is considered acceptable with no car parking facilities provided.

- 8.8 **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 25m² 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 2.5m². As such, for example, the minimum expected for a 7 bed HMO would be 27.5m² of external amenity space. Each additional person should result in a corresponding increase of 2.5m². 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 a private rear amenity space of approximately 45 square metres will be available for occupiers to use in addition to provision for bin and cycle storage facilities. 10 square metres are to be provided alongside the rear annex and 35 square metres are to be provided to the rear of the kitchen. As the minimum amenity space requirement as specified in the HMO SPG is 25 square metres the proposal is therefore considered acceptable in this regard.

- 8.9 **Flood Risk - TAN 15 Flood Risk Assessment Criteria** - It is noted that the proposal is already in use as residential accommodation and located in an area which is already developed and served by significant infrastructure and flood defences (Zone C1 of the DAM).

The property is located in a sustainable location and supports the Cardiff Local Development Plan strategy which states that Cardiff has a significant need for new homes including family homes, affordable homes together with

catering for the whole range of needs. It also states that the subdivision of a residential building into smaller residential units can be an important source of housing.

The site meets the definition of previously developed land and concurs with the aims of Planning Policy Wales i.e. the presumption in favour of sustainable development. The property is already in use as residential and is located in a long established residential area. There are also no bedrooms proposed on the ground floor of the property.

A Flood Consequences Assessment has been submitted and Natural Resources Wales have advised that they do not object to the development on the grounds of flood risk.

Due to the location of the application site within a C1 Flood Zone Recommendation 3 has also been attached to ensure future occupants are made aware of the issue.

8.10 Objections – In respect of the objections the following should be noted:

- Anti-social behaviour – This would be a matter for the Police or the Noise Pollution Section of Shared Regulatory Services to deal with;
- Increase in parking demands – This is covered in 8.7 of this report;
- Quality and standard of existing rental properties on Kent Street – Whilst this is noted each application has to be judged on its own merits and the quality of other properties within the street is not a material planning consideration for the determining of this application. The proposal meets with space and amenity standards required by the Licensing Section of Shared Regulatory Services;
- Loss of family accommodation - This is covered in paragraphs 8.2 - 8.4 of this report;
- Lack of consultation prior to submission – There is no requirement for the applicant to consult with neighbours prior to submitting this application.
- Noise from the refurbishment of the property - This would be a matter for the Noise Pollution Section of Shared Regulatory Services to deal with;
- The negative impact on the adjoining neighbours - This is covered in paragraphs 8.2 - 8.4 of this report;
- The use of the property will damage the social cohesion of the community - This is covered in paragraphs 8.2 - 8.4 of this report;
- Water pressure too low to cater for 3 bathrooms affecting residents wellbeing – This is not a planning matter;
- Fire proofing of the attic space – This would be covered under Building Regulations;
- Future maintenance of the property – This is not a planning matter;
- The property is too small to be converted into 6 dwellings – The property is not being converted into 6 residential dwellings but a shared HMO and meets the minimum standards imposed by the Licensing Section of Shared Regulatory Services who license HMO's;

9. OTHER CONSIDERATIONS

- 9.1 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.
- 9.2 Equality Act 2010 – The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.
- 9.3 Well-Being of Future Generations Act 2016 – 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.

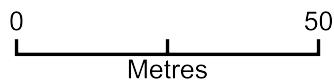
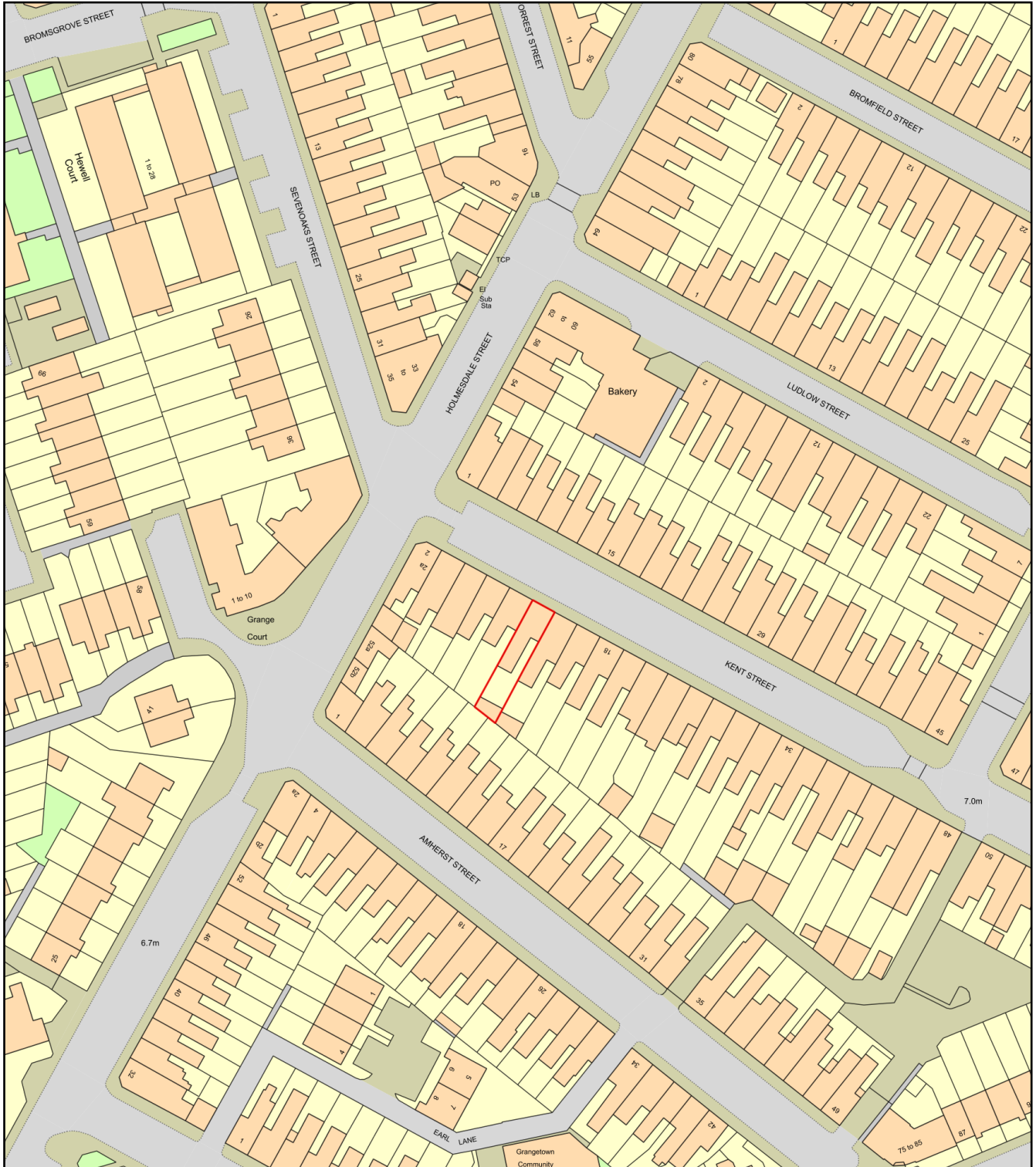
10. RECOMMENDATION

- 10.1 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 should be noted that the Courts have identified the importance of consistent decision-making and that previous appeal decisions are therefore a material planning consideration. In light of this and the fact that there are no registered HMO’s within the vicinity of the application site the Council is satisfied that the proposal complies with Policy H5 of the Cardiff Local Development Plan 2026-2026 and advice contained within the HMO’s Supplementary Planning Guidance as mentioned previously in this report.

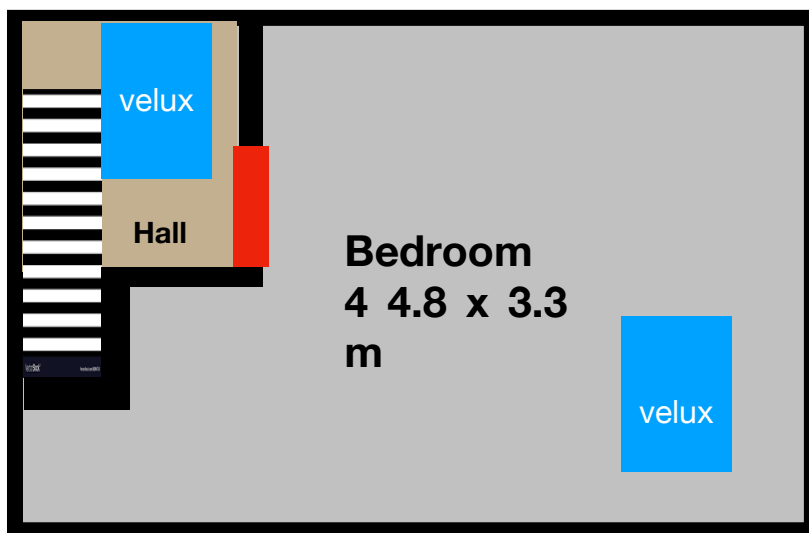
Having taken all of the relevant factors into consideration it is concluded that in this particular instance there are no grounds to justify a refusal of this application and it is therefore recommended that planning permission be granted, subject to conditions.

12 Kent Street Location Plan

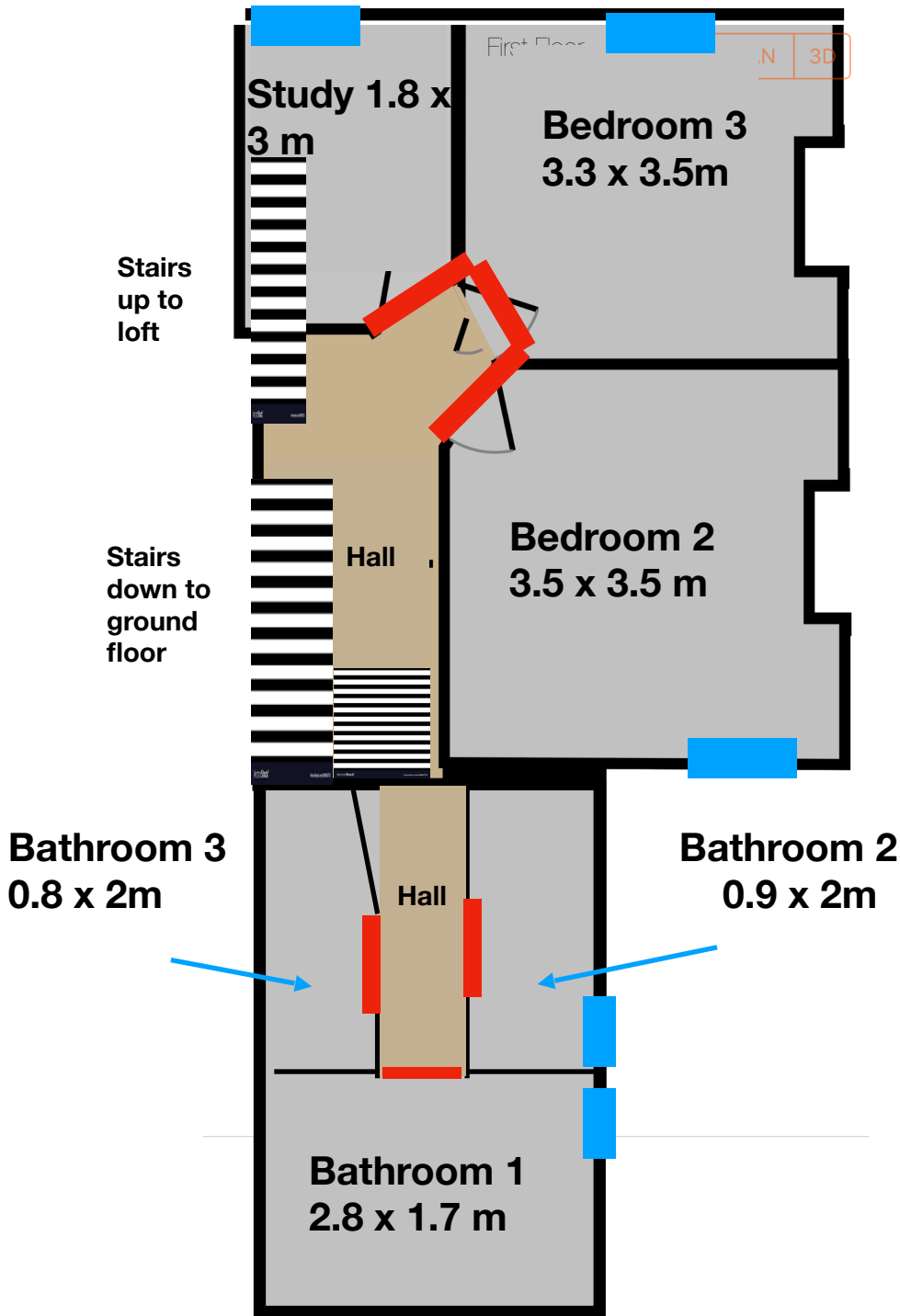


Plan Produced for: John Penketh
Date Produced: 18 Jun 2021
Plan Reference Number: TQRQM21169154727351
Scale: 1:1250 @ A4

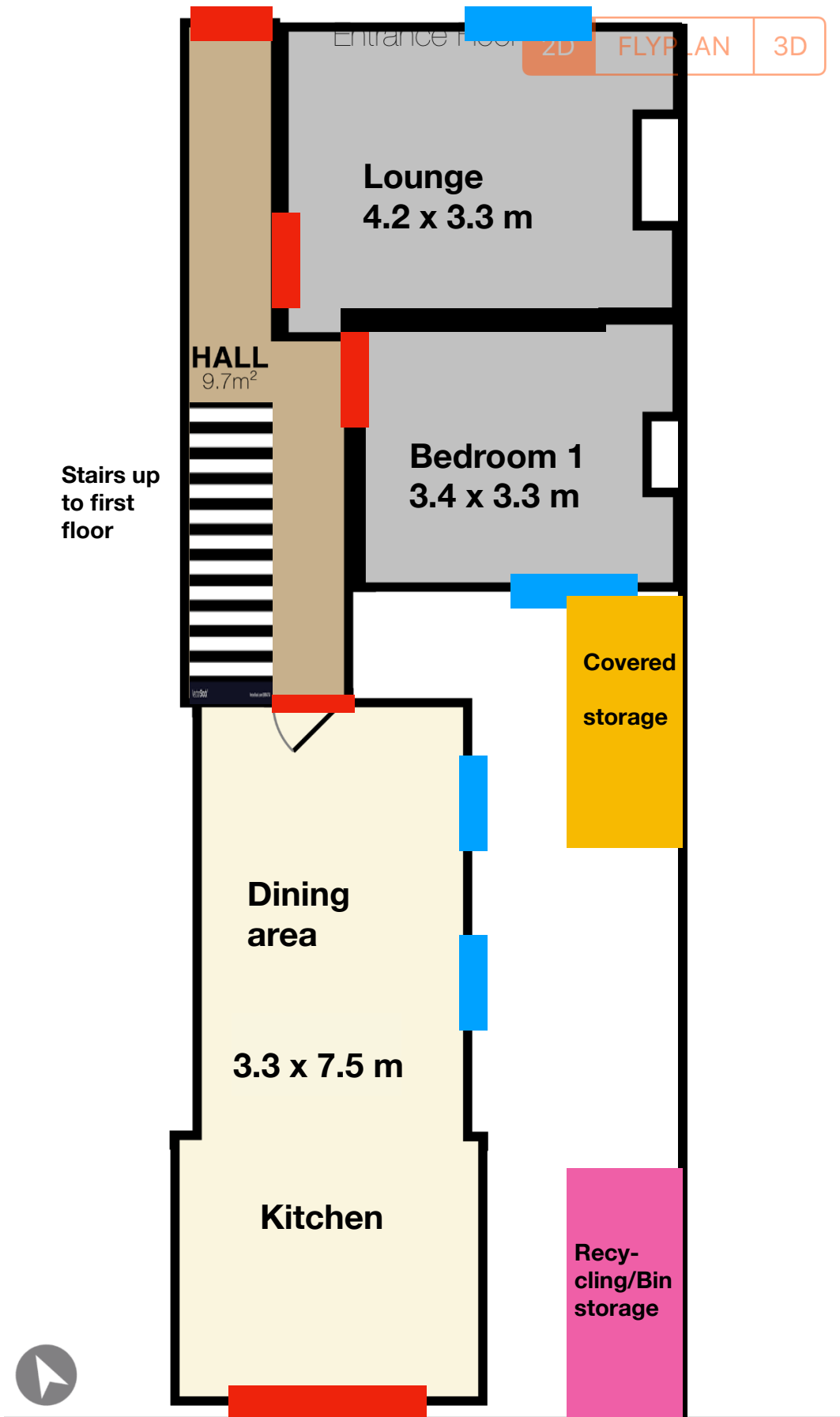
Loft space (Plan 02.1)



First Floor (Plan 02.2)

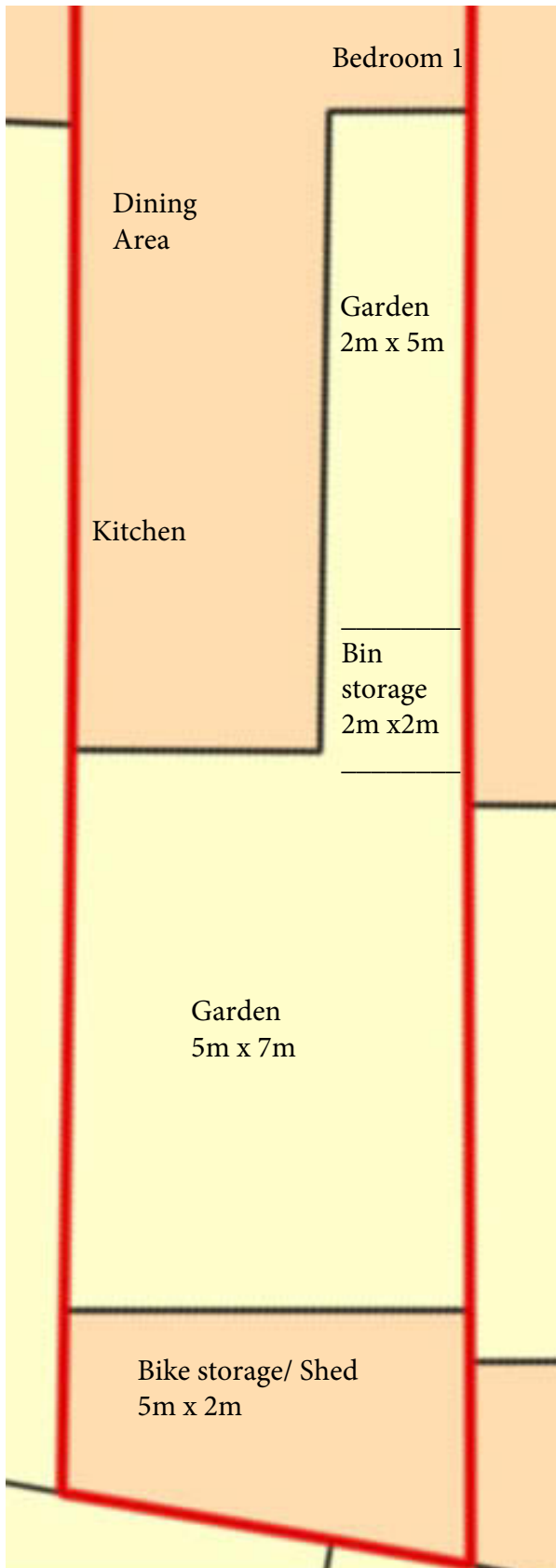


Ground floor (Plan 02.3)



Garden

Garden dimensions (Plan 02.4)





COMMITTEE DATE: 15/01/2022

APPLICATION No. **21/00049/MJR** APPLICATION DATE: 06/08/2021

ED: **WHITCHURCH/TONGWYNLAIS**

APP: TYPE: Discharge of condition

APPLICANT: Velindre NHS Trust & Asda Stores Ltd
 LOCATION: ASDA CORYTON, LONGWOOD DRIVE, WHITCHURCH, CARDIFF

PROPOSAL: DISCHARGE OF CONDITIONS 3 (ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN) AND 4 (SOFT LANDSCAPING) OF 20/01108/MJR

RECOMMENDATION 1: That conditions 3 (Arboricultural Method Statement and Tree Protection Plan) and 4 (Soft Landscaping) of 20/01108/MJR shall be partially discharged and shall be undertaken in accordance with the following documents :

Arboricultural Method Statement reference A3805 Revision A;
 Landscape Planting Methodology and Management Plan, reference A3805, revision C
 Tree Planting & Landscape Plan, reference A3805-04 Revision F;

Soil Resource Survey and Soil Resource Plan, reference TOHA/20/8547/AC;
 Tree Pit details reference A3805-05 Revision A;
 Tree Pit details-Specific Details A3805-06 Revision A;

RECOMMENDATION 2:

The applicant is reminded that before undertaking any works on Highways Authority land that the appropriate permissions are sought from the Highways Authority. The discharging of these conditions does not grant approval under the Highways Act

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 Technical approval is sought from the Local Planning Authority (LPA) for the discharge of conditions 3 (Arboricultural method statement and tree protection plan) and 4 (soft landscaping) of planning permission 20/01108/MJR.

Condition 3 (Arboricultural method statement and tree protection plan) reads as follows:

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 policy EN8 of the adopted Cardiff Local Development Plan (2006-2026).

Condition 4 (soft landscaping) reads as follows:

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 soft landscaping implementation programme.*
- *Finalised scaled planting plans prepared by a qualified landscape architect.*
- *Evidence to demonstrate that existing and proposed services, lighting, CCTV, drainage and visibility splays will not conflict with proposed planting.*
- *Finalised schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect.*
- *Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect that show the Root Available Soil Volume (RASV) for each tree.*
- *Topsoil and subsoil specification for all planting types, including full details of soil assessment in accordance with the Cardiff Council Soils and Development Technical Guidance Note (Soil Resource Survey and*

Plan), soil protection, soil stripping, soil storage, soil handling, soil amelioration, soil remediation and soil 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 not only meets British Standards, but is suitable for the specific landscape type(s) proposed. The specification shall be supported by a methodology for storage, handling, amelioration and placement.

- *Planting methodology and long-term post-planting aftercare methodology prepared by a qualified landscape architect, including full details of how the landscape architect will oversee landscaping implementation and report to the LPA to confirm compliance with the approved plans and specifications.*
- *That the recommendations of paragraph 6.2.3 of the TACP Ecology walk over survey have been incorporated into the proposed landscaping.*
- *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 Policy EN8 of the adopted Cardiff Local Development Plan (2006-2026)

The submitted documents and plans, as outlined in the recommendation 1 above, have been amended to overcome the concerns of the County Tree Officer who raised concerns that the too many trees were proposed within too small an area.

The submitted details provide an acceptable planting specification, (similar to the submission committee approved in 2021). Management and after care is also described in the application to ensure the success of the proposed landscaping.

The soil analysis seeks to re-use existing soil but has provided an acceptable standard for the replacement soil. The submission states the sub soil to be 600mm with the topsoil being at 300mm.

The necessary site assessment has been undertaken, and as advised within the submission, there is no known reason why the proposed landscaping cannot be met on site.

2. DESCRIPTION OF THE SITE AND AREA

- 2.1 The application site covers approximately 2.8ha of land at the Asda supermarket, Coryton, including part of Longwood Drive and the existing

roundabout, which provides access from the Coryton interchange to the existing retail store, McDonald's restaurant, Asda Service Station and Starbucks Coffee Shop. This highway also provides access to industrial uses further west. The Asda land comprises the existing vehicular and pedestrian access, plus service access and car parking.

- 2.2 To the south is the land known as the "northern meadows" (the site of the proposed new Cancer Centre) which is screened from the Asda site by woodland, beyond which is a former railway cutting. To the east and north east is the Village Hotel and a school for children with autism, Ty Coryton, which is also screened from the application site by woodland. To the north is Longwood Drive and the M4 Motorway.

3. PLANNING HISTORY

- 3.1 Within the last 5 years:

20/01108/MJR: Proposed engineering works to longwood drive and the Asda access highway and car park arrangements, enabling access to the proposed Velindre cancer centre- Granted 16/11/2020;

17/01735/MJR: Proposed Velindre Cancer Centre including specialist cancer treatment centre, centre for learning, research and development, primary means of access (from Coryton Interchange), emergency access (via Hollybush estate), temporary construction accesses, parking, energy centre, landscape works, pedestrian paths, and Maggie's Centre. Granted 27/03/2018.

- 3.2 Earlier relevant history:

10/01286/DCO: Proposed extension and alterations to existing car park to form home shopping service. Approved

08/011874/W: Existing grassed area to be removed and replaced with new full depth car park to form colleague car park. Approved

05/01827/W: Construction of car deck and alterations to car park. Approved

05/00059/W: Alterations to car parking layout. Approved

4. POLICY FRAMEWORK

- 4.1 National Planning Policy:

- Future Wales: National Plan 2040
- Planning Policy Wales (11th Ed, 2021)

Planning Policy Wales Technical Advice Notes:

- Technical advice note (TAN) 5: Nature conservation and planning (September 2009);

- Technical advice note (TAN) 10: Tree preservation orders (October 1997);
- Technical advice note (TAN) 11: Noise (October 1997);
- Technical advice note (TAN) 12: Design (March 2016);
- Technical advice note (TAN) 18: Transport (March 2007);

Chief Planning Officer letter dated 23/10/19: securing bio-diversity enhancement;

Building Better Places: The Planning System Delivering Resilient and Brighter Futures: Placemaking and Covid 19 recovery (July 2020).

4.2 Cardiff Local Development Plan 2006-2026:

KEY POLICIES

KP5 (Good Quality and Sustainable Design);
 KP6 (New Infrastructure);
 KP15 (Climate Change);
 KP16 (Green Infrastructure);
 KP17 (Built Heritage).

DETAILED POLICIES

ENVIRONMENT

EN6 (Ecological Networks and Features of Importance for Biodiversity);
 EN7 (Priority Habitats and Species);
 EN8 (Trees, Woodlands and Hedgerows);
 EN11 (Protection of Water Resources);

COMMUNITY

C3 (Community Safety/Creating Safe Environments);
 C6 (Health).

- Supplementary Planning Guidance:

Green Infrastructure (including Technical Guidance Notes relating to: Ecology and Biodiversity; Trees and Development; Public Rights of Way and Development; River Corridors; Protection and Provision of Open Space in New Developments; Soils and Development) (November 2017);

Managing Transportation Impacts (Incorporating Parking Standards) (July 2018).

Planning for Health and Wellbeing (November 2017).

5. **INTERNAL CONSULTEE RESPONSES**

5.1 The Operational Manager (Traffic and Transportation) states:

The application is the subject of a S278 legal agreement and that is likely to be concluded soon, therefore, I have no objections to the discharge of these conditions

5.2 Public Rights of Way (PROW): No objections

5.3 The Strategic Planning Trees and Landscaping Officer:

The amended plans have overcome my concerns and based upon the amended plans, I raise no objections.

6. EXTERNAL CONSULTEE RESPONSES

6.1 Natural Resources Wales: No objections

7. REPRESENTATIONS

7.1 Given concerns raised to previous applications on the site, this discharge of condition application was notified to interested members of the public. 10 letters of representation have been received objecting to this application. These objections are summarised below:

1. The lack of resources to ensure compliance with the details;
2. The proposal does not compensate for the loss of the existing habitat;
3. Not qualified to understand the implications of the submission;
4. The planning system does not protect the environment and is in need of reform;
5. The proposal is destroying the environment of an outdated hospital;
6. The proposal will result in an increase of noise and air pollution
7. The proposal to replace 160 trees with 153 would not have the same impact on the environment as it would take some considerable time for the new trees to have the same impact as the existing the mature trees;
8. Concern that the developer is not clear where the water main is and will require the contractor to be careful not to break this main pipe

7.2 Local Ward Members have been notified. No comments received.

8 ANALYSIS

8.1 This application is submitted to discharge technical matters associated with the approved planning permission. It is not an opportunity to consider the merits of the planning permission or to question matters the committee has already agreed, such as the removal of the trees or the principle of replacement planting.

8.2 Condition 3 (Arboricultural method statement (AMS) and tree protection plan)

Condition 3 was imposed to ensure that the development has taken into account the conditions of the existing environment and to ensure adequate provision was in place to protect existing landscaping. Complying with these

requirements of the condition would ensure that the development would accord with national and local policies that seek to ensure the natural environment is protected and enhanced.

The revised AMS has undertaken an appropriate assessment of the existing 169 trees, including those that are to remain.

As committee will be aware, there are no trees that are covered under a Tree Preservation order that will be removed from the site. Section 4 of the submitted AMS provides appropriate protective fencing & Signage, including the requirements for no storage of equipment within the protected areas. Section 5 of the AMS provides for onsite monitoring and reporting of matters to the LPA (see extract below).

Stage	Site Operation	Monitoring	Report to LPA
Prior to start	Erect tree protection fencing	Inspect fencing is as per detail and in correct location	✓
Preliminary Start on site	Remove existing trees (outside nesting bird season March-August)	Inspect tree removal works and check existing trees are correctly protected and undamaged	
Ground preparation	Prepare soft landscaping areas for new tree planting	Inspect ground preparation and soil complied with specification	✓
Landscaping	Tree planting/ landscaping	Inspect tree stock complies with specification	
Completion	Removal of tree protection fencing	Inspect existing trees are undamaged	✓

This monitoring regime has been considered by the County Tree Officer who is satisfied that the appropriate key stages of the development have been identified and a suitable reporting mechanism is proposed.

The Tree Protection Plan primarily focuses on the trees of the adjoining land of Ty Coryton and Heronry. This plan has been considered by the Tree Officer who raises no objection to the location of the protected fencing.

8.4 Condition 4 (soft landscaping)

The condition was imposed at the request of the County Tree Officer and agreed by committee. The condition seeks details to ensure compliance with

national and local policies and guidance that seek to ensure acceptable landscaping, including its long-term viability.

The submitted landscape management plan considers a minimum of 5 year's cycle of maintenance. The proposed planting regime, species and strategy remains as considered by the planning committee in its meeting of the 16th September, 2020.

The above amended details have been considered by the County Tree officer and overcome his concerns regarding the planting of too many trees into too small a space which would have undermined future growth.

The proposal would meet planning policy objectives on biodiversity with the submission according with the TACP Ecology walk report that committee and the ecologist considered previously.

The assessment has undertaken an appropriate impact on infrastructure, including underground utilities, and based upon available information the proposal, including future rooting growth, would not undermine existing infrastructure.

Other matters not considered above

- The principle of the development has been established through by the approval of the planning application reference 20/01108/MJR;
- The concerns raised over the proposed cancer hospital model has been raised previously and is not a material consideration in the determination of discharging the details for conditions 3 &4;
- Concern raised over monitoring is noted and has been considered by the Tree Officer who raises no objection to the proposed monitoring regime. It is also worth noting that the embankment along Longwood Drive (where significant landscaping is proposed) is under the ownership of the Council's Highways Authority and who will require their own monitoring to ensure compliance, including inspection, as a result it is considered that there are sufficient safeguards in place to ensure compliance with the approved details;
- Concern over the loss of existing trees and their replacement with semi-mature trees and additional landscaping would not improve air or noise quality is noted. However, the submitted details are not substantially different to the proposals the committee and technical consultees considered and raised no objections

8.5 Conclusion

The submission is in general accordance with the details committee have previously considered. The proposal has been considered by technical consultees who raise no objections to the amended plans. Whilst a number of

objections have been received, those objections do not raise material matters to warrant the conditions to be refused. Having regard to all material matters it is considered that the proposal accords with the requirements of the conditions and accords with planning policy as a result it is recommended that these conditions are discharged as outlined in recommendation 1 of this report.

Other matters relevant to the consideration of this application

- 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 Act 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 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. It is also noted that section 2(5) of the Planning (Wales) Act 2015 affords protection to decisions taken under Part 3 of the 1990 Act, in that the Well-being of Future Generations (Wales) Act 2015 does not alter whether regard is to be had to any particular consideration under section 70(2) of the 1990 Act or the weight to be given to any consideration to which regard is had under that subsection. This means the provisions of the development plan, so far as material to the application, and any other relevant other material considerations remain the primary considerations when determining planning applications.
- 9.4 Section 6 of Environment (Wales) Act 2016 subsection (1) imposes a duty that a public authority must seek to maintain and enhance biodiversity in the exercise of its functions, and in so doing promote the resilience of ecosystems, so far as is consistent with the proper exercise of those functions. In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular the following aspects:
 - (a) Diversity between and within ecosystems;

- (b) The connections between and within ecosystems;
- (c) The scale of ecosystems;
- (d) The condition of ecosystems (including their structure and functioning);
- (e) The adaptability of ecosystems.

It is considered that the LPA has considered its duty under this Act and has met its objectives for the reasons outlined above.



starbucks Coffee

32
Coryton Roundabout

Coryton Roundabout

Longwood Dr

Asda Cardiff Coryton
Petrol Filling Station

Longwood Dr

Longwood Dr

Village Pub and Grill
Grill

Village Hotel Cardiff

4.1 ★ (1666)
3-star hotel

Asda Cardiff
Coryton Supercentre

McDonald's
Cardiff- Coryton
Fast food • £

Timpson

ASDA Opticians
Optician

Tŷ Coryton

Google

KEY TO TREE PLANTING PROPOSALS

Topsoil Specification & Planting Details

All areas of new landscaping to have the subsoil replaced to a depth of at least 300mm prior to spreading topsoil (see Soil Resources Survey Report by The Conon Associates, dated 18.12.20 for full details).

Soils retained from site works should be used where possible as long as the storage & shipping complies with BS 3882:2015 Specification for topsoil and BS5831:2013 and details within the Soil Resources Survey Report.

Any imported topsoil should comply with BS3882 and BS5831 and generally be placed to a depth of 300mm above and 300mm below, with green compost incorporated into top 200mm at a rate of 20% by volume, as per Soil Resources Survey Report.

Tree Planting

Replacement trees planted in locations indicated as per the following specification and best practice as per BS5831:2013 to be planted during the dormant season in November to March.

Planted in locations to avoid underground services (as shown on plans).

Excavate tree pit 1.2m x 1.2m x 1.0m or 1.0m larger than root ball all round for large trees retained with trunk shelter coving with flexible rubber mulch: see in soft areas and underground guying in car park. For the larger tree planting (stem-Mature, 20-25cm height) the subsoil would be prone to self-compaction when placed below the weight of a large tree rootball therefore an alternative free-draining sand / gravelly subsoil should be used to backfill the lower portion of large tree pits (see SRS report for full details).

Each tree located within a 1.2m radius match circle at 500mm depth tapered to 200mm within 200m of the stem. Outer circle indicates canopy spread after 25 years.

Tree Planting (30 no.)

New trees to be planted around the site as mitigation for existing trees removed, as per Tree Planting Strategy document.

Planted in a mix of heights: 4.5m high 20-25cm girth Semi-Mature, 3.0-3.5m high 12-14 cm girth Heavy Standards and 2.5-3.0m high 8-10cm girth Standards.

All stock to be rootballed and comply with Table 1, page 21 of BS5831.

4.5m high 20-25cm girth Semi-Mature (16 in total)

- Quercus petraea (Sessile oak) - Qp
- Quercus robur (Common oak) - Qr
- Quercus robur (Pedunculate oak) - Qr
- Taxus baccata (Common Yew) - Tc

3.0-3.5m high 12-14 cm girth Heavy Standards (28 in total)

- Acer a freemantle 'Nutcrack Maple' (Freemantle Maple) - Af
- Araucaria arborescens (Norfolk Island) - Aa
- Betula pendula (Silver Birch) - Bp
- Betula pubescens (Downy Birch) - Bd
- Acer campestre (Field Maple) - Ac
- Ilex aquifolium 'C' (Holly) - Ia

2.5-3.0m high 8-10cm girth Standards (28 in total)

- Acer a zoeschaueri 'Norfolk Island Maple' - Az
- Catalpa bignonioides (Breadfruit) - Cb
- Catalpa bignonioides (Breadfruit) - Cb
- Quercus ilex (Dormant Oak) - Qi
- Quercus ilex (Dormant Oak) - Qi
- Koeleria paniculata (Panicum) - Kp
- Delonix regia (Flame Tree) - Dr
- Georgina 'Majesty' (Majesty Tree) - Gg
- Zelkova serrata (Japanese Zelkova) - Zs
- Taxus baccata (Yew) - Tc

Featherfall/Mini-stem (28 no.)

To be planted randomly between Heavy Standards.

- 20% Corylus avellana multi-stem (Hazel) - Ca
- 10% Catalpa bignonioides featherfall (Breadfruit) - Cb
- 10% Catalpa bignonioides featherfall (Breadfruit) - Cb
- 10% Sambucus nigra multi-stem (Elder) - Sn
- 10% Cornus alba (Dogwood) - Ca
- 10% Ilex aquifolium 'C' (Holly) - Ia
- 10% Sorbus aucuparia featherfall (Rowan) - Sa
- 10% Viburnum lantana - Vl

Hedge Planting

Plants to be planted at densities indicated, to provide a dense, compact hedge buffer along the site boundary as follows:

Hedging led to consist of 300mm topsoil over 300mm subsoil cultivated by incorporating 'green compost' (as per SRS report) into upper 200mm of topsoil layer. Rates and timing to given levels, remove all stones and debris over 500mm, dig planting holes (average 300 x 300 x 300 deep), supply and plant specified material and plants in accordance specified, backfill with excavated material as above and water in. Water and weed regularly.

Native Hedge Planting

Trees and shrubs to be planted at 3-4 plants per metre in a double staggered row. Plants to be 45-60cm bare-root nursery stock with spiral rubber guard fitted to each tree supported by a cane.

- 20% Crataegus monogyna (Hawthorn)
- 20% Corylus avellana (Hazel)
- 10% Prunus spinosa (Blackthorn)
- 10% Acer campestre (Field Maple)
- 10% Salix caprea (Willow)
- 10% Prunus spinosa (Wild Cherry)

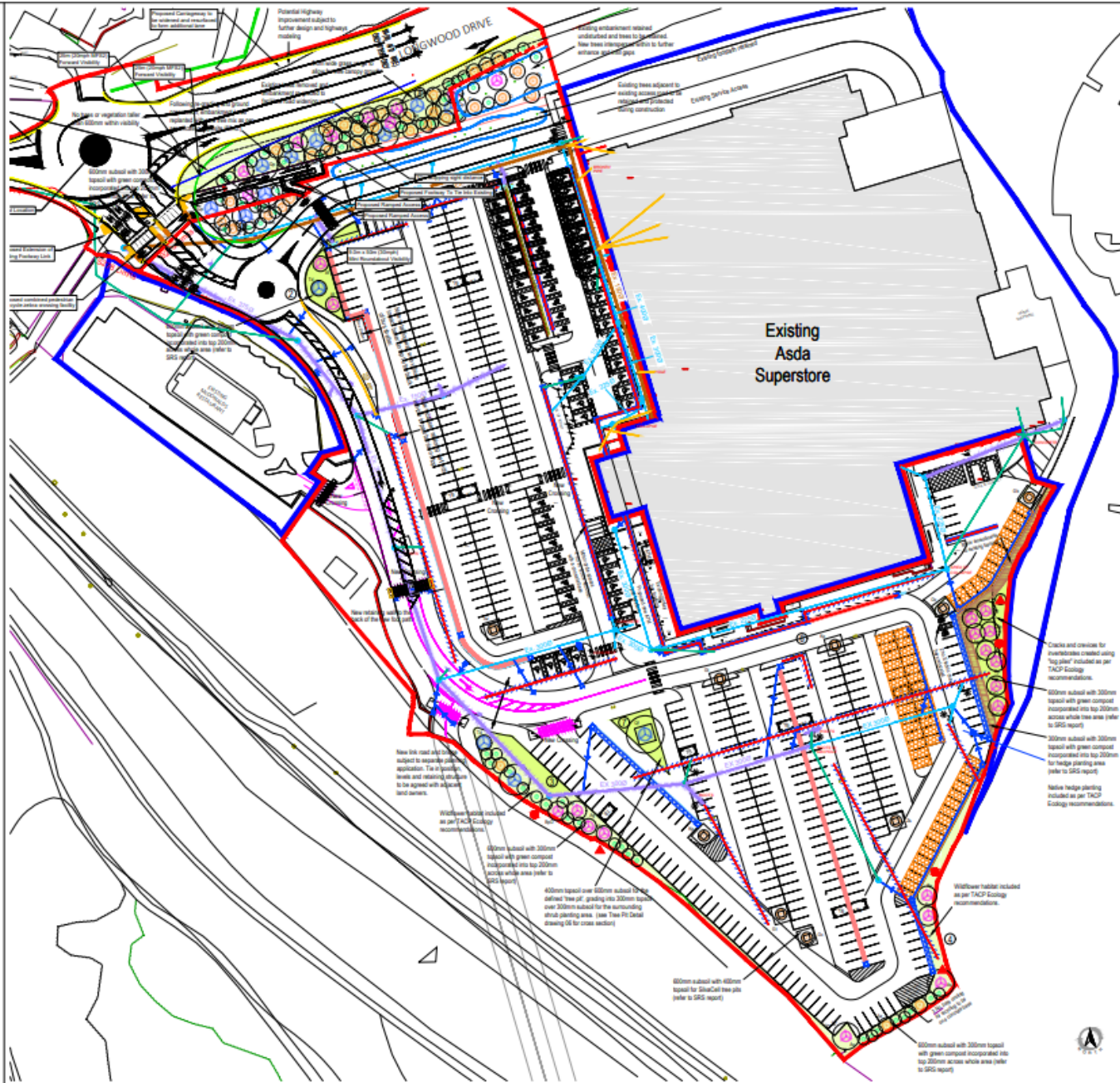
Ground Flora Species

Species selected to encourage butterflies, moths and insects including nectar rich species, H21 (pre-agriculture) by Encourage Seeds for similar approved. A mixture of grasses, ferns suitable for shady conditions, to include ferns and native under-storey of Corylus and Ilex.

Areas of Grass & Shrubs

Grass to be established to provide ground cover, to the following specification:

- Woodland Grass**
 - Grass areas to be seeded with species rich grassland/woodland sward mix (S28) - Woodland Mixture by Encourage (or similar approved). A mixture of grasses, ferns suitable for shady conditions, to include ferns and native under-storey of Corylus and Ilex.
- Understorey Companion Shrub Planting**
 - 45-60cm bare-root plants at 3m² and managed in a coppice style.
 - Cornus alba (Dogwood)
 - Salix purpurea (Purple osier)
 - Viburnum plicatum (Viburnum)



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Notes:

For full details of all tree pits, refer to drawing A3805-05

Slit Cell Tree Pits

Tree pits within car park to have flexible resin bound rubber mulch surface within concrete walls surround and Deeproot Slit Cell system with imported soil specification as per Appendix 3 of the SRS report as follows:

- 400mm topsoil
- 400mm subsoil

Roading Volume

Roading volume beneath hard surface to be achieved through use of supporting core system Deeproot Slit Cell by DeepRoot www.deeproot.com to achieve a minimum volume of 200m³ at 4.5m x 4.5m x 1.5m deep. See separate drawing for full details.

Tree Pit Surfacing

Tree pits to be 1.0m x 1.0m square with flexible resin bound rubber mulch surfacing to accommodate the increase in girth of trunks to mature size.

Irrigation System

Provision for aeration and irrigation at 1 liter per tree installed in the car park.

Ecological Enhancement

The landscaping scheme includes the recommendations in paragraph 9.2.2 of the TACF Ecology Report (refer for full details).

- Red Boxes (3 no.)
- Red Triangles (3 no.)

Rev	Description	Drawn	Checked
1	17.07.20 Updated planting comments from Tree Officer	MB	GH
2	18.07.20 Updated with G27 notes & other comments	MB	GH
3	18.07.20 Address tree recommendations as evidenced	MB	GH
4	20.07.20 Updated planting notes	MB	GH
5	17.07.20 Updated planting comments from Tree Officer	MB	GH

Client: Asda

Project: Asda Croyton Supercentre
Longwood Drive
Cardiff, CF14 7EW

Title: Tree Planting & Landscaping Plan

Drawing Status: DISCHARGE PLANNING CONDITION 4

Drawn: MJB	Checked: GH
Date: 10.07.20	Scale (A1): 1:500

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Job Number: A3805	Drawing Number: 04
Rev: F	

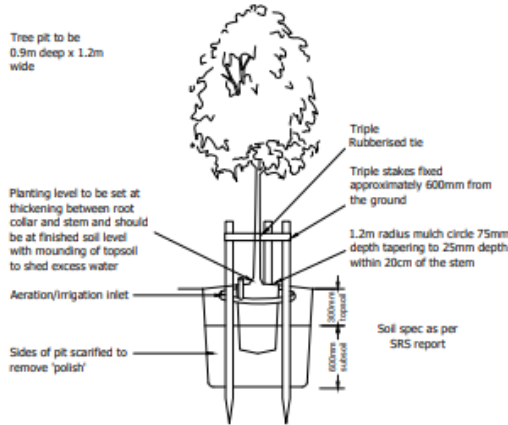
Tree Pit & Stake Specifications

Type A

To be used for semi-mature and heavy standard in soft landscaping areas.

Trees to be planted as per Landscape Planting Methodology & Management Plan - Section 2

Tree pit to be 0.9m deep x 1.2m wide

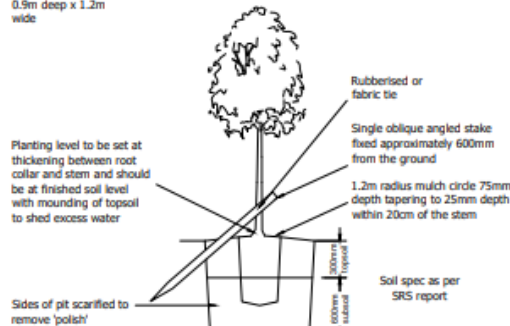


Type B

To be used for standard, feathered and multi-stem trees in soft landscaping areas

Trees to be planted as per Landscape Planting Methodology & Management Plan - Section 2

Tree pit to be 0.9m deep x 1.2m wide

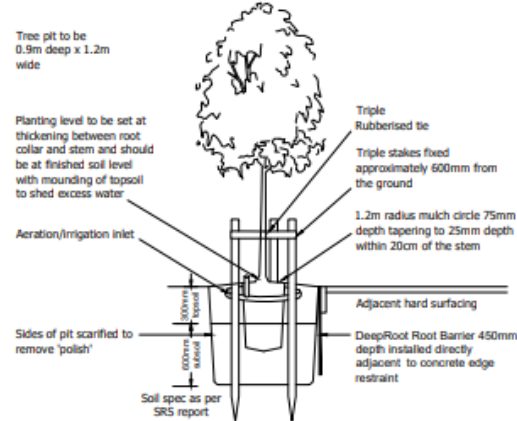


Type C

To be used for all trees located **less than 1.0m** from paved surfacing to protect paved surfaces from root heave. DeepRoot Root Barrier 450mm depth installed directly adjacent to concrete edge restraint to divert roots downwards to a level where they can safely establish without surface damage.

Trees to be planted as per Landscape Planting Methodology & Management Plan - Section 2

Tree pit to be 0.9m deep x 1.2m wide



Type D

To be used for all tree planting within the car park

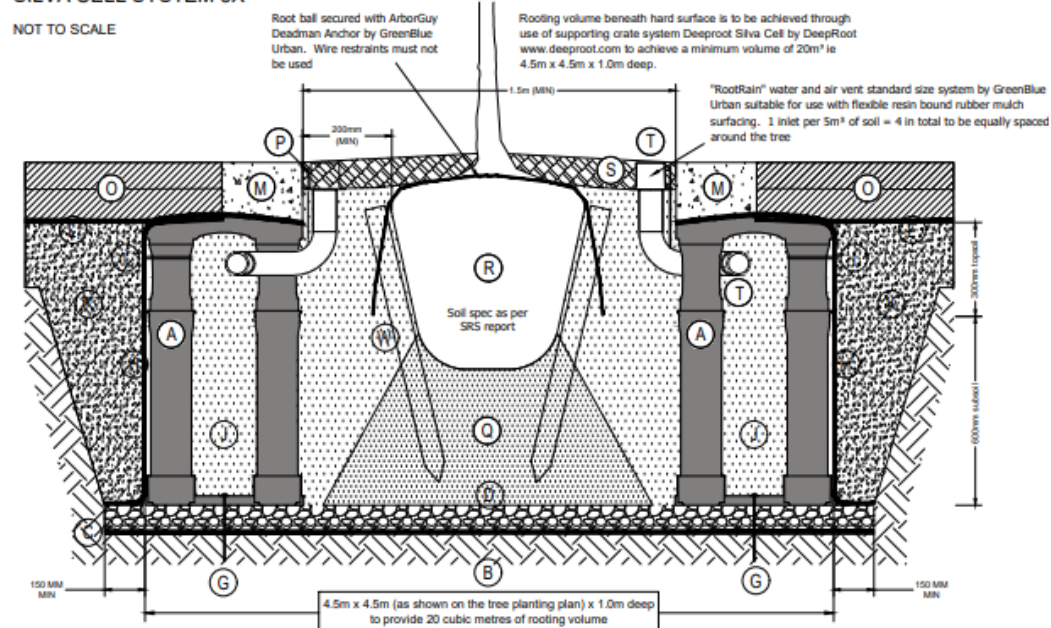
Trees to be planted as per Landscape Planting Methodology & Management Plan - Section 2

KEY TO DETAIL OPPOSITE

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 100 MM MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) ANCHORING SPIKES - CONTACT DEEPROOT FOR ALTERNATIVE
- (F) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 150 MM TCE (OUTWARD FROM BASE) AND 300 MM EXCESS (OVER TOP OF DECK)
- (G) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (H) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (I) COMPACTED BACKFILL AS PER PROJECT SPECIFICATIONS
- (J) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (K) CONCRETE KERB EDGE
- (L) SURFACING AND AGGREGATE BASE AS PER PROJECT SPECIFICATIONS
- (M) DEEPROOT ROOT BARRIER, 450 MM, DEPTH DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (N) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (O) ROOT BALL
- (P) TREE PIT SURFACE TREATMENT (RESIN BOUND RUBBER MULCH AS PER SPECIFICATION)
- (Q) "ROOTRAIN" WATER AND AIR VENT - 4 NO.
- (R) UNDERGROUND GUYING - 3 NO. TIMBER STAKES 75MM DIA 1.2M LONG TO SECURE THE ROOTBALL WITH WIRE

SILVA CELL SYSTEM 3X

NOT TO SCALE



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Notes:

Refer to Tree Planting Plan (A3805-04) for tree pit locations

A 03/21 Updated following comments from Tree Officer: RB, GR

Rev. Date Description Drawn/Checked

Client: Asda

Project: Asda Coryton Supercentre
Longwood Drive
Cardiff, CF14 7EW

Title: Tree Pit Details for Quercus frainetto

Drawing Status: DISCHARGE PLANNING CONDITION 4

Drawn: MJB Checked: GM

Date: 21.05.21 Scale (A1): 1:500

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Job Number: A3805 Drawing Number: 05 Rev: A

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Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 06/12/2021 and 10/12/2021

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
ADAMSDOWN								
21/01595/MJR	24/06/2021	Garrison Barclay Ltd and Iqra Solutions Ltd	FUL	PROPOSED DEVELOPMENT SITE, AGATE STREET, ADAMSDOWN, CARDIFF, CF24 1PF	DEVELOPMENT OF 39 FLATS ALONG WITH ASSOCIATED AMENITY SPACE AND CYCLE PARKING	10/12/2021	Permission be granted	Major - Dwellings (C3)
BUTETOWN								
19/01930/MJR	11/07/2019	Urban Centric (Cardiff) Ltd	FUL	CRAWSHAY COURT, 6 CURRAN ROAD, BUTETOWN, CARDIFF, CF10 5TG	188 UNIT APARTMENT BUILDING WITH ANCILLARY AREAS, PARKING, PUBLIC OPEN SPACE, A1/A3 UNIT(S) AND A RESIDENTS ROOF TERRACE	10/12/2021	Permission be granted	Major - Dwellings (C3)
21/02445/MJR	13/10/2021	Mount Events Barry Ltd	VAR	113-116 BUTE STREET, BUTETOWN, CARDIFF, CF10 5EQ	VARIATION OF CONDITION 9 OF 15/01982/MJR TO EXTEND OPENING HOURS AND REMOVE THE REQUIREMENT TO APPLY FOR TEMPORARY EVENTS NOTICES	09/12/2021	Permission be granted	Renewals and Variation of Conditions

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/02685/MJR	12/11/2021	United Living	NMA	ANCHOR INDUSTRIAL ESTATE, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5FF	PROPOSED NON MATERIAL AMENDMENT APPLICATION TO VARY THE TRIGGERS ON CONDITIONS 5 (GROUND LEVEL LANDSCAPING), 7 (ACCESS JUNCTION/DUMBALLS ROAD WORKS); 8 (CYCLE PARKING); 9 (REFUSE/PARKING STRATEGY); 11 (BAT AND SWIFT BOXES) AND 29 (DRAINAGE) TO ALLOW FOR PILING WORKS TO TAKE PLACE - PREVIOUSLY APPROVED UNDER 20/01543/MJR	09/12/2021	Permission be granted	Non Material Amendment

CANTON

21/00745/MJR	19/04/2021	United Welsh Housing Association and Ty Mill Developments Ltd	FUL	LAND AT SANATORIUM ROAD, CANTON, CARDIFF, CF11 8DG	DEMOLITION OF THE EXISTING BUILDINGS AND ERECTION OF A NEW AFFORDABLE HOUSING DEVELOPMENT COMPRISING NEW APARTMENTS AND TOWN HOUSES, A LANDSCAPED DECK GARDEN, CAR PARKING, NEW ACCESS, LANDSCAPING, DRAINAGE INFRASTRUCTURE AND ASSOCIATED DEVELOPMENT	08/12/2021	Permission be granted	Major - Dwellings (C3)
21/02200/DCH	23/09/2021	Hussain	HSE	287 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1JB	SINGLE STOREY REAR EXTENSION	08/12/2021	Permission be granted	Householder

CATHAYS

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/02704/MJR	16/11/2021	Ropemaker Properties Limited	DOC	LANDORE COURT, 47-53 CHARLES STREET, CITY CENTRE, CARDIFF	DISCHARGE OF CONDITIONS 12 (GROUND GAS CONTAMINATION), 13 (CONTAMINATED LAND), 14 (REMEDIATION SCHEME AND VERIFICATION PLAN) AND 15 (REMEDIATION VERIFICATION) OF 21/00138/MJR	09/12/2021	Full Discharge of Condition	Discharge of Conditions
21/02308/MNR	26/10/2021	MUNIR	FUL	REAR OF 75-77 MINNY STREET, CATHAYS, CARDIFF, CF24 4ET	ERECTION OF DWELLING WITH GARAGE	08/12/2021	Planning Permission be refused	Minor - Dwellings (C3)
21/02493/MNR	26/10/2021	Jarman	VAR	REAR OF 65 WOODVILLE ROAD, CATHAYS, CARDIFF, CF24 4FX	VARIATION OF CONDITON 2 OF 18/00950/MNR ALLOWED UNDER APPEAL REFERENCE APP/Z6815/A/18/3212396 TO ALLOW SUBSTITUTION OF PLANS AND RETENTION OF DETACHED HOUSE AS A C4 HOUSE IN MULTIPLE OCCUPATION, VARIATION OF CONDITION 3 TO ALLOW ALTERATIONS TO THE TOP FLOOR WINDOW TO THE LANDING AND REMOVAL OF CONDITION 4 RELATING TO MATERIALS	08/12/2021	Planning Permission be refused	Renewals and Variation of Conditions
21/02607/MNR	04/11/2021	George Capital (Cardiff) Ltd	FUL	117-119 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BH	AMALGAMATION OF UNITS, ALTERATION TO SHOP FRONT AND CHANGE OF USE TO A1/A2 OR A3	08/12/2021	Permission be granted	Minor - Retail (A1-A3)

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/02792/MNR	29/11/2021	La Salle Investment Management	DOC	7 ROYAL ARCADE, CITY CENTRE, CARDIFF, CF10 1AE	DISCHARGE OF CONDITIONS 3 (BALUSTRADE FIXING DETAILS) AND 4 (FLOOR REPLACEMENT DETAILS) OF 19/01736/MNR	09/12/2021	Full Discharge of Condition	Discharge of Conditions

21/02293/DCH	30/09/2021	IQBAL	HSE	80 THESIGER STREET, CATHAYS, CARDIFF, CF24 4BP	RETENTION OF REAR DORMER AND FIRST FLOOR REAR ROOF EXTENSION	10/12/2021	Planning Permission be refused	Householder
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CREIGAU/ST FAGANS

21/02177/DCH	10/09/2021	Morrison	HSE	2 THE GROVE, CARDIFF ROAD, CREIGIAU, CARDIFF, CF15 9NL	LOWER EXISTING FLAT ROOF AND PROVIDE ROOF TERRACE AND BALCONY WITH EXTERNAL STAIRCASE	10/12/2021	Planning Permission be refused	Householder
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21/02333/MNR	14/10/2021	hanson	FUL	TENNIS COURTS, HEOL PANT-Y-GORED, CREIGIAU, CARDIFF, CF15 9NF	INSTALLATION OF FLOODLIGHTS ON TENNIS COURTS 1 AND 3	08/12/2021	Permission be granted	Other Consent Types
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CYNCOED

21/00948/DCH	21/04/2021	BARROW	HSE	61 LAKE ROAD WEST, ROATH PARK, CARDIFF, CF23 5PH	PROPOSED SINGLE STOREY SIDE EXTENSION	08/12/2021	Permission be granted	Householder
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21/02154/DCH	10/09/2021	Bhat	HSE	95 BLACK OAK ROAD, CYNCOED, CARDIFF, CF23 6QW	FIRST FLOOR REAR EXTENSION OVER EXISTING SINGLE STOREY EXTENSION	08/12/2021	Planning Permission be refused	Householder
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21/02507/DCH	22/10/2021	Carrier	HSE	304 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6RX	SINGLE STOREY REAR EXTENSION	10/12/2021	Permission be granted	Householder
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/02564/DCH	29/10/2021	Leigh Farrell	HSE	3 LON-WERDD, ELY, CARDIFF, CF5 4SS	REPLACEMENT OF EXISTING CONSERVATORY WITH EXTENSION WITH INCREASED DEPTH	08/12/2021	Permission be granted	Householder

GABALFA

A/21/00135/MNR	13/09/2021	Companies House	ADV	COMPANIES HOUSE, CROWN WAY, MAINDY, CARDIFF, CF14 3UZ	NEW SIGNAGE	08/12/2021	Permission be granted	Advertisements
21/02195/MNR	13/09/2021	Companies House	CLD	COMPANIES HOUSE, CROWN WAY, MAINDY, CARDIFF, CF14 3UZ	ALTERATIONS TO SITE ENTRANCE TO INCLUDE NEW TRAFFIC ISLAND TO REPLACE EXISTING AND BLISTER PAVING TO UNCONTROLLED PEDESTRIAN CROSSING; NEW SIGNAGE; NEW TARMACADAM SURFACES AND LINE MARKINGS; EXISTING KERB LINES AND HARDSTANDING AMENDED TO PROVIDE VEHICLE LAY-BY, TRAFFIC ISLANDS AND MINI ROUNDAABOUT; INSTALLATION OF HOSTILE VEHICLE MITIGATION (HVM) BOLLARDS AND PLANTERS; INSTALLATION OF ADDITIONAL PERIMETER FENCING, PEDESTRIAN GATES, RAISING ARM BARRIERS AND SLIDING BARRIER GATES; AND PLANTED AREAS, GRASSCRETE AND RAIN GARDENS	08/12/2021	Permission be granted	Other Consent Types

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/01477/MNR	11/06/2021	COZZANI	FUL	107 LLANISHEN STREET, GABALFA, CARDIFF, CF14 3QD	CHANGE OF USE TO SUI GENERIS WITH A REAR DORMER ROOF EXTENSION TO CREATE A 7 BEDROOM HOUSE OF MULTIPLE OCCUPATION WITH ASSOCIATED WORKS	08/12/2021	Permission be granted	Minor - Dwellings (C3)
21/02451/DCH	14/10/2021	Whyte	HSE	31 LONGSPEARS AVENUE, GABALFA, CARDIFF, CF14 3NU	SINGLE STOREY REAR EXTENSION	08/12/2021	Permission be granted	Householder
21/02423/DCH	11/10/2021	Mathew	HSE	137 MYNACHDY ROAD, MYNACHDY, CARDIFF, CF14 3DY	SINGLE STOREY REAR EXTENSION	08/12/2021	Permission be granted	Householder
21/02315/DCH	22/10/2021	MOORE ADAMS	CLD	59 CANADA ROAD, GABALFA, CARDIFF, CF14 3BX	REAR DORMER TO AID LOFT CONVERSION	08/12/2021	Permission be granted	Other Consent Types
GRANGETOWN								
21/02389/MNR	13/10/2021	Sheel	CLU	31 FERRY ROAD, GRANGETOWN, CARDIFF, CF11 7DW	TO ESTABLISH USE 4 SELF-CONTAINED FLATS	08/12/2021	Permission be granted	Other Consent Types
HEATH								
21/02483/DCH	22/10/2021	Morris	CLD	13 CEFN CARNAU ROAD, HEATH, CARDIFF, CF14 4LZ	HIP TO GABLE EXTENSION WITH REAR DORMER	08/12/2021	Permission be granted	Other Consent Types
21/02492/DCH	22/10/2021	Young	CLD	1 ST ASAPH CLOSE, HEATH, CARDIFF, CF14 4LD	LOFT CONVERSION. HIP TO GABLE AND REAR DORMER	08/12/2021	Permission be granted	Other Consent Types
21/01940/DCH	13/09/2021	Edwards	HSE	18 ST BENEDICT CRESCENT, HEATH, CARDIFF, CF14 4DQ	HIP TO GABLE AND REAR DORMER ROOF EXTENSION	08/12/2021	Permission be granted	Householder

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21/00285/MJR	10/03/2021	Cardiff and Vale University Health Board	FUL	UNIVERSITY HOSPITAL OF WALES, HEATH PARK WAY, HEATH, CARDIFF, CF14 4XW	RETENTION OF HIGH CONSEQUENCES INFECTIOUS DISEASES (HCID) UNIT	09/12/2021	Permission be granted	Major - Other Principal Uses
21/02494/DCH	22/10/2021	Rees	CLD	76 KYLE AVENUE, HEATH, CARDIFF, CF14 1SS	LOFT CONVERSION. HIP TO GABLE AND REAR DORMER	09/12/2021	Permission be granted	Other Consent Types
21/02417/DCH	26/10/2021	Shergold	CLD	126 HEATH PARK AVENUE, HEATH, CARDIFF, CF14 3RJ	ENLARGEMENT OF EXISTING GROUND FLOOR EXTENSION	09/12/2021	Permission be granted	Other Consent Types
21/02463/DCH	20/10/2021	Brown	CLD	40 RHYDHELIG AVENUE, HEATH, CARDIFF, CF14 4DE	SINGLE STOREY REAR EXTENSION	10/12/2021	Withdrawn by Applicant	Other Consent Types

LISVANE

21/02458/DCH	20/10/2021	Roberts-Jones	HSE	37 ROWAN WAY, LISVANE, CARDIFF, CF14 0TD	FIRST FLOOR EXTENSION OVER EXISTING GARAGE AND SINGLE STOREY REAR EXTENSION	10/12/2021	Permission be granted	Householder
21/02235/DCH	20/09/2021	VERGHESE	HSE	102 MILL ROAD, LISVANE, CARDIFF, CF14 0UG	GROUND FLOOR REAR EXTENSION AND FIRST FLOOR EXTENSION WITH ASSOCIATED ALTERATIONS	10/12/2021	Permission be granted	Householder
21/02391/DCH	11/10/2021	Not Applicable	HSE	5 JADE CLOSE, LISVANE, CARDIFF, CF14 0GE	PROPOSED SINGLE STOREY REAR EXTENSION	10/12/2021	Permission be granted	Householder
21/01276/DCH	28/05/2021	Spiro	CLD	CHANNEL VIEW FARM, GRAIG ROAD, LISVANE, CARDIFF, CF14 0UF	PROPOSED OUTBUILDING	08/12/2021	Permission be granted	Other Consent Types

LLANDAFF

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/02161/DCH	06/09/2021	Barry Le Grys & Niki Bolton	HSE	68 PENCISELY ROAD, LLANDAFF, CARDIFF, CF5 1DH	CONSTRUCTION OF GARDEN STUDIO / STORE IN REAR GARDEN AND ASSOCIATED ALTERATION WORKS	08/12/2021	Permission be granted	Householder
21/02562/DCH	29/10/2021	Taylor	CLD	78 FAIRWATER GROVE WEST, LLANDAFF, CARDIFF, CF5 2JR	SINGLE STOREY REAR EXTENSION	10/12/2021	Permission be granted	Other Consent Types
LLANDAFF NORTH								
21/02529/DCH	27/10/2021	Evans	CLD	29 HILTON PLACE, LLANDAFF NORTH, CARDIFF, CF14 2LU	PROPOSED REAR SINGLE STOREY EXTENSION WALLS, ROOF AND WINDOWS TO MATCH EXISTING HOUSE	09/12/2021	Permission be granted	Other Consent Types
LLANISHEN								
21/02611/MNR	09/11/2021	Vlachidas	DOC	LAND AT 1 HEOL GWYNDAF, LLANISHEN, CARDIFF, CF14 5QB	DISCHARGE OF CONDITION 4 (DRAINAGE AND SURFACE WATER) OF 21/00776/MNR	08/12/2021	Full Discharge of Condition	Discharge of Conditions
LLANRUMNEY								
21/01188/MNR	11/05/2021	Caf 3	VAR	67 LLANRUMNEY AVENUE, LLANRUMNEY, CARDIFF, CF3 4DN	VARIATION OF CONDITION 3 OF 06/00665/E TO EXTEND THE OPENING HOURS TO BETWEEN 07:00 - 21:30 MONDAY-SATURDAY	10/12/2021	Permission be granted	Renewals and Variation of Conditions
PENTWYN								
21/01756/MNR	13/07/2021	Cardiff County Council	FUL	COMMUNAL AREA FOR PENNSYLVANIA 256-264 AND ADJACENT HIGHWAY, PENNSYLVANIA 256-264, PENNSYLVANIA, LLANEDEYRN, CARDIFF	ERECTION OF BIN STORE TO FRONT COURTYARD OF BLOCK 256-264 PENNSYLVANIA AND TREE PLANTING/LANDSCAPING TO EXISTING HIGHWAY	08/12/2021	Withdrawn by Applicant	General Regulations

PENYLAN

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/01403/DCH	11/06/2021	John	HSE	26 LAKE ROAD EAST, PENYLAN, CARDIFF, CF23 5NN	NEW SWIMMING POOL AND ASSOCIATED POOL PLANT ROOM	08/12/2021	Permission be granted	Householder
21/02077/DCH	31/08/2021	Bettinson	HSE	17 BLENHEIM ROAD, PENYLAN, CARDIFF, CF23 5DS	CONSTRUCTION OF SINGLE STOREY SUMMER HOUSE EXTENSION TO REAR GARDEN, ATTACHED TO EXISTING HOUSE	08/12/2021	Permission be granted	Householder
21/02511/MNR	25/10/2021	SARHAN	FUL	77-84 BRANDRETH ROAD AND 10-20 MARYPORT ROAD, PENYLAN, CARDIFF, CF23 5NW	PROPOSED ENCLOSURE OF EXTERNAL ACCESS STAIRCASE TO WEST ELEVATION	08/12/2021	Permission be granted	Other Consent Types
21/02406/DCH	07/10/2021	JAVED	HSE	6 CLOS EDNO, PENYLAN, CARDIFF, CF23 5NF	GROUND FLOOR REAR EXTENSION TO GARAGE	08/12/2021	Permission be granted	Householder
21/02369/MNR	05/10/2021	Green Frog Ventures Ltd	FUL	FIRST CHOICE ACCIDENT REPAIR, IPSWICH ROAD, PENYLAN, CARDIFF, CF23 9AQ	DEMOLITION OF COMMERCIAL UNIT AND CONSTRUCTION OF A BATTERY ENERGY STORAGE FACILITY AND ANCILLARY 132KV ELECTRICITY SUBSTATION	09/12/2021	Permission be granted	Minor - Other Principal Uses
21/01077/DCH	22/10/2021	Scott	HSE	34 FFORDD CWELLYN, PENYLAN, CARDIFF, CF23 5NB	CONVERSION OF GARAGE INTO A LIVING ROOM/BEDROOM	10/12/2021	Permission be granted	Householder

PLASNEWYDD

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/02292/MJR	24/09/2021	Powell Dobson Architects	DOC	48-54 CITY ROAD, ROATH, CARDIFF, CF24 3DN	DISCHARGE OF CONDITIONS 3 (MATERIAL SAMPLES), 4 (ARCHITECTURAL DETAILING) AND 5 (LANDSCAPE DESIGN AND IMPLEMENTATION PROGRAMME) OF 19/03194/MJR	09/12/2021	Full Discharge of Condition	Discharge of Conditions
21/02290/MNR	22/09/2021	FAROOQ	FUL	25 OXFORD STREET, ROATH, CARDIFF, CF24 3DT	PROPOSED CHANGE OF USE TO M.O.T. STATION, SERVICING AND MINOR REPAIR GARAGE, WITH ASSOCIATED BUILDING ALTERATIONS	08/12/2021	Planning Permission be refused	Minor - Other Principal Uses
21/00258/MNR	01/03/2021	c/o Agent	FUL	1 UPPER KINCRAIG STREET, ROATH, CARDIFF, CF24 3HA	DEMOLITION OF REAR WORKSHOP AND CONVERSION TO 7 APARTMENTS WITH REAR EXTENSIONS AND REAR DORMER ROOF EXTENSIONS AND ASSOCIATED WORKS	08/12/2021	Permission be granted	Minor - Dwellings (C3)
PONTPRENNAU/OLD ST MELLONS								
21/02057/MJR	19/08/2021	Persimmon Homes (East Wales)	DOC	PHASE 3, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	DISCHARGE OF CONDITION 8 (REFUSE/CYCLE STORES) OF 17/01787/MJR	09/12/2021	Full Discharge of Condition	Discharge of Conditions
21/02531/MNR	26/10/2021	Plantos Day Nursery	FUL	PLANTOS DAY NURSERY, WERN FAWR HOUSE, EASTERN BUSINESS PARK, WERN FAWR LANE, OLD ST MELLONS, CARDIFF CF3 5XA	PROPOSED INSTALLATION OF FIXED CANOPY TO THE REAR OF WERN FAWR HOUSE FOR EXISTING PLANTOS DAY NURSERY	08/12/2021	Permission be granted	Other Consent Types
21/01797/MNR	23/07/2021	Church Road Cardiff Ltd	FUL	PHASE 2, LAND AT CHURCH ROAD, OLD ST MELLONS, CARDIFF	ERECTION OF UNITS FOR COMMERCIAL PURPOSES (USE CLASS B1/D1) WITH CAR PARKING, ACCESS AND GROUND WORKS	10/12/2021	Permission be granted	Minor - Offices (B1(a))

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21/02549/DCH	28/10/2021	wigmore	CLD	35 CLOS CWM CREUNANT, PONTPRENNAU, CARDIFF, CF23 8LA	REPLACEMENT OF CONSERVATORY WITH FLAT ROOF EXTENSION WITH ORANGERY TYPE LANTERN OVER	10/12/2021	Permission be granted	Other Consent Types
RADYR								
21/02233/DCH	22/10/2021	FISHPOOL	HSE	24 DROVERS WAY, RADYR, CARDIFF, CF15 8GG	SINGLE STOREY PORCH EXTENSION TO FRONT ELEVATION	10/12/2021	Permission be granted	Householder
A/21/00140/MNR	22/09/2021	FERMANDELL PROPERTY SERVICES	ADV	REAR OF 2A, STATION ROAD, RADYR, CARDIFF, CF15 8AA	RETENTION OF SIGNAGE	10/12/2021	Permission be granted	Advertisements
21/01689/DCH	20/07/2021	Powell	HSE	33 PENRHOS, RADYR, CARDIFF, CF15 8RJ	PROPOSED DEMOLITION OF EXISTING GARAGE, SIDE LEAN-TO AND CONSERVATORY AND CONSTRUCTION OF A TWO STOREY SIDE EXTENSION TO THE WEST SIDE OF THE PROPERTY AND A SINGLE STOREY SIDE EXTENSION TO THE EAST SIDE OF THE PROPERTY	08/12/2021	Permission be granted	Householder
21/02468/DCH	18/10/2021	MEDLICOTT	HSE	5 MAES Y CROFFT, MORGANSTOWN, CARDIFF, CF15 8FE	SINGLE STOREY REAR AND SIDE EXTENSION	08/12/2021	Permission be granted	Householder
RHIWBINA								

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LBC/21/00030/DCH15/10/2021		B. Etherington & S. John	LBC	14 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6EP	RETENTION OF ALTERATION TO INTERNAL LAYOUT; CONVERSION OF INTEGRATED GARDEN STORE INTO LARDER AND PROPOSED REPLACEMENT OF REAR BEDROOM WINDOW	08/12/2021	Permission be granted	Listed Buildings
21/022031/DCH	16/08/2021	SAUNDERSON	HSE	8 WAUN-Y-GROES ROAD, RHIWBINA, CARDIFF, CF14 4SW	PROPOSED TWO STOREY SIDE AND REAR EXTENSION WITH SINGLE STOREY EXTENSIONS TO SIDE AND REAR ELEMENT	08/12/2021	Permission be granted	Householder
21/02229/DCH	05/10/2021	Gow	HSE	99 CAE'R WENALLT, PANTMAWR, CARDIFF, CF14 7TJ	REAR SINGLE STOREY EXTENSION	10/12/2021	Permission be granted	Householder
21/01216/DCH	17/05/2021	Lloyd Davies	VAR	37 LON ISA, RHIWBINA, CARDIFF, CF14 6EE	VARIATION OF CONDITION 1 OF 16/00468/DCH TO EXTEND THE TIME PERIOD FOR IMPLEMENTATION OF THE PLANNING PERMISSION	10/12/2021	Permission be granted	Renewals and Variation of Conditions
21/01282/DCH	19/05/2021	Lloyd Davies	LBC	37 LON ISA, RHIWBINA, CARDIFF, CF14 6EE	TWO-STOREY REAR EXTENSION. REPLACEMENT OF EXISTING PVC WINDOWS AND PATIO SCREEN WITH TIMBER ONES ON REAR ELEVATION. GROUND FLOOR SIDE WINDOW ENLARGED AND REPOSITIONED	10/12/2021	Permission be granted	Listed Buildings
21/02480/DCH	20/10/2021	Edmunds	HSE	38 HEOL-Y-BONT, RHIWBINA, CARDIFF, CF14 6AL	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER	10/12/2021	Permission be granted	Householder

RIVERSIDE

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
A/21/00158/MNR	12/11/2021	Clear Channel	ADV	BUS SHELTER OUTSIDE 39-55 LITCHFIELD COURT, TUDOR STREET, RIVERSIDE, CARDIFF, CF11 6BF	INSTALLATION OF A DOUBLE SIDED DIGITAL ADVERTISING UNIT FULLY INTEGRATED INTO A BUS SHELTER	08/12/2021	Permission be granted	Advertisements
21/01507/MNR	17/06/2021	CFeleven	FUL	CF11, 149-151 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PJ	RETENTION OF SINGLE STOREY REAR INFILL EXTENSION	08/12/2021	Permission be granted	Minor - Retail (A1-A3)
21/02194/DCH	24/09/2021	Karim	HSE	65 PLANTAGENET STREET, RIVERSIDE, CARDIFF, CF11 6AQ	ALTERATIONS TO CONVERT BACK TO A SINGLE DWELLING WITH TWO STOREY REAR AND SINGLE STOREY REAR/SIDE EXTENSION	08/12/2021	Planning Permission be refused	Householder
21/02412/MNR	18/10/2021	Roath Housing Co Ltd	FUL	79-81 COWBRIDGE ROAD EAST, RIVERSIDE	GROUND FLOOR EXTENSION AND LOFT CONVERSION TO PROVIDE 2NO. FLATS	08/12/2021	Planning Permission be refused	Minor - Dwellings (C3)
21/02266/DCH	26/10/2021	Stirling	CLD	12 GILESTON ROAD, PONTCANNA, CARDIFF, CF11 9JS	CONSTRUCTION OF REAR DORMER ROOF EXTENSION AND SINGLE STOREY OUTBUILDING TO REAR	08/12/2021	Permission be granted	Other Consent Types
RUMNEY								
21/01953/MNR	05/08/2021	Christian	FUL	PART OF LAND AT 283 NEW ROAD, RUMNEY, CARDIFF, CF3 3EF	PROPOSED DEMOLITION OF EXISTING DERELICT COACH HOUSE AND THE CONSTRUCTION OF A NEW TWO BEDROOM DWELLING	10/12/2021	Planning Permission be refused	Minor - Dwellings (C3)
SPLOTT								
21/02184/DCH	08/09/2021	Scott	HSE	27 MERVYN ROAD, TREMORFA, CARDIFF, CF24 2SR	TWO STOREY EXTENSION TO THE SIDE OF PROPERTY	10/12/2021	Permission be granted	Householder

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21/02595/MNR	04/11/2021	Bad Wolf Ltd	FUL	BAD WOLF STUDIO, BUILDING TWO, TRIDENT INDUSTRIAL PARK, GLASS AVENUE, SPLOTT	CONVERSION OF EXISTING GROUND FLOOR STORE TO EDITING SUITES AND CREATION OF MEZZANINE FLOOR FOR EDITING SUITES WITH ASSOCIATED ELEVATIONAL WORKS	09/12/2021	Permission be granted	Minor - Other Principal Uses

TROWBRIDGE

PRAP/21/00055/MNR	08/11/2021	CK Hutchison Networks (UK) Ltd	PAT	LAND AT NEWLANDS ROAD, WENTLOOG	PROPOSED 18.0M PHASE 8 MONOPOLE C/W WRAPROUND CABINET AT BASE AND ASSOCIATED ANCILLARY WORKS	09/12/2021	No Prior Approval required	Other Consent Types
21/01960/MNR	09/08/2021	Montemares Investments Ltd	FUL	133 TROWBRIDGE GREEN, TROWBRIDGE, CARDIFF, CF3 1RB	CONVERSION OF EXISTING DWELLINGHOUSE TO 3NO. FLATS WITH REAR SINGLE STOREY EXTENSION	08/12/2021	Permission be granted	Minor - Dwellings (C3)

WHITCHURCH/TONGWYNLAIS

21/02272/DCH	20/09/2021	Borland	CLD	46 PARK ROAD, WHITCHURCH, CARDIFF, CF14 7BR	REAR DORMER ROOF EXTENSION	08/12/2021	Permission be granted	Other Consent Types
21/02491/DCH	22/10/2021	Rees	CLD	5 CAMBOURNE AVENUE, WHITCHURCH, CARDIFF, CF14 2AQ	LOFT CONVERSION. HIP TO GABLE AND REAR DORMER	08/12/2021	Permission be granted	Other Consent Types
21/02424/DCH	22/10/2021	Tufnell	CLD	19 CASTLE ROAD, TONGWYNLAIS, CARDIFF, CF15 7JQ	SINGLE STOREY EXTENSION TO REAR AND UPPER GROUND FLOOR OF EXISTING DWELLING	08/12/2021	Permission be granted	Other Consent Types

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/02650/MNR	10/11/2021	Ahmed	DOC	11 PENLLINE ROAD, WHITCHURCH, CARDIFF, CF14 2AA	DISCHARGE OF CONDITIONS 3 (SOFT LANDSCAPE SCHEME) AND 5 (DRAINAGE STRATEGY) OF 20/00626/MNR	09/12/2021	Full Discharge of Condition	Discharge of Conditions
21/02620/MJR	17/11/2021	Velindre University NHS Trust	NMA	LAND TO THE NORTH-WEST OF WHITCHURCH HOSPITAL PLAYING FIELDS	VARIATION TO THE DESIGN OF THE NORTHERN ACCESS BRIDGE - PREVIOUSLY APPROVED UNDER 17/01735/MJR	09/12/2021	Permission be granted	Non Material Amendment
21/02440/DCH	15/10/2021	Mr C & G Parker	HSE	FLOWER GATE LODGE, 1A ALFREDA ROAD, WHITCHURCH, CARDIFF, CF14 2EH	PROPOSED ALTERATIONS TO EXISTING HOUSE TO PROVIDE NEW DORMER LOFT CONVERSION AND EXTENDED FRONT DOOR ENTRANCE	10/12/2021	Permission be granted	Householder
21/02481/DCH	19/10/2021	Ball	HSE	36 HEOL DON, WHITCHURCH, CARDIFF, CF14 2AS	DEMOLISH AND EXTEND GROUND FLOOR SIDE EXTENSION AND TWO STOREY REAR EXTENSION	10/12/2021	Permission be granted	Householder
21/02563/DCH	01/11/2021	Lewis	CLD	24 HEOL BOOKER, WHITCHURCH, CARDIFF, CF14 2DG	SINGLE STOREY REAR EXTENSION	10/12/2021	Withdrawn by Applicant	Other Consent Types
21/02604/DCH	11/11/2021	HUTCHEON	CLD	2 PWLLHELYG, TONGWYNLAIS, CARDIFF, CF15 7HX	REAR GROUND FLOOR EXTENSION	10/12/2021	Planning Permission be refused	Other Consent Types

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Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 13/12/2021 and 17/12/2021

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
ADAMSDOWN								
LBC/21/00007/MNR20/10/2021		Beck Conroy Partnership	LBC	ST JAMES, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0DS	TO CREATE A NEW VEHICULAR PARKING ACCESS TO THE PERIMETER WALL ON GLOSSOP ROAD TO CREATE TWO ADDITIONAL PARKING SPACES	14/12/2021	Withdrawn by Applicant	Listed Buildings
21/02496/MNR	23/11/2021	Adapt Conversations Ltd	FUL	ST JAMES, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0DS	TO CREATE A NEW VEHICULAR PARKING ACCESS TO THE PERIMETER WALL ON GLOSSOP ROAD TO CREATE TWO ADDITIONAL PARKING SPACES	14/12/2021	Withdrawn by Applicant	Other Consent Types
BUTETOWN								
SC/21/00009/MJR	24/09/2021	Lichfields	SCR	CENTRAL QUAY PHASE 2 (PLOTS 1 AND 2) (FORMER BRAINS BREWERY SITE), CARDIFF	EIA SCREENING OPINION	13/12/2021	Response Sent	Other Consent Types

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/02627/MNR	09/11/2021	Highcroft Investments Plc	FUL	ST MARYS HOUSE, 47 PENARTH ROAD, BUTETOWN. CARDIFF	RELOCATION OF OFFICE ENTRANCE AND RECEPTION FROM PENARTH ROAD TO TRADE STREET, NEW ENTRANCE COMPRISING CIRCLE-SLIDE DOORS AND GLAZED SIDE DOORS WITH NEW CANOPY ABOVE AND ALUMINIUM CLADDING TO EXTERNAL WALLS; RELOCATION OF BIN STORE TO CAR PARK AREA; INTRODUCTION OF BAY WINDOW TO FORMER ENTRANCE AND INSERTION OF NEW WINDOW TO TRADE STREET; CREATION OF NEW WC/SHOWER BLOCK WITHIN BUILDING; REDUCTION IN NUMBER OF PARKING SPACE	15/12/2021	Permission be granted	Other Consent Types
21/02634/DCH	09/11/2021	CARDIFF COUNTY COUNCIL	HSE	45 WEST CLOSE, BUTETOWN, CARDIFF, CF10 5LD	SINGLE STOREY REAR EXTENSION	16/12/2021	Permission be granted	General Regulations
A/21/00162/MNR	29/11/2021	RFCA	ADV	HMS CAMBRIA (CARDIFF BAY), CARGO ROAD, CARDIFF BAY, CARDIFF, CF10 4LY	NEW SIGNAGE	16/12/2021	Permission be granted	Advertisements
CAERAU								
21/02642/DCH	10/11/2021	Sutton	HSE	171 HEOL TRELAI, CAERAU, CARDIFF, CF5 5LE	TWO STOREY AND PART SINGLE STOREY REAR EXTENSIONS	15/12/2021	Permission be granted	Householder
CANTON								
21/02280/DCH	23/09/2021	Jenkins	HSE	12 BERNARD AVENUE, CANTON, CARDIFF, CF5 1BT	SINGLE STOREY REAR EXTENSION	15/12/2021	Permission be granted	Householder

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21/02356/DCH	03/11/2021	Bakshi	HSE	5 NORRELL CLOSE, LECKWITH, CARDIFF, CF11 8DW	GROUND AND FIRST FLOOR REAR EXTENSIONS	15/12/2021	Permission be granted	Householder
21/02269/DCH	29/09/2021	Rosa Gamgee	HSE	297 LANSDOWNE ROAD, CANTON, CARDIFF, CF5 1JR	DEMOLITION OF EXISTING REAR SINGLE STOREY STRUCTURE, AND ERECTION OF NEW REAR SINGLE STOREY AND PART TWO STOREY EXTENSION WITH ASSOCIATED EXTERNAL WORKS	16/12/2021	Permission be granted	Householder

CATHAYS

21/02629/MNR	08/11/2021	Legal & General Investment Management	DOC	HODGE HOUSE, GUILDHALL PLACE, CITY CENTRE, CARDIFF, CF10 1EB	DISCHARGE OF CONDITION 5 (RENDER) OF 21/00442/MNR	15/12/2021	Full Discharge of Condition	Discharge of Conditions
21/02410/MNR	26/10/2021	AHMED	FUL	174 COLUM ROAD, CATHAYS PARK, CARDIFF, CF10 3EL	RETENTION OF CHANGE OF USE TO 7 BEDROOM SUI GENERIS HOUSE OF MULTIPLE OCCUPATION	16/12/2021	Permission be granted	Minor - Dwellings (C3)
21/02350/MNR	07/10/2021	Winter	FUL	58 COBURN STREET, CATHAYS, CARDIFF, CF24 4BS	CHANGE OF USE TO C4 HOUSE IN MULTIPLE OCCUPATION WITH SINGLE STOREY REAR EXTENSION, DEMOLITION AND REBUILD OF EXISTING FIRST FLOOR EXTENSION, LOFT CONVERSION AND CONSTRUCTION OF REAR DORMER	17/12/2021	Permission be granted	Minor - Dwellings (C3)

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/02586/MNR	04/11/2021	HARRIS	FUL	10 CRANBROOK STREET, CATHAYS, CARDIFF, CF24 4AL	CHANGE OF USE TO LARGE SUI GENERIS HOUSE IN MULTIPLE OCCUPATION WITH REAR THREE STOREY EXTENSION, SINGLE STOREY EXTENSION AND REAR DORMER	17/12/2021	Permission be granted	Minor - Other Principal Uses
21/02630/MNR	10/11/2021	Legal & General Investment Management	DOC	HODGE HOUSE, GUILDHALL PLACE, CITY CENTRE, CARDIFF, CF10 1EB	DISCHARGE OF CONDITION 5 (RENDER/MORTAR MIX) OF 21/00441/MNR	15/12/2021	Full Discharge of Condition	Discharge of Conditions
21/01767/MNR	15/07/2021	Darney	REN	57 TEWKESBURY STREET, CATHAYS, CARDIFF, CF24 4QR	RENEWAL OF PLANNING PERMISSION 16/00990/MNR TO USE THE PROPERTY AS A SHARED OR FAMILY RENTAL PROPERTY WITH A MAXIMUM OF 6 OCCUPIERS	16/12/2021	Permission be granted	Renewals and Variation of Conditions
LBC/21/00018/MNR	10/08/2021	Legal & General Investment Management	LBC	HODGE HOUSE, GUILDHALL PLACE, CITY CENTRE, CARDIFF, CF10 1EB	INSTALLATION OF LIGHTNING PROTECTION EQUIPMENT TO ROOF AND INSTALLATION OF 2 ADDITIONAL LOUVRES TO THE WESTGATE STREET ELEVATION	14/12/2021	Permission be granted	Listed Buildings
21/01996/MNR	11/08/2021	Legal & General Investment Management	FUL	HODGE HOUSE, GUILDHALL PLACE, CITY CENTRE, CARDIFF, CF10 1EB	INSTALLATION OF LIGHTNING PROTECTION EQUIPMENT TO ROOF AND INSTALLATION OF 2 ADDITIONAL LOUVRES TO THE WESTGATE STREET ELEVATION	14/12/2021	Permission be granted	Other Consent Types

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/02360/MJR	04/10/2021	Rightacres Property Company Limited	DOC	SITE OF FORMER MARLAND HOUSE AND NCP CAR PARK, CENTRAL SQUARE, CARDIFF	RE-DISCHARGE OF CONDITIONS 15 (PUBLIC REALM WORKS) AND 19 (LANDSCAPING DESIGN AND IMPLEMENTATION) OF 19/02140/MJR	14/12/2021	Full Discharge of Condition	Discharge of Conditions
21/02361/MJR	04/10/2021	Rightacres Property Company Limited	DOC	SITE OF FORMER MARLAND HOUSE AND NCP CAR PARK, CENTRAL SQUARE, CITY CENTRE, CARDIFF, CF10 1PF	RE-DISCHARGE OF CONDITIONS 5 (PUBLIC REALM WORKS) AND 7 (LANDSCAPING DESIGN AND IMPLEMENTATION) OF 19/03052/MJR	14/12/2021	Full Discharge of Condition	Discharge of Conditions
A/21/00160/MNR	22/11/2021	Vita Cardiff	ADV	11 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DR	NEW ENTRANCE SIGN	14/12/2021	Permission be granted	Advertisements
21/02409/MNR	19/10/2021	YAPP	FUL	49 WYEVERNE ROAD, CATHAYS, CARDIFF, CF24 4BG	GROUND AND FIRST FLOOR REAR EXTENSION, WITH HIP TO GABLE AND DORMER LOFT CONVERSION AND CHANGE OF USE TO LARGE SUI GENERIS HOUSE OF MULTIPLE OCCUPATION	14/12/2021	Permission be granted	Minor - Dwellings (C3)
CYNCOED								
21/02407/DCH	14/10/2021	Thimbleby	HSE	62 CYNCOED ROAD, PENYLAN, CARDIFF, CF23 5SH	CONSTRUCTION OF SINGLE STOREY INFILL EXTENSION TO CREATE A WORKSPACE WITH TERRACED ROOF DECK	14/12/2021	Permission be granted	Householder
21/02654/DCH	10/11/2021	Richards	CLD	6 CUNNINGHAM CLOSE, ROATH PARK, CARDIFF, CF23 5QE	SINGLE STOREY REAR EXTENSION	15/12/2021	Permission be granted	Other Consent Types
21/02431/DCH	14/10/2021	Greenland	HSE	22 BEATTY AVENUE, ROATH PARK, CARDIFF, CF23 5QT	SINGLE STOREY REAR EXTENSION AND GABLE ROOF AND DORMER EXTENSION	17/12/2021	Permission be granted	Householder

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21/01735/DCH	16/07/2021	Ahmed	HSE	214 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6RS	DEMOLITION OF EXISTING CONSERVATORY AND TWO STOREY REAR EXTENSION. ALTERATIONS TO EXISTING DWELLING TO CREATE NEW UPPER STOREY AND TWO STOREY REAR AND SIDE EXTENSIONS	17/12/2021	Permission be granted	Householder
ELY								
21/01422/DCH	16/06/2021	Gholami	HSE	189 GRAND AVENUE, ELY, CARDIFF, CF5 4LH	CONSTRUCTION OF DETACHED RESIDENTIAL ANNEX IN REAR GARDEN	16/12/2021	Permission be granted	Householder
GABALFA								
21/02515/MNR	03/11/2021	Modo Italian Pizza Romana	FUL	124 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3LZ	CHANGE OF USE FROM VACANT CLASS A1 OPTICIAN TO CLASS A3 (FOOD & DRINK)	16/12/2021	Permission be granted	Minor - Retail (A1-A3)
HEATH								
21/02624/DCH	11/11/2021	Mr Davies & Miss Stock	HSE	52 ST CADOC ROAD, HEATH, CARDIFF, CF14 4NE	SINGLE STOREY EXTENSION TO REAR	16/12/2021	Permission be granted	Householder
21/02516/DCH	27/10/2021	Ashby	HSE	5 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4JL	TWO STOREY REAR EXTENSION	16/12/2021	Permission be granted	Householder
21/02625/MNR	09/11/2021	Awad	VAR	71 CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4AE	VARIATION CONDITION 4 OF 21/01058/MNR TO ALLOW OPENING UNTIL MIDNIGHT SUNDAY TO THURSDAY AND 00:30 FRIDAY AND SATURDAY	17/12/2021	Permission be granted	Renewals and Variation of Conditions
21/02557/DCH	08/11/2021	Laura Shobiye & Anthony Molloy	CLD	28 ST AUGUSTINE ROAD, HEATH, CARDIFF, CF14 4BE	PROPOSED SINGLE STOREY SIDE EXTENSION	15/12/2021	Permission be granted	Other Consent Types

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LISVANE								
21/01878/MNR	03/08/2021	Ashton	FUL	THE SCOUT HALL, HEOL Y DELYN, LISVANE, CARDIFF, CF14 0SR	SINGLE STOREY EXTENSION TO HALL	14/12/2021	Permission be granted	Minor - Other Principal Uses
21/02467/MNR	21/10/2021	GRUNEWALD	FUL	PLOT 537, CHURCHLANDS LAND NORTH AND EAST OF LISVANE, CARDIFF, CF14 0SX	PROPOSED ALTERATION OF APPROVED DWELLING TO INCLUDE REAR CONSERVATORY EXTENSION	16/12/2021	Permission be granted	Minor - Dwellings (C3)
LLANDAFF								
21/00682/DCH	22/03/2021	MORGAN	HSE	MAES DERWEN, 75 CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2AA	SINGLE STOREY SIDE EXTENSION, TWO STOREY REAR EXTENSION AND SEPARATE OFFICE/GYM WITHIN REAR GARDEN	17/12/2021	Permission be granted	Householder
21/02425/DCH	18/10/2021	Spencer	HSE	78 FAIRWATER GROVE EAST, LLANDAFF, CARDIFF, CF5 2JU	REMOVAL OF EXISTING SINGLE STOREY GARAGE/GARDEN STORE AND REPLACEMENT WITH SINGLE STOREY EXERCISE SPACE AND STORE	17/12/2021	Permission be granted	Householder
21/02019/DCH	03/09/2021	Hardy	HSE	7 BISHOPS WALK, LLANDAFF, CARDIFF, CF5 2HA	SINGLE STOREY SIDE/REAR EXTENSION, HIP TO GABLE ROOF EXTENSION WITH REAR DORMER AND DEMOLITION OF EXISTING GARAGE	14/12/2021	Permission be granted	Householder

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21/02556/DCH	01/11/2021	Glyn	CLD	1 PROSPECT DRIVE, LLANDAFF, CARDIFF, CF5 2HL	CONVERT EXISTING SINGLE STOREY / GROUND FLOOR LEAN-TO INTO LIVING ROOM, INVOLVING REPLACING EXISTING FLAT ROOF WITH NEW FLAT ROOF WITH SKYLIGHTS, AND BLOCKING UP DOORWAY	15/12/2021	Permission be granted	Other Consent Types

LLANDAFF NORTH

21/02833/DCH	09/12/2021	Stone	NMH	121 COLLEGE ROAD, LLANDAFF NORTH, CARDIFF, CF14 2NS	PROPOSED RENDER TO TOP HALF OF THE ANNEX IS TO BE REPLACED WITH A TIMBER EFFECT CLADDING IN A LIGHT OAK COLOUR.- PREVIOUSLY APPROVED UNDER 21/01254/DCH	15/12/2021	Permission be granted	Non Material Householder
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LLANRUMNEY

21/01982/DCH	20/10/2021	Edinburgh	HSE	1 BRENDON CLOSE, LLANRUMNEY, CARDIFF, CF3 5RJ	TWO STOREY SIDE EXTENSION	15/12/2021	Planning Permission be refused	Householder
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PENTWYN

PRAP/21/00057/MNR	11/2021	CK Hutchison Networks (UK) Ltd	PAT	LAND AT PENTWYN DRIVE ADJACENT TO THE ST DAVID MEDICAL CENTRE, PENTWYN	PROPOSED 16.0M HIGH PHASE 8 MONOPOLE C/W WRAPROUND CABINET AT BASE AND ASSOCIATED ANCILLARY WORKS	14/12/2021	No Prior Approval required	Other Consent Types
21/02806/MJR	02/12/2021	Willis Construction Ltd	NMA	113 BRYNHEULOG, PENTWYN, CARDIFF, CF23 7JD	AMENDMENTS RELATE TO THE LAYOUT OF PLOT 7 AND 17, AND SIZE OF WINDOWS W2, W3, & W4 - PREVIOUSLY APPROVED UNDER 21/00321/MJR	16/12/2021	Permission be granted	Non Material Amendment

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PRNO/21/00019/MNR	11/11/2021	Cardiff Council	DEM	BRYN CELYN PRIMARY CARETAKERS HOUSE, GLYN COLLEN, PENTWYN, CARDIFF, CF23 7ES	DEMOLITION OF 1NO. DETACHED BRICK BUILT BUILDING	16/12/2021	Permission Required	General Regulations
PRAP/21/00058/MNR	11/11/2021	Cornerstone	PAT	GRASS VERGE OFF GLENWOOD ADJACENT TO WERN GOCH WEST JUNCTION, LLANEDEYRN	INSTALLATION OF 22.5M HIGH MONOPOLE AND EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO	16/12/2021	No Prior Approval required	Other Consent Types

PENTYRCH

20/01493/MNR	31/07/2020	ANGEL	FUL	LAND ADJACENT TO VIOLET COTTAGE, GARTH HILL, GWAELOD-Y-GARTH, CARDIFF, CF15 9HS	ERECTION OF PROPOSED NEW DWELLING	17/12/2021	Permission be granted	Minor - Dwellings (C3)
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PENYLAN

21/02478/MNR	22/10/2021	Roofoods Ltd (T/a Deliveroo Editions)	FUL	UNIT 3, SENLAN INDUSTRIAL ESTATE, RHYMNEY RIVER BRIDGE ROAD, PENYLAN, CARDIFF, CF23 9AF	REGULARISATION OF THE USE TO FACILITATE A COMMERCIAL KITCHEN WITH DELIVERY, TOGETHER WITH MINOR EXTERNAL WORKS AND THE INSTALLATION OF EXTERNAL PLANT, TO INCLUDE 4NO. EXTRACT DUCTS, 4NO. AIR INTAKE LOUVRES, 4NO. MINOR AIR LOUVRES AND 2NO. CONDENSERS	17/12/2021	Permission be granted	Minor - Retail (A1-A3)
21/02502/DCH	22/10/2021	Eskimo Health Care Group Limited	FUL	FLAT, 14 MARLBOROUGH ROAD, ROATH, CARDIFF, CF23 5BX	CONSTRUCTION OF REAR DORMER ROOF EXTENSION	16/12/2021	Permission be granted	Householder
21/02745/MJR	22/11/2021	c/o Agent	DOC	FORMER COLCHESTER MOTOR COMPANY AND THE THREE BREWERS, COLCHESTER AVENUE, PENYLAN, CARDIFF	RE-DISCHARGE OF CONDITION 7 (ACCESS JUNCTION) OF 20/01255/MJR	14/12/2021	Full Discharge of Condition	Discharge of Conditions

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21/01983/DCH	10/08/2021	Pearson	HSE	66 GRAFTON CLOSE, PENYLAN, CARDIFF, CF23 9JB	DETACHED DOMESTIC OUTBUILDING FOR KEEPING OF CATS. (USE ANCILLARY TO THE ENJOYMENT OF THE DWELLING)	14/12/2021	Permission be granted	Householder
PLASNEWYDD								
PRAP/21/00056/MNR	25/10/2021	Cornerstone	PAT	LAND OPPOSITE 62 NEWPORT ROAD, ADAMSDOWN	INSTALLATION OF A 20 METRE MONOPOLE, ACCOMMODATING 6NO. ANTENNAS & 2NO. MICROWAVE DISHES, THE INSTALLATION OF 2NO. EQUIPMENT CABINETS, ALONG WITH ANCILLARY WORKS	16/12/2021	Permission Required	Other Consent Types
21/02238/MNR	15/09/2021	Gardiner	DOC	THE COACH HOUSE, 143 DONALD STREET, ROATH, CARDIFF, CF24 4TP	DISCHARGE OF CONDITIONS 3 (CYCLE PARKING), 4 (REFUSE STORAGE) AND 5 (BIRD NESTING BOX) OF 20/01878/MNR	16/12/2021	Full Discharge of Condition	Discharge of Conditions
21/02640/MNR	09/11/2021	The Magic Bean Corporation	FUL	91 ALBANY ROAD, ROATH, CARDIFF, CF24 3LP	CHANGE OF USE OF PROPERTY TO A CLASS A1/A3 USE (RETAIL COFFEE SHOP)	16/12/2021	Permission be granted	Minor - Retail (A1-A3)
21/01646/MNR	29/07/2021	GHAURI	CLU	97 MACKINTOSH PLACE, ROATH, CARDIFF, CF24 4RL	USE AS A 6 BEDROOM CLASS C4 HOUSE IN MULTIPLE OCCUPATION	17/12/2021	Permission be granted	Other Consent Types
PONTPRENNAU/OLD ST MELLONS								
21/02614/MNR	05/11/2021	M3 Self Storage Limited	FUL	PLOTS 1 AND 2, AVENUE INDUSTRIAL PARK, CROESCADARN CLOSE, PONTPRENNAU, CARDIFF, CF23 8HE	CHANGE OF USE OF LAND FROM B1 USE CLASS TO B8 USE CLASS FOR THE CREATION OF A SELF-STORAGE FACILITY	16/12/2021	Permission be granted	Minor - Other Principal Uses

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21/01770/DCH	15/07/2021	Bhat	HSE	22 HASTINGS CRESCENT, OLD ST MELLONS, CARDIFF, CF3 5ET	CONSTRUCTION OF SINGLE STOREY REAR AND SIDE EXTENSIONS AND THE ADDITION OF BOUNDARY WALL WITH DECORATIVE METAL RAILINGS TO WEST ELEVATION ADJACENT TO ENTRANCE	16/12/2021	Permission be granted	Householder

RADYR

21/02616/DCH	08/11/2021	Datta	HSE	2 PARK ROAD, RADYR, CARDIFF, CF15 8DF	REMOVAL OF EXISTING ENCLOSED PORCH AND REPLACEMENT WITH A NEW LARGER PORCH	16/12/2021	Permission be granted	Householder
21/02682/DCH	15/11/2021	Amos	NMH	38 HEOL ISAF, RADYR, CARDIFF, CF15 8DY	REVISIONS TO EXTERNAL OPENINGS - PREVIOUSLY APPROVED UNDER 20/02387/DCH	16/12/2021	Permission be granted	Non Material Householder

RHIWBINA

21/02291/DCH	30/09/2021	PENGILLY	HSE	6 BROOKLYN CLOSE, RHIWBINA, CARDIFF, CF14 6UT	REVISIONS TO PREVIOUSLY APPROVED REAR AND SIDE ELEVATIONS	15/12/2021	Planning Permission be refused	Householder
21/02136/DCH	07/09/2021	Quinn	HSE	4 LON ISA, RHIWBINA, CARDIFF, CF14 6ED	SINGLE STOREY REAR EXTENSION, CONSTRUCTION OF FRONT PORCH, REPLACEMENT OF REAR FIRST FLOOR WINDOW AND ASSOCIATED ALTERATIONS	15/12/2021	Permission be granted	Householder

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
LBC/21/00020/DCH07/09/2021		Quinn	LBC	4 LON ISA, RHIWBINA, CARDIFF, CF14 6ED	SINGLE STOREY REAR EXTENSION, CONSTRUCTION OF FRONT PORCH, REPLACEMENT OF REAR FIRST FLOOR WINDOW AND ASSOCIATED ALTERATIONS	15/12/2021	Permission be granted	Listed Buildings

21/02039/DCH	20/08/2021	Price	HSE	1 Y GOEDWIG, RHIWBINA, CARDIFF, CF14 6UL	SINGLE STOREY REAR EXTENSION AND HIP TO GABLE LOFT EXTENSION WITH REAR DORMER	14/12/2021	Permission be granted	Householder
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RIVERSIDE

21/02201/DCH	28/09/2021	PLANE	HSE	16 TEILO STREET, PONTCANNA, CARDIFF, CF11 9JN	SINGLE STOREY EXTENSION TO SIDE/REAR	14/12/2021	Permission be granted	Householder
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21/02377/MNR	05/10/2021	Barry	FUL	GRIFFITHS INGS PROPERTY LAWYERS LTD, 9 KING'S ROAD, PONTCANNA, CARDIFF, CF11 9BZ	CHANGE OF USE OF BUILDING FROM A2 (FINANCIAL AND PROFESSIONAL USE) TO CREATE 2NO. ONE BED FLATS (USE CLASS C3), EXTENSIONS TO THE BUILDING AND ANCILLARY WORKS	17/12/2021	Permission be granted	Minor - Dwellings (C3)
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RUMNEY

21/02722/MJR	22/11/2021	Wates Residential and Cardiff Council	NMA	EASTERN HIGH SCHOOL, NEWPORT ROAD, RUMNEY, CARDIFF, CF3 3XG	REWORDING OF CONDITION 5 (REMEDIATION VERIFICATION) AND (ECOLOGY ENHANCEMENTS) OF PLANNING CONSENT 18/02519/MJR	16/12/2021	Permission be granted	General Regulations
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SPLOTT

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/02488/MNR	22/10/2021	WALKER	FUL	UNIT 49, PORTMANMOOR ROAD INDUSTRIAL ESTATE, PORTMANMOOR ROAD, SPLOTT, CARDIFF, CF24 5HB	A SINGLE BLOCK OF 3NO. NEW STARTER FACTORY UNITS	14/12/2021	Withdrawn by Applicant	Minor - Industry/Storage/Distribution

WHITCHURCH/TONGWYNLAIS

21/01954/MJR	06/08/2021	Velindre NHS University Trust	DOC	LAND TO THE NORTH-WEST OF WHITCHURCH HOSPITAL PLAYING FIELDS	DISCHARGE OF CONDITION 17 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN) OF 17/01735/MJR	15/12/2021	Partial Discharge of Condition (s)	Discharge of Conditions
21/01746/MNR	16/07/2021	Smith	FUL	CHARWIN, HEOL Y GORS, WHITCHURCH, CARDIFF, CF14 1HE	PROPOSED CONSTRUCTION OF A DETACHED ONE BEDROOM DORMER BUNGALOW	16/12/2021	Permission be granted	Minor - Dwellings (C3)
21/01727/DCH	12/07/2021	Wickes	HSE	53 WINGFIELD ROAD, WHITCHURCH, CARDIFF, CF14 1NJ	SINGLE STOREY REAR EXTENSION AND RAISING OF ROOF TO ADD REAR DORMER ROOF EXTENSION	16/12/2021	Permission be granted	Householder
21/02373/DCH	05/10/2021	Jones	HSE	84 PARK AVENUE, WHITCHURCH, CARDIFF, CF14 7AN	SIDE DORMER ROOF EXTENSIONS	16/12/2021	Permission be granted	Householder
21/02394/DCH	18/10/2021	Hickin	HSE	15 HEOL BOOKER, WHITCHURCH, CARDIFF, CF14 2DF	REAR TWO STOREY EXTENSION	16/12/2021	Planning Permission be refused	Householder
21/02482/MNR	28/10/2021	NEWMAN	FUL	LAND TO THE REAR OF HEOL DON COTTAGE, HEOL DON, WHITCHURCH, CARDIFF, CF14 2AT	CONSTRUCTION OF COACH HOUSE	16/12/2021	Planning Permission be refused	Minor - Dwellings (C3)

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/02163/MNR	07/09/2021	Cytiva	FUL	UNIT 1, LONGWOOD DRIVE, WHITCHURCH, CARDIFF, CF14 7HY	TWO NEW VEHICULAR DELIVERY ENTRANCES TO WEST ELEVATION; MINOR CHANGES TO LOCATIONS OF WINDOWS AND DOORS; INSERTION OF TWO AIR VENTILATION SCREENS ON NORTH ELEVATION; EXTERNAL WORKS TO PROVIDE ADDITIONAL BUILDING SERVICES AND ACCESSING AREA	17/12/2021	Permission be granted	Minor - Other Principal Uses

Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 27/12/2021 and 31/12/2021

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
RUMNEY								
21/01748/MNR	13/07/2021	Riley	FUL	750 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4FF	DEMOLITION OF EXISTING GARAGE/ROOF TERRACE AND CONSTRUCTION OF NEW REAR ANNEXE EXTENSION TO EXISTING BUILDING CREATING TWO NEW STUDIO FLATS	30/12/2021	Permission be granted	Minor - Dwellings (C3)

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