

PLANNING COMMITTEE

2 FEBRUARY 2022

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

1 : APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Ed Stubbs.

2 : MINUTES

The minutes of the meeting on 19 January were approved as a correct record of the meeting.

3 : DECLARATIONS OF INTEREST

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

Councillor	Item	Nature of Interest
Driscoll	19/02648/MJR – Land north of Ty-Draw Road, Pontprennau	Personal & Prejudicial – previously expressed a view
Driscoll	21/02671/MNR – Llandaff Primary Caretakers Cottage	Personal & Prejudicial – speaking as Ward Councillor in support
Jones-Pritchard	19/02648/MJR – Land north of Ty-Draw Road, Pontprennau	Personal – Family Member friendly with named protester

4 : PETITIONS

Petitions were received in respect of the following applications:

19/02648/MJR – Land north of Ty-Draw Road, Pontprennau (x2):

In respect of the first petition a representative of the petitioner spoke with the agent responding; and in respect of the second petition the petitioner spoke and the applicant responded.

21/01720/MJR – Former Brandon Tool Hire PLC, 151-153 Bute Street:

The petitioner spoke and the agent responded.

5 : 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:

21/02671/MNR – LLANDAFF

Llandaff Primary Caretakers House, 28 Hendre Close, Llandaff, Cardiff, CF5 2HT

Variation of conditions 2 and 4 to amend wording and opening hours and removal of condition 8 relating to the pedestrian and cycle access of 21/00497/MNR

21/02702/DCH – CREIGIAU / ST FAGANS

10 Yarrow Close, St Fagans, Cardiff, CF5 4QS

Single storey rear extension and rear dormer roof extension

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

19/02648/MJR – PONTPRENNAU / OLD ST MELLONS

Land north of Ty-Draw Road, Pontprennau, Cardiff, CF14 0PF

Development of 45 affordable housing units with associated highways and drainage infrastructure. Development also includes the demolition of 43 Clos Nant Glaswg to allow for the construction of a pedestrian footpath/cycleway.

Subject to amendment of the following conditions:

Condition 8 amended to read:

Notwithstanding the plans approved under condition 1, prior to the commencement of development above damp-proof course, details showing the provision of cycle parking spaces, with appropriate access to them, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.

Condition 9 amended to read:

The car parking spaces hereby approved, including the 5 no. electric vehicle charging points shown on the 'Planning Layout' hereby approved (drawing ref. 1686 100 Revision AK), shall be provided prior to the beneficial occupation of the dwelling to which each parking space and charging point relates. Thereafter the spaces shall be maintained and shall not be used for any purpose other than the parking of vehicles.

Condition 10 amended to read:

Prior to the commencement of development above damp-proof course, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This

shall include details of the modal split targets, the Travel Plan co-ordinator, sustainable transport measures and monitoring. The Travel Plan shall be implemented in accordance with the approved document.

Condition 12 amended to read:

Details of external finishing materials to the walls and roofs for all the dwellings shall be submitted to and approved in writing by the Local Planning Authority prior to their construction on site. The development shall be carried out in accordance with the approved details.

Condition 15 amended to read:

The communal refuse storage facilities serving Plots 1-4, 26-29 and 38 and 39 hereby approved shall be constructed before the dwelling(s) to which each storage facilities relates is brought into beneficial use. The refuse storage facility shall be thereafter retained.

Condition 25 amended to read:

The biodiversity enhancement features hereby approved on the 'External Works layout' (drawing ref: 1686 102 Revision Q) shall be installed prior to the occupation of the relevant dwelling.

It should be noted that no decision may be issued unless written authorisation is received from Welsh Ministers pursuant to its Holding Direction dated 31 March 2021.

21/01720/MJR – BUTETOWN

Former Brandon Hire PLC, 151-153 Bute Street, Butetown, Cardiff

Proposed development of 45-apartment older persons' community living scheme, community sports facility and associated works.

Subject to the amendment of Condition 2 in the following terms:

20017-B-A-(00)_001 P10 Location Plan
20017-B-A-(00)_003 P15 Proposed Site Plan
20017-B-A-(00)_010 P14 Proposed Ground Floor Plan
20017-B-A-(00)_011 P13 Proposed First Floor Plan
20017-B-A-(00)_012 P13 Proposed Second Floor Plan
20017-B-A-(00)_013 P13 Proposed Third Floor Plan
20017-B-A-(00)_014 P13 Proposed Fourth Floor Plan
20017-B-A-(00)_015 P13 Proposed Fifth Floor Plan
20017-B-A-(00)_016 P13 Proposed Roof Plan
20017-B-A-(00)_210 P10 Proposed East Elevation
20017-B-A-(00)_211 P11 Proposed North Elevation
20017-B-A-(00)_212 P10 Proposed West Elevation
20017-B-A-(00)_213 P10 Proposed South Elevation

and subject to the amendment of Condition 20 in the following terms:

In respect of the Community Sports Hall, no activities shall be carried out which create noise audible at the boundary of any residential accommodation outside the hours of 08.30 and 21.30 on any day.

6 : APPLICATIONS DECIDED BY DELEGATED POWERS - JANUARY 2022

Noted

7 : URGENT ITEMS (IF ANY)

No urgent items were received

8 : DATE OF NEXT MEETING - 2 MARCH 2022

The meeting terminated at 4.46 pm