

PLANNING COMMITTEE

15 JUNE 2016

Present: County Councillor Michael(Chairperson)
County Councillors Lomax, Burfoot, Gordon, Hudson, Robson
and Lynda Thorne

44 : APPOINTMENT OF CHAIRPERSON & DEPUTY CHAIRPERSON

To note that at the Annual Council Meeting on 26 May 2016, appointed Councillor Michael Michael as Chairperson of this Committee and Councillor Manzoor Ahmed as the Deputy Chairperson of this Committee.

45 : APPOINTMENT OF COMMITTEE & TERMS OF REFERENCE

The Annual Council meeting on 26 May 2016, appointed this Committee with the following Membership and Terms of Reference.

Membership

Councillors Ali Ahmed, Manzoor Ahmed, Burfoot, Gordon, Hunt, Hudson, Lomax, Michael, Robson and Thorne.

(2 vacancies)

Terms of Reference

Those functions listed in Section A of Schedule 1 of the Local Authorities Executive Arrangements (Function and Responsibilities) (Wales) Regulations 2001 and any amendments thereto and any matters ancillary thereto as defined in Regulation 4 (2) to (6) of the Regulations.

Those functions listed in paragraph 1 to 12 of Section I of Schedule 1 of the Local Authorities Executive Arrangements (Functions and Responsibilities) (Wales) Regulations 2001 and any amendments thereto and any matters ancillary thereto as defined in Regulation 4 (2) to (6) of the Regulations.

46 : MINUTES

The minutes from the meeting of the 18 May 2016 were agreed as a correct record.

47 : DECLARATION OF INTEREST

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

48 : WEBCASTING

The meeting would be filmed and broadcast on the Council's website. The whole of the meeting would be filmed, except where there were confidential or exempt items

and the footage would be on the website for 6 months. A copy would also be retained in accordance with the Council's data retention policy.

49 : PETITIONS

Application 14/02188/MJR, Land South of Pentrabane Road, Creigau/St Fagans
Application 14/2886/MJR, College Buildings, Courtenay Road, Splott
Application 16/00678/MJR, Cameo Club, 55 Wellfield Road
Application 16/00746/MNR, St Mellons Service Station, Newport Road

In respect of all Applications the Petitioners spoke and the Applicants responded.

50 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control applications submitted in accordance with the Town and Country Planning Act 1990:
RESOLVED: That pursuant to this Committee's delegated powers the following development control applications be determined in accordance with the recommendation as set out in the reports of the Director of City Operations subject to any further amendments as detailed below and notification be given of the decision in accordance with Section 74 of the Planning (Listed Buildings & Conservation Area Act 1990).

APPLICATIONS GRANTED

16/00547/MJR – BUTETOWN

PLOT 5, PIERHEAD STREET, CARDIFF BAY

Hybrid application comprising: Full Planning Application for erection of a 210 bed hotel (Class C1) (9,334 SQM GEA) fronting Bute Place, including access, service area and six disabled car parking spaces. Outline Planning Application for the erection of two office buildings (circa 15,687 SQM GEA) including 106 surface and undercroft car parking spaces with all matters reserved other than means of access.

Subject to the amendment of Condition 2 to read:

'A. Approval of the details of the layout, scale and appearance of the buildings, and the landscaping of the site (hereinafter called "the reserved matters") in respect of the two office buildings and associated surface and undercroft car parking (Phase 2) shall be obtained from the LPA in writing before any development is commenced.

'B. Plans and particulars of the reserved matters referred to in condition 2A above, relating to the layout, scale and appearance of the buildings, and the landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved'

'C. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission'

'D. The phase 2 development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two

years from the date of the last reserved matters to be approved whichever is the later’.

Subject to an additional Condition 3 to read:

‘Prior to the commencement of development a phasing plan for the construction of publicly accessible areas shall be submitted to and agreed with the LPA. The phasing plan shall identify phases of construction of development and where required shall ensure safe and convenient pedestrian, cycle and vehicular access through those areas not under construction or where construction is complete. The development shall be carried out in accordance with the approved phasing plan unless otherwise agreed in writing with the LPA.’

Subject to an amendment of Condition 25 to read:

‘Prior to commencement of development details of the site access junction arrangements and improvements to the footways adjacent to the relevant phase of the site development are to be submitted to and approved in writing by the LPA. The scheme to include details of surfacing, kerbs, edging, drainage, lighting, lining, signing, telematics/signal equipment, street furniture and soft landscaping as may be required as a consequence of the scheme. The agreed scheme to be implemented to the satisfaction of the LPA prior to beneficial occupation of the development.

Subject to an additional Condition 29 to read:

‘No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the LPA. The Travel Plan shall set 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. The Travel Plan shall set 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. The Travel Plan shall be implemented in accordance with the timetable set out in the plan, unless otherwise agreed in writing with the LPA. Reports demonstrating progress in promoting the sustainable transport measures detailed in the Travel Plan shall be submitted annually to the LPA, commencing from the first anniversary of beneficial occupation of each phase or element of the development.

16/00678/MJR – PLASNEWYDD

55 WELLFIELD ROAD

Variation of Conditions 2 and 4 of 14/01953/DCI to extend the times so that no member of the public shall be admitted to or allowed to remain in the rear outdoor seating area between the hours of 21:00 and 09:30 on any day and that the front balcony area can be used as a seating area between the hours of 09:30 and 21:30

Subject to an amendment of Condition 4 to read:

‘Members of the public shall only be permitted to use the outdoor seating area to the rear of the premises between the hours of 09:30 and 21:00 on any day for a temporary time period of 12 months from the date of the permission hereby granted;

following which access to the outdoor seating area for members of the public shall revert to those hours previously granted i.e. between 10:00 and 20:00 on any day.

Subject to an additional Condition 5 to read:

'Members of the public shall only be permitted to use the outdoor seating area to the front of the premises between the hours of 09:30 and 21:30 on any day.

16/00812/MJR – CANTON

PART OF FORMER PAPER MILL, ARJO WIGGINS, OLD MILL BUSINESS PARK,
SANATORIUM ROAD

Construction of highway known as Green Street 1 on outline masterplan.

16/00813/MJR – CANTON

PART OF FORMER PAPER MILL, ARJO WIGGINS, OLD MILL BUSINESS PARK,
SANATORIUM ROAD

Construction of highway known as Green Street 2 on outline masterplan.

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

14/02188/MJR – CREIGAU/ST FAGANS

LAND SOUTH OF PENTREBANE ROAD, CARDIFF

Development of up to 290 residential dwellings (C3), open space (including children's play space), landscaping, sustainable urban drainage, vehicular access, pedestrian and cycle accesses and related infrastructure and engineering works.

14/02886/MJR – SPLOTT

COLLEGE BUILDINGS, 1 COURTENAY ROAD, SPLOTT

Construction of 30 1/2 bedroom apartments in 2/3/4 storey detached blocks with associated car parking and amenity space.

Subject to the amendment of draft Conditions 2, 7 and 9 and add S106 contribution for Transportation for investigation and implementation of Traffic Orders.

Subject to Details of bin store location (Condition 19 to be reported to Chairman for final agreement before discharge of condition.

15/00362/MJR – RUMNEY

599 NEWPORT ROAD

Proposed demolition of existing commercial units & erection of new development to form 32 no self-contained flats.

15/02271/MJR – ADAMSDOWN

FORMER RIVA BINGO, AGATE STREET
Residential development of 47 self-contained flats

APPLICATIONS REFUSED

16/00746/MNR – PONTPRENNAU/ST MELLONS

ST MELLONS SERVICE STATION, NEWPORT ROAD
Extensions at rear and first floor to create two storey building with new office accommodation at first floor.

51 : APPLICATIONS DECIDED BY DELEGATED POWERS

May 2016

52 : DATE OF NEXT MEETING

13 July 2016