

COMMITTEE DATE: 26/10/2016

APPLICATION No. **16/01671/MJR** APPLICATION DATE: 14/07/2016

ED: **TROWBRIDGE**

APP: TYPE: Outline Planning Permission

APPLICANT: City of Cardiff Council

LOCATION: LAND AT TREFASOR CRESCENT AND WILLOWBROOK
DRIVE, ST MELLONS

PROPOSAL: OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
COMPRISING OF 31 DWELLINGS, ACCESSED FROM
TREFASER CRESCENT AND CRICKHOWELL ROAD

RECOMMENDATION 1 : That outline consent be **GRANTED** subject to the applicant submitting a unilateral **S106 Agreement** that the proceeds of the sale of the land for housing will be allocated towards funding the St Mellons Hub, providing a financial contribution for educational places in accordance with the formula contained within Developer Contributions for School Facilities SPG (the size of contribution required for the number of dwelling houses currently proposed is specified in paragraph 5.6 of this report), contributing £50,000 towards improvements to the nearby ABC park and providing 30% affordable housing on this site, to be delivered as affordable social rented units, built to Welsh Government DQR standards and the units be allocated from the Common Waiting List, and the following conditions:

1. C00 Standard outline
2. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme and verification plan shall be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.
Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

3. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced.

4. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced.

5. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused. Reason: To ensure that the safety of future occupiers is not prejudiced.

6. Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 57 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or

grille), shall be capable of giving variable ventilation rates ranging from –

- 1) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to
- 2) a lower rate of between 10 and 17 litres per second against zero back pressure.

No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room. Any private open space (excepting terraces or balconies to any apartment) shall be designed to provide an area which is at least 50% of the area for sitting out where the maximum day time noise level does not exceed 55 dBA Leq 16 hour [free field].

Reason: To ensure that the amenities of future occupiers are protected.

7. The development shall be carried out generally in accordance with the scaling statement, the Concept Diagram V2 submitted with this application and the Council's Supplementary Planning Guidance on Residential Design, approved March 2008.

Reason: To avoid doubt and confusion as to the nature of future development on this site and to achieve an acceptable form of development.

8. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul at manhole reference ST23805509. The scheme shall also include an assessment for the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

9. The proposed development site is crossed by a public sewer. The position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.

Reason: To protect the integrity of the public sewer and avoid damage thereto, protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

10. No development shall take place until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. The parking of vehicles of site operatives and visitors
- ii. Loading and unloading of plant and materials

- iii. Storage of plant and materials used in constructing the development
- iv. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme of recycling/disposing of waste resulting from demolition and construction works

Reason: In the interests of highway safety and public amenity.

11. C3L Details of Roads (Dwellings)

12. C3E Turning Space Within Site

13. Prior to any development commencing details of car parking and covered cycle storage shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented prior to the dwellings they serve being occupied and the approved car parking and covered cycle storage shall be maintained and retained for the approved uses thereafter.

Reason: To provide adequate car and cycle parking for future occupants.

14. Prior to the occupation of any of the dwellings on this site the access road serving them shall be finished to final wearing course and include surface water highway drainage in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of the future occupants of this site.

15. The detailed plans shall provide for a minimum 45 metres forward visibility splay to be maintained for vehicles travelling along Crickhowell Road.

Reason: In the interests of highway safety.

16. The detailed plans shall make provision for improved pedestrian links in the vicinity which shall include, but not be limited to, a new continuous footway adjacent to Crickhowell Road between its junction with Willowbrook Drive and the existing footpath link to Trowbridge Green – together with a further such link between Trefaser Crescent and Willowbrook Drive.

Reason: To ensure and maintain safe and convenient pedestrian access for existing residents and future residents of the approved new dwellings.

RECOMMENDATION 2 The developer needs to have due regard to the consultation responses received during the processing of this application in formulating the reserved matters submission.

RECOMMENDATION 3 Prior to the commencement of development, the

developer shall notify the local planning authority of the commencement of development, and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

RECOMMENDATION 4 The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;
 - Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

RECOMMENDATION 5 To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 6 The submitted indicative details suggest that some of the footpaths crossing the site may need to be formally extinguished (by the Operational Manager, City Operations) under Section 257 of the Town and

Country Planning Act.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The proposal is in outline for 31 two storey dwellings sited in two separate groups. Vehicular access to the southern group of dwellings is shown off Crickhowell Road, serving 9 pairs of two storey semi detached dwellings. The vehicular access off Trefaser Crescent to the northern group would be at the rear of Elmfield Close just north of the last tree of a band of trees protected by a TPO, serving 5 pairs of two storey semi detached dwellings and a short terrace of 3 units. A parcel of land identified as Trowbridge Green would remain undeveloped.
- 1.2 The applicant states: "The Design and Access Statement includes an indicative site layout, showing ...on-plot parking in a cul-de-sac layout. The development would have a density of approximately 35 dwellings per hectare... The trees and seasonal reën will be retained to frame the development and protect the wildlife corridor."
- 1.3 A landscaping strip is proposed along Willowbrook Drive to the rear of units proposed in the northern half of this site. This strip will be narrower than the existing band of planting that adjoins Willowbrook Drive but will be approximately 70m longer.

2. **DESCRIPTION OF SITE**

- 2.1 The site is 1.6 ha in area, is irregular in shape and relatively flat. The site adjoins and is west of the junction of Willowbrook Drive and Crickhowell Road and backs onto Trefaser Crescent.
- 2.2 Crickhowell Road (east of the site) leads to the District Centre, to the north, which is comprised of a supermarket and filling station, small retail units, a medical surgery, church, Library, Community Centre, and Police Station.
- 2.3 The site is mainly grassed open space with bands of trees. The band of trees which runs north-south towards the western boundary of the site is protected by a Tree Preservation Order. There is a minor watercourse within the site.
- 2.4 The site is partially identified as Amenity Space in the Open Space Assessment (Cardiff Council, May 2016), with the grassed areas identified as Informal Recreational Open Space.
- 2.5 There are 2 telecommunication masts adjoining this site.

3. **SITE HISTORY**

- 3.1 Consents for telecommunication works on the pavement outside the site have been granted and have since been erected.
- 3.2 16/1400 EXTENSION TO EXISTING BUILDING TO CREATE NEW

INTEGRATED COMMUNITY HUB (D1/D2) WITH RELOCATED CAR PARK, MULTI USE GAMES AREA, EXTERNAL LIGHTING, And ASSOCIATED LANDSCAPING WORKS. Approved 2/8/16

- 3.3 Two nearby planning applications for residential development were recently reported to the Planning Committee, which Members were minded to approve subject to a Unilateral Undertaking to contribute to the funding of the St Mellons Hub.

4. **POLICY FRAMEWORK**

- 4.1 It is considered that the following LDP policies are relevant to this application:-
KP5 Good Quality and Sustainable Design;
KP6 New Infrastructure
KP7 Planning Obligations
KP8 Sustainable Transport;
KP13 Responding of Evidenced Social Needs
KP14 Healthy Living
H3 Affordable Housing
EN8 Trees and Hedgerows
EN12 Renewable Energy and Low Carbon Technologies
EN13 Air, Noise, Light Pollution and Contaminated Land
T1 Walking and Cycling
T5 Managing Transport Impacts
C3 Community Safety/Creating Safe Environments;
C4 Protection of Open Space
C5 Provision for Open Space, Outdoor Recreation and Sport
C6 Health
C7 Planning for Schools
W2 Provision for Waste Management Facilities in Development.

5. **INTERNAL CONSULTATIONS**

- 5.1 Shared Regulatory Services states that should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

Shared Regulatory Services requests the inclusion of conditions and informative statement in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

- 5.2 The Noise and Air Team recommend a noise condition.
- 5.3 The Tree Officer states: Subject to the design of any reserved matters application being similar to the indicative layout presented at outline, as

informed by the Tree Survey and Constraints Plan, and as supported by an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan, unacceptable harm should not result to trees of amenity value. This said, it is worth noting that some young trees may grow into gardens and become over-dominant, if sufficient space is not given to support their future growth – oak 25 for example is a young tree with considerable growth potential that may grow to over-dominate plots to its south. The 5m 'buffer zone' is particularly important in minimising potential conflict between retained trees and residential development. In this regard an indicative section should be provided showing the treatment of the buffer zone – it should provide an ecotone grading from existing forest trees like oak, to shrubs and shrubby trees like willow, hazel and hawthorn, to herbaceous vegetation closest the garden.

Where 'C' category trees are present that have poor long-term potential, their removal and replacement should be specified.

Any reserved matters application should be supported by a detailed landscaping scheme comprising scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section and plan view, planting methodology and aftercare methodology. The landscaping scheme should be informed by a Soil Resource Survey and Plan prepared in accordance with the 2009 DEFRA Code that delineates, characterises and quantifies the re-usable soil resource and explains the methods and equipment to be used in its stripping, handling, storage, amelioration and placement.

- 5.4 The Housing Officer states: We would seek 30% affordable housing on this scheme (9 units), and all of the units to be delivered as affordable social rented units. However, the application states that the proposal is for 11 affordable units (35%) which would be acceptable.

All of the units would need to be built to Welsh Government DQR standards, and units will be allocated from the Common Waiting List.

For clarification, if there are any roads or public open space/realms/green infrastructure within the site that will not be adopted (ie privately managed), then neither the RSL nor their tenants may be able to make additional contributions to the management of these aspects of the scheme. The prices to be paid relate solely to the purchase of the completed affordable units, including finishes to the external garden/communal space within property curtilages.

- 5.5 The Waste Strategy and Minimisation Officer has raised no objections but identified standard waste issues which have been brought to the applicant's attention.
- 5.6 The Education Officer states: We would seek financial contributions of £114,731.
- 5.7 The Transportation Department states:
The supporting Transport Statement makes reference to a number of 'informal'

footpaths which currently cross the site and which would not be retained – though it should be noted that some of these are actually adopted and would therefore need to be formally extinguished.

The Statement also states that enhancements will be made to existing pedestrian facilities where deficiencies are identified – and this will be an important consideration, especially if the existing routes within the development site are to be displaced. There is currently no footway adjacent to the western side of Crickhowell Road - from which approximately half of the proposed new dwellings will be accessed - and so clearly the provision of a footway along the full frontage of this part of the development is essential, and should be extended at least as far as the connecting link to Trowbridge Green, while additional links adjacent to Trowbridge Green should also be considered.

The Statement also makes reference to the provision of a pedestrian link to Willowbrook Drive – which is a further essential requirement if the existing links are to be interrupted. It would appear that such a link would have to run between the northern side of the proposed development and the existing dwellings on Elmfield Close. While this would be satisfactory consideration should be given to the layout of the new dwellings in order to ensure that such a link would be of an open aspect and overlooked by as many of those dwellings as possible with a view to discouraging the problems of anti-social behaviour that have become associated with other pedestrian links in St Mellons and elsewhere in the city.

A further consideration with respect to that element of the development which will be accessed off Crickhowell Road is that the open space that it currently occupies currently provides important forward visibility for vehicles travelling along this section of Crickhowell Road. While the provision of the aforementioned frontage footway will serve to provide an element of forward visibility I consider that a minimum of 45 metres is appropriate – and the sharp bend in the horizontal alignment of Crickhowell Road at this location means that this would not be achieved. A future reserved matters application should take account of this with the new dwellings set back sufficiently to include a localised widening of the frontage footway in order to achieve the aforementioned 45 metres.

I'd therefore request a condition requiring that; A future reserved matters application shall make provision for improved pedestrian links in the vicinity which shall include, but not be limited to, a new continuous footway adjacent to Crickhowell Road between its junction with Willowbrook Drive and the existing footpath link to Trowbridge Green – together with a further such link between Trefaser Crescent and Willowbrook Drive. Reason: To ensure and maintain safe and convenient pedestrian access for existing residents and future residents of the approved new dwellings.

A further condition is required stipulating that: A future reserved matters application shall ensure that a minimum 45 metres forward visibility splay shall be maintained for vehicles travelling along Crickhowell Road. Reason: in the interests of highway safety.

Further conditions are required relating to the provision of curtilage parking in accordance with the requirements of the SPG (Access, Circulation & Parking) together with the standard outline condition relating to details of the roads layout.

I'd also suggest a second recommendation advising the applicant that there are existing adopted footpaths crossing the site – and that the submitted indicative details suggest that some of these may be to be formally extinguished (by the Operational Manager, City Operations) under Section 257 of the Town and Country Planning Act.

The applicant has been advised of this response.

6. **EXTERNAL CONSULTATIONS**

- 6.1 South Wales Police have no objection to proposed development and have been engaged in pre –application discussions. South Wales Police welcome the proposed layout and general design which we believe will create active surveillance and assist with creating a safer and more sustainable neighbourhood and community.

South Wales Police welcome reference made in the design and access to adopting the principles of secured by design but would argue these need to be detailed and included within the Design and Access statement submission.

For this reason South Wales Police make a number of specific recommendations listed below:

- 1 All rear gardens are made secure by 1.8m min walling, fencing and gating (2.1m min where property boundary adjoins public open space) reason to prevent burglary and theft.
- 2 All main external entrance doors are PAS24 2012 compliant reason to prevent burglary.
- 3 All ground floor windows are PAS24 2012 compliant reason to prevent burglary.
- 4 All service meters are located to front elevations of properties and are externally readable reason to prevent distraction type crime.
- 5 All parking areas are overlooked by owners' properties reason to prevent vehicle related crime.
- 6 A scheme of work in relation to lighting is submitted to the local authority for approval prior to completion reason to enhance personal safety.
- 7 The estate is built to Secured by Design standards reason to reduce crime.

South Wales Police would be happy to work with developers to achieve Secured by Design Standards which has been shown to reduce crime risk by up to 75%.

South Wales Police would ask that items 1-6 be considered by way of condition in line with Authorities obligations to prevent crime under Crime and Disorder

Act. These comments have been forwarded to the applicant.

6.2 NRW recommend 2 conditions.

6.2 Wales and West Utilities have not identified any gas pipelines within this site.

6.3 GGAT point out that adjacent to this site significant features dated to the roman period were discovered and there is a high potential for archaeological remains to be located within the development. GGAT advises that the impact on an archaeological resource will be a material consideration that the application be deferred until a report on the archaeological evaluation of this site has been submitted.

(A report is being submitted to GGAT and it is understood that a response will be provided by GGAT before Committee which can then be reported on the amendment sheet. If no response is received by Committee this application would have to be deferred to a future meeting of the Planning Committee).

7. **REPRESENTATIONS**

7.1 Local Members have been consulted. No comments have been received to date.

7.2 The proposal has been advertised in the press and by site notice as a major application.

7.3 Neighbouring occupiers were consulted by letter. A local resident objects to the increased traffic which he believes will result in increased accidents. A second local resident states:-

We have asked for a boundary of some sort to be put in place to stop the travellers ruining our playing fields, we ask for the hedges to be kept cut back so we can use the foot paths to walk to and from the shops, schools, to let the kids cycle along, for the dog walkers to use it but instead we get our greenbelt land under threat from houses!! Not only do we have more than enough idiots in this area speeding up and down the road at all hours, neighbours being able to look into your garden and house from there bathroom, bedroom windows you now want to add to that?? Where has our privacy gone?? 50+yrs since this estate has been built and every year it's gotten worse and neglected more!! Before adding more houses and people to the mix how about tackling the severe amount of drug dealing that goes on in the area, how about using the fields to make it a better safer place for the residents especially the older ones, why not build a garden with vegetable plots to encourage the younger generation to get involved in keeping healthy whilst giving them things to do and bring the community together, let's face it every green area is being built on without thought about park space places for kids to play, people to walk their dogs, the local park is an absolute disgrace and certainly wasn't built with the much younger kids in mind, I'm talking age 2+. I'd also like to know about how the footpaths/roads that are connected to the area going to be effected, with so many schools in the area these are main routes and obviously busy during term

time!! What about the harm that'll be caused to wildlife such as the foxes, squirrels, bats that already have to adjust to the urban life, are their trees going to be taken away too, what happens when the digging starts where will the rats and mice look for cover, potentially in our gardens?? Have you stopped to think about the health issues to the kids/adults that suffer with autism and anxiety how it'll effect their lives trying to adjust to the noise and more people closing them in making them feel suffocated, has any of this has been taking into consideration or even thought about?? I can only hope that you DON'T get given the planning permission for this, how about making this forgotten estate a better environment for the residents and sorting out its problems instead of adding to them.

8. **ANALYSIS**

- 8.1 This is an outline application to establish the principle of a residential development on the site, to provide 31 no. dwellings, accessed from Trefaser Crescent and Crickhowell Road.
- 8.2 The application site is a mixture of informal recreational and amenity open space as identified in the Cardiff Open Space Survey (May 2016). There is a TPO within the site.
- 8.3 As the application site is on an area of open space, Policy C4 of the Cardiff Local Development Plan (2006-2026) would apply. It states that development will not be permitted on areas of open space unless:
- (i) It would not cause or exacerbate a deficiency of open space in accordance with the most recent open space study; and
 - ii) The open space has no significant functional or amenity value; and
 - iii) The open space is of no significant quality; or
 - iv) The developers make satisfactory compensatory provision; and in all cases
 - v) The open space has no significant nature or historic conservation importance.'
- 8.4 The Planning Statement which accompanies this application explains that development of the site would not cause or exacerbate a deficiency of open space as the proposed new leisure facilities at the St Mellon's Hub would provide a qualitative improvement in local recreational provision. The Cardiff Open Space SPG (2008) states in section 3.21 that 'in some circumstances it may be more appropriate not to exactly replace existing provision and provide an alternative form of provision more appropriate to the needs of the local population.'
- 8.5 With regard to criteria ii, iii and v of Policy C4, the Planning Statement states that the site is largely underused open space. An Ecological Survey has confirmed that there are no records of protected flora or fauna on the site. There are a number of TPOs on the site and the layout of the proposed development retains these trees.

- 8.6 Finally, regarding criterion iv, the Council's Parks section has agreed to the disposal of the site, subject to a contribution of £50,000 towards improvements to the nearby ABC park. This would compensate for any loss of amenity open space and would allow the bringing forward of the St Mellons community hub with significant.
- 8.7 The applicant states that: "The current application involves development on an underused open space. This will be compensated for by a contribution to the Council's Parks section for improvements to nearby ABC Park. To meet the needs of new residents of the development, financial contributions will be paid in line with the relevant policies in the Local Development Plan and supplementary planning guidance.

In addition, the development of the St Mellons Hub will bring forward additional recreational facilities which will increase the functionality and use of other open space within the area. Paragraph 3.21 of the Open Space SPG (2008) states that in some circumstances it may be more appropriate not to exactly replicate existing provision, but to provide an alternative form of provision more appropriate to the needs of the local provision. Given the limited existing use of the site for recreation, it is considered that the new recreational facilities at the proposed St Mellons Hub, combined with financial contributions agreed with Parks, represent appropriate compensation for the loss of this open space, and address the requirements of Policy C4 of the Local Development Plan."

- 8.8 In terms of the suitability of the site for residential development, it is not covered by any specific allocation on the Local Development Plan Proposals Map. The site is in an area surrounded by residential properties, is easily accessible by public transport and has a range of public facilities in relatively close proximity to the north.
- 8.9 Objections have been received from two local residents and I would comment as follows:-
- i) There is a requirement to provide for new housing development within Cardiff which will lead to increased traffic in those locations to be developed and throughout the city as a result of such developments. Provided that the access points to those developments are designed to meet highway safety and there is capacity on the local road network there would be no justification to refuse such developments on grounds of increased traffic generation. No objection has been received from Transportation and both vehicular access points have good visibility in both directions, subject to a visibility condition.
 - ii) The proposal would result in the loss of an area of POS crossed by paths. This issue is addressed in paragraphs 8.2 - 8.7 above. The nearby playing fields are unaffected and the St Mellons Lake POS is just over 700m distant at its nearest point. Two small community planting areas are identified as part of the St Mellons Hub development.
 - lii) The existing anti social and criminal behaviour identified is a policing

matter that is not an issue addressed by the current existence of this land as open space. South Wales Police have raised no objections to this application.

- iv) In terms of wildlife most of the trees on site would be retained along with a landscaping strip fronting Willowbrook Drive. NRW has raised no objections on wildlife protection grounds.
- v) There will be a certain level of noise and disturbance during construction but this will be for a temporary period and recommendation 5 is relevant. When the dwellings are completed noise levels will be comparable to other residential developments of similar density.
- vi) In terms of privacy this site can be developed to comply with the local planning authority's privacy standards. Most nearby dwellings are separated by existing roads and TPO trees which safeguards privacy. There are a few dwellings that adjoin the northern boundary of the site but any proposed dwellings will have to be sited to meet the Council's privacy standards.
- vii) The catchment areas for Trowbridge Primary, Ysgol Pen y Pil and the new Eastern High School should not result in significant or necessary pedestrian movements through this site.

8.9 Copies of correspondence received from consultees containing advisories have been forwarded to the applicant.

8.10 The development is considered to be in accordance with LDP policies. It is therefore concluded that this site would be appropriate for residential development for 31 dwellings subject to conditions and allocating the proceeds of the sale of the land for housing towards funding the St Mellons Hub and the provision of affordable housing, parks and educational contribution as per paragraphs 5.4, 5.6 and 8.6 of this report.

Trefaser Crescent Concept Diagram. V.2



Version 2

Amended to include landscaping strip along Willowbrook Drive to continue the green corridor along this route.

Detailed landscaping scheme to be submitted at reserved matter stage.

26 August 2016
Eluned Winney
Neighbourhood Regeneration

© Crown copyright and database rights 2016 Ordnance Survey 100023376