

PLANNING COMMITTEE

12 OCTOBER 2016

Present: County Councillor Michael(Chairperson)
County Councillors Manzoor Ahmed, Ali Ahmed, Burfoot,
Gordon, Hudson, Hunt, Robson and Lynda Thorne

83 : APOLOGIES

84 : MINUTES

The minutes of the 13 September 2016 were approved as a correct record.

85 : DECLARATION OF INTEREST

COUNCILLOR	ITEM	REASON
Hunt	16/01558/MJR	Personal
Robson	16/01592/MJR	Prejudicial
Robson	16/1558/MJR	Prejudicial

86 : 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.

87 : PETITIONS

Petitions had been received in relation to the following applications in accordance with Committee Meeting Procedural Rule 14.2. The petitioners had been advised of their right to speak and the applicants/agents of their right to reply:

1. Application no 16/01558/MJR, Walker House Children's Home, 158 Fidlas Road, Llanishen.
2. Application no, 16/01652/MJR, Cardiff Metropolitan University Campus, Cyncoed Road, Cyncoed.
3. Application no, 16/01592/MJR, Site of former flats 11-20 Ty-To-Maen Close, Old St Mellons
4. Application no, 16/01709/MNR, In 'N' Service Station, Cowbridge Road West, Caerau

In relation to 1, 2 and 4 the Petitioners spoke and the agents responded.

88 : 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 Building & Conservation Area Act 1990).

APPLICATIONS GRANTED

16/01709/MNR – CAERAU

None of the conditions was altered

IN N OUT SERVICE STATION, COWBRIDGE ROAD WEST

Construction of a new single storey building containing 2 no A1 retail units on land currently used as a car park behind the existing In N Out Service Station centre on Cowbridge Road West

16/01779/MJR – LLANDAFF NORTH

CATHEDRAL VIEW 95 GABALFA AVENUE

Residential Development of 22 units, comprising 16 one-bed and 6 two bed accommodation and associated works.

Subject to an amendment of Condition 8 reason:

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

Subject to an amendment to Condition 9 to read:

'Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historic environment shall be submitted to and approved by the Local Planning Authority. The scheme shall include all works to be undertaken (including details of the soakaway design, how it will be constructed and associated leachate analysis), proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model

procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006)'

Subject to an amendment to Condition 10 to read:

The remediation scheme approved by condition 9 shall be undertaken prior to the occupation of any part of the development. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006).

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

16/01558/MJR – LLANISHEN

Conditions 3, 4 and 6 amended

WALKER HOUSE CHILDREN'S HOME, 158 FIDLAS ROAD

Development of 16 dwellings on the former Walker House site off Fidas Road, (12no, open market sale dwellings with 4 affordable dwelling houses). Associated landscaping access and highways works.

Subject to an amendment to Condition 3 to read.

'No superstructure works shall commence until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details''

Subject to an amendment to Condition 4 to read.

'No superstructure works shall commence until details of the junction between the proposed access road and the highway have been submitted to and approved in writing by the Local Planning Authority. Those details shall be implemented prior to the development being put into beneficial use'

Subject to an amendment to Condition 6 to read:

'No superstructure works shall commence until detailed plans showing the position and form of construction of all roads and footpaths within the site and the method of disposal of all surface water drainage therefrom have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into beneficial use until the roads, paths and all surface water drainage works have been constructed and completed (except for the final surfacing) in accordance with the approved plans and details.

16/01652/MJR – CYNCOED

CARDIFF METROPOLITAN UNIVERSITY, CYNCOED CAMPUS, CYNCOED ROAD.

Construction of Phase 2 of the sports complex incorporating a new 25 metre swimming pool, trampoline facility, 3 X squash courts, fitness centre and health related exercise studio, dance studio, classroom and associated circulation and amenity space.

16/01855/MJR – BUTETOWN

LAND AT HERBERT STREET, ATLANTIC WHARF, CARDIFF BAY

Redevelopment of the site for student accommodation (approximately 18,333 square meters, use class sui generis) comprising studio, apartments and communal space on the ground floor (approximately 303 square meters use class A1, A2, A3, B1)

Subject to an amendment to Condition 2 to read:

<i>Dwg. No.</i>	<i>Title</i>
Location Plan:	DWG No. 0200 P-01
Site Plan:	DWG No. 0300 P-00
Ground Floor Plan:	DWG No. 0310 P-02
First Floor Plan:	DWG No. 0311 P-02
Levels 2-6 Floor Plan:	DWG No. 0312 P-03
Levels 7 Floor Plan:	DWG No. 0316 P-03
Level 8 Floor Plan:	DWG No. 0318 P-02
Levels 9-10, 12-19 Floor Plan:	DWG No. 0319 P-02
Level 11 Floor Plan:	DWG No. 0321 P-00
Levels 20-21 Floor Plan:	DWG No. 0330 P-02
Levels 22-23 Floor Plan:	DWG No. 0332 P-02
Level 24 Floor Plan:	DWG No. 0334 P-02
Roof Plan	DWG No. 0335 P-00
South/Herbert St. Elevation:	DWG No. 0340 P-00
East Elevation:	DWG No. 0341 P-00
North Street Elevation:	DWG No. 0342 P-00
West Elevation:	DWG No. 0343 P-00
Site Sections:	DWG No. 0350 P-01
Section AA:	DWG No. 0351 P-01
Section BB:	DWG No. 0352 P-01
Section CC:	DWG No. 0353 P-01
Section DD:	DWG No. 0354 P-01
Landscaping – Ground Floor:	DWG 0360 P-00
Landscaping – 01 Floor:	DWG 0361 P-00

Condition 13 amended to read:

No development shall take place until details showing the provision of a minimum of 224 cycle parking spaces for student use, of which 200 shall be under cover, and a number of short stay spaces for visitors to the commercial uses, have been 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 16 omitted and the remainder renumbered

Renumbered condition 16 amended to read:

No part of the development hereby permitted shall be occupied until a scheme of environmental improvements to the adjacent footway on Herbert Street, to include widening the public footway to a minimum of 3m along its length and the modification/improvement of the site access, has been submitted to and approval in writing by the LPA. The works should include as required, but not be limited to surfacing, kerbs, edging, drainage, lighting, lining and signing, street furniture, soft landscaping and Traffic Orders 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 site

Subject to an additional Condition 31 to read:

'Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that the dwellings are designed and constructed so as to ensure that vibration dose values do not exceed 0.4m/s^{1.75} between 07:00 and 23:00 hours, and 0.26m/s^{1.75} between 23:00 and 07:00 hours, as calculated in accordance with BS 6472:1992, entitled "Guide to Evaluation of Human Exposure to Vibration in Buildings" (1Hz to 80Hz). The dwellings shall be constructed in accordance with the approved scheme'

Subject to a New condition 32 added, to read:

An air quality assessment shall be carried out prior to commencement of superstructure works, unless otherwise agreed in writing by the LPA.

APPLICATIONS DEFERRED

16/00256/MJR – CATHAYS

LAND TO REAR OF 90 MINNY STREET

Proposed demolition of former laundry and replacement with student accommodation and associated works.

REASON: In order for Officers to draft reasons for refusal based on overdevelopment.

16/01592/MJR – PONTPRENNAU/ OLD ST MELLONS

SITE OF FORMER FLATS 11-20 TY-TO-MAEN CLOSE

Development of 8 dwellings at Ty to Maen Close, (6no, open market sale and 2no, affordable dwellings) associated landscaping, access and highways works.

REASON: In order for a site visit to this location to take place.

89 : APPLICATIONS DECIDED BY DELEGATED POWERS - SEPTEMBER 2016

90 : DATE OF NEXT MEETING - 26 OCTOBER 2016

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg