

## PLANNING COMMITTEE

9 NOVEMBER 2016

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

97 : APOLOGIES

None

98 : MINUTES

The minutes of the 12 October 2016 were approved as a correct record.

99 : DECLARATION OF INTEREST

COUNCILLOR	ITEM	REASON
Robson	16/01592/MJR	Employer Commented

100 : 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.

101 : 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 16/01592/MJR, Site of former flats at 11-20 Ty-To-Maen Close, Old St Mellons.

In relation to the above the Petitioner spoke and the Agent responded.

102 : 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 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**

16/00117/MNR – CANTON

12 CLIVE ROAD

Proposed demolition of existing building and construction of 9 self-contained apartments with on site parking.

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

16/00504/MJR – BUTETOWN

OLD IMPERIAL BUILDINGS, TRADE STREET

Demolition of Williams Court except no 1 & 3 which shall be retained and converted from B1 use (Offices) to A1/A2/A3 use. New build residential development consisting of no 102 1 & 2 bed flats with ground floor retail units fronting Trade Street and undercroft car parking for 45 vehicles.

16/00660/MJR – BUTETOWN

THE WHARF, MANAGERS FLAT AND BOATSHED, 121 SCHOONER WAY, ATLANTIC WHARF, CARDIFF BAY.

Mixed use residential development of 180 dwellings with A1 (retail) and A3 (food and drink) use to ground floor with associated works.

Subject to an amendment to Condition 12 to read:

'The rating level of the noise emitted from fixed plant and equipment on the site shall achieve background – 10db at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any BS amending or superseding that standard).

Subject to an amendment to Condition 19 to read:

'No part of the development hereby permitted shall be commenced until a scheme of environmental improvements to the footway on Schooner Way adjacent to the site and the creation of the new residential access has been submitted to and approved in writing by the LPA. The scheme shall include, but not be limited to, provision of the new and improvement of the existing site accesses and the lifting/relaying/resurfacing of the remaining footway as may be required, including as required the renewal or re-setting of sunken damaged kerbs, channels and edging.

The agreed scheme to be implemented to the satisfaction of the LPA prior to beneficial occupation of the site.

Subject to an additional Condition to read:

'No part of the development hereby permitted shall be occupied until details of how the available car park spaces will be allocated to incoming residents has been submitted to and agreed in writing with the LPA.

Subject to an amendment of Paragraph 9.2 to read:

'A financial contribution of £15,000 towards the investigation and installation of vehicle activated Concealed Entrance (or other as appropriate) traffic signage and associated traffic Orders/localised traffic calming as may be required.'

Subject to an additional Recommendation to read:

'The applicant is requested to provide future residents with a welcome pack upon their arrival, detailing sustainable transport options available in the area, to help promote sustainable transport. Leaflets and advice in connection with production of the packs are available from [Transport.Policy@cardiff.gov.uk](mailto:Transport.Policy@cardiff.gov.uk)

16/01592/MJR – PONTPRENNAU/ OLD ST MELLONS

SITE OF FORMER FLATS AT 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.

Subject to an amendment to Condition 2 to state:

'(plan no. 2 (ii) altered to Site Layout Plan 3521\_PA\_003 Revision F and 2 (xxiii) added as Site Management Plan 3521\_PA\_004\_ Revision A)

Conditions 19 and 27 also altered to reflect the change in the plan number ending in F and not D.

16/01800/MNR – PLASNEWYDD

144-146 CITY ROAD

Proposed demolition of existing workshop & erection of new build development to form commercial unit to ground floor & flats

16/01808/MJR – ADAMSDOWN

WEST WING, CARDIFF ROYAL INFIRMARY, NEWPORT ROAD LANE

Total demolition of the existing buildings and redevelopment for student accommodation (approx. 20,391M2) comprising studios, clusters and apartments, common amenity areas, external open space amenity areas, 2no A1/A2/A3 units and associated landscaping and highways works.

16/01839/MJR – ELY

84-86 SEVENOAKS ROAD  
Construction of 6 X 1 and 4 X 2 bed apartments

16/02119/MNR – ADAMSDOWN

UNIT 5, CITY LINK, NEWPORT ROAD  
Variation of Condition 6 (Size of retail unit floorspace and scope of goods to be sold)  
of 16/00929/MNR)

## **APPLICATIONS REFUSED**

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:

'The proposed development by reason of its location density, layout and scale represents an overdevelopment of the site, leading to an over intensification of activity and overbearing building forms which will have an unacceptable impact on the amenity of future occupiers and existing adjacent residential occupiers contrary to the requirements of Policy KP5 (i), KP5(x) and H6(ii) of the adopted Cardiff Local Development Plan 2006 – 2026.

## **APPLICATIONS DEFERRED**

16/02038/MNR – PENYLAN

2 WESTVILLE ROAD  
Demolition of bungalow and replacement with 2 storey house with new off-road parking.

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

16/02039/MNR – PENYLAN

2 WESTVILLE ROAD  
Demolition of bungalow and replacement with 2 storey house with new off-road parking – Conservation Area Consent.

REASON: That the application be considered following the site visit and outcome of 16/0238/MNR

103 : APPLICATIONS DECIDED BY DELEGATED POWERS - OCTOBER 2016

104 : DATE OF NEXT MEETING

23 November 2016

The meeting terminated at Time Not Specified

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