

PLANNING COMMITTEE

13 DECEMBER 2017

Present: County Councillor Keith Jones(Chairperson)
County Councillors Gordon, Asghar Ali, Congreve, Driscoll,
Hudson, Jacobsen, Jones-Pritchard, Lay and Goddard

42 : APOLOGIES FOR ABSENCE

None

43 : MINUTES

The minutes of the 8 November 2017 were signed as a correct record.

44 : DECLARATIONS OF INTEREST

COUNCILLORS	ITEM	REASON
HUDSON	17/01735/MJR	Attended Velindre Workshop
GODDARD	17/01935/MJR	Ward Councillor
JONES-PRITCHARD	17/01735/MJR	Coryton Primary School Governors. Objected to application.

45 : STOPPING UP ORDER - MEADOWLARK CLOSE

The Committee was asked to make a Stopping Up Order under Section 118 Highways Act 1980.

The section of Highways needs to be extinguished to fit in with the re-design of the Neighbourhood Regeneration scheme.

RESOLVED: The Committee AGREED to instruct Legal Services to process the Section 118 Highways Act 1980 Diversion Order.

46 : DIVERSION ORDER - LISVANE 30

The Committee was asked to make a footpath Diversion Order under Section 119 Highways Act 1980.

The owners of Panteg Farm sought to divert the existing PROW (Public Rights of Way) footpath away from the farm building and to follow the natural contours of the site.

RESOLVED: The Committee AGREED to instruct Legal Services to process the Section 119 Highways Act 1980 Diversion Order.

47 : PETITIONS

Application no, 17/01435/MNR, 23-24 Wordsworth Avenue
Application no, 17/01735/MJR, Land to the north-west of Whitchurch Hospital
Application no, 17/02413/MNR, 32 Clos Nant Y Cor
Application no, 17/01963/MJR, Land off Mynachdy Road
Application no, 17/01801/MJR, Droke House, 948 Newport Road

48 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control applications submitted in accordance with the Town & Country Planning Act 1990.

RESOLVED: That pursuant to this Committee's delegated powers the following development control applications be determined in accordance with the recommendations as set out in the report 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

17/02161/MNR – PENYLAN

301 ALBANY ROAD

Proposed rear extension, loft conversion with dormers and conversion of dwelling to form 4 no flats.

Subject to an additional Condition 8 to read:

'The flat roof of the rear single storey extension shall not be used at any time as a balcony or any form of amenity or sitting out area'

17/02413/MNR – PONTPRENNAU/ OLD ST MELLONS

32 CLOS NANT Y COR

Roof alteration to 32 Clos Nant Y Cor together with additional detached dwelling

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

17/00265/MNR – CYNCOED

25 HOLYBUSH ROAD

Demolition of the existing house and outbuildings and outline permission for three detached dwellings with all matters reserved.

17/01253/MNR – CYNCOED

212 CYNCOED ROAD

Proposed demolition of existing dwelling & erection of new development to form 5 flats.

17/01435/MNR – PLASNEWYDD

23-24 WORDSWORTH AVENUE

Partial demolition of existing buildings and construction of 1 X 4bed house and extension & conversion to form 7 self- contained apartments (3 X 2bed and 4 X1bed) with on- site parking, cycle, refuse and amenity facilities.

17/01735/MJR – WHITCHURCH/TONGWYNLAIS

LAND TO THE NORTH-WEST OF WHITCHURCH HOSPITAL PLAYING FIELDS

Proposed Velindre Cancer Centre including specialist Cancer Treatment Centre, Centre for Learning, Research and Development, primary means of access (from Coryton Interchange), Emergency Access (via Hollybush Estate) temporary construction accesses/ parking, energy centre, landscape works, pedestrian paths, and Maggie's Centre.

17/01801/MJR – PONTPRENNAU/ OLD ST MELLONS

DROKE HOUSE, 948 NEWPORT ROAD

Construction of 33 affordable apartments, access and associated works.

17/01869/MJR – PLASNEWYDD

11-13 CITY ROAD

10 storey building comprising of 117 student units, ground floor A1/A3 uses (100sqm) and associated infrastructure and facilities.

Subject to an amendment to Condition 15 to read:

'In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must 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 must be undertaken and where remediation is necessary a remediation scheme and verification plan 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 an approved in writing by the Local Planning Authority. The timescales for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination'

17/02181/MJR – GABALFA

ALEXANDER HOUSE, EXCELSIOR DRIVE

The demolition of existing office building and redevelopment of site to provide 213 no, bedroom student accommodation set over 3 blocks (3-5 storeys in height) a flexible mix of commercial (A1/A2/A3/B1A/D1) uses in two ground floor units in the central block (block B) together with car parking, landscaping and associated infrastructure.

APPLICATIONS DEFERRED

17/01292/MJR – BUTETOWN

LAND AT SUFFOLK HOUSE, TRADE STREET

Outline planning permission for the demolition of existing buildings and redevelopment of the site for new student residential accommodation.

REASON: In order for Officers to draft potential reasons for refusal.

17/01935/MJR – ELY

THE MICHAELSTON, 105 MICHAELSTON ROAD

Change of use from public house (A3) to retail (A1) with 'back of house' extension with refurbishment of existing first floor flat new build mixed use 3 storey block with ground floor retail (A3) and 9 no flats above all with associated parking & landscaping alternations.

REASON: In order for Officers to draft potential reasons for refusal.

APPLICATIONS WITHDRAWN

17/01963/MJR – GABALFA

LAND OFF MYNACHDY ROAD

Erection of 5 blocks of three storey student accommodation, comprising a total of 350 bedrooms, along with hard and soft landscaping, cycle parking, bin storage, disabled vehicular parking and a community centre with associated vehicular parking.

REASON: Withdrawn at the request of the applicant.

49 : APPLICATIONS DECIDED BY DELEGATED POWERS

December 2017

50 : URGENT ITEM(S) (IF ANY) PLANNING APPEAL

EXCLUSION OF THE PUBLIC

The Committee was advised that the report was exempt from publication because it contained information of the kind described in Paragraph 16 of Part 4 of Schedule 12A to the Local Government Act 1972.

RESOLVED: The Committee considered the report and agreed the way forward set out in the report .

51 : DATE OF NEXT MEETING

10 January 2018

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