

PLANNING COMMITTEE

20 MARCH 2019

Present: Councillor Jones(Chairperson)
Councillors Lay, Ahmed, Asghar Ali, Driscoll, Gordon, Hudson,
Jacobsen, Jones-Pritchard and Sattar

70 : APOLOGIES FOR ABSENCE

Councillor Congreve

71 : MINUTES

The minutes of the 13 February 2019 were signed as a correct record.

72 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REASON
Gordon	95 Fairleigh Road	Ward Councillor
Gordon	32, Cathedral Road	Ward Councillor
Gordon	26 Clare Road	Ward Councillor

73 : PETITIONS

- (i) Application no, 18/01882/DCH, 95 Fairleigh Road, Riverside
- (ii) Application no, 18/01820/MJR, 45-47 Drysgol Road, Radyr
- (iii) Application no, 18/03028/DCH, St Peblig, 1 Cathedral Green, Llandaff
- (iv) Application no, 18/03029/DCH, St Peblig, 1 Cathedral Green, Llandaff (Listed Building Consent)
- (v) Application no, 18/02699/DCH, Sycamore Lodge, Gabalfa Road, Llandaff North

In relation to (i) and (iii) the petitioners spoke and the applicant/agents responded.

74 : 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 decisions in accordance with Section 70 of the Town and Country Planning Act 1990 or Section 16 or Section 74 of the Planning (Listed Building & Conservation Act 1990)

APPLICATIONS GRANTED

18/01065/MJR – CANTON

CANTON FAMILY CENTRE, SUFFOLK HOUSE, ROMILLY ROAD (Conservation Area Consent)

Demolition of Modern extensions to Suffolk House and part demolition of existing wall.

18/01820/MJR – RADYR

45-47 DRYSGOL ROAD

Proposed demolition of existing dwellings & outbuildings. Construction of two 3 storey blocks, each of 9 self-contained apartments with onsite amenity, parking, cycle & refuse stores and construction of detached 4 bed dwelling with new access onto Drysgol Road.

18/01882/DCH – RIVERSIDE

95 FAIRLEIGH ROAD

Rear double extension and loft conversion

18/02602/MJR – RIVERSIDE

32 CATHEDRAL ROAD (Conservation Area Consent)

Demolition of rear extension

18/02921/DCH – PENYLAN

HALEWELL HOUSE, MELROSE AVENUE

Proposed side extension with rear dormer.

Subject to an additional recommendation to read:

‘That the applicant is advised that all development including fascias, rainwater goods and footings shall take place solely on the applicants land and shall not encroach onto adjoining land’

18/03029/DCH

ST. PEBLIG, 1 CATHEDRAL GREEN, LLANDAFF (Listed Building Consent)

Part demolition at ground floor and new 2 storey rear extension.

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

18/01064/MJR – CANTON

CANTON FAMILY CENTRE, SUFFOLK HOUSE, ROMILLY ROAD

Demolition of modern extensions to Suffolk House and part demolition of existing wall and felling of existing trees, residential redevelopment of Suffolk House to provide 10.

no apartments and construction of 7 no townhouses, replacement wall, tree planting, amended access/arrangements, parking provision and open space/landscaping.

18/01598/MJR – CAERAU

LAND ADJACENT TO NUMBER 5, CHURCH ROAD

Proposed development of 17 apartments and associated works.

Subject to an amendment to recommendation 3 to read:

'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 and;
- (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 licence. 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'

18/02601/MJR – RIVERSIDE

32 CATHEDRAL ROAD

Conversion of 32 Cathedral Road from B1 Office to 17 C3 residential units including, demolition and replacement of rear extension; landscaping; car parking; access; and associated ancillary works.

APPLICATIONS REFUSED

18/02699/DCH – LLANDAFF NORTH

SYCAMORE LODGE, GABALFA ROAD
Retention of two storey extension as built

18/03028/DCH – LLANDAFF

ST. PEBLIG, 1 CATHEDRAL GREEN
Part demolition at ground floor and new 2 storey rear extension

19/00282/MNR – RIVERSIDE

26 CLARE STREET
Removal of Condition 5 of 14/00341/DCI – to enable hot food takeaway.

75 : SECTION 118 STOPPING UP ORDER HIGHWAYS ACT.

The report asked the Committee to direct Legal Services to make a Stopping Up Order under Section 118 Highways Act 1980, in relation to Ilfracombe Crescent, Llanrumney.

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

76 : APPLICATIONS DECIDED BY DELEGATED POWERS - FEBRUARY 2019

Noted

77 : URGENT ITEMS (IF ANY)

None

78 : DATE OF NEXT MEETING - 17 APRIL 2019